



MURRAY
CITY COUNCIL

Council Meeting September 20, 2022



Murray City Municipal Council

Notice of Meeting

September 20, 2022

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

Meeting Agenda

4:15 p.m. **Committee of the Whole** – Council Chambers
Diane Turner conducting

Approval of Minutes

MCCD Zone Workshop – August 10, 2022
Committee of the Whole – August 23, 2022

Discussion Items

1. Presentation from the Historic Murray First Foundation. – Rachel Morot (20 minutes)
2. Discussion on an ordinance relating to land use; amends the General Plan from Low Density Residential and Office to Medium Density Residential and amends the Zoning Map from G-O and R-1-8 to R-M-15 for the properties located at 787 & 825-865 East 4800 South. – Jared Hall and Seth Rios (30 minutes)
3. Discussion on an ordinance relating to land use; amends the Zoning Map for the property located at 98 West Winchester Street from R-1-8 to R-N-B. – Jared Hall and Seth Rios (30 minutes)
4. Discussion on an ordinance relating to land use; amends the Zoning Map for the property located at 64 and 72 West Woodrow Street from G-O to R-1-8. – Jared Hall and Seth Rios (30 minutes)

Adjournment

The public may view the Council Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to city.council@murray.utah.gov. Comments are limited to less than three minutes (approximately 300 words for emails) and must include your name and address.

6:30 p.m. **Council Meeting** – Council Chambers
Rosalba Dominguez conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting – August 23, 2022

Special Recognition

1. Murray City Council Employee of the Month, Gary Bean – Rosalba Dominguez and Joey Mittelman presenting.
2. Consider a Joint Resolution of the Mayor and Murray City Municipal Council recognizing National Hispanic Heritage Month in Murray City. Rosalba Dominguez 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 amending the Fireclay Transportation Master Plan for the Fireclay Redevelopment Project Area. Jared Hall presenting
2. Consider an ordinance amending the City's Fiscal Year 2022-2023 budget. Brenda Moore presenting.
3. Consider an ordinance related to land use; amends General Plan Chapter Nine related to Moderate Income Housing Strategies. Zachary Smallwood and Jared presenting.
4. Consider an ordinance related to land use; amends the General Plan from General Commercial to Residential Medium Density and amends the Zoning Map from C-D (Commercial Development) to R-M-15 (Residential Medium Density) for the properties addressed 861 East Winchester Street and 6520, 6550 & 6580 South 900 East, Murray, Utah. Jared Hall presenting

Business Items

None scheduled.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at 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, September 16, 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, and the state noticing website at <http://pmn.utah.gov>.

A handwritten signature in black ink that reads "Jennifer Kennedy". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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
MCCD Zone Workshop
Meeting Minutes

Wednesday August 10, 2022

Murray City Center

5025 South State Street, Council Chambers, Murray, Utah 84107

Attendance: Council Members and others:

Kat Martinez – Chair	District #1
Pam Cotter	District #2
Rosalba Dominguez	District #3
Garry Hrechkosy	District #5

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Briant Farnsworth	City Attorney
Jared Hall	CED Director	Tammy Kikuchi	Mayor's Office
Kathy Miller	Mayor's Office	Lori Edmunds	Cultural Arts
Rachel Morot	Historic Murray 1 st Foundation	Michael Todd	Desert Star Theater

Conducting: Ms. Martinez called the meeting to order at 9:00 a.m.

Agenda Items:

- **Introduction and Overview:** Ms. Martinez said the reason for the workshop was to discuss how Council Members would like to change City Code for the MCCD zone. The goal would be to reconcile current MCCD language with what was learned from a recent public survey. Desired changes would be given to Mr. Hall for concrete direction in updating the current MCCD code. She noted changes to Code could include things such as height, density, materials, cultural appearance, zero scaping, sidewalks, public spaces, historic preservation, and parking requirements.
- **Discussion on changes to the MCCD Zone:** Ms. Martinez pointed out that height and density were significant high points of interest in the survey results. Currently in the MCCD west of State Street the maximum height allowance is 10 stories, and the minimum is four stories. Ms. Cotter said the survey results indicated that citizens do not favor more apartment, townhome, or condominium construction; they want to see more commercial developments or kid-friendly businesses on Block One. She thought the MCCD zone should be changed to commercial use only.

Ms. Martinez asked the Council what they would like the building height to be in the MCCD. Ms. Cotter said a three-story limit with the inclusion of underground parking. Mr. Hrechkosy said developments at Block One should not be more than three-stories. Ms. Dominguez noted that east

of State Street the height restriction was capped at 35 feet. There was brief discussion about why the City implemented five different mixed-use zones in the last 10-15 years. Mr. Hall said that all of them were designed to accomplish different things in different areas of the City. The MCCD was originally written to encourage development in downtown Murray when Block One was tied to a specific mixed-use project that the City intended to be completed all at once by one developer. This was why the MCCD initially allowed unlimited height and density but was reduced to 10 stories.

Ms. Martinez explained changing the MCCD Code would give developers specific guidelines for what they could build in the entire MCCD zone, not just Block One. Mr. Hrechkosy felt the biggest challenge in the process was the desire to locate small boutiques and mom & pop stores to Block One; and finding support and people who want to invest in operating a small business. He said the lack of commercial tenants in Fireclay was shocking and noted many commercial vacancies along State Street. He asked if applying a different mixed-use category to Block One would ensure less density and lower the height allowance.

Mr. Hill clarified the purpose of the recent survey was to focus primarily on Block One that is located at 4800 South and State Street, but the entire MCCD zone expands further southeast on State Street to the existing city hall property. The current city hall property and Block One are not compatible in land-use because the difference is not only market value, but the desire for Block One to maintain a historic feel. Regardless of whether the zone was changed to commercial, office or residential, limiting the entire MCCD zone to three-stories would drastically impact the marketability of the city hall property. He felt it was not feasible to sell six-acres of city hall property with limited height because most developers would want to construct six-story buildings to maximize profitability without constructing high rises.

Ms. Dominguez led a conversation that resulted in reexamining the administrative function versus the legislative function. Mr. Critchfield reviewed that the administration, which is the Mayor's office and City staff is the entity that reviews master site plans and creates site plan agreements, not the City Council. The legislative role, which is the City Council, approves zone changes and implements City Code.

Legislatively, the Council would only consider whether a property should be rezoned by the process of approving or disapproving City ordinances. A master site plan cannot come before Council Members for changing details they do not like about a project. However, the Council can change City Code which site plan agreements must adhere to. It was suggested that perhaps City Code could specify a height limit of three-stories for Block One and a different height allowance for the rest of the MCCD zone.

Mr. Hrechkosy suggested a maximum height for properties east of State Street to Center Street, west of State Street to Hanauer Street and between 4800 South and Vine Street be limited to only three-stories. All properties west of Hanauer Street, east of State Street on Vine to Jones Court and south to the city hall property should be restricted to ten-stories. Mr. Hall felt reducing the height to three-stories at Block One would lessen the number and choices of developers interested in developing at Block One. Mr. Hrechkosy stressed that the City Council has a responsibility to respect what was a very clear directive from citizens who live in the area and participated in the Block One survey, regarding less height and density.

Ms. Cotter thought planning at Block One could involve turning developers away who would not favor a three-story height limit. She felt if a developer wants to be part of Murray there will be compliance to the restriction. Mr. Hall agreed but that would result in the City providing financial incentives for smaller developments.

Mr. Hrechkosy noted Block One was an RDA (Redevelopment Agency) Area, and funds generated from the sale of the current city hall property would stay within the RDA, and those funds could be used for incentives elsewhere like Block One. Mr. Hill confirmed. Mr. Hall said government assistance could also be used to fund brownfields environmental studies where needed in the area.

Mr. Hrechkosy believed if preserving the historic feel at Block One was truly the priority, the City would need to financially incentivize new businesses to locate there and to keep rents low to attract mom and pop restaurants. That means being less restrictive in height at the current city hall property where the highest market value could be generated. Mr. Hill reported that the current city hall RDA would expire in 2031 when providing financial incentives would have to end. A discussion occurred about whether ten-story buildings were too tall in the MCCD, considering there is a 14-story hospital across the street from the current city hall facility.

Ms. Turner said ten-stories was too high. Ms. Cotter agreed. Ms. Dominguez thought sufficient parking levels could be well constructed within the three-story structure. Ms. Martinez agreed and suggested there be a maximum of six-stories, instead of ten in the MCCD zone – except at Block One. There was consensus that six-stories be the height limit outside of Block One.

Ms. Martinez reviewed survey information regarding what optional building materials should be required in the MCCD. Ms. Turner thought a historical piece was missing from the current MCCD Code and requested language be added to say that *building materials should reflect the history and culture of Murray*. Ms. Cotter agreed the historical feel should be seen on all of Murray's State Street. Ms. Turner said the additional language would provide design criteria that developers must follow. Mr. Hall agreed.

Mr. Hill explained the new ordinance would have to be very specific by stating what exact materials are required. This would clearly define Murray culture, otherwise developers would argue what they believe that culture should look like. Mr. Hall would return to the City Council after creating new Code language to reflect clear patterns and options for building materials that the City would require in the MCCD zone.

Ms. Martinez proposed adjusting zero scaping, public spaces and noted sidewalk widths of twelve feet. Ms. Turner requested turf space on frontage areas be reduced from 50% to zero percent. Mr. Hrechkosy felt that would mean all public spaces in the MCCD would become artificial turf or cement. Ms. Martinez expressed concern about cooling down public space areas for those dense projects and thought providing grassy areas for citizens was important. Ms. Dominguez agreed. Ms. Cotter said too much cement is bad according to new studies by environmentalist. After much discussion Council members agreed that vegetation was important, turf space should be reduced from 50% to 25% and public spaces should be increased from 15% to 20%.

Other historic preservation objectives were discussed. Mr. Hrechkosy confirmed that any property owner of a building listed on the Murray Historic Site Register could simply be removed from the list by contacting the Murray Community and Economic Development department or the Mayor's office. Mr. Hall agreed, once removed property owners are held to fewer restrictions. If owners are willing to keep even just the historic façade of their building, development fees such as building permits are waived.

There was consensus that historic building owners should have more flexibility and fewer restrictions. To save old buildings, Council Members discussed possibly having a building preservation fund or other funding mechanism in place to provide financial assistance because complete and extensive restoration projects are costly. This would apply throughout the City and not just in the MCCD. There was a discussion about whether utilizing a sub-committee or hiring a consultant to assist with identifying historic buildings would be helpful. Ms. Dominguez asked Mr. Hall to review the step-by-step process that a developer must go through to see a project through from start to finish, which he did.

Council Members agreed to keep the MCCD Review Committee process in place. There was a review that the City Council's responsibility would be to write Code to reflect the value of the City's residents. Ms. Martinez stressed that the Council should not be looking at projects after the planning commission has approved them, because that is an administrative function. There was consensus that clarifying language should be added to the existing MCCD zone code that specifies who "the City" is that approves a project. Mr. Hall confirmed that once a master site plan agreement has been reached and agreed upon, it is the administration that signs off on the master site plan agreement, already approved by the planning commission - not the City Council.

Ms. Turner asked if the City could require a food store to be located at Block One. Mr. Hall said yes, but only with a deed restriction when the Block One property is sold. He explained that because Murray owns Block One, language within the deed could require that a grocery store must be included any new development. This would be how the City can control the property, but this was not possible with just a zone change in the MCCD zone code.

It was noted that currently the MCCD zone allows density up to 100 units per acre west of State Street and 80 units per acre east of State Street. Mr. Hill commented that density would not be an issue if height limits are restricted, most studio apartments are 500 square feet which is adequate living space for a single person; so density is already controlled by limiting the height of buildings, implementing setbacks, and the open space requirement.

Ms. Turner asked if the MCCD zone Code could be changed to ensure that low- and moderate-income housing cannot be purchased outright by investors, then immediately changed to more costly rentals. Mr. Hall replied yes, but that type of restriction would only last for a certain number of years; it would help make affordable housing more doable in these types of mixed-use projects but not forever.

Parking requirements were evaluated. Ms. Turner preferred citizens should not pay for parking in the MCCD zone. She requested that the language be removed that states *fees may be charged for the use of required off-street parking spaces*. Ms. Dominguez said building owners could still implement parking fees on their private property. Mr. Hall agreed. Ms. Dominguez asked about permits for

parking in residential areas near city businesses. Mr. Hall supported the concept but due to the enforcement aspect he said that would require research of the police department regarding capacity to patrol residential streets. Ms. Martinez suggested a deeper study of that issue during a Committee of the Whole work session. Ms. Dominguez asked what was being done to protect residential streets with 700 units being developed on Vine Street, where limited parking is planned. Mr. Hall said nothing was being done to prevent residential street parking beyond what was required for that project. She thought with additional dense developments underway in other areas Murray, permits, signs and added enforcement would be necessary in the future.

Ms. Turner proposed the following parking requirement changes in the MCCD:

- Three-bedroom units – Should be two spaces, instead of two and half parking spaces.
- Two-bedroom units – Should be two parking spaces instead of one and a half parking spaces.
- Studio and One-bedroom units – Should be one and one-half spaces, instead of one and a quarter spaces.

Ms. Dominguez and Mr. Hrechkosy agreed. Ms. Martinez agreed the 3-bedroom unit should then be lowered because most likely a family with children would be dwelling in larger apartment units with less vehicles. Ms. Cotter thought the current code should remain unchanged. Mr. Hall said parking was a significant expense and eventually parking stalls would not be needed as people will have more places to walk to in the City.

Ms. Turner argued that concept was 10 years away. Ms. Dominguez felt walkability would improve over time and over parking a project could be transitioned. Mr. Hall said parking is very costly regardless. There was a conversation about reserved parking and fees associated with mixed-use and residents not willing to pay parking fees. Ms. Dominguez felt no matter what parking requirements are, parking would spill over into other areas and be problematic. Ms. Martinez was against anything that increases the cost of rent; she would rather have hassles of parking than higher rent costs for people.

Mr. Critchfield commented that much could be learned about parking requirements by looking at the parking problems in Fireclay. Council Members agreed getting it right was imperative. Mr. Hall noted the parking change requests, would run a parking scenario test for those numbers, speak to developers about construction cost impact and report back to the Council. There was a consensus to wait for that information before changing the MCCD zone code regarding parking requirements.

Adjournment: 10:58 a.m.

Pattie Johnson
Council Office Administrator III



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

Meeting Minutes

Tuesday, August 23, 2022

Murray City Center

5025 South State Street, Council Chambers, Murray, Utah 84107

Attendance: Council Members and others:

Kat Martinez – Chair	District #1
Pam Cotter	District #2
Rosalba Dominguez	District #3
Garry Hrechkosy	District #5

Kim Sorensen	Mayor Pro Tem	Jennifer Kennedy	City Council Executive Director
Briant Farnsworth	City Attorney	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Joey Mittelman	Fire Chief
Blaine Haacke	Power – General Manager	Loran Pasalich	Murray Chamber of Commerce
Brenda Moore	Finance Director	Brooke Smith	City Recorder

Excused: Diane Turner – Vice Chair/District #4

Conducting: Ms. Martinez called the meeting to order at 5:30 p.m.

Approval of Minutes: Property Tax Increase Town Hall Meeting – July 13, 2022 and Committee of the Whole – July 19, 2022. Mr. Hrechkosy moved to approve both sets of minutes. Ms. Dominguez seconded the motion. All in favor 4-0.

Discussion item:

- **Resolution authorizing the Red Mesa Tapaha Solar Project amended and restated transaction schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems; and related matters.** Mr. Haacke discussed why a new resolution was needed for the Red Mesa Tapaha Solar Project. He reviewed that the project is a large-scale solar farm built by the NTUA (Navajo Tribal Utility Authority) and is a UAMPS (Utah Associated Municipal Power Systems) resource located in southeast Utah near the town of Bluff. The project has a capacity to generate 66-megawatts of energy and Murray Power is earmarked to receive 5-megawatts of energy to supplement the City's portfolio of coal, hydro, gas turbines, landfill methane and market energy resources.

He reviewed that as a UAMPS member, Murray originally entered into a long-term contract agreement with NTUA in 2019. However, due to Covid-19, labor and transportation problems, supply chain issues, photovoltaic problems overseas and domestically, and construction cost increases, the entire project came to a halt. After months of rethinking project feasibility and determining several other playing

factors, the renegotiation process began again between NTUA and UAMPS to reopen the 2019 agreement. As a result, UAMPS Board of Directors approved the adoption of a new NTUA Tapaha Red Mesa agreement, requiring all UAMPS members to modify and amend transaction schedules and power supply agreements accordingly. Mr. Haacke confirmed that Murray's new cost for 5-megawatts would be \$37 MWh (per megawatt hour) for 25-years with no escalation.

Mr. Hrechkosy asked what percentage of Murray's energy needs would be met with a 5-megawatt subscription and how the price compared to other energy resources of the City. Mr. Haacke said the new solar resource would provide 4% of the City's energy needs, the \$37 MWh is a good price for a "green" resource and noted cost comparatives as:

- Hunter coal plant = \$40 MWh
- Colorado River Storage Project/Federal Hydro power plant = \$36 MWh
- Methane from Landfills = \$60 MWh
- Cottonwood Hydro power plant = \$25 MWh
- San Juan coal plant = \$60 MWh

He clarified that when all the City's resources including gas turbines, market purchases and the Intermountain Power Agency power plant are blended together in a mix of options, the average cost per megawatt is usually between \$45 and \$50. This is equal to five cents per kWh. For example, Murray citizen's power rates are calculated at nine- and a half cents per kWh; approximately half of that covers getting power to the home and the other half is for infrastructure costs and in-leu-of tax transfers to Murray City. When the original contract was signed in 2019, the initial cost for this resource was \$23.15 MWh, but it has now escalated. With a new proposed 25-year contract for 5-megawatts at \$37 MWh, the City would receive 15 million kilowatt hours from this resource.

Mr. Haacke explained briefly how wind, another green option was not a good resource for Murray because wind is not as dependable, and the cost is approximately \$50 MWh. With the solar resource, City power dispatchers would plan accordingly on days and days of cloud cover by closely monitoring other resources, displacing more costly options, and utilizing less expensive resources first because heat actually causes less energy to be generated and solar energy does not peak during the hottest time of the day.

In summary, the reason Council Members would need to consider a new resolution was due to the cost increase from \$23.15 MWh to \$37 MWh which is guaranteed for the entire 25-year contract life without escalation. Once the project is constructed power generation should begin in June of 2023 which includes a REC (renewable energy credit) tag that is important to the City's portfolio. Council Members would consider adopting the resolution in the council meeting.

Adjournment: 6:02 p.m.

Pattie Johnson
Council Office Administrator III



Discussion Items



Discussion Item #1



MURRAY

City Council

Historic Murray First Foundation

Council Action Request

Committee of the Whole

Meeting Date: September 20, 2022

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Rachel Morot	Purpose of Proposal Presentation from the Historic Murray First Foundation Action Requested Informational only Attachments Budget Impact None Description of this Item Representatives from the Historic Murray First Foundation will give a presentation to the City Council.
Required Time for Presentation	
Is This Time Sensitive No	
Mayor's Approval	
Date September 6, 2022	



Discussion Item #2



MURRAY

Community and Economic Development

General Plan Future Land Use Map & Zone Map Amendment

Council Action Request

Committee of the Whole

Meeting Date: September 20, 2022

Department Director Jared Hall Phone # 801-270-2427 Presenters Seth Rios Jared Hall Required Time for Presentation 30 Minutes Is This Time Sensitive No Mayor's Approval Date January 31, 2018	Purpose of Proposal Future Land Use from Office and Low Density Res to Medium Density Res & Zoning from R-1-8 and G-O to R-M-15 Action Requested Approval of the Future Land Use Map & Zone Map Amendments Attachments Presentation Slides Budget Impact None Anticipated Description of this Item On July 7, 2022 the Planning Commission voted 5-0 to forward a recommendation of APPROVAL to the City Council for the request by Allie Platt with the Lotus Company to amend the Future Land Use Map from General Office and Low Density Residential to Medium Density Residential and the Zoning Map from G-O and R-1-8 to R-M-15 for the properties located at 787 and 825 East 4800 South. The property owner is requesting a rezone for these properties to allow for redevelopment of the area to facilitate additional housing. The property owner has stated that the existing office complex is in a state of disrepair that it makes it infeasible to maintain.
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Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4th day of October, 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 Office and Low Density Residential to Residential Medium Density and amending the Zoning Map from the G-O (General Office) and R-1-8 (Residential Single Family) zoning district to the R-M-15 (Residential Multi-Family) zoning district for the properties located at 787 and 825-865 East 4800 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 31st day of August 2022.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATE OF PUBLICATION: September 23, 2022
PH22-26

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 LOW DENSITY RESIDENTIAL AND OFFICE TO MEDIUM DENSITY RESIDENTIAL AND AMENDS THE ZONING MAP FROM G-O (GENERAL OFFICE) AND R-1-8 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL) TO R-M-15 (MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL) FOR THE PROPERTIES LOCATED AT 787 AND 825-865 EAST 4800 SOUTH, MURRAY, UTAH. (Lotus Company – Applicants)

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

WHEREAS, the owner of the real properties located at 787 and 825-865 East 4800 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 Residential Medium Density 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 Residential Medium Density projected use for the following described properties located at 787 and 825-865 East 4800 South, Murray, Murray, Salt Lake County, Utah:

BEGINNING AT A POINT AT THE CENTER OF A COUNTY ROAD AT THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ALEXIS PARK P.U.D. AS RECORDED IN THE OFFICE, AS RECORDED IN BOOK 94-12P OF PLATS AT PAGE 377 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 4°54'30" WEST ALONG THE MONUMENT LINE OF 900 EAST STREET 1110.14 FEET TO A BRASS CAP MONUMENT AT THE INTERSECTION WITH VAN WINKLE EXPRESS WAY AND NORTH 76°29'41" WEST ALONG THE MONUMENT LINE OF SAID EXPRESS WAY 97.76 FEET TO A FOUND BRASS CAP MONUMENT AND NORTH 75°56'31" WEST 357.54 FEET TO THE INTERSECTION WITH THE CENTERLINE OF 4800 SOUTH STREET AND ALONG THE CENTERLINE OF SAID 4800 SOUTH STREET THE FOLLOWING FOUR COURSES: 1) SOUTH 14°04'29" WEST 103.68 FEET TO A POINT OF CURVATURE, 2) SOUTHWESTERLY ALONG THE ARC OF A 476.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°41'47" A DISTANCE OF 688.32 FEET, CHORD BEARS SOUTH 55°25'23" WEST 630.02 FEET, 3) SOUTH 6°34'56" WEST 3.01 FEET, 4) NORTH 83°14'30" WEST 143.67 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT 4905 SOUTH 900 EAST STREET, SAID POINT

BEING SOUTH 948.30 FEET (959.64 FEET OR 14.54 CHAINS BY DEED) AND SOUTH 83°14'30" EAST ALONG SAID CENTER 917.40 FEET (SOUTH 83°20'00" EAST BY DEED) FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION 483.91 FEET (478.50 FEET OR 7.25 CHAINS BY DEED), MORE OR LESS TO THE CENTER OF BIG COTTONWOOD CREEK; THENCE SOUTH 86°36'58" EAST ALONG SAID CENTER 99.44 FEET (NORTH 82°30'00" WEST 98.10 FEET BY DEED); THENCE SOUTH 0°50'45" WEST 29.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BIG COTTONWOOD CREEK; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: 1) SOUTH 82°29'15" EAST 139.50 FEET (SOUTH 82°30'00" EAST BY DEED), 2) SOUTH 48°59'15" EAST 66.00 FEET (SOUTH 49°00'00" EAST BY DEED), 3) SOUTH 72°11'45" EAST 318.96 FEET (SOUTH 72°11'45" EAST BY DEED) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET, SAID POINT ALSO BEING ON THE ARC OF A 426.83 FOOT NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°05'18" A DISTANCE OF 313.54 FEET, CHORD BEARS SOUTH 44°33'40" WEST 306.54 FEET TO A POINT ON THE ARC OF A 340.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°54'56" A DISTANCE OF 224.99 FEET, CHORD BEARS SOUTH 75°11'21" WEST 220.91 FEET; THENCE NORTH 0°50'45" EAST 133.80 FEET (NORTH 0°50'00" EAST BY DEED); THENCE NORTH 89°59'15" WEST 69.53 FEET (WEST BY DEED); THENCE SOUTH 0°50'45" WEST 169.73 FEET TO A POINT ON THE SAID CENTER OF THE COUNTY ROAD; THENCE NORTH 83°14'30" WEST FEET TO THE POINT OF BEGINNING

Section 2. That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the G-O and R-1-8 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

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:

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. 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.
 - b. Developer must meet all Murray City Power Department requirements and current NESC code and provide required easements for future equipment and Power lines.
5. The project shall meet all requirements of the Murray City Land Use Ordinance, the Master Site Plan, and the Memorandum of Understanding.
6. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
7. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Mr. Nay. Roll Call Vote.

A Nay
A Hacker
A Milkavich
A Richards
A Patterson

Motion passed 5-0.

LOTUS COMPANY – 825-865 East & 787 East 4800 South – Projects #22-081 & 22-082

Mr. Smallwood presented this is a request by the Lotus Company for a General Plan and Zone Map amendment at 787 and 825 through 865 East 4800 South. The address 787 East is the single-family residence on the west side of the property, the 825-865 is the office complex adjacent to 4800 South. The 787 East address is in the R-1.8 zone, which allows for single family residences and that's typically all that's allowed. The G-O zone allows for a multitude of uses. The request is to change both properties to R-M-15 which would allow up to 12 units per acre. Largely, all the front setback areas are the same across the board. He believes the G-O zone allows for a 20-foot front yard setback, but the R-1-8 and R-M-15 have a 25-foot front setback. The G-O zone does not have a rear yard setback unless it abuts single family residences which then requires 20 feet. Regarding height requirements, for the existing G-O and R-1-8 zones, they are 30 feet and 35 feet respectively. The proposed R-M-15 would allow that to G-O to 40 feet with approval by the planning commission, otherwise it is 35 feet. This is 3.93 acres between the lots, the single-family residence lot is one acre, and the G-O zone is 2.93 acres. The base density is 12 units per acre that would allow for a maximum (without considering access roads or landscaping requirements) of 47 units. Regarding parking, the G-O zone varies but it typically requires about one space for every 250 square feet of net usable office space, or four spaces per 1,000 square feet. The R-1.8 zone has a minimum of two off-street parking spaces. The R-M-15 zone requires 2.5 spaces per unit. There are apartments to the southeast, located in the R-M-10 zone. Staff did some calculations throughout the city, and this was actually built out at about 25 units per acre, which is much higher than the seven units per acre that's allowed currently. Regarding the land use, currently the single-family residence is on the future land use map as low density residential, and the office space is for office uses. The General Plan allows recommendations for change. There are also a number of objectives in the general plan, specifically in the housing element, including Objective 3 which states they

should “encourage housing options for a variety of ages, sizes and financial levels” and “supporting different housing types including townhomes, row homes and duplexes.” Also, in the land use and urban design element, Objective 9 states they should “provide a mix of housing options and residential zones to meet a diverse range of needs.” The city always speaks to a mix of housing, integrated into neighborhoods, so there is a healthy mix of single and multi-family mixed together. Lastly, the moderate-income housing component states they should “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.” We all know there is a severe housing shortage here in the valley, in the state and nationwide, so they are encouraging additional housing in this area. He did receive a few phone calls from property owners who were concerned. There were more in support of the office building being converted and leaving the single-family residence as is. He did have a conversation with the resident that owns the property which would potentially be surrounded on three sides. She had concerns, said she reached out to Lotus; he relayed that information to Lotus to reach out to her and have a conversation. The city sent out 110 public notices, he received around four to five phone calls in response. Staff is recommending the commission forward a positive recommendation for both the general plan and zone map amendments for both properties.

Mr. Nay asked about the size of the residential piece. Mr. Smallwood responded it is one acre in size.

Mr. Smallwood stated a portion of the area is owned by Salt Lake City to the north of the proposal and there is a water pipe that runs through Murray City; in fact, some of the people living on 4800 S actually get their water from Salt Lake City rather than Murray City. He stated he does not anticipate Salt Lake City giving up that piece of property along Van Winkle Expressway they currently own.

Ms. Milkavich noted that she lives in this area and had many of the same immediate feelings as others. She asked why the request is not two separate requests since the two properties are differently zoned and should be reviewed as two separate applications. She stated that everyone is typically concerned about buffering impacts to adjacent residential properties.

Mr. Smallwood said one of the conversations he remembers was a resident being concerned about the trees along that property line, and if there was a way to maintain those. Mr. Smallwood told them that really isn't dealt with at this level, this is just looking specifically at the zoning.

Ms. Milkavich said she is grappling with the joint property application but that she wants to make sure they are fair to everyone. If the city decided to split up the application, the G-O could be rezoned, but not the R-1-8. The intent would be for buffering and she asked what existing buffering they have for the R-M-15 area. Would there be a built-in buffer that already exists.

Mr. Smallwood didn't believe there was a specific buffer from single family from an R-M-15 zone, and that was not corrected by any other staff.

Ms. Milkavich noted that it appears that they are then, as a community, throwing that one person who owns the R-1-8 property under the bus and potentially saying they are the buffer.

Mr. Nay noted that the property owners can't do anything with their one acre other than have one dwelling because of the narrowness of the parcel.

Ms. Milkavich said she drove that area when it was for sale to see what could be done with it.

Ms. Patterson noted that many of the written comments included in the packet were concerned about future traffic on the curve of 4800 South, and she asked if that impacts future zoning.

Mr. Smallwood said if the zones are changed, it would have to come before the commission as a conditional use because multi-family is a conditional use in the R-M-15 zone. It would be reviewed by the city engineer who looks at site obstacles and restrictions, as well as where the best points of access would be. Mr. Smallwood has seen preliminary plans, and he tries not to speak too broadly to them because they can change, but currently they have two points of access with one up at the north and then one further down the curve.

Mr. Nay lives on the S curve of Vine street, there are three separate streets that come into that S curve. He doesn't know what the difference in volume is on Vine Street and 4800 South here, but he would guess Vine Street has more traffic as it's pretty busy. That being said, they just don't see issues with it.

Ms. Milkavich agreed that Vine Street is busier, but soon won't be with 400 more people going in here on the east side, 400 going in on the west side, and then higher density in this location. She worries about traffic too, but being on this commission, every item that comes before them has traffic concerns, because with growth there is traffic. There are traffic studies done and they usually tell them the grade for the street and how to improve things, they don't just say no to the project.

Mr. Smallwood added that the existing zoning as it stands now for the G-O area would allow someone to turn this area into multiple office buildings.

Ms. Patterson said the G-O zone by the freeway has huge office buildings, and that could be done here.

Ms. Milkavich agreed, she was thinking that if there were 40 businesses here that were thriving they could easily have four customers per visit, per business, coming in and out every hour.

Ms. Milkavich said that technically 46 residents would have less traffic than the same amount of businesses, if all the businesses were occupied and thriving. Businesses have people coming in and out all day, whereas residents have morning and evening rush hour.

Ms. Patterson noted that it would be at the next level that the engineer would decide if a traffic study were needed.

Mr. Smallwood said this probably won't require a traffic impact study, that's usually only when the proposal is for over 100 units.

Ms. Milkavich asked why this is being proposed as R-M-15 instead of R-M-10.

Mr. Smallwood said that's what the applicant has asked for, and it was their choice. If this was R-M-10 they could probably get around 27 units out of the space.

Mr. Hacker said that as long as he has lived in Murray, he has never noticed this development being full of patrons; however, he has patronized a couple of the businesses within the center.

He doesn't know how many businesses are there anymore, but there could be at least a dozen. There are probably over 100 parking stalls. If and when all of those businesses were full, there was some significant traffic added to 4800 South, so if 47 units went into that area he isn't sure that traffic would be much different than if this office area was full. It would certainly be less than if it was developed with large commercial buildings.

Ms. Milkavich agreed that it will be similar visits per day, but the timing of the visits will be different and heaviest during rush hour. She, however, doesn't know if that trumps people living in that neighborhood and taking care of the area, versus businesses. Residential is definitely more appropriate for the area than business.

Ms. Patterson invited the applicant to come forward and asked the applicant if she had any additional information to share with the commission.

Allie Platt introduced herself. She stated that after having conversation with the community, the one-acre lot with the single-family residence will be left they have no intention of getting rid of it. They may, however; potentially use the back portion of the lot for other development. Site plans can change, but she spoke with Mr. Hall about the potential two- and three-story townhomes, and if it would be more appropriate to use that section as a buffer and that would be easily done. Another concern brought up was the entrance and exit, and she has heard multiple times that this is a dangerous corner. Not living in Murray, she is not sure and she would love suggestions for locations of the safest entrances and exits.

Ms. Milkavich suggested that the applicant meet with the residents as much as possible, talking to them about their concerns and doing things like putting the two-story buildings closer to the residence or offering fencing around the house. Ms. Platt said they prefer happy neighbors, not angry ones.

Ms. Patterson opened the hearing for public comments.

Joan Christensen – Holladay Resident

Joan Christensen stated they own the little parcel with the home surrounded 270 degrees by the property in question and it is obvious their property will be impacted. She expressed concern with the s-curve on the roadway and the elevation changes are of great concern and is a danger zone. That's her great concern for the city at large, she is not anti-development, she could maybe be persuaded to live between 270 degrees of development for two years, but the personal impact is significant and she doesn't really know why it's being covered that way. She stated that on June 20 she had an unauthorized worker come to her property and totally scrap the perimeter, weed whacking everything including all the perennials, and even up close to the property. She thought maybe Lotus sent someone to weed whack the newly acquired property because it's growing, so she reached out and Allie was very nice in responding, wanting to know what she could do. They verified that their landscape team had sent someone to the wrong address. She stated that the owner to the west, who was there for so many years, would also echo the concerns that she has about access points on the property.

Eric Schroeder – Resident

Mr. Schroeder stated he lives on Naylor Street. His main concern was that he chose to move to Murray eight years ago. The reason for that was because of the beautiful dead-end street,

Naylor Lane, and how quiet it appeared to be. In those eight years he has seen Murray City approving apartment complex after apartment complex after apartment complex after townhouses, and it's really concerning and he thinks it has really taken away from the quality of life that brought him into Murray. He is thinking of Lagoon on a Wednesday versus Lagoon on a Saturday, who enjoys what more. He is worried that Murray is becoming that way. He loves the small town feel of Murray City and this particular project concerns him, not just because of the extra traffic it will bring, but the crime and the safety concerns. It's on a steep curve and quite often when he's traveling down towards Miller Estates there is a lot of traffic that pulls in there. As you come over that hill you get cut off a lot. There are very large trees along the road that present visibility issues. She stated there is a brand-new massive apartment complex going into the old Kmart, across the street from there they have the Cottonwood Heights Apartments, next to them there is a giant condo complex. On the corner of 900 East and Van Winkle there is a brand-new townhouse subdivision. If they are looking for a good mix, he feels they already have it in this area. He is asking the commission to just stop and think about the quality of life of those who live in this area, ask themselves, taxes aside and the revenue this might bring into the city, would they want it next to their house.

Kirk Poulsen – Resident

Mr. Poulsen lives just two streets up from this impacted area. He stated with the Miller Estates subdivision and Three Fountains and everything going into the old Kmart site, the new Mash Farms which are single family, he thinks we have a lot right down in their area that is getting a lot more people coming through. He knows anecdotally the traffic is more, he has lived there since the early 60s and it is way more than at that point in time, and he understands now that it's not the commission's job to do traffic studies, but he knows the traffic has gotten worse on 4800 South. He doesn't know what impact the new city buildings being built on 4800 South would have. He is concerned with the overcrowding in this particular area and the traffic that it may add to the increased traffic they are getting from all other sources.

Rob Benedict – Resident

Mr. Benedict asked why there is only one application and not two applications since there are two differently zoned properties. The reason he says that is because the application doesn't support the request. The application says that the land is no longer useful, the land has reached the end of its useful life, but if you look at it, the Larsen land is undeveloped land. It is not logical to call this property at the end of its useful life. He thinks, on that basis alone, they would have to vote against it. A second reason, from the Murray City General Plan, it says "drawing a line around commercial precincts to protect adjacent residential areas." This is the definition of a buffer. You have apartment row over here, Miller Estates, Brittany Apartments on the other side; this is what you guys want as a buffer. This land has been single family homes since 1913, Murray was actually incorporated in 1902 and he looked that up before he came in. What hasn't worked for the last 100 years has now changed. He thinks also that there could be some possible sensitive land in here, there is springs in here. If you look at the land, it is an undeveloped acre for the most part, it is contiguous with the river so he thinks that increases the value of the land and he thinks that could be possibly sensitive. That is something that he would ask the commission to look in to before the vote. Finally, that it is consistent with other developments. Hidden Woods on the other side of their HOA is single family homes, Mash Estates are single family homes, he is not sure why there is a need to change something that has been single family homes for 100 years. He asked that there be separate votes on the one-acre property and the other property.

Douglas Jensen – Resident

Mr. Jensen stated his home is the first house on 4800 South. It is a very busy road and is dangerous. He understands there is a spring pond in this area. It would present an obvious obstacle in any type of development. He is not anti-development, but that the property can be rezoned responsibly. The land they are working with is very steep and expressed concern with drainage issues. We want to keep Murray beautiful and we have a one-acre lot with a lot of trees, it is just beautiful with all kinds of wildlife by the creek. He stated he wants the concern regarding the spring on the public record, and he wants to leave with a few words from Joni Mitchell, "they paved paradise and put up a parking lot, you don't know what you've got 'til it's gone." We have a wonderful property there that you can see from the expressway, from 4800 South, it would be nice to keep it that way.

Brad Carlson – Resident

Mr. Carlson stated he is the last house on the north of 4800 South in the circle. He pointed out traffic on 4800 South is pretty bad coming out of this street here, and there has been many times where he has had to slam on his brakes because cars are coming up 4800 S, because there is a hill there; it is pretty scary. Also, the terrain, as neighbors said, it is steep here. It is beautiful with the trees. It would be awful to see that go. If the trees go away it is going to be a lot noisier. He asked the commission if they have actually gone and looked at that terrain, have they actually walked it. Have they seen what they see from their backyards, he hopes they take that into consideration, plus traffic.

Ms. Patterson closed the hearing for public comments.

Mr. Smallwood the traffic will be addressed when/if a development proposal comes forward. The traffic engineer can ask, especially where it is a weird angle, for additional info, but it's dependent on where it is. The applicant did mention that she would be willing to work with city staff, so she would probably want to work with Engineering and the Streets department on what would be more appropriate.

Ms. Milkavich said that comment has been made often because the commission has been burned before, where they start talking about a project, and then it turns out not to be the case and they take these matters very serious.

Ms. Smallwood said it depends on what project gets proposed. Often in these things they require a concept review first, which allows for the applicant to submit some preliminary plans that get farmed out through all the different departments in the city who then provide comments to the applicant on what they should expect to see.

Mr. Hall stated that the staff keeps discussing how a traffic study might be required as they look at traffic. That is not to say that the city engineer has not seen this zone change as well, and he wanted to make that clear to everybody. The engineering department has seen this zone change proposal, and they didn't have enough concerns with the density allowed by the R-M-15 zone to tell staff to put the brakes on this until they are able to do a study beforehand. If they were proposing some kind of zoning that allowed 50 or 60 units to the acre they might have the brakes on already. If the city engineer had any concerns with 12 units per acre, that he didn't think could be addressed with a traffic study and design, he would have already put the brakes on this.

Mr. Smallwood reiterated that this has been seen by all departments in the city, such as engineering, police, fire, etc.

Ms. Patterson reiterated that city staff have seen the proposed changes and they all approved it.

Mr. Smallwood agreed and noted those approvals are in the staff report, with any comments. One public comment mentioned sensitive lands. Again, that would be evaluated at a project level, but the city engineer is well aware of that and where the sensitive lands are, they are working through that with other applicants right now on other properties where there are streams and impacts to those. City staff would anticipate those and will work those issues because it depends on building placement.

Ms. Patterson noted that we have developed things with a natural spring, and to redevelop once rezoned, there were a lot of regulations and requirements that were added once they were to that stage. That doesn't necessarily change the ability to rezone something.

Ms. Milkavich asked if we should know about those things at this point, and do they know about any. There is a pond back there with a creek that loops down to the other creek. She stated she walked through the area and saw it when it was for sale and she wasn't sure if that was a manmade or a natural spring.

Mr. Smallwood said they would know that at a site plan review, and the city engineer would have brought it up but will be researched.

Ms. Patterson said that a comment was made that the property is at the end of its economic life. She believes that comment was referring to the businesses, not necessarily, the single-family property as it obviously hasn't reached its economic life.

Ms. Milkavich said it makes her a little sick to her stomach that those three houses there didn't buy that one acre. When you own the land you then get to choose what you do with it legally.

Mr. Hacker stated regarding the traffic comments, that Van Winkle is owned by the state, so just up the road a little bit there are two roads that are both right in and right out. He is not sure if UDOT would allow a right in and right out on this particular property, just because it's a little too close to 4800 South. However, that may be something to look in to for helping traffic on 4800 S.

Mr. Hacker suggested that the project is very close to 4800 South, and an access like that would cause a lot of grief on the amount of traffic coming down Van Winkle, merging and weaving, etc. He added that there are two other access points into the business units there, one further west and one closer to the Millers access. He doesn't doubt at all that regardless of what goes in here, even if there was more business use and traffic, the times of access may be different. With the new developments it may require some of the drives to merge so that instead of individual driveways on to 4800 South there would be only one.

Mr. Smallwood noted that most public comments received were about traffic in the area and the lot being used as a buffer, which was already mentioned in the staff report.

Ms. Milkavich requested to have a discussion with the other commissioners about the pros and cons of separating the two. She understands why it was suggested, but she hasn't heard enough discussion to convince her of that.

Mr. Smallwood clarified that they were suggesting voting on 787 East property and then on the 825 East property.

Ms. Patterson said her feelings are that the property is all owned by the same person, and they are trying to redevelop it all as one project. If the property owner was going to parcel off part of the R-1-8 and only ask for the R-M-15 on the other part it might be a different conversation, but that's not what they brought forward.

Ms. Milkavich agrees that there is one owner. The issues with the water on the one-acre lot will persist, so if there is a reason they should not be building on it, those issues will not go away, regardless of zoning change.

Ms. Patterson added that if the zoning is changed by the city council, they will look into those issues and may have to make accommodations.

Ms. Milkavich wants more discussion on voting separately if it would make the public more comfortable; however, she doesn't think it would change the outcome. Mr. Hacker agrees that it's one property and one owner. Mr. Nay agreed and is on the same page.

Mr. Richards noted that safety will be addressed at some point regarding the creative buffer options, but regarding the acre lot he thinks that could be the compromise in terms of buffer options. He isn't sure that one of those buffer options would maintain the trees, but there might be a compromise somewhere.

Mr. Nay knows this will be an unpopular opinion, but the cul-de-sac neighborhood heading to the north was trees once upon a time; beautiful land that was taken away and made into the current homes. It has been long enough that those trees have reestablished themselves, and they have that buffer. There was, at a time, when those residents weren't there, a time when it was quieter and a time when something else was there with less traffic on 4800 South. As people have chosen to move into the city, these are some of those incremental compromises that we have to make. Initially, it is a very hard path to see these trees go down and see that go away, but over 20-30 years, over the long game, those trees are going to re-establish themselves and continue to provide buffers for residences in and around the area. Something was pristine before the current residents got there, and something is going to be pristine again after they are gone.

Ms. Milkavich concurred with Mr. Nay's comments but isn't necessarily comforting. The house next to her tore down all their trees and now she hears the traffic from 4800 South significantly more and that's sad but they will grow back some day. In some zones it allows 35-foot-tall home and in some zones it allows a 50-foot-tall structure. Mr. Smallwood clarified that there will not be any 50-foot homes in this area, the maximum height is 40 feet.

Ms. Milkavich noted that the significant drop off might help as well and that height might not be as dramatic.

Mr. Smallwood noted that he and Ms. Platt have had those conversations, that if she is going to propose three stories those should be more towards Van Winkle and 4800 South. That's also what was pushed for in the Ivory Development on 700 West, pushing the three stories away from the existing single family.

Ms. Patterson noted that they always try to encourage the developers to save as many trees as possible, as keeping those established trees is better than whatever could be planted now and grow in the future. It sounds like the owner is open and willing to be a good neighbor. There will also be another chance for residents to make comments at the city council meeting, so she encouraged them to go there and express those same comments and concerns.

Ms. Milkavich noted that the commission “calls strikes and balls”; they don’t develop the law, they have to follow it. They are here to say if things are legal or not legal. She is personally hoping there are some restrictions with the water, that they have to be gentle, and she would like R-M-10 better but it’s not her property.

Ms. Patterson said regarding the objectives in the general plan, she thinks this zoning does support some of those objectives, especially moderate-income housing and diversity of housing.

Ms. Milkavich added it also maintains the area as residential. Someone could have come in and bought that property, arguing it should be G-O and that could have been the outcome.

Mr. Hacker noted he heard a comment this evening about potential crime, and they have heard it in the past that there is crime down along the river between the property and Van Winkle. He asked if there were other public comments provided asking about crime, and asked Mr. Smallwood to speak to crime in that area. Mr. Smallwood said that there is a rise in people experiencing homelessness in this valley, a lot of that can be attributed to rising costs of housing. He read a statistic the other day that every \$100 in extra rent increases homelessness by 9%. Regarding crime, not everyone experiencing homelessness is committing crime; a vast majority just want to be left alone and able to sleep somewhere. There are of course those experiencing homelessness who do have problems that need to be addressed, but that is not the majority.

Ms. Patterson asked if he feels that this being a business area and closed nights and evenings makes a difference, versus residents living there all the time. Mr. Smallwood brought up the concept of “eyes on the street,” a planning term meaning residences with windows facing the street that are less likely to have people willing to commit crime because they could be watched. Vacant buildings that everyone knows are vacant and wide-open parking spaces encourage more of the people doing nefarious acts. He has not seen peer reviewed papers that equate higher density to crime. When there are more people, there will be more crime, but being closer together doesn’t cause more crime; that is just the nature of having more people.

Ms. Patterson reminded everyone that the commission is forwarding a recommendation to the city council; this will include two recommendations, one for the general plan and one for the zoning map.

Mr. Nay moved to forward a recommendation of approval to the city council for the requested amendments to the future land use map, re-designating the properties located at 787 and 825 East 4800 South for low density residential and office to medium density residential. Seconded by Mr. Hacker.

Roll Call Vote

<u>A</u>	Nay
<u>A</u>	Hacker

A Richards
A Milkavich
A Patterson

Motion passed 5-0.

Mr. Hacker moved to forward a recommendation of approval to the city council for requested amendment to the zoning map designation of the properties located at 787 and 825 East 4800 South, from R-1-8 and G-O to R-M-15. Seconded by Mr. Nay.

Roll Call Vote

A Hacker
A Nay
A Richards
A Milkavich
A Patterson

Motion passed 5-0.

DISCUSSION - Regarding HB 462 – Moderate Income Housing

Mr. Smallwood noted that in May and June there were discussions with both the planning commission and the city council in regard to this bill. Today he would like to discuss the staff's proposed "menu item" selections, which came from the commission and council's feedback. Based on the discussion here tonight, they will be moving forward to craft exact language and firm up the implementation plans. The public hearing will be at the August 4 meeting, and everything will be ready at that time to propose changing the general plan before being sent to the city council. He will then create the report to send to the state, due on October 1. They are not changing the goal of the 2017 General Plan Moderate Income Housing Element. The five options being recommended by staff are:

1. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.
2. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
3. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.
4. Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.
5. Develop and adopt a station area plan in accordance with Section 10-9a-403.1 (State Code).

If the members of the commission are unhappy with the options given above, staff provided alternate menu items and asked the commissioners to look at those first before going back to the full menu of options. Those three alternate options are:



AGENDA ITEM # 8

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	787 & 825-865 East 4800 South	MEETING DATE:	July 7, 2022
APPLICANT:	Lotus Company	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	22-08-108-016 22-08-108-022	PROJECT NUMBER:	22-081 & 22-082
CURRENT ZONE:	R-1-8, Residential Single Family & G-O, General Office	PROPOSED ZONES:	R-M-15, Multi-Family Residential, Medium Density
Land Use Designation	Low Density Residential & Office	PROPOSED DESIGNATION	Medium Density Residential
SIZE:	3.93 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning Map for the subject properties to facilitate a residential development.		



I. BACKGROUND & REVIEW

The owner of the subject properties are requesting to amend the General Plan's Future Land Use Map and the Zone Map to allow for redevelopment of the properties. The applicant's state that the existing office uses are no longer viable and are in a state of disrepair that it is not economically viable for them to continue. They propose that changing the zoning to residential would allow for a more compatible and cohesive neighborhood.

Surrounding Land Uses & Zoning

The subject property is comprised of two parcels totaling 3.93 acres in the R-1-8, Single Family Residential (1 acre) & G-O, General Office (2.93 acres) Zones located on the north side of 4800 South as it bends to connect to the Van Winkle Expressway. There is a large apartment complex to the southeast and a mix of single-family residential to the southwest. 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 3.93-acre subject property.

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

Zoning Considerations

The subject properties are in the R-1-8, Single Family Residential and G-O, General Office Zones. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There are a mix of apartments, townhouses, and single-family residential adjacent to the subject properties. Staff supports the proposed zone map amendments noting that the potential development into a multi-family project would help to stabilize the adjacent single-family neighborhood, and that there is precedent for a multi-family 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 G-O Zone largely allows for commercial uses and is flexible on the types of uses. Properties that are built in this zone are of a smaller scale of office buildings. 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 (12) units per

acre. This is a medium density, multi-family zone.

- **Existing G-O, General Office Zone**

Permitted Uses in the G-O Zone include various office uses, massage therapy and beauty services, financial, real estate businesses, banking, and other professional level businesses.

Conditional Uses in the G-O Zone include retirement homes, body art studios, commercial child care, dry cleaning, restaurants, and other service oriented businesses.

- **Existing R-1-8, Residential Single-Family Zone:**

Permitted Uses in the R-1-8 Zone include 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.

Conditional Uses in the R-1-8 Zone include public and quasi-public uses such as schools, libraries, churches, and utilities.

- **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 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

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

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing G-O, R-1-8, and proposed R-M-15 zones are summarized in the table below.

	G-O(existing)	R-1-8 (existing)	R-M-15
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot	8,000 ft ² min per lot 12 units per acre

Height	30' with additional height with additional setback.	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'	25'
Rear Yard setback	None (20' next to residential)	25'	25'
Side Yard setbacks	10' (20' next to residential)	8' (total of 20')	8' (total of 20')
Corner Yard setback	20'	20'	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2 spaces per lot	2.5 spaces per unit

Figure 1: 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 a General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Office and Low Density Residential 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 Office and Low Density Residential. The applicant proposes to amend the Future Land Use designations described above to "Medium Density Residential".

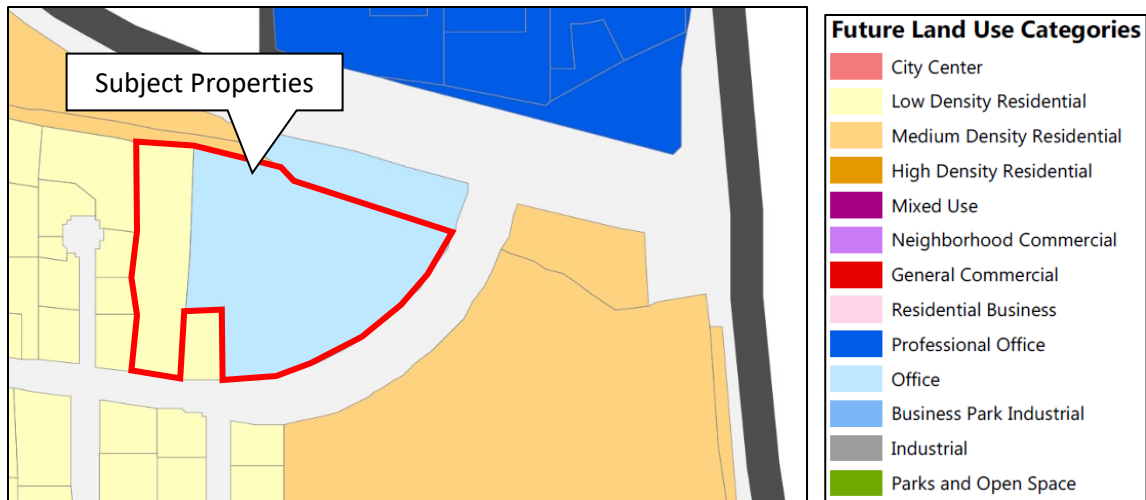


Figure 2: Future Land Use Map segment

- Existing: The existing properties are currently designated as “Office” and “Low Density Residential”. The office category is intended to be used for “a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods” Figure 4 is an illustration below from page 5-15 of the General Plan. The Low Density Residential designation is intended for established and planned neighborhoods” and is the most common of the land use designations, see Figure 5 for a more detailed description.
- 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-2-10, Medium Density Multiple 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 neighborhoods around the subject properties. Figure 6 below is from pg. 5-17 of the 2017 General Plan.

OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



Figure 3: p. 5-17, Murray City General Plan 2017

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

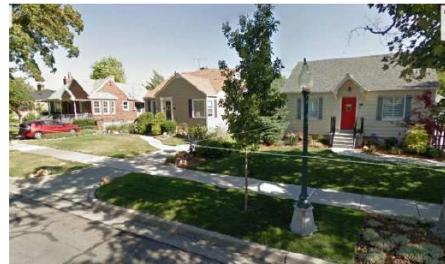


Figure 5: p. 5-12, Murray City General Plan 2017

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



Figure 6: p. 5-13, Murray City General Plan 2017

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 would allow for a redevelopment of the property and contributing to more cohesive mix of residential. The medium-density residential development may encourage re-investment by neighboring property owners.

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 solidify the surrounding communities, including the apartments, 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 Power:
 - There are multiple existing underground/overhead power lines throughout the property. Proper clearances will need to be maintained throughout the building process/permanent structure placement, especially with the three phase overhead primary running through the middle of the property. The developer will need to meet with Murray City Power to discuss planning the new power service(s) and future equipment placement to the building(s) with additional line extension costs to provide electrical service. Developer must meet all Murray City Power Department requirements and current NESC code and provide required easements for equipment and Power lines.
- Murray City Sewer:
 - The sewer will tie into Cottonwood Improvement District. No Issues present at this time.
- Murray City Water:
 - This property is served by a 12" ductile on 4800 South. No issues present at this time.

- Murray City Fire:
 - When developing a proposed project please use the International Fire Code 2018 and applicable NFPA codes for reference.

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

110 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 400' of the subject property and to affected entities. One citizen came into the office and stated he thought townhouses would be a nice addition to the area. Staff has received three emails prior to the scheduled 6/16/22 Planning Commission Meeting that are included as attachments to this report.

IV. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from R-1-8 and G-O 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 Zone.
4. The proposed Zone Map Amendment from R-1-8 and G-O 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.

V. 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 787 and 825 East 4800 South from Low Density Residential and Office 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 787 and 825 East 4800 South from R-1-8, Low Density Single Family and G-O, General Office to R-M-15, Multi-Family Medium Density Residential as described in the Staff Report.**



NOTICE OF PUBLIC MEETING

July 7, 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 of Lotus Company are requesting a Future Land Use Map and Zoning Map amendment on the properties addressed 787 & 825 East 4800 South. The request is to change the Future Land Use Map from Office and Low Density Residential to Medium Density Residential and amend the Zoning Map from G-O and R-1-8 to R-M-15. Please the attached plan.

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. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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

This notice is being sent to you because you own property within 400 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.

Public Notice Dated | June 24th, 2022

GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

Project # PZ-22-081

Subject Property Address: 825-865 E 4800 S and 787 E 4800 S

Parcel Identification (Sidwell) Number: 22081080220000 & 22081080160000

Parcel Area: 3.95 acres Current Use: G-O & R1-8 (office and single family)

Land Use Designation: Office and Single Family Proposed Designation: Multi-family (medium)

Applicant Name: Allie Platt

Mailing Address: 338 E South Temple STE B

City, State, ZIP: Salt Lake City, UT 84111

Daytime Phone #: 801-718-7867 Fax #: _____

Email Address: allie@lotuscompany.com

Business Name (If applicable): Lotus Company

Property Owner=s Name (If different): Lotus PG, LLC; Lotus SP Partners, LLC; Lotus 787 E, LLC

Property Owner=s Mailing Address: 338 E South Temple STE B

City, State, Zip: Salt Lake City, UT 84111

Daytime Phone #: 801-834-0456 Fax #: _____ Email: bryan@lotuscompany.com

Describe your request in detail (use additional page if necessary): _____

Lotus is seeking to find a solution to redevelop a property we own in Murray that is at the end of its economic life. We would like to pursue an application for a general plan amendment and subsequent rezone in order to do so. This office complex is a spot zone, the product is functionally obsolete, the site has no visibility from 700 E, and the market does not support new construction. We would like to approach redeveloping this site in a spirit of partnership with the city to identify an appropriate zoning framework that reflects current and future market and economic realities while meeting the goals and objectives of the community.

Authorized Signature:  |  LOTUS _____ Date: 5/18/2022

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # PZ-22-082

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☐ Yes

☒ No

Subject Property Address: 825-865 E 4800 S and 787 E 4800 S

Parcel Identification (Sidwell) Number: 22081080220000 & 22081080160000

Parcel Area: 3.95 acres Current Use: Office and Single Family

Existing Zone: G-O & R1-8 Proposed Zone: Multi-family R-M-15

Applicant

Name: Allie Platt

Mailing Address: 338 E South Temple STE B

City, State, ZIP: Salt Lake City, UT 84111

Daytime Phone #: 801-718-7867 Fax #: _____

Email address: allie@lotuscompany.com

Business or Project Name : Lotus Company / Spring Pines

Property Owner's Name (If different): Lotus PG, LLC; Lotus SP Partners, LLC; Lotus 787 E, LLC

Property Owner's Mailing Address: 338 E South Temple STE B

City, State, Zip: Salt Lake City, UT 84111

Daytime Phone #: 801-834-0456 Fax #: _____ Email: bryan@lotuscompany.com

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

Lotus is seeking to find a solution to redevelop a property we own in Murray that is at the end of its economic life. We would like to pursue an application for a general plan amendment and subsequent rezone in order to do so. This office complex is a spot zone, the product is functionally obsolete, the site has no visibility from 700 E, and the market does not support new construction. We would like to approach redeveloping this site in a spirit of partnership with the city to identify an appropriate zoning framework that reflects current and future market and economic realities while meeting the goals and objectives of the community.

Authorized Signature: _____



LOTUS — Date: 5/18/2022

Property Owners Affidavit

Project # _____

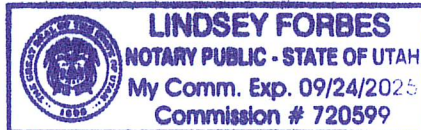
I (we) Lotus PG, LLC; Lotus SP Partners, LLC; Lotus 787 E, LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature _____

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

State of Utah

County of Salt Lake §



Subscribed and sworn to before me this 19 day of May, 20 22.

Notary Public _____

Residing in Salt Lake
My commission expires: 9/24/2025

Agent Authorization

I (we), Lotus PG, LLC; Lotus SP Partners, LLC; Lotus 787 E, LLC, the owner(s) of the real property located at 825-865 E 4800 S and 787 E 4800 S, in Murray City, Utah, do hereby appoint

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

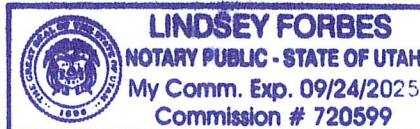
Allie Platt to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature _____

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

State of Utah

County of Salt Lake §



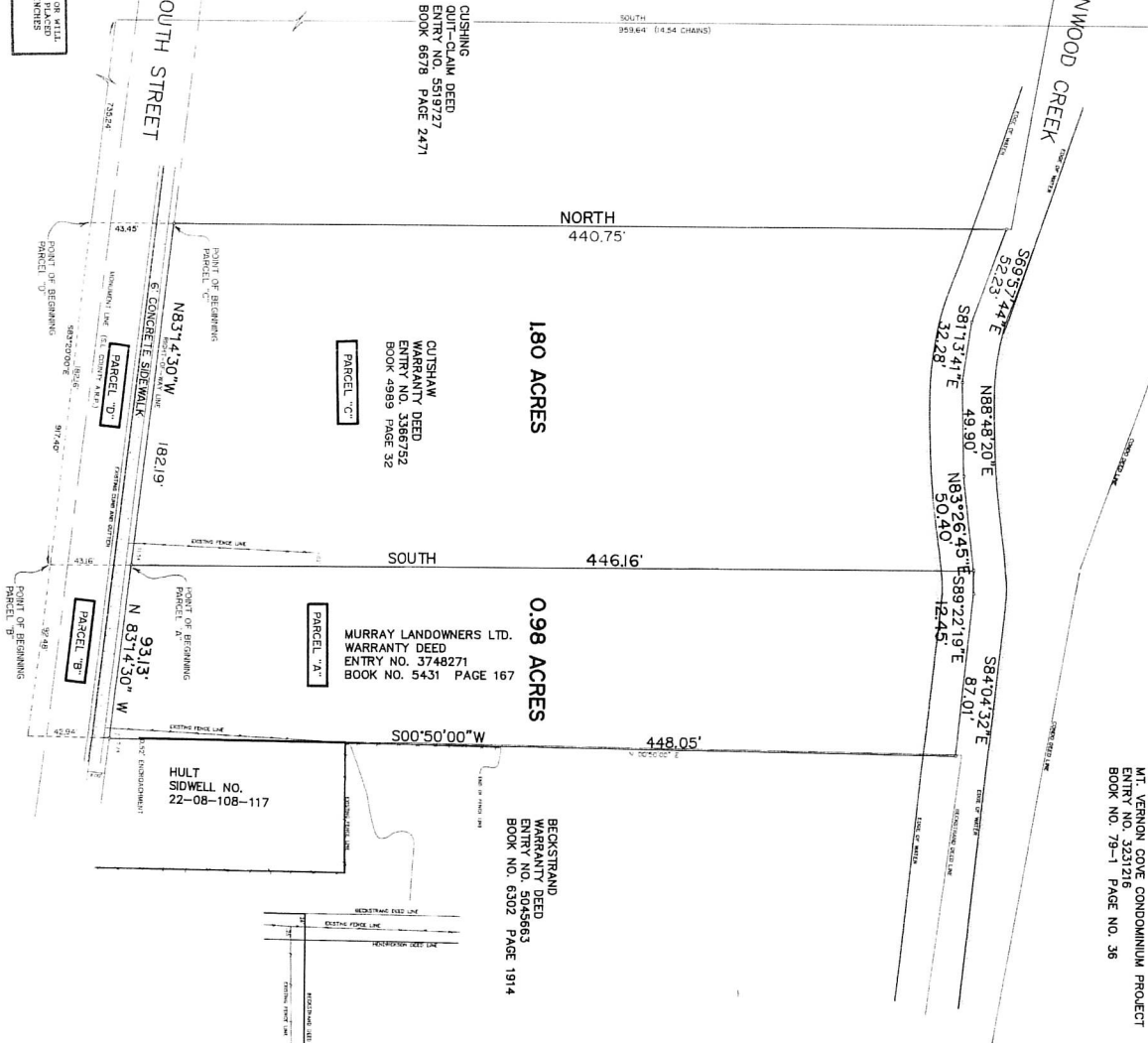
On the 19 day of May, 20 22, personally appeared before me Bryan Wrigley the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary public _____

Residing in: Salt Lake
My commission expires: 9/24/2025

TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALINE BASIN AND MERRIAM

ALL PROPERTY CORNERS ARE OR WILL BE MARKED WITH A CAP AND PLACED ON A 5/8" INCH REBAR, 24 INCHES IN LENGTH.



MT. VERNON COVE CONDOMINIUM PROJECT
ENTRY NO. 3231216
BOOK NO. 79-1 PAGE NO. 36

**HENDRICKSON PARCELS
"AS-SURVEYED DESCRIPTIONS"
PARCEL "A"**

I, J. Michael De Mass, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 8526, as prescribed by the Laws of the State of Utah, and that I have made a Survey of the following described properties:

PARCEL "A"

BEAUFORT, a point which is South, 979/60 feet (14.5) chains; and S85°20'W, 97/40 feet (13.9) chains; and North, 43/16 feet to the Netherly Right of Rigby Lane of 8800 South Street, from the Northwest corner of Section 8, Township 3, South Range, First, Second, Third and Meridian, running Thence North, 44/6 feet to the center of Hig Catfrowned Creek, thence Southeasterly along the centerline of Hig Catfrowned Creek the following two courses: 1st, S82°22'N, 72/45 feet; thence S84°22'E, 87/20 feet; thence S90°30'W, 48/85 feet to the Northern Right of Rigby Lane, of 8800 South Street, said Right-of-Way; Thence, going North of the existing curb and gutter running along the centerline of 8800 South Street, thence S85°19'W, 48/85 feet to the Northern Right of Rigby Lane.

CONTAINS 131 ACRES OF ROAD SQUARE FEET

PARCEL, "B"

Beginning at a point which is South, 950.64 feet (14.54 chains), and S82°20'00"E, 917.40 feet (13.99 chains) from the Northwest Corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence S83°20'00"E, 92.48 feet (thence M00°50'00"E, 42.94 feet to the Northerly Right-Of-Way Line of 4800 South Street, thence N83°14'30"W along said Right-Of-Way line, 913.18 feet, thence South, 43.16 feet to the point of beginning.

CONTAINS 6099 ACRES OR 3971 SQUARE FEET

CUTSHAW PARCELS
"AS-SURVEYED DESCRIPTIONS"
PARCEL "C"

[illegible]

PARCEL "D"

Beginning at a point which is South, 959.60 feet (114.54 sections and S87°00'00" E, 753.24 feet (11.14 clauses) from the Northwest Corner of Section 8, Township 2 South, Range 1 North, Salt Lake Base and Meridian; and running thence North, 43.48 feet to the Eastern, Right-of-Way Line of 4800' South Street; thence S87°14'30" E, 182.19 feet above said Right-of-Way Line; thence South, 43.16 feet; thence S87°14'30" E, 182.19 feet to the point of beginning.

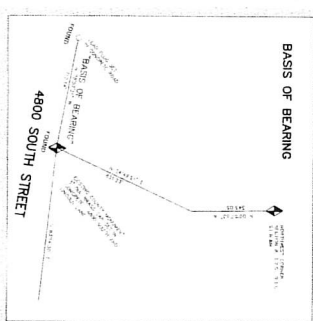
CONTAINS 0.18 ACRES OR 7835 SQ. AD. FEET

J. Michael W. News
Rt. 1, S. No. 8376



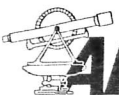
Dec 13, 23
Date

BASIS OF BEARING



S94-02-0056

BOUNDARY SURVEY



4991 South 300 West
Murray, Utah 84107
(801) 268-4445

HENDRICKSON / CUTSHAW PROPERTY
787 / 763 EAST 4800 SOUTH
MURRAY, UTAH

[illegible]

Zachary Smallwood

From: Janet Ball <janethball@gmail.com>
Sent: Tuesday, June 14, 2022 3:29 PM
To: Planning Commission Comments
Subject: 787 & 825 East 4800 South rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Commission Members:

We are opposed to the proposed rezoning on 4800 South. Having medium density housing at that location would severely impact traffic safety on 4800 South. There is a lot of traffic in and out of Miller Estates, and adding another apartment community on that corner would be a potential hazard. That location gets a lot of cars coming from VanWinkle traveling at high speeds as they round the corner. It would be a safety issue for all concerned if medium density housing were to be built at that location.

Stan and Janet Ball

Zachary Smallwood

From: jmcsicut@aol.com
Sent: Tuesday, June 14, 2022 9:32 AM
To: Planning Commission Comments; Zachary Smallwood
Subject: Public Meeting/ June 16, 2022, 6:30 p.m.

Follow Up Flag: Follow up
Flag Status: Flagged

To: Murray City Planning Commission,

We are the homeowners of the property located at 813/ 815 East 4800 South. Please consider our position and location as you review the zoning issues on the proposed Lotus development.

As a homeowner, we are strongly opposed to the planned 270 degree development surrounding our property. The negative impact of said development is as follows:

1. Environmental impact of lengthy construction itself
 - a. Heavy equipment on already unsafe street
 - b. Interference w/ quiet enjoyment of our property on all 3 sides
 - c. Noise, dust, displaced wildlife
 - d. Reduced property value
2. Safety / traffic implications

Additionally, the 4800 South traffic pattern & safety issues should be of great concern. Aerial views inadequately expose acute curvature of the street. A change in zoning would only

intensify traffic on an already hazardous acute roadway. The safety implications of this are obvious & must be a priority.

We ask for your consideration on this issue with the analysis of the Lotus request.

Respectfully,

Bradd & Joan Christensen

From: [Frederick Kuhnnow](#)
To: [Planning Commission Comments](#)
Subject: Planning commission meeting- RE Lotus Company Project #22-081 & 22-082-825-865 East & 787 East 4800 South Low Density Residential to Medium Density Residential and a Zone Change from G-O (General Office and R-1-8) to R-M-15 (Residential Multi-Family)
Date: Thursday, June 16, 2022 12:40:54 PM

Hello,

We live in the PUD just west of this proposed project. We were wondering if this project will entail keeping some of the existing trees in the property. We do not have any objections and we truly like the project as we feel it will positively contribute to the overall well being of the neighborhood. We also feel this project will help keep homeless people and drug activities away from the neighborhood since this area will not be longer be as isolated and unmaintained as it currently is.

Thanks,
FBK

PS: No need to give my name out.

Zachary Smallwood

From: Janet Ball <janethball@gmail.com>
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Thanks,
FBK

PS: No need to give my name out.

Zachary Smallwood

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Sent: Tuesday, June 14, 2022 9:32 AM
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 - d. Reduced property value
2. Safety / traffic implications

Additionally, the 4800 South traffic pattern & safety issues should be of great concern. Aerial views inadequately expose acute curvature of the street. A change in zoning would only

intensify traffic on an already hazardous acute roadway. The safety implications of this are obvious & must be a priority.

We ask for your consideration on this issue with the analysis of the Lotus request.

Respectfully,

Bradd & Joan Christensen

Murray City Committee of the Whole

September 20, 2022



Applicant: Allie Platt, Lotus Company

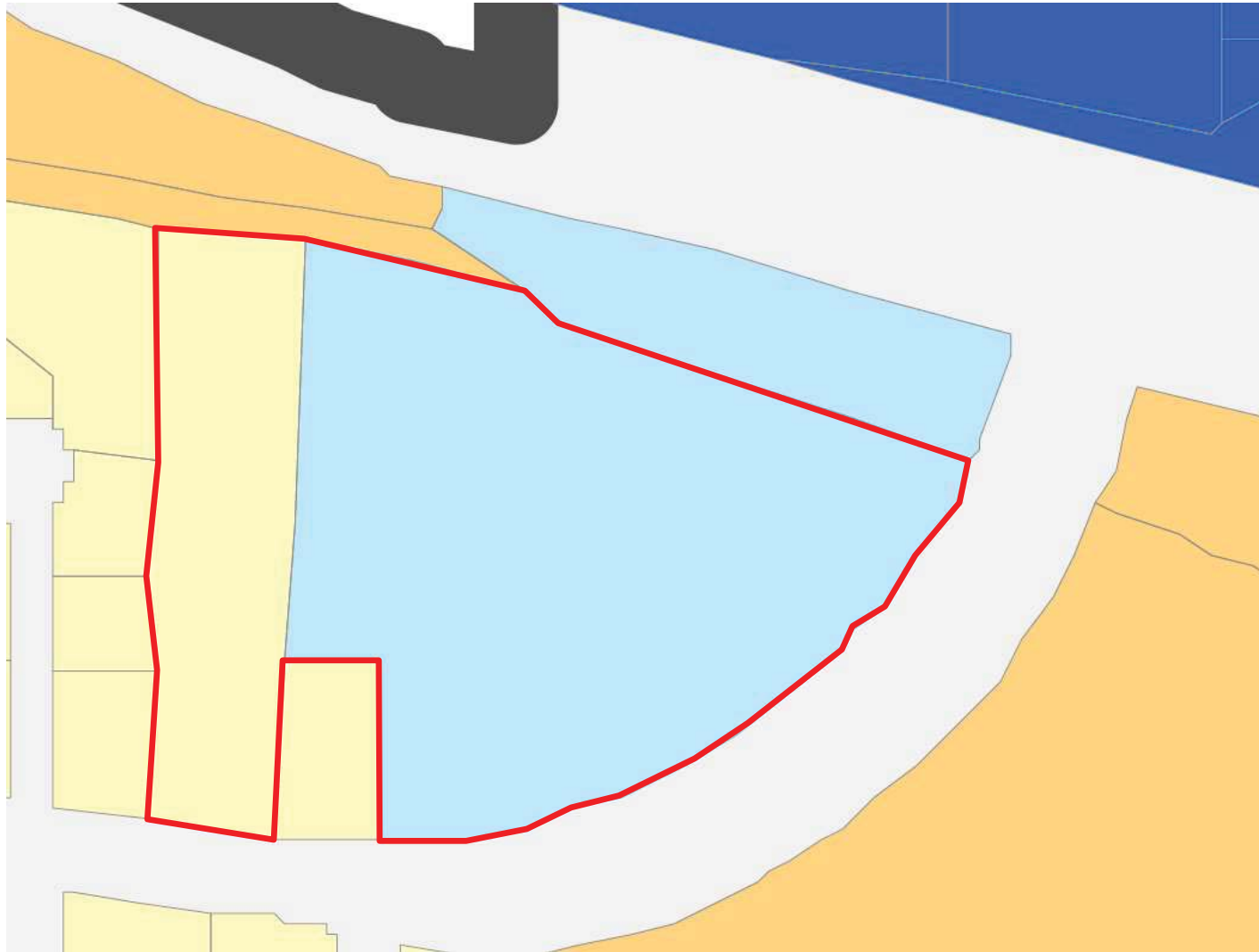
Request: General Plan Amendment Future Land Use Map

Amendment from General Office and Low Density Residential to
Medium Density Residential and a Zone Map Amendment from R-1-
8 and G-O to R-M-15

Address: 787 and 825-865 East 4800 South







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

OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



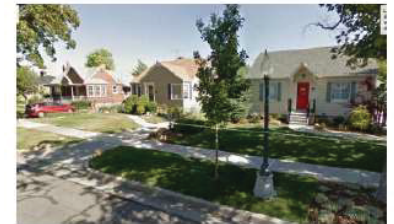
LOW DENSITY RESIDENTIAL

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



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



Zoning District Comparison

	G-O(existing)	R-1-8 (existing)	R-M-15
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot	8,000 ft ² min per lot 12 units per acre
Height	30' with additional height with additional setback.	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'	25'
Rear Yard setback	None (20' next to residential)	25'	25'
Side Yard setbacks	10' (20' next to residential)	8' (total of 20')	8' (total of 20')
Corner Yard setback	20'	20'	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2 spaces per lot	2.5 spaces per unit

Planning Commission

- A public hearing was held by the Planning Commission on July 7, 2022.
- 110 notices were sent to all property owners within 400' 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. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from R-1-8 and G-O 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 Zone.
4. The proposed Zone Map Amendment from R-1-8 and G-O 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.
5. The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council on 7/7/2022.

Recommendations

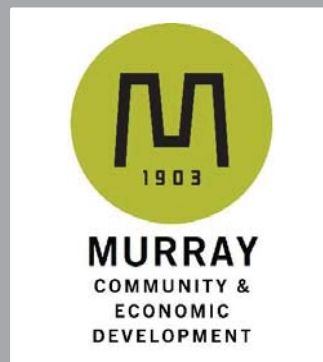
REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Future Land Use Map, redesignating the properties located at 787 and 825 East 4800 South from Low Density Residential and Office to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Zoning Map designation of the properties located at 787 and 825 East 4800 South from G-O, General Office and R-1-8, Single Family Residential to R-M-15, Multi-Family Medium Density.

THANK YOU





Discussion Item #3



MURRAY

Community and Economic Development

Zone Map Amendment

Council Action Request

Committee of the Whole

Meeting Date: September 20, 2022

Department Director Jared Hall Phone # 801-270-2427 Presenters Seth Rios Jared Hall Required Time for Presentation 30 Minutes Is This Time Sensitive No Mayor's Approval Date January 31, 2018	Purpose of Proposal Amend the Zoning Map from R-1-8 to R-N-B for the property located at approximately 98 West Winchester Street. Action Requested Approval of the Zone Map Amendment Attachments Presentation Slides Budget Impact None Anticipated Description of this Item On July 21, 2022 the Planning Commission voted 4-0 to forward a recommendation of APPROVAL to the City Council for the request by Brandon Labrum to amend the Zoning Map from R-1-8 to R-N-B for the property located at 98 West Winchester Street. Mr. Labrum would like to add additional parking next to the existing office condo complex that is located just east and adjacent to this property.
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Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4th day of October, 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 R-1-8 (Residential Low Density) zoning district to the R-N-B (Residential Neighborhood Business) for the property located at approximately 98 West Winchester 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 31st day of August 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: September 23, 2022
PH22-33

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 98 WEST WINCHESTER STREET, MURRAY CITY, UTAH FROM R-1-8 (RESIDENTIAL LOW DENSITY) TO R-N-B (RESIDENTIAL NEIGHBORHOOD BUSINESS) (Applicant: Brendon Cassity)

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

WHEREAS, the owner of the real property located at 98 West Winchester Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-N-B (Residential Neighborhood Business) 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 98 West Winchester Street, Murray, Salt Lake County, Utah from the R-1-8 (Low Density Single Family) zone district to the R-N-B (Residential Neighborhood Business) zone district:

Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE GRANTORS LAND WHICH POINT IS 731.3 FEET SOUTH 85° WEST AND APPROXIMATELY 635 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$; THENCE WEST 62.0 FEET; THENCE NORTH 90 FEET, MORE OR LESS, ALONG THE WEST BOUNDARY LINE OF SAID GRANTORS LAND TO THE SOUTHWESTERLY NO ACCESS LINE OF A HIGHWAY KNOWN AS PROJECT NO 415-9; THENCE SOUTHEASTERLY 85 FEET MORE OR LESS, ALONG SAID NO ACCESS LINE TO THE EAST BOUNDARY LINE OF SAID GRANTORS LAND; THENCE SOUTH 30 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING.
LESS STREET.

PARCEL NO. 21-24-276-006

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

Kat Martinez, 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

Motion passed 4-0, unanimous in favor.

BRENDON CASSITY – 98 West Winchester Street – Project #22-108

Ms. Nixon presented on this application. The request is for property at 98 West Winchester Street, on the north side of Winchester Street and adjacent to I-215 and an existing office condo complex on the west. This is a small piece of property, just over 1700 square feet. The property is currently zoned R-1.8, the adjacent property to the west is all R-N-B. The general plan calls for all the properties along Winchester Street on the north side to be R-N-B, so this is meeting the general plan and future land use. The intent for this rezone is that the owner of half the condos next door would like to expand this property for additional office parking. Based on the application, staff is recommending forwarding a positive recommendation to the city council for this zone change from R-1.8 to R-N-B.

Mr. Lowry opened the hearing for public comment. No were comments received prior to or during the meeting and he closed public comment on this issue.

Ms. Milkavich moved to forward recommendation of approval to the city council for the requested amendment to the zoning map designation of the property located at 98 West Winchester Street, from R-1.8 to R-N-B. Seconded by Mr. Pehrson.

Roll call vote.

<u>A</u>	Milkavich
<u>A</u>	Pehrson
<u>A</u>	Nay
<u>A</u>	Lowry

Motion passed 4-0, unanimous in favor.

MURRAY SCHOOL DISTRICT GENERAL PLAN AMENDMENT AND ZONE CHANGE – 64 & 72 West Woodrow Street – Projects #22-102 & 22-103

Ms. Nixon presented this request, which is on behalf of the Murray School District. Both properties are on the north side of Woodrow Street, as highlighted on the map in the meeting packet. Adjacent to this property to the west is an existing medical office building. Zoning for this property is currently G-O and R-1.8. She shared current photos of the property from the meeting packet and noted that any kind of new redevelopment would be welcome. In March 2017 the city council adopted the updated general plan, which called for the properties along Woodrow Street to go to General Office; subsequently, the office building on the left was developed shortly thereafter. These two properties that were zoned G-O have sat basically undeveloped and left dilapidated over the last five years. Murray School District has a homebuilding program for high school students that has been going for a couple decades. This proposal does meet the general plan objectives to provide or 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. This will also preserve and protect the quality of life for a range of viable residential neighborhoods, prioritize infill and redevelopment of commercial development over expansion into residential neighborhoods, and stimulate reinvestment in deteriorating



AGENDA ITEM #8

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	98 West Winchester Road	MEETING DATE:	July 21, 2022
APPLICANT:	Brian Labrum	STAFF:	Seth Rios, Planner 1
PARCEL ID:	21-24-276-006	PROJECT NUMBER:	22-108
CURRENT ZONE:	R-1-8, Single Family Residential	PROPOSED ZONE:	R-N-B, Residential Neighborhood Business
SIZE:	0.04 acre 1,742.4 ft ²		
REQUEST:	The applicant would like to amend the Zoning Map and change the property from the R-1-8, Low Density Single Family to R-N-B, Residential Neighborhood Business District. The request is supported by the 2017 General Plan.		



Figure 1: Aerial view of the parcel.

I. BACKGROUND & REVIEW

Background

The applicant owns half of the office condominiums to the west of the vacant lot. They are seeking to change the zoning so that they can use the vacant lot for more parking. If the zone change is approved, the applicant will need to consolidate the two lots to use it for parking. The vacant lot is currently zoned R-1-8 for single-family housing but is too small to support any type of housing. The 2017 General Plan calls for the parcel to eventually transition to Residential Business Land Use Class.



Figure 2: The lot is currently fenced off and vacant.

Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Interstate 215	N/A
South	Single-Family Residential	R-1-8
East	Interstate 215	N/A
West	Office Condominiums	R-N-B

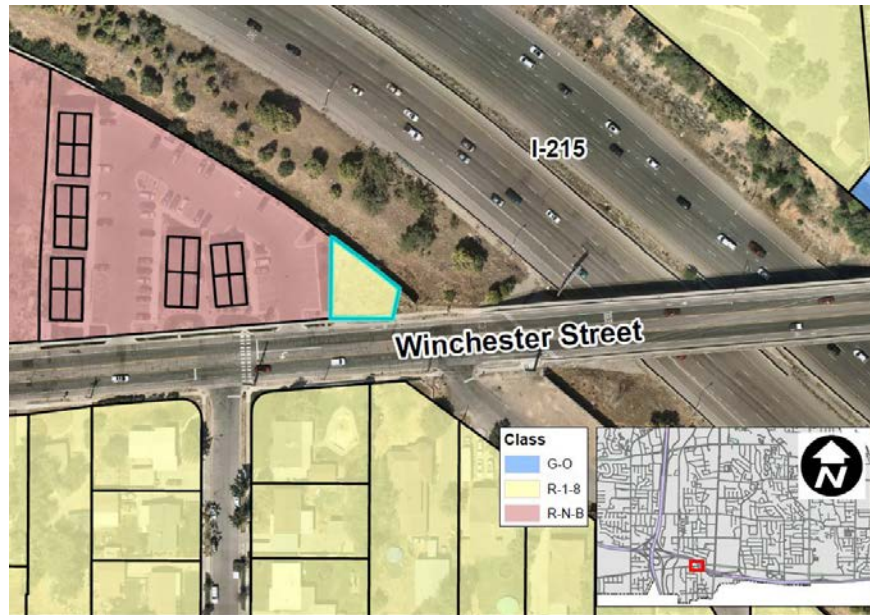


Figure 3: Zoning of the parcel and surrounding area

Zoning Districts & Allowed Land Uses

- Existing: The existing R-1-8 Zone allows for single-family dwellings on a minimum 8,000 ft² lots. Attached dwellings, Churches, Schools, and telecommunications facilities are allowed subject to Conditional Use approval.
- Proposed: The proposed R-N-B Zone allows for a variety of mixed use, low scale, low intensity residential, commercial, office and business operations as appropriate transition between high traffic arterial streets to adjacent residential neighborhoods

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-N-B zones are summarized in the table below.

	R-1-8 (existing)	R-N-B (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	None; (except for single family detached and duplexes, which must comply with the requirements of the R-M-10 zone. Single-family attached must have 10,000 square foot lots)

Structure Height	35' maximum	20' maximum, Planning Commission may allow a height of up to 30'.
Front Yard Setbacks	25' minimum	20' minimum
Rear Yard Setbacks	25' minimum	20' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	8' minimum
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	1 stall per 200 square feet of net office area

General Plan & Future Land Use Designations

The purpose of the General Plan is to provide broad goals and policies related to growth and planning 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.

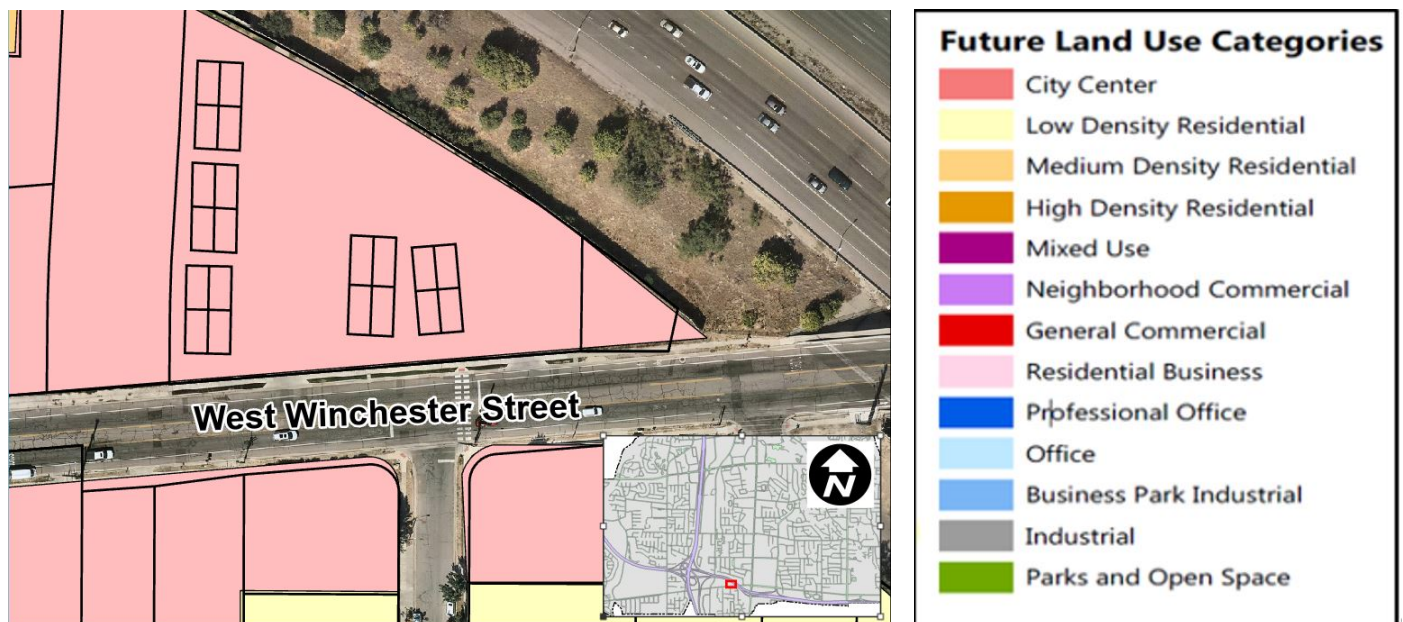


Figure 4: Future Land Use Map and Legend

The parcel is currently designated as Residential Business, allowing for a mix of light commercial and residential uses along high traffic arterial streets. Rezoning the property to R-N-B will help the current zoning to come into compliance with the Future Land Use map. The applicant is not proposing to change the future land use designation. Their proposal is in line with the current plans reflected in the 2017 General Plan for the area.

LOW DENSITY RESIDENTIAL

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

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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

RESIDENTIAL BUSINESS

This designation allows for mixed-use, attached dwellings, or commercial development within primarily residential neighborhoods that is small in scale, has little impact, and provides services for the nearby residential and/or recreational areas (e.g. Jordan River Parkway node at Winchester; adjacent to Wheeler Farm). Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes or individual buildings along corridors rather than large centers or complexes. Non-residential or multi-dwelling development will follow a similar development pattern of front setback/yard/landscaping as the surrounding residential context.

Corresponding zone(s):

- RNB, Residential Neighborhood Business

Figure 5: Land Use Descriptions from the 2017 Murray City General Plan

II. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed zone map amendment to Murray City Departments for review on July 5, 2022. All departments recommended approval without conditions or concerns.

III. PUBLIC INPUT

Thirty-nine (39) 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 received no comments about the process of rezoning and no specific comment regarding this application.

IV. ANALYSIS & CONCLUSIONS

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

The proposed change in zoning from R-1-8 to R-N-B is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan.

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

The uses allowed in the R-N-B zone will match the uses of the surrounding land. After it is consolidated with the lot to the west, it will be used for parking for the office condominium.

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 for development of the property. As part of the application process, Murray City Departments review the application. This includes 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 R-1-8 to R-N-B 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 98 West Winchester Street from R-1-8, Low Density Residential to R-N-B, Residential Neighborhood Business.**

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 22-108

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☐ Yes

☐ No

Subject Property Address: 98 W Winchester st

Parcel Identification (Sidwell) Number: 276-006

Parcel Area: .04 Current Use: Not in use.

Existing Zone: R18 Proposed Zone: RNB

Applicant
Name: Brian Labrum

Mailing Address: 106 W Winchest st

City, State, ZIP: Murray, UT 84107

Daytime Phone #: 801-870-8455 Fax #: N/A

Email address: Blabrum@displanner.com

Business or Project Name : Parking lot DP

Property Owner's Name (If different): Brendon Cassity

Property Owner's Mailing Address: 6069 Lucay way

City, State, Zip: Naples, FL 34113

Daytime Phone #: 801-752-0622 Fax #: _____ Email: _____

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

I own 50% of the buildings next to the lot and would like additional parking for them.

Authorized Signature: 

Date: 6-28-22

Property Owners Affidavit

I (we) _____, 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 _____ day of _____, 20_____.

Notary Public _____

Residing in _____ My commission expires: _____

Agent Authorization

I (we), Brendon Cassity, the owner(s) of the real property located at
98 W Winchester st, in Murray City, Utah, do hereby appoint

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

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

Brian Cassity

Owner's Signature _____

Co-Owner's Signature (if any) _____

State of Utah

§

County of Salt Lake

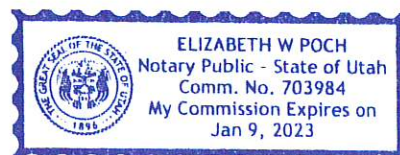
On the 28 day of June, 20 22, personally appeared before me

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

Elizabeth W Poch

Notary Public

Residing in 924 e ft Union Blvd UT My commission expires: Jan 9, 2023





NOTICE OF PUBLIC MEETING

July 21, 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:

Brian Labrum, representing Brendon Cassity, is requesting a Zoning Map amendment on the property addressed 98 West Winchester Street. The request is to change the Zoning Map from R-1-8 (Low Density Residential) to R-N-B (Residential Neighborhood Business). See the map below. The intent is to develop the property for additional parking for the existing office condos to the west. Additional information on the R-N-B Zone (Murray City Municipal Code Section 17.140), can be found at murray.utah.gov.

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. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

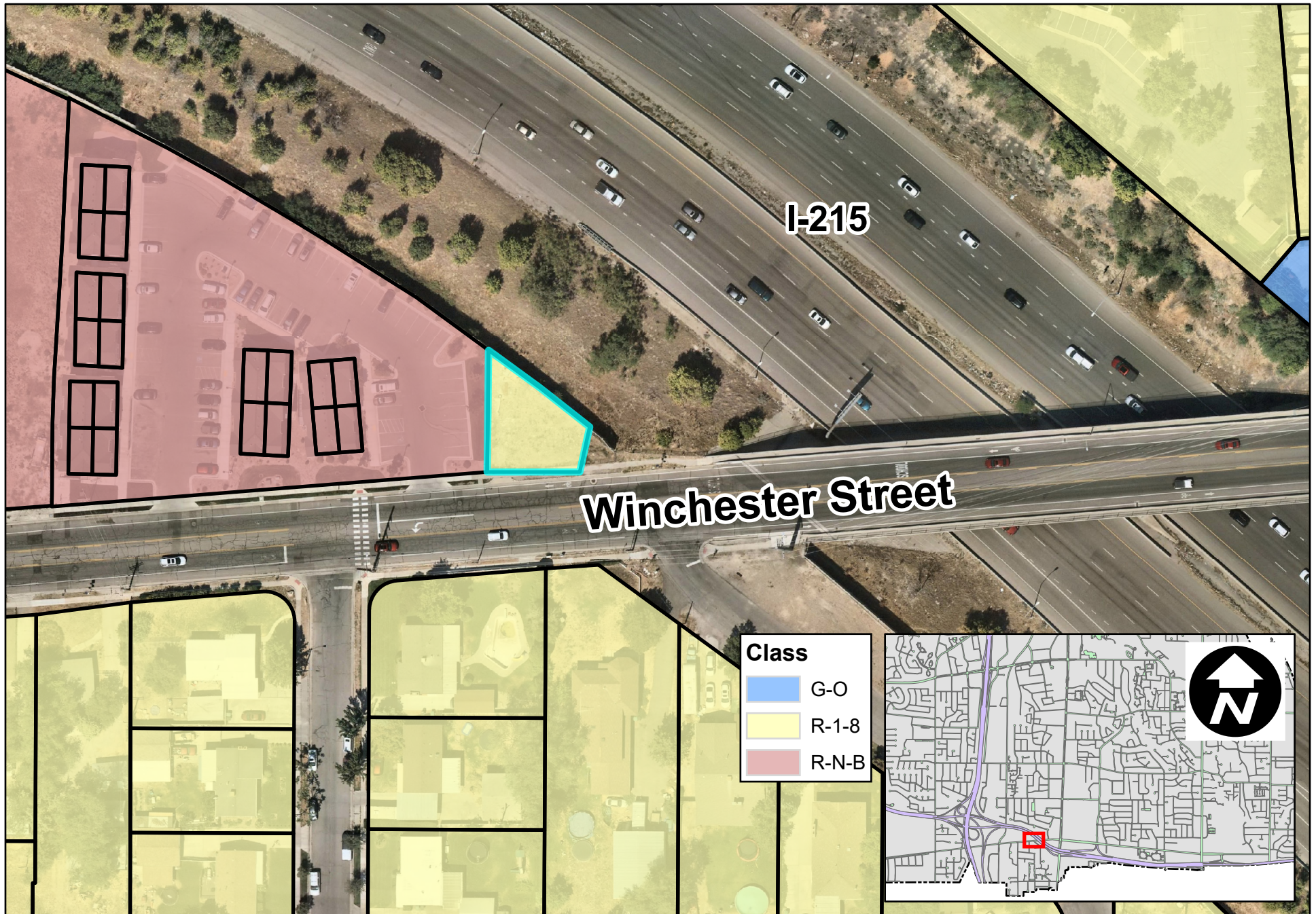
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



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

Public Notice Dated | July 8th, 2022

98 West Winchester Street



The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE GRANTORS LAND WHICH POINT IS 731.3 FEET. SOUTH 85° WEST AND APPROXIMATELY 635 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 NORTHEAST 1/4; THENCE WEST 62.0 FEET.; THENCE NORTH 90 FEET., MORE OR LESS, ALONG THE WEST BOUNDARY LINE OF SAID GRANTORS LAND TO THE SOUTHWESTERLY NO ACCESS LINE OF A HIGHWAY KNOWN AS P.ROJECT NO. 415-9; THENCE SOUTHEASTERLY 85 FEET. MORE OR LESS, ALONG SAID NO ACCESS LINE TO THE EAST BOUNDARY LINE OF SAID GRANTORS LAND; THENCE SOUTH 30 FEET., MORE OR LESS, TO THE POINT OF BEGINNING.

LESS STREET.

Parcel Number: 21-24-276-006



98 W Winchester St,
Murray, UT 84107

Murray City Committee of the Whole

September 20, 2022



Applicant: Brendon Cassity

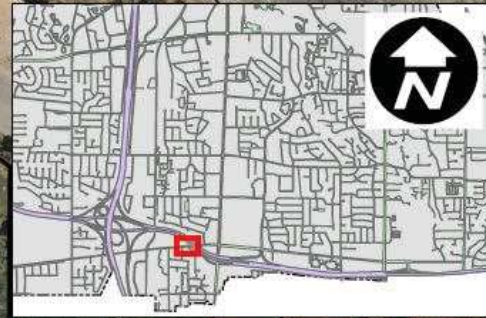
Request: Zone Map Amendment from R-1-8 to R-N-B

Address: 98 West Winchester Street

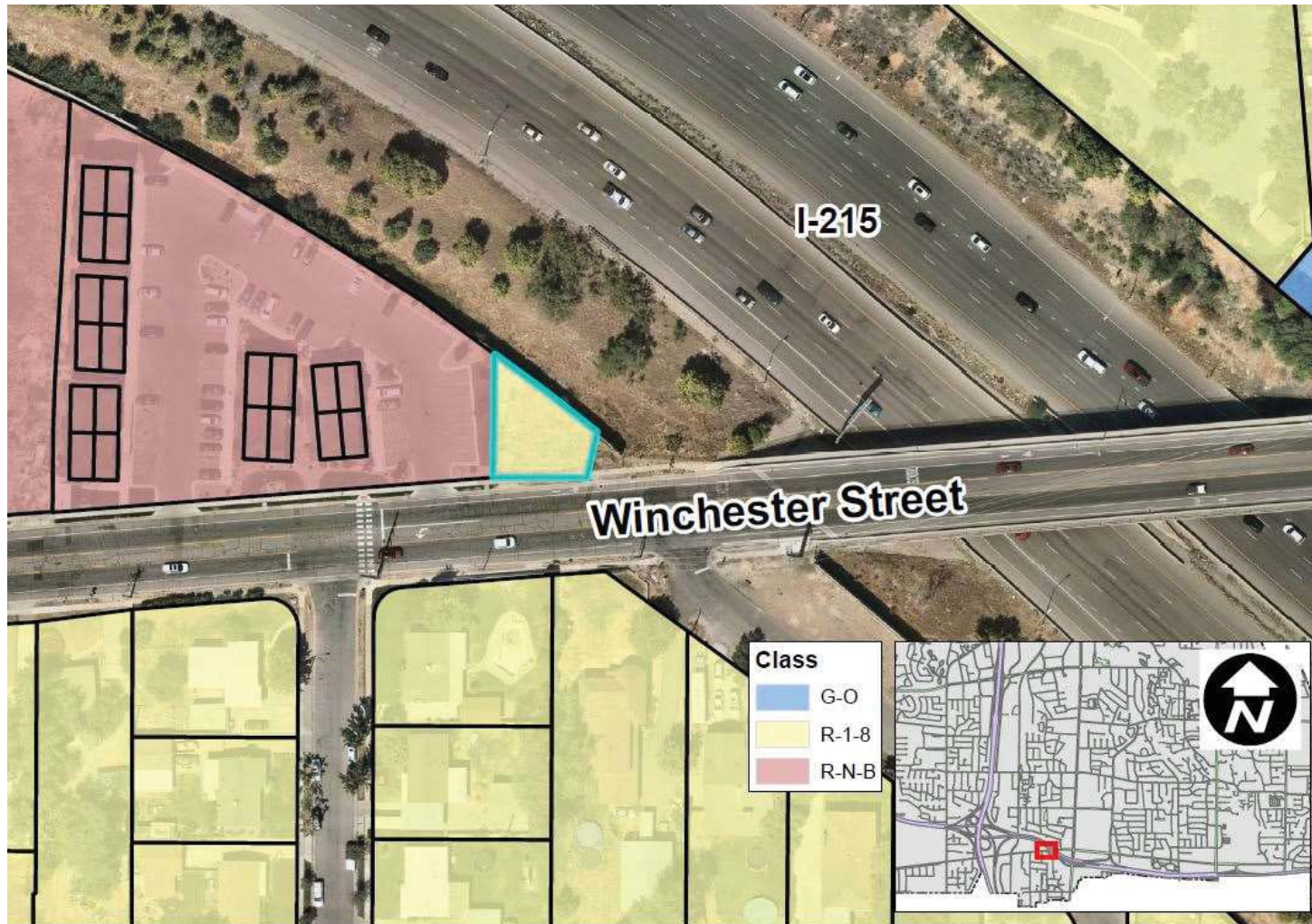


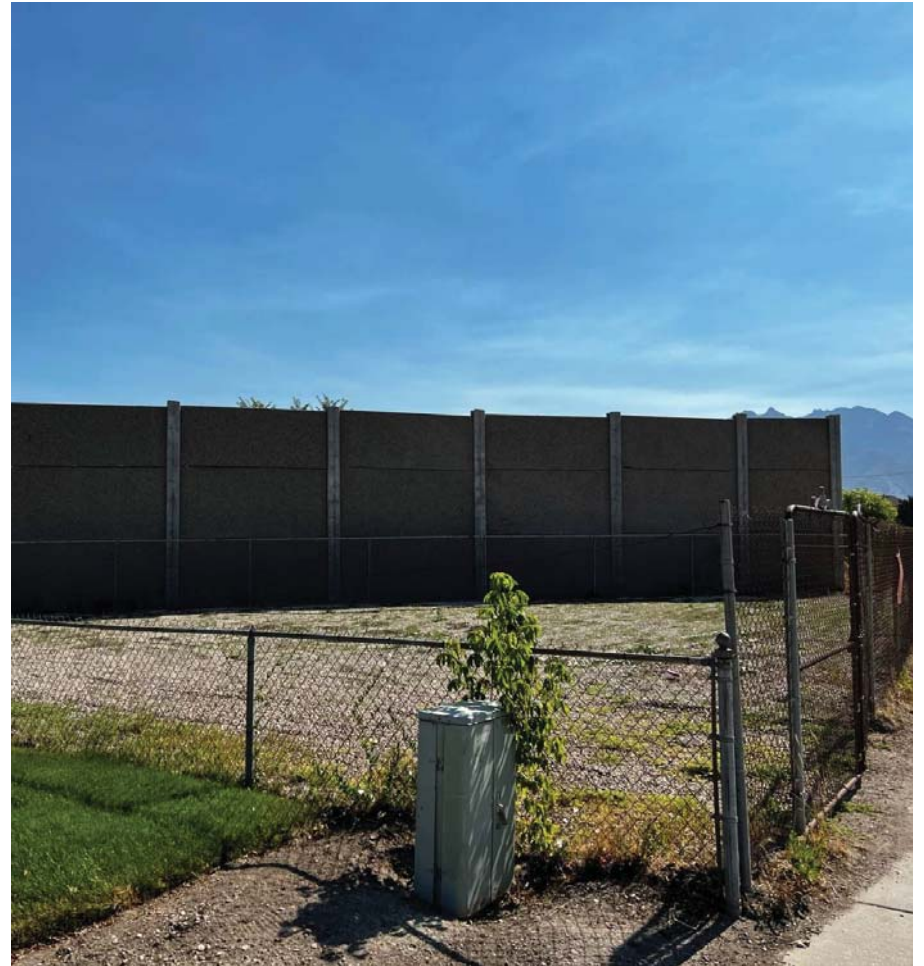
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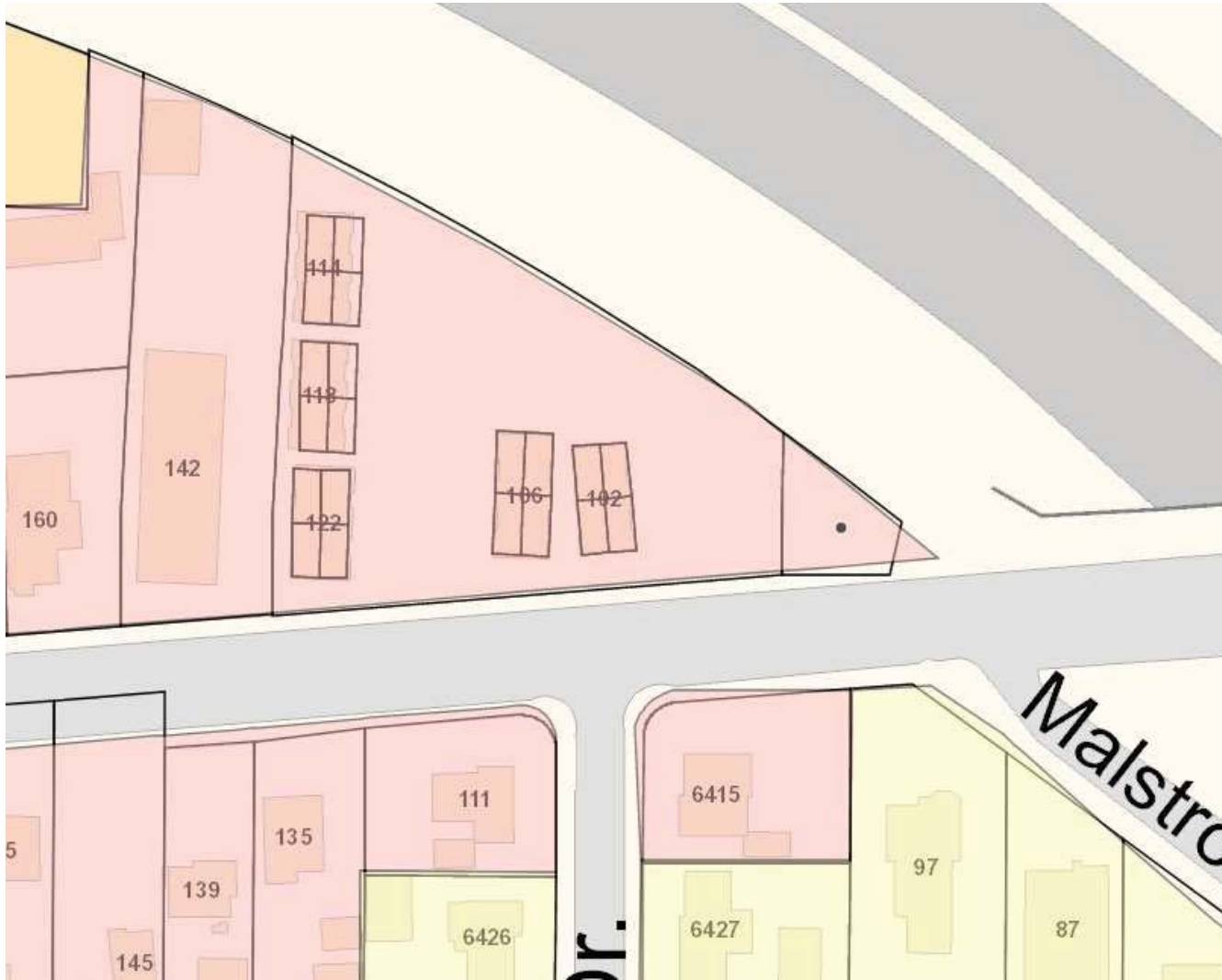
Winchester Street



Zoning







Future Land Use Map

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

Zoning Regulations

	R-1-8 (existing)	R-N-B (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	None; (except for single family detached and duplexes, which must comply with the requirements of the R-M-10 zone. Single-family attached must have 10,000 square foot lots)
Structure Height	35' maximum	20' maximum, Planning Commission may allow a height of up to 30'.
Front Yard Setbacks	25' minimum	20' minimum
Rear Yard Setbacks	25' minimum	20' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	8' minimum
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	1 stall per 200 square feet of net office area

Planning Commission

- A public hearing was held by the Planning Commission on July 21, 2022.
- 39 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 4-0 to forward a recommendation of approval to the City Council.

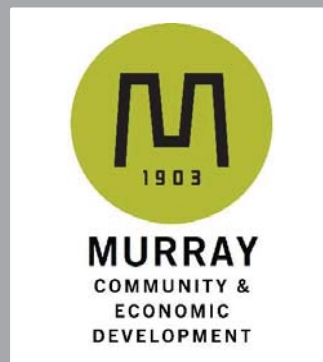
Findings

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 R-1-8 to R-N-B is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission voted 4-0 to forward a recommendation of approval to the City Council on 7/21/2022.

Recommendation

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Zoning Map designation of the property located at 98 West Winchester Street from and R-1-8, Single Family Residential to R-N-B, Residential Neighborhood Business.

THANK YOU





Discussion Item #4



MURRAY

Community and Economic Development

General Plan Future Land Use Map & Zone Map Amendment

Council Action Request

Committee of the Whole

Meeting Date: September 20, 2022

Department Director Jared Hall Phone # 801-270-2427 Presenters Seth Rios Jared Hall	Purpose of Proposal Amend the General Plan & Zoning Map from G-O to R-1-8 for property located at approximately 64 & 72 W Woodrow St. Action Requested Approval of the Future Land Use Map & Zone Map Amendments Attachments Presentation Slides Budget Impact None Anticipated Description of this Item On July 21, 2022 the Planning Commission voted 4-0 to forward a recommendation of APPROVAL to the City Council for the request by Richard Reese with the Murray School District to amend the Future Land Use Map from General Office to Low Density Residential and the Zoning Map from G-O to R-1-8 for the properties located at 64 & 72 West Woodrow Street. Murray City School District has a homebuilding program that helps teach high school students practical building skills. It is the intention of the School District to develop three properties in single-family homes built by the students.
Required Time for Presentation 30 Minutes Is This Time Sensitive No Mayor's Approval Date January 31, 2018	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4th day of October, 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 G-O (General Office) zoning district to the R-1-8 (Residential Low Density) zoning district for the property located at approximately 64 and 72 West Woodrow 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 31st day of August 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: September 23, 2022
PH22-32

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 64 AND 72 WEST WOODROW STREET, MURRAY CITY, UTAH FROM G-O (GENERAL OFFICE) TO R-1-8 (RESIDENTIAL LOW DENSITY) (Applicant: Murray School District)

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

WHEREAS, the owner of the real property located at 64 and 72 West Woodrow Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-8 (Residential Low Density) 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 64 and 72 West Woodrow Street, Murray, Salt Lake County, Utah from the G-O (General Office) zone district to the R-1-8 (Low Density Single Family) zone district:

Parcel 1

The land hereinafter referred to is situated in the City of Murray, County of Salt Lake, State of UT, and is described as follows:

Commencing 43.6 rods West and 28.8 rods North and North 82° East 166.9 feet from the Southeast corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 8° East 8.8 rods, thence South 82° West 67.4 feet; thence North 8° West 8.8 rods; thence North 82° East 67.4 feet to the point of beginning. Less and Excepting a portion of Salt Lake County Parcel Number 21-12-480-020, which lies within the Southeast quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at the Northwestern corner of said parcel, which point is described as 43.6 rods (719.40 feet) West and 28.8 rods (475.20 feet) North and 99.5 feet North 82°00'00" East from the Southeast corner of said Section 12; and running thence North 82°00'00" East 31.98 feet, more or less, along the Northerly line of said parcel to the Easterly line of that parcel described in Book 8626 at Page 7406 in the Office of the Salt Lake County Recorder; thence South 08°45'45" West 2.82 feet along said line to a line which runs 10.00 feet South of and parallel with an existing back of curb; thence South 82°24'00" West 32.02 feet, more or less, along

said line to the Westerly line of said Parcel No. 21.12.480.020; thence North 08°00'00" West 2.60 feet along said line to the point of beginning.

APN: 21-12-480-040-0000

Parcel 2:

The land hereinafter referred to is situated in the City of Murray, County of Salt Lake, State of UT, and is described as follows:

Commencing at a point 29.6 rods West and 30.7 rods North from the Southeast corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, the point of beginning; and running thence South 82° West 67.4 feet; thence South 8° East 8.8 rods; thence North 82° East 67.4 feet; thence North 8° West 8.8 rods to the place of beginning.

APN: 21-12-480-021-0000

The Land described herein also known by the street address of:
72 West Woodrow Street, Murray, UT 84107
64 West Woodrow Street, Murray, UT 84107

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

Kat Martinez, 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

Motion passed 4-0, unanimous in favor.

BRENDON CASSITY – 98 West Winchester Street – Project #22-108

Ms. Nixon presented on this application. The request is for property at 98 West Winchester Street, on the north side of Winchester Street and adjacent to I-215 and an existing office condo complex on the west. This is a small piece of property, just over 1700 square feet. The property is currently zoned R-1.8, the adjacent property to the west is all R-N-B. The general plan calls for all the properties along Winchester Street on the north side to be R-N-B, so this is meeting the general plan and future land use. The intent for this rezone is that the owner of half the condos next door would like to expand this property for additional office parking. Based on the application, staff is recommending forwarding a positive recommendation to the city council for this zone change from R-1.8 to R-N-B.

Mr. Lowry opened the hearing for public comment. No were comments received prior to or during the meeting and he closed public comment on this issue.

Ms. Milkavich moved to forward recommendation of approval to the city council for the requested amendment to the zoning map designation of the property located at 98 West Winchester Street, from R-1.8 to R-N-B. Seconded by Mr. Pehrson.

Roll call vote.

<u>A</u>	Milkavich
<u>A</u>	Pehrson
<u>A</u>	Nay
<u>A</u>	Lowry

Motion passed 4-0, unanimous in favor.

MURRAY SCHOOL DISTRICT GENERAL PLAN AMENDMENT AND ZONE CHANGE – 64 & 72 West Woodrow Street – Projects #22-102 & 22-103

Ms. Nixon presented this request, which is on behalf of the Murray School District. Both properties are on the north side of Woodrow Street, as highlighted on the map in the meeting packet. Adjacent to this property to the west is an existing medical office building. Zoning for this property is currently G-O and R-1.8. She shared current photos of the property from the meeting packet and noted that any kind of new redevelopment would be welcome. In March 2017 the city council adopted the updated general plan, which called for the properties along Woodrow Street to go to General Office; subsequently, the office building on the left was developed shortly thereafter. These two properties that were zoned G-O have sat basically undeveloped and left dilapidated over the last five years. Murray School District has a homebuilding program for high school students that has been going for a couple decades. This proposal does meet the general plan objectives to provide or 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. This will also preserve and protect the quality of life for a range of viable residential neighborhoods, prioritize infill and redevelopment of commercial development over expansion into residential neighborhoods, and stimulate reinvestment in deteriorating

areas of the city to support growth and enhance the image of the community. The property is about 0.43 acres, and the idea is for the school district to ultimately buy all three lots shown. Staff is comfortable with this based on the general plan objectives. They mailed 47 notices to surrounding neighbors, they received no responses. Staff is recommending that the planning commission send a recommendation of approval to the city council to amend the future land use map, re-designating the properties listed above from office to low density residential, and for a zone map amendment for the properties listed above from G-O to R-1.8 as described previously.

Richard Reese is the business administrator for the school district and said their intent has been explained well, it is to build three different single-family homes on these properties. There is a lot of interest from the high school students with this homebuilding program, but because of the last few locations participation has dropped due to transportation issues. These properties are ideal, being adjacent to the high school, and they would anticipate a much higher interest from students with more being able to participate.

Mr. Lowry opened the public comment. There were no emails or other comments received before or during the meeting and public comment was closed.

Mr. Pehrson moved to 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 64 and 72 West Woodrow Street from office to low density residential. Seconded by Mr. Nay.

Roll call vote

A Pehrson
A Nay
A Milkavich
A Lowry

Motion passed 4-0, unanimous in favor.

Mr. Pehrson moved to forward a recommendation of approval to the city council for the requested amendment to the zoning map designation of the properties located at 64 and 72 West Woodrow Street from GO to R-1.8, as described in the staff report. Seconded by Mr. Nay.

Roll call vote

A Pehrson
A Nay
A Milkavich
A Lowry

Motion passed 4-0, unanimous in favor.

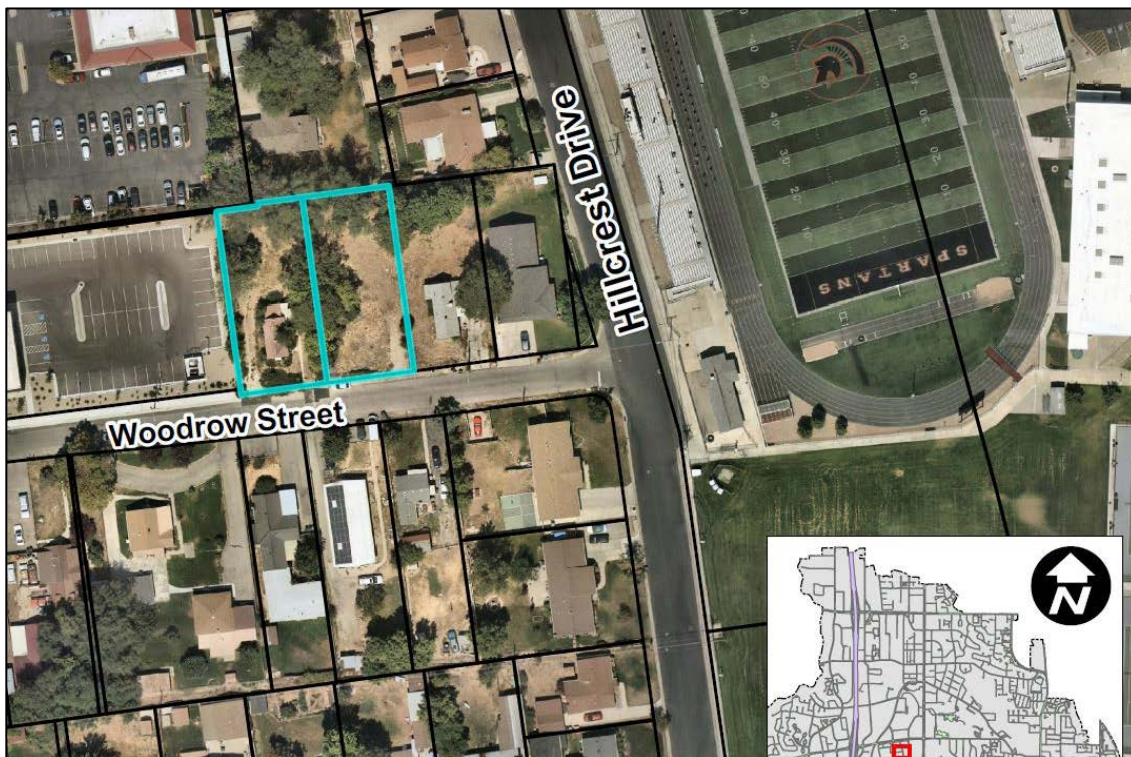
BOYER COMPANY GENERAL PLAN AMENDMENT AND ZONE CHANGE – 861 West Winchester Street and 6520, 6560, & 6580 South 900 East – Projects #22-084 & 22-085

Mr. Hall presented this request for the old RC Willey space and parking. This is currently zoned C-D and the RC Willey building ceased operations early in 2021. The Boyer Company purchased it and intended to do mixed-use projects, which did not work out as the zoning wasn't



AGENDA ITEM #7

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	64 & 72 West Woodrow Street	MEETING DATE:	July 21, 2022
APPLICANT:	Murray School District	STAFF:	Seth Rios, Planner 1
PARCEL ID:	21-12-480-021 21-12-480-040	PROJECT NUMBER:	22-102 & 22-103
CURRENT ZONE:	G-O General Office	PROPOSED ZONES:	R-1-8, Single-Family Residential, Low Density
Land Use Designation	Office	PROPOSED DESIGNATION	Low Density Residential
SIZE:	0.43 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning Map for the subject properties to allow Murray High School's home building program to construct single-family homes.		



I. BACKGROUND & REVIEW

The owner of the subject properties is requesting to amend the General Plan's Future Land Use Map and the Zoning Map to allow Murray High School's home building program to build single-family homes on the two lots. Currently, one parcel is an empty lot and the other is an unoccupied single-family home.



Figure 1: 64 West Woodrow Street is currently vacant.



Figure 2: 72 West Woodrow Street has an unoccupied single- family home.

Surrounding Land Uses & Zoning

The subject property is comprised of two parcels totaling 0.43 acres in the G-O, General Office Zone located on the south side of 5300 South and just west of Murray High School. The two parcels are directly adjacent to two medical office buildings. Directly to the north, east, and south of the parcels are single-family homes in the R-1-8 zone.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential	R-1-8
South	Single-Family Residential	R-1-8
East	Single-Family Residential	R-1-8
West	Medical Office Buildings	G-O



Figure 3: Zoning of the subject property.

Zoning Considerations

The subject properties are in the G-O General Office Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There are a mix of medical office buildings, land used by the school district, and single-family homes adjacent to the subject properties. Staff supports the proposed zone map amendments noting that the property was originally rezoned for G-O in the hopes that it would promote new development and investment in the area. Allowing the school to build

new single-family residences would fulfill this purpose, while matching the uses of the surrounding area.

Allowed Land Uses

The existing G-O Zone largely allows for commercial uses and is flexible on the types of uses. Properties that are built in this zone are of a smaller scale of office buildings. The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-1-8 Zone allows for single-family housing on parcels that have a minimum size of eight thousand (8,000) square feet. This is a low density, single-family zone.

- **Existing G-O, General Office Zone**

Permitted Uses in the G-O Zone include various office uses, massage therapy and beauty services, financial, real estate businesses, banking, and other professional level businesses.

Conditional Uses in the G-O Zone include retirement homes, body art studios, commercial childcare, dry cleaning, restaurants, and other service-oriented businesses.

- **Proposed R-1-8, Residential Single-Family Zone:**

Permitted Uses in the R-1-8 Zone include single family residential development and accessory uses associated with them and requires minimum lot sizes of 8,000 square feet.

Conditional Uses in the R-1-8 Zone include public and quasi-public uses such as schools, libraries, churches, and utilities.

General Plan Considerations

In order to support the Zone Map amendment to R-1-8, the applicant has also made an application for a General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Office to Low 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 Office. The applicant proposes to amend the Future Land Use designations described above to “Low Density Residential”.

- Existing: The existing properties are currently designated as “Office”. The office category is intended to be used for “a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods.” 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 “Low Density Residential.” The Low-Density Residential designation is intended for established and planned neighborhoods” and is the most common of the land use designations, see Figure 5 for a more detailed description.

Staff supports the proposed change of the future land use map designation. The properties were originally redesignated for a proposed office development. This office development has not made progress in recent years and not much interest has been shown in the area until now. Designating the land for future office use instead of rezoning the entire neighborhood in 2017 reflects the City’s intention for the area; to allow redevelopment to happen, whether it’s office buildings or single-family homes. The owner of the property is now expressing interest in the construction of new single-family homes. The area has traditionally been zoned for single-family and redesignating it in the Future Land Use Map will allow the area to be revitalized in a way that is currently not happening on these properties.

OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



Figure 4: p. 5-17, Murray City General Plan 2017

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



Figure 5: p. 5-12, Murray City General Plan 2017

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-1-8 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 several 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 low-density residential development of the subject properties would allow for a redevelopment of the property and would contribute to more cohesive type of residential property. The low-density residential development may encourage re-investment by neighboring property owners.

Objective 11 of the land use and urban design goal reads, “Stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community.” Allowing the school district to rezone this property will allow them to build two brand new

single-family homes, which will improve the overall image of the street and neighborhood. The new homes would replace a deteriorating home and a vacant lot.

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 Power:
 - The developer will need to meet with Murray City Power when the time comes, to discuss planning the new power service(s) and future equipment placement to the building(s), with additional line extension costs to provide electrical service. Developer must meet all Murray City Power Department requirements and current NESC code and provide required easements for equipment and Power lines.

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

Forty-seven (47) 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 300' of the subject property and to affected entities. As of the date of this report, staff has not received any comments.

IV. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from G-O to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change will be minimal and will promote the goals of the General Plan.
4. The proposed Zone Map Amendment from G-O to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

V. 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 64 & 72 West Woodrow Street from Office to Low 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 64 & 72 West Woodrow Street from G-O, General Office to R-1-8, Single-Family Low Density Residential, as described in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # _____

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☐ Yes

☒ No

Subject Property Address: 72 & 64 W WOODROW STREET, SLC, UT 84107

Parcel Identification (Sidwell) Number: 2112480040 & 2112480021

Parcel Area: .21 + .22 = .43 Current Use: RESIDENTIAL

Existing Zone: G-O Proposed Zone: R1-8

Applicant Name: BRANDON WIXOM

Mailing Address: 1042 E FORT UNION BLVD #501

City, State, ZIP: MIDVALE, UT 84047

Daytime Phone #: 801-864-2626 Fax #: _____

Email address: bwixom@gmail.com

Business or Project Name: MURRAY SCHOOL BUILDING PROGRAM

Property Owner's Name (If different): MURRAY SCHOOL DISTRICT

Property Owner's Mailing Address: 5102 COMMERCE DRIVE

City, State, Zip: MURRAY, UT 84107

Daytime Phone #: 801-264-7415 Fax #: _____ Email: _____

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

MURRAY SCHOOL DISTRICT NEEDS LOCATION NEAR SCHOOL
FOR HOME BUILDING PROGRAM AND DESIRES TO BUILD
SINGLE FAMILY HOMES.

Authorized Signature: [Signature] Date: 5/6/22

[Signature]

6/9/22

Property Owners Affidavit

I (we) Richard E. Reese, 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.

(Y)

Richard E. Reese
Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 9th day of June, 2022.

Denise D. McDougal
Notary Public
Residing in SL County



DENISE D. McDOUGAL
NOTARY PUBLIC- STATE OF UTAH
COMMISSION# 722390
COMM. EXP. 02-14-2026

My commission expires: 2-14-2026

Agent Authorization

I (we), MURRAY SCHOOL DISTRICT, the owner(s) of the real property located at 72 & 64 W WOODROW STREET, in Murray City, Utah, do hereby appoint BRANDON WIXOM, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize BRANDON WIXOM to appear on my (our) behalf before any City board or commission considering this application.

(X)

Richard E. Reese
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

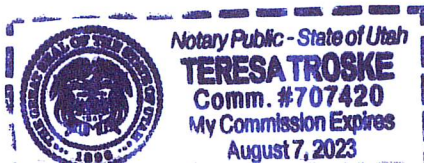
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County of Salt Lake

On the 10th day of May, 2022, personally appeared before me Richard E. Reese, Business Administrator for Murray City School District the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

C. Geller
Notary Public
Residing in SLC, UT

My commission expires: 8/7/23



Parcel 1:

The land hereinafter referred to is situated in the City of Murray, County of Salt Lake, State of UT, and is described as follows:

Commencing 43.6 rods West and 28.8 rods North and North 82° East 166.9 feet from the Southeast corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 8° East 8.8 rods; thence South 82° West 67.4 feet; thence North 8° West 8.8 rods; thence North 82° East 67.4 feet to the point of beginning. Less and Excepting a portion of Salt Lake County Parcel Number 21-12-480-020, which lies within the Southeast quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at the Northwesterly corner of said parcel, which point is described as 43.6 rods (719.40 feet) West and 28.8 rods (475.20 feet) North and 99.5 feet North 82°00'00" East from the Southeast corner of said Section 12; and running thence North 82°00'00" East 31.98 feet, more or less, along the Northerly line of said parcel to the Easterly line of that parcel described in Book 8626 at Page 7406 in the Office of the Salt Lake County Recorder; thence South 08°45'45" West 2.82 feet along said line to a line which runs 10.00 feet South of and parallel with an existing back of curb; thence South 82°24'00" West 32.02 feet, more or less, along said line to the Westerly line of said Parcel No. 21-12-480-020; thence North 08°00'00" West 2.60 feet along said line to the point of beginning.

APN: 21-12-480-040-0000

Parcel 2:

The land hereinafter referred to is situated in the City of Murray, County of Salt Lake, State of UT, and is described

as follows:

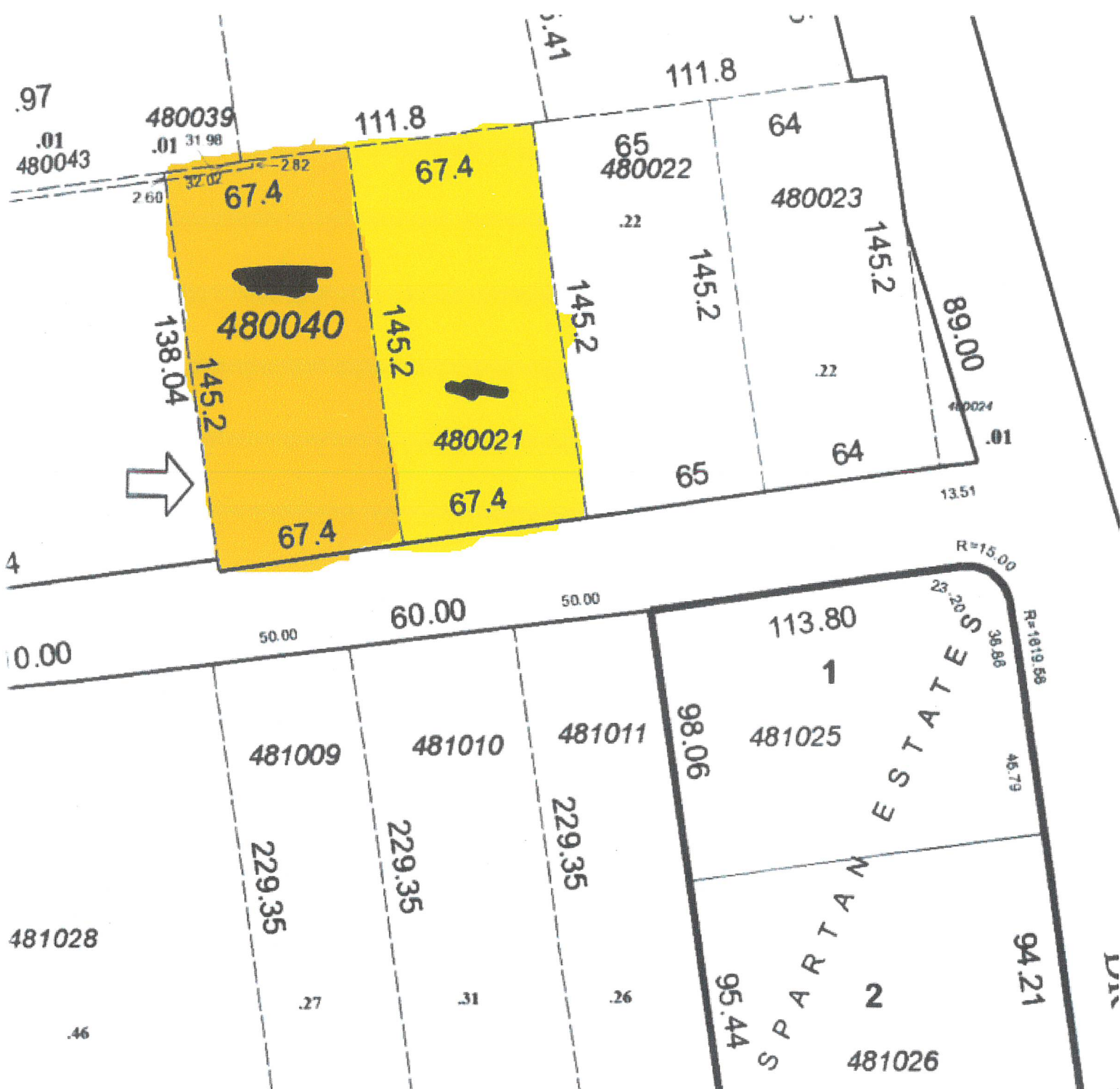
Commencing at a point 29.6 rods West and 30.7 rods North from the Southeast corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, the point of beginning; and running thence South 82° West 67.4 feet; thence South 8° East 8.8 rods; thence North 82° East 67.4 feet; thence North 8° West 8.8 rods to the place of beginning.

APN: 21-12-480-021-0000

The Land described herein also known by the street address of:

72 West Woodrow Street, Murray, UT 84107

64 West Woodrow Street, Murray, UT 84107



PLAT OF THE
SOUTHERN RAILROAD AND THE
SOUTHERN RAILROAD COMPANY



NOTICE OF PUBLIC HEARING

July 21, 2022, 6:30 PM

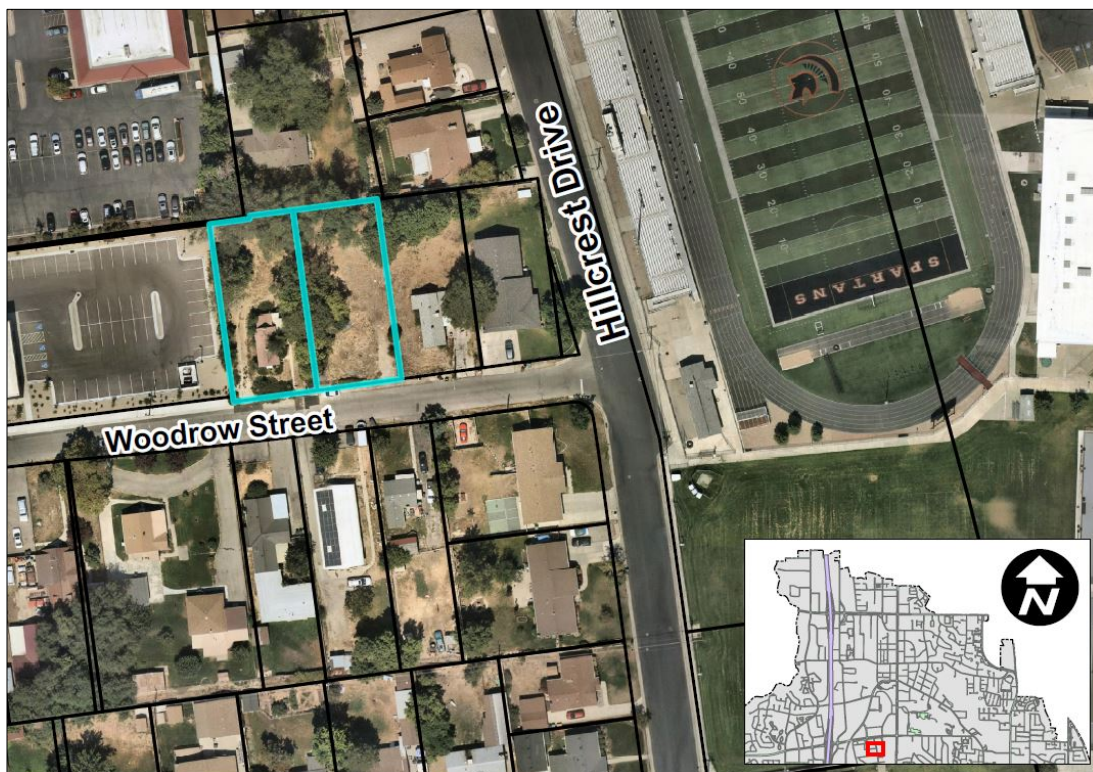
The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application made by representatives of Murray City School District regarding the properties addressed 72 & 64 West Woodrow Street:

Amend the Future Land Use Map designation of the properties from Office to Low Density Residential.

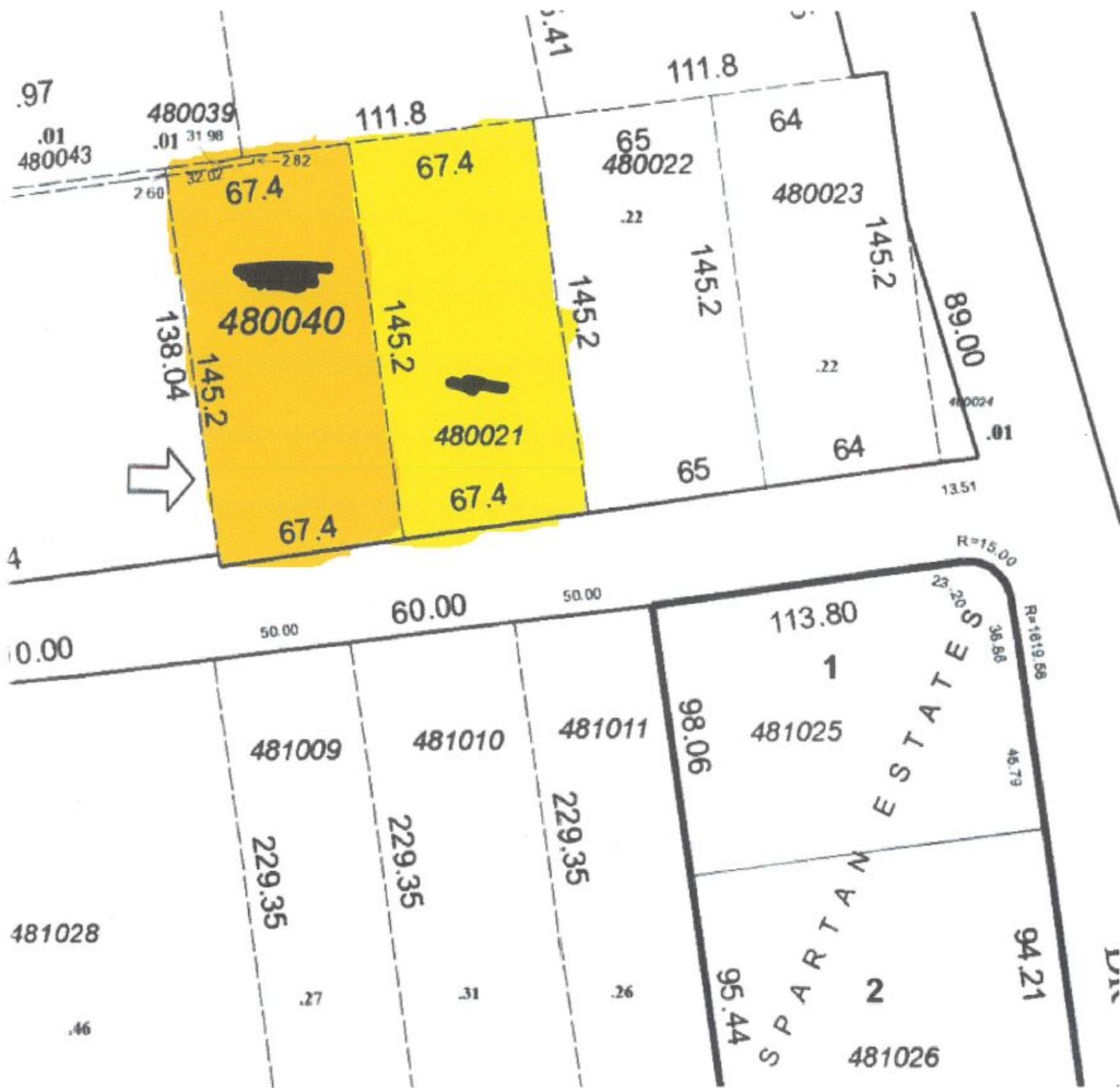
Amend the Zoning Map designation of the properties from G-O, General Office to R-1-8, Residential Single-Family Low Density.

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. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

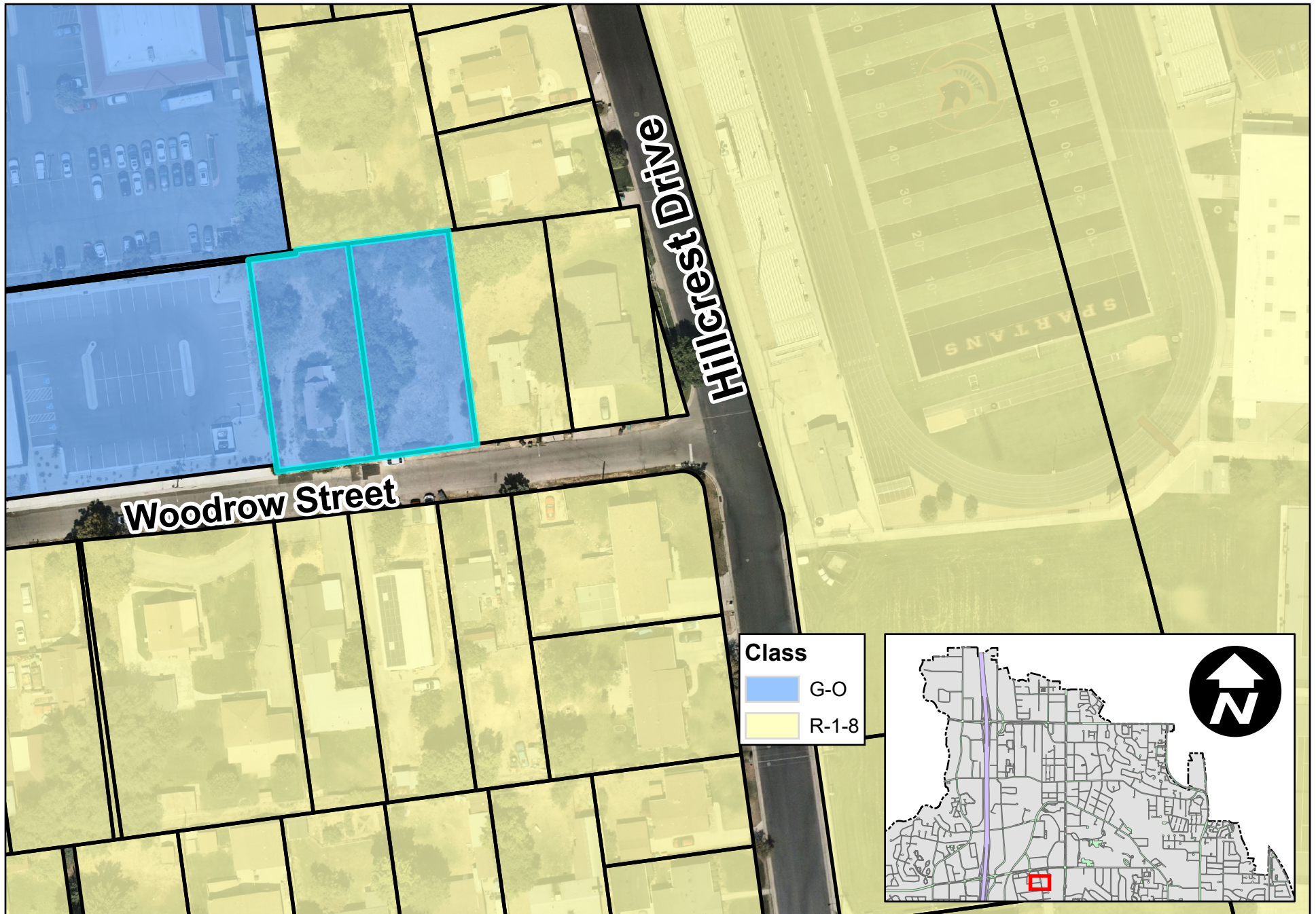
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please contact Seth Rios in the Murray City Planning Division at 801-270-2429, or e-mail srios@murray.utah.gov.



64 & 72 West Woodrow Street



Murray City Committee of the Whole

September 20, 2022



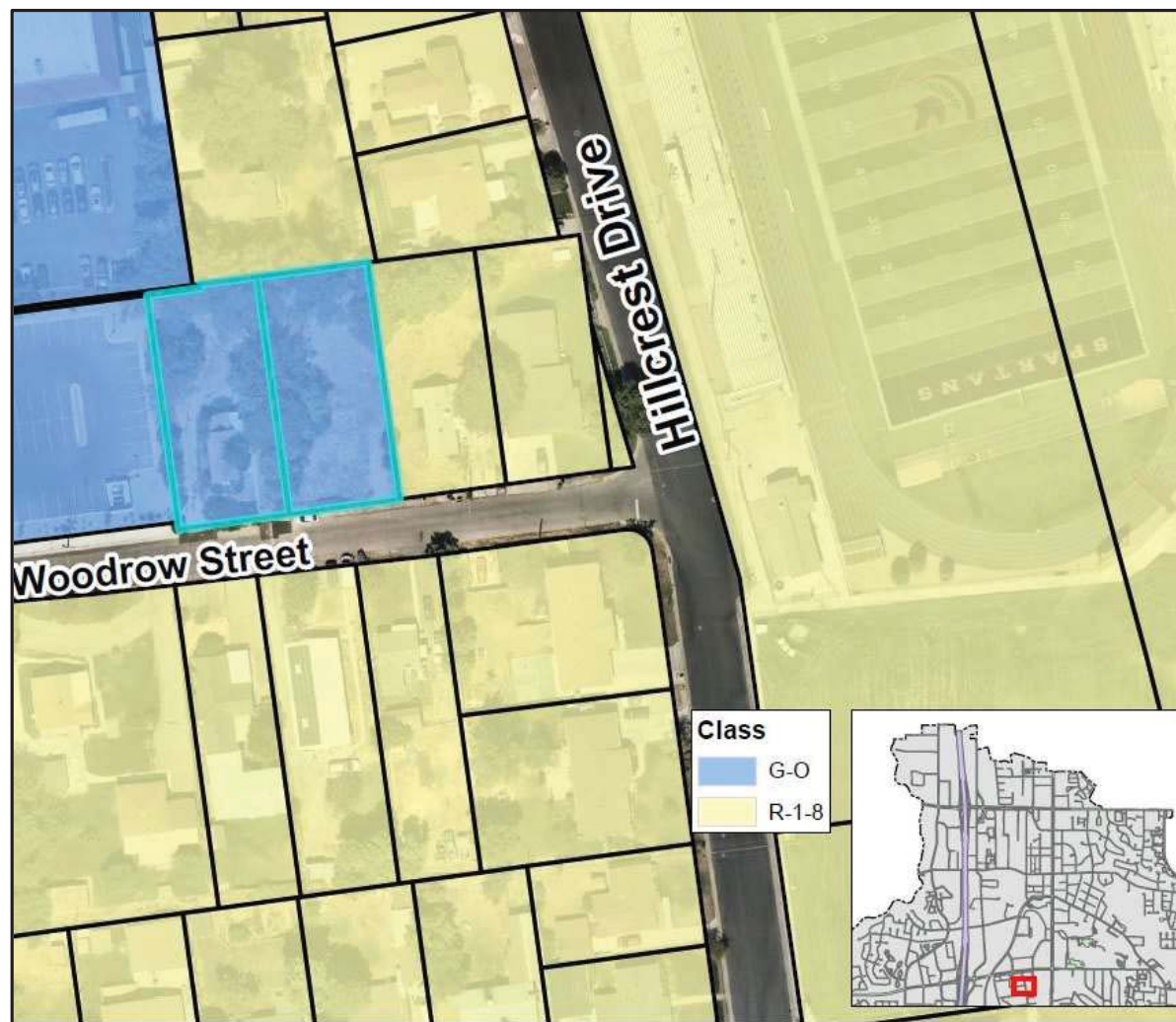
Applicant: Murray City School District

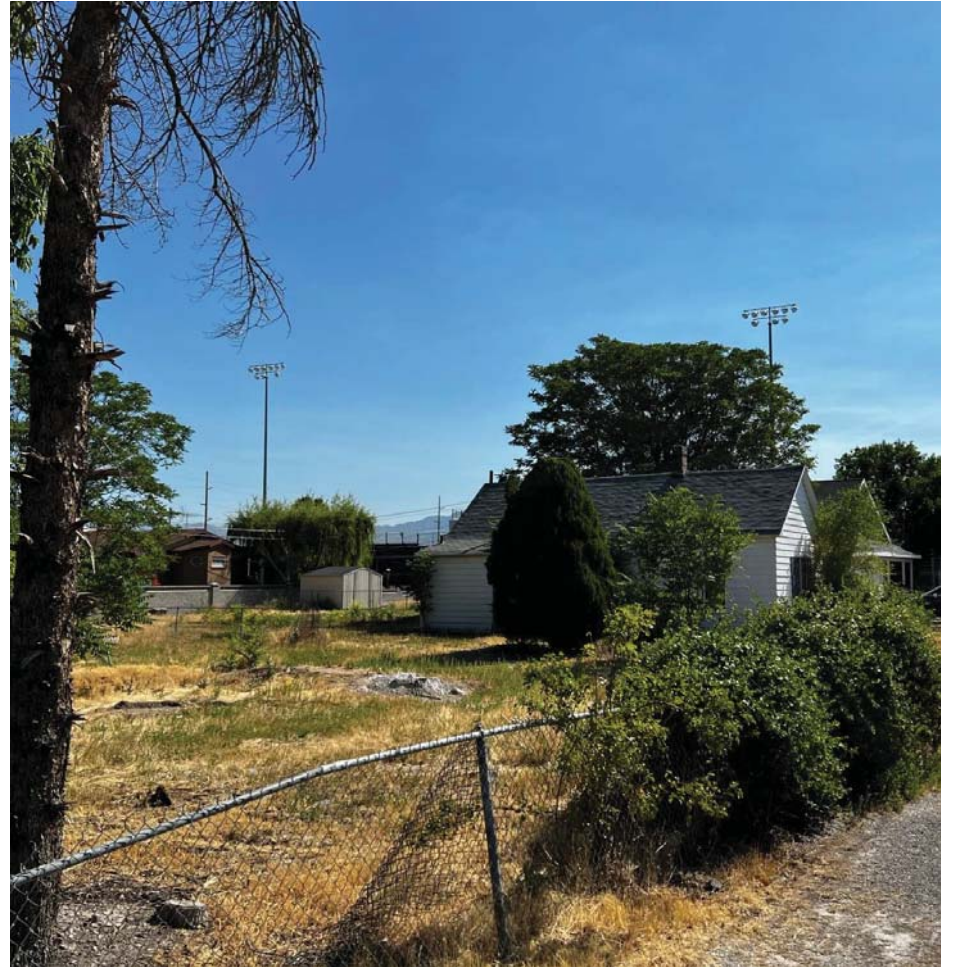
Request: Future Land Use Map Amendment from Office to Low Density Residential and a Zone Map Amendment from G-O, General Office to R-1-8, Low Density Single Family

Address: 64 & 72 West Woodrow Street



Zoning





General Plan Land Use Categories

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



OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business






Home built by Murray High students sells for almost \$1 million

Aug 23, 2021 10:06AM • By Julie Slama



Murray High students built this 4,900-square-foot house near Wheeler Farm over a three-year period, which sold this spring. (Quin Drury/Murray High School)

General Plan Objectives

- 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. 
- Preserve and protect the quality of life for a range of viable residential neighborhoods
 - Prioritize infill and redevelopment for commercial development over expansion into residential neighborhoods 
- Stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community 

Staff Recommendations

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 64 & 72 West Woodrow Street from Office to Low 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 64 & 72 West Woodrow Street from G-O, General Office to R-1-8, Single-Family Low Density Residential, as described in the Staff Report.**

Planning Commission

- A public hearing was held by the Planning Commission on July 21, 2022.
- 47 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 4-0 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. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from G-O to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change will be minimal and will promote the goals of the General Plan.
4. The proposed Zone Map Amendment from G-O to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
5. The Planning Commission voted 4-0 to forward a recommendation of approval to the City Council on 7/21/2022.

Recommendations

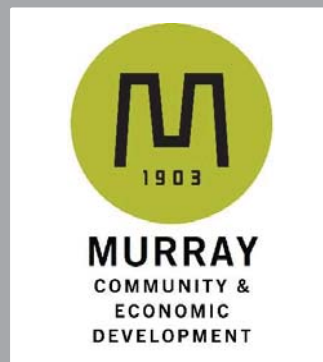
REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Future Land Use Map, redesignating the properties located at 64 and 72 West Woodrow Street from Office to Low Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Zoning Map designation of the properties located at 64 and 72 West Woodrow Street from G-O, General Office to R-1-8, Single Family Residential.

THANK YOU





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, August 23rd, 2022

The Murray City Municipal Council met on Tuesday, August 23rd, 2022, at 6:30 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 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 - Conducting
Rosalba Dominguez	District #3
Diane Turner	District #4 - Excused
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III
Crystal Brown	Officer Administrator

Administrative Staff in Attendance:

Kim Sorensen	Mayor Pro-Tempore (Parks and Recreation Director)
Tammy Kikuchi	Chief Communication Officer
Briant Farnsworth	Deputy City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administration Director
Kip Davies	Police Lieutenant
Rebecka Potter	Police Sergeant
Joey Mittelman	Fire Chief
Cory Plant	Senior Center Director
Blaine Haacke	General Manager of Power
Chris Zawislak	Senior Civil Engineer
Jared Hall	Community and Economic Development Director

Russ Kakala Public Works Director
Camron Kollman IT Technician

Others in Attendance:

Triston Smith	Sayler Smith	Dustin Rodeback	Isaiah Johnson
Amber Gustaveson	Frank Angle	Sheryl Angle	Coy Humphrey
Dorian Frank	Levi Allen	Chandra Garrett	Mick Christopherson
Jenelle Klingler	Vince Klinger	Dave Carr	Loran Pasalich
Pam Sanders	Daniel Olsson	Matt Hawks	Timothy Riggs
Cindy Sorensen	Donnetta Mitchell	Janice Strobell	Robert Smith
Isabella deMie	Joshua Sumsion	Sheri VanBibber	Bob VanBibber
James Riennert	Wendy Riennert	Jay S.	Shawn Delliskave
Austin Woodhall	Shara Baxter	Roveena Jansan	Sandra Johnson
Goud Maragani	Siddarth Gopagani	Remington Sorenson	Jenn Kikel-Lynn
Kace Johnson	Clark Bullen		

Opening Ceremonies

Call to Order – Councilmember Cotter called the meeting to order at 6:30 p.m.
Councilmember Turner, Mayor Hales, and Attorney G.L. Critchfield were excused.

The audience was invited to recite the Pledge of Allegiance led by Janice Strobell.

Approval of Minutes

Council Meeting – July 19, 2022

MOTION:

Councilmember Martinez moved to approve the minutes. The motion was SECONDED by Councilmember Hrechkosy.

All in Favor Vote

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez,
Councilmember Cotter*

Nays: None

Abstentions: None

Absent: Councilmember Turner

Motion passed 4-0

Special Recognition

1) Murray City Council Employee of the Month, Flip Nielson, Parks Lead

Due to a conflict, the special recognition for Flip Nielson was postponed.

Citizen Comments

The meeting was open for public comment.

Timothy Riggs

The owner of Dead City Haunted House expressed concerns about code violations issued by Murray City Fire. He would like some help and support to make sure they can operate during their busy season.

Sheryl Angle

An employee of Dead City Haunted House. She expresses support for the business to be able to operate.

Donnetta Mitchell

Feels unsafe in her neighborhood and would like additional police resources in the Shamrock area.

Robert Smith

Supports Dead City Haunted House being able to open and operate.

Goud Maragani

Goud introduce himself and shared that he is running to be the next Salt Lake County Clerk and invited the audience to support him in his campaign.

Triston Smith

An employee of Dead City Haunted House. He supports the business being able to open and operate.

Skylar Smith

A Make-up Director and Lead Actor for Dead City Haunted House. She supports the business being able to open and operate.

Remington Sorenson

Supports Dead City Haunted House being able to open and operate.

Daniel Olsson

Daniel introduced himself as a representative of Lannie Chapman. Lannie Chapman is the current Deputy County Clerk at the Salt Lake County Elections Office and invited the audience to support her during the campaign.

Joshua Sumsion

Supports Dead City Haunted House being able to open and operate.

Isabelle DeMie

Supports Dead City Haunted House being able to open and operate.

Siddarth Gopagani

Supports his cousin Goud's campaign for Salt Lake County Clerk.

Austin Woodhall

An Operation Lead for Dead City Haunted House. He supports the business being able to open and operate.

Levi Allen

Supports Dead City Haunted House being able to open and operate.

Jenn Kikel-Lynn

Owns a business next to Dead City and supports the business being able to open and operate. She also mentioned concerns about the Shamrock area and the homeless and public safety issues in that area.

Sheri Van Bibber

Runs the Murray City Haunted Woods during October and the owner of Dead City is a huge support. She also supports Dead City Haunted House being able to open and operate.

Amber Gustaveson

Supports Dead City Haunted House being able to open and operate.

Kace Johnson

An EMT for Dead City Haunted House. He supports the business being able to open and operate.

Dustin Rodeback

Security Staff and trained First Responder for Dead City Haunted House. He supports the business being able to open and operate.

Clark Bullen

Supports Dead City Haunted House being able to open and operate and hopes the city can find a solution.

No additional comments were given, and the open public comment period was closed.

Councilmembers thanked the audience for their comments and clarified that several of the issues brought up tonight would be addressed at the Administrative level.

Consent Agenda

- 1) Consider confirmation of the Mayor's appointment of Sharon Baxter to the Senior Recreation Center Advisory Board for a term from August 2022 to January 2025.**
- 2) Consider confirmation of the Mayor's appointment of Wendy Richart to the History Advisory Board for a term from September 2022 to September 2025.**

Presenting: Mayor Pro Tem Sorensen

Mayor Pro Tem Sorensen introduced the candidates being recommended to the Senior Recreation Center Advisory Board and History Advisory Board. He mentioned Sharon Baxter (Senior Rec) will fill the place of Max Derrick, and Wendy Richart (History Advisory) will be taking the place being vacated by Janice Blanchard.

Sharon Baxter and Wendy Richart were invited to the podium. They both thanked the Mayor and council for the opportunity to serve.

Mayor Pro Tem and Council appreciate the volunteers for their service and time.

MOTION:

Councilmember Hrechkosy moved to approve the Mayor's appointments. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter

Nays: None

Abstentions: None

Absent: Councilmember Turner

Motion passed 4-0

Public Hearings

1. Consider a resolution approving the Mid-Valley Active Transportation Plan.

Presenting: Chris Zawislak, Senior Civil Engineer

Proposed Resolution: R22-37

Chris Zawislak shared an overview of the resolution to approve the Mid-Valley Active Transportation Plan.

The MidValley Active Transportation Plan was a cooperative, led by Wasatch Front Regional Council (WFRC), between the cities of Murray, Midvale, Taylorsville, Millcreek, Holliday, and Cottonwood Heights. Avenue Consultants acted as a contract facilitator for public outreach, meetings, and the municipalities.

The vision of the plan was to create a backbone network of active transportation facilities between each of the partner cities. In total, 244 projects were identified network, fourteen (14) of those 244 projects are located in Murray as part of the City's proposed backbone network. These projects coincide with our recently approved 2021 Transportation Master Plan but expand further by creating a commitment to connecting with our neighbors.

The main purpose of the MidValley plan is to help communicate between neighboring cities and create better funding opportunities for active transportation improvements.

The goal is to create a safe place for cyclists and pedestrians.

Discussion

Councilmember Dominguez asked about the survey that was conducted in 2021.

Chris Zawislak responded that a public survey was done in 2021 and the comments received were incorporated in creating the recommended backbone network Mid-Valley Active Transportation Plan.

Councilmember Dominguez asked what the proposed plan was for the 4800 South area.

Chris Zawislak responded that the proposed plan is to create a buffered bike lane with double stripes along 4800 South and would connect with the city of Holiday and Taylorsville (Redwood Road area).

Councilmembers thanked Chris Zawislak for his presentation and hard work.

Citizen Comments

The meeting was open for public comment.

No comments were given, and the open public comment period was closed.

Councilmember Martinez reminded the audience that a copy of the [Active Transportation Plan](#) can be found on August 23, 2022, Final Council Packet (Page 67-167) and online (www.midvalleyatp.com).

MOTION:

Councilmember Martinez moves to approve the recommendations to approve the Mid-Valley Active Transportation Plan. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter

Nays: None

Abstentions: None

Absent: Councilmember Turner

Motion passed 4-0

Business Item

1. **Consider a resolution authorizing the Red Mesa Tapaha Solar Project to amend and restated the transaction schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems; and related matters.**

Presenting: Blaine Haacke, General Manager of Power

Proposed Resolution: R22-28

Previous Resolution: R19-37

Referenced Council Meeting Discussion: August 27, 2019, and August 23, 2022

Blaine Haacke shared an overview and brief history of the request to authorize the Red Mesa Tapaha Solar Project. This agreement will allow Murray City Power to enter into an updated agreement with the Navajo Tribal Utility Authority (NTUA) for energy to be received from the Red Mesa Tapaha Solar project. This agreement will bring solar energy into the city on a 25-year agreement at a set price for the life of the project.

In January 2019, Murray City submitted a solicitation of interest to Utah Associated Municipal Power System (UAMPS) in the NTUA solar project. At that time, the City indicated a 5,000 kW interest (7.5758%) in the 66 mW project. The original pricing mechanism for that project commenced with a base of \$23.15/MWh in Year One with a 2% sliding escalator annually for 25 years. The average cost of power over the 25-year agreement would be around \$29-30/MWh.

Due to Covid- 19, labor, transportation, supply chain, and photovoltaic issues, both overseas and domestically, and increased costs along the entire construction line, the project was brought to a halt.

Recently, NTUA approached UAMPS about the possibility of re-open and re-negotiate the NTUA 2019 agreement. UAMPS Board of Directors approved the adoption of a new NTUA Tapaha Red Mesa agreement. The request needs to go before City Council by all of the participating cities, like Murray, to ratify, modify and /or amend the transaction schedule and power supply agreement including the introduction of the new price of \$37/MWh set price for the 25-year contract life.

Power Department staff recommend that the Council adopt the Resolution that allows the city to enter into a new, revised power supply agreement.

Discussion

Councilmember Dominguez asked for clarification of the amendments being proposed tonight from the original agreement:

Blaine Haacke explained that when you look at the previous contract and extended the price over 25 years, it would average around \$30 kW including the 2% sliding escalator clause. The updated contract will now be set at \$37 kW but will be consistent for all 25 years of the contract life.

The location of this solar project is in the South East Corner of Utah in the Navajo Nation near Bluff.

Councilmember Dominguez thinks that this is a great addition to our Power Portfolio.

Councilmember Hrechkosy clarified that the cost of the new contract lines up in the middle of our Power Portfolio.

MOTION:

Councilmember Hrechkosy moves to approve the resolution authorizing the execution of the amended power agreement. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter

Nays: None

Abstentions: None

Absent: Councilmember Turner

Motion passed 4-0

Councilmembers thanked the Power Department for all their hard work.

Mayor's Report and Questions

Mayor Pro Tem Kim Sorensen reminded the audience of the following events:

- The Aquatic Center Outdoor Pool is open two (2) more weekends.
- Murray Amphitheater will be hosting "Toast – the Ultimate Brad Experience!" in concert on Friday, August 26, 2022, at 8:00 p.m. Tickets are available at the Murray Parks & Recreation Office (296 E Murray Park Ave.) or the Murray Senior Recreation Center (10 E 6150 S) or online through Regtixs (www.murraycity.smashpass.com/)
- Murray Amphitheater will be hosting "One Voice Children Choir" in concert on Saturday, August 27, 2022, at 8 p.m. Tickets are available at the Murray Parks & Recreation Office (296 E Murray Park Ave.) or the Murray Senior Recreation Center (10 E 6150 S) or online through Regtixs (www.murraycity.smashpass.com/)

- Every Tuesday evening in the summer (5:00 to 8:00 p.m.) Murray City hosts Food Trucks in the Park.
- Every Friday and Saturday in the summer from July to October Murray City host a Farmers Market on the south side of Murray Park near the Park Center Facility building.

Councilmember Hrechkosy formally requested a full account of when the systems went down for the city.

Mayor Pro Tem Sorensen let the council and audience know that Mayor Hales is collecting information and will distribute that info as soon as it is ready.

Councilmembers thanked city staff for their hard work.

Adjournment

Councilmember Hrechkosy motioned to adjourn the meeting.

The meeting was adjourned at 7:45 p.m.

Brooke Smith, City Recorder

[SEAL]



MURRAY
CITY COUNCIL

Special Recognition



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY

Fire Department

September Employee of the Month

Council Action Request

Council Meeting

Meeting Date: September 20, 2022

Department Director Joseph Mittelman	Purpose of Proposal September Employee of the Month (Gary Bean)
Phone # 801-264-2780	Action Requested Consider the nomination and approval of Gary Bean as Murray City Employee of the Month.
Presenters Joseph Mittelman	Attachments Employee of the Month Form
	Budget Impact None
Required Time for Presentation	Description of this Item Gary Bean was hired in 2016 as a Paramedic/Firefighter. Over the past 6 years he has quickly advanced into a lead paramedic role as a shift trainer and quality assurance representative. During this role Gary Bean has been able to connect to fellow paramedics that are constantly improving and also teach those newly hired paramedics assigned to his shift. Gary also assists with Murray City Fire Departments Cadet Program that has served as an incredible hiring pool of candidates over the past 25 years.
Is This Time Sensitive No	
Mayor's Approval	
Date September 7, 2022	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Fire Department

9/6/2022

NAME of person to be recognized:

Submitted by:

Gary Bean

Travis Bodtcher

DIVISION AND JOB TITLE:

Paramedic/Firefighter

YEARS OF SERVICE:

6

REASON FOR RECOGNITION:

A separate document will be provided and read in the Council meeting.

COUNCIL USE:

MONTH/YEAR HONORED



Special Recognition #2



MURRAY

Murray City Council

National Hispanic Heritage Month

Council Action Request

Council Meeting

Meeting Date: September 20, 2022

Department Director Jennifer Kennedy Council Director Phone # 801-264-2622 Presenters Rosalba Dominguez	Purpose of Proposal Joint Resolution recognizing National Hispanic Heritage Month Action Requested Approval of attached resolution Attachments Joint Resolution Budget Impact None Description of this Item Approve a Joint Resolution of the Mayor and Council recognizing National Hispanic Heritage Month in Murray City.
Required Time for Presentation	
Is This Time Sensitive No	
Mayor's Approval	
Date September 6, 2022	

A JOINT RESOLUTION OF THE MAYOR AND MURRAY CITY MUNICIPAL COUNCIL RECOGNIZING NATIONAL HISPANIC HERITAGE MONTH IN MURRAY CITY

WHEREAS, Hispanic Heritage Month began as a commemorative week, when Congress passed Public Law 90-48 on September 17, 1968, officially authorizing and requesting the president to issue annual proclamations declaring September 15 and 16 to mark the beginning of National Hispanic Heritage Week; President Lyndon B. Johnson issued the first Hispanic Heritage Week presidential proclamation the same day¹; and

WHEREAS, on August 17, 1988, President Ronald Reagan signed into law a bill to expand the commemorative week into a Hispanic Heritage Month; and on September 14, 1989 President George H. W. Bush declared the period of September 15 to October 15 as National Heritage Month; and

WHEREAS, September 15 was chosen as the kickoff date because it coincided with the independence day celebrations of five Central American neighbors, Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua; Additionally, National Hispanic Heritage Month coincides with the dates in September in which Mexico, Chile and Belize declared their independence (September 16, 1810, September 18, 1810, and September 21, 1981, respectively); and

WHEREAS, Murray City is proud to recognize **National Hispanic Heritage Month** from September 15 to October 15, 2022, in honor of the historic and cultural contributions of the Hispanic community in our City, state and the United States; and

WHEREAS, Hispanic Americans have been integral to the prosperity of the United States. Their contributions to the nation are immeasurable, and they embody the best of American values. The Hispanic America community has left an indelible mark on U.S. culture and economy; and

WHEREAS, just as Hispanic Americans have impact the United States, it is also true of the impact of Hispanic Americans on Murray City; and

WHEREAS, many members of the Hispanic community trace their roots to the cultures of various groups including the indigenous peoples of the Americas, Spanish and other European explorers, or to enslaved Africans who were brought to the Americas against their own will; and

¹ <https://www.history.com/topics/hispanic-history/hispanic-heritage-month>

WHEREAS, Murray City recognizes the significant contributions by the Hispanic community in all parts of our society including, but not limited to, economics, politics, sciences, healthcare, and education; and

WHEREAS, the Hispanic community represents [10.9%](#)² of the population of Murray City and is an important and vital part to the fabric of our community; and

WHEREAS, in 2022, there were close to [500,000](#)³ or more Hispanic residents in the State of Utah; and

WHEREAS, the Hispanic community have served in all branches of the Armed Forces and fought bravely to defend liberty and democracy in every war in the history of the United States; and

WHEREAS, Murray City recognizes and honors the resilience of those in the Hispanic community who overcame discrimination and prejudice so they themselves, and their families, could attain the American dream; and

WHEREAS, in 2020, Hispanics from all corners of the state of Utah have participated in and enjoyed commerce activities within Murray City, including at Fashion Place Mall; and

WHEREAS, in 2020, the annual purchasing power of Hispanic Americans was an estimated \$1,900,000,000,000, accounting for 11.1% of U.S. buying power, which is an amount greater than the economy of all except 17 countries in the world⁴; and

WHEREAS, Mexico is one of the main trading partners of the state of Utah benefiting families in both locations with the creation of job opportunities and exchange of knowledge and technology; and

WHEREAS, there is not a comprehensive history of the considerable contributions of the Hispanic community in Murray City; some stories we may never know, and some are yet to be discovered; and

WHEREAS, there are extensive and significant achievements and contributions of the Hispanic community in Murray City; and

WHEREAS, Hispanic Heritage Month is an opportunity to recognize Hispanic residents, business owners, organizations and educators of Murray City; and

WHEREAS, the Mayor and City Council wish to recognize and honor the enduring spirit of Murray City's Hispanic community and its history, and acknowledge that it is

² <https://www.census.gov/quickfacts/fact/table/murraycityutah/RHI725221>

³ <https://www.census.gov/quickfacts/fact/table/UT/PST045221>

⁴ <https://news.uga.edu/selig-multicultural-economy-report-2021/#:~:text=Hispanic%20buying%20power%20also%20has,from%20only%205%25%20in%201990.>

impossible to recognize everyone or each achievement or contribution that deserves to be recognized; and

WHEREAS, in light of this limitation, the Mayor and City Council want to recognize the following individuals and organizations as representative of the achievements, service and contributions of the Hispanic community in Murray City:

- Emilio Vasquez, who at age 10 around 1941, carried water and brought lunches to the men working at the smelter plants in Murray City, and is now buried in the Murray cemetery with wife Carola Lopez;
- Trinidad Enriquez Vasquez, a single mother of nine children, who moved to the United States from Mexico in 1940 and eventually settled her family in the heart of Murray at 450 West 5900 South, where Fire Station 83 sits today;
- The Lupe and María Muñoz family who in 2007 sold their farming land to the Murray City School District, where its district offices sit today;
- Efren and Linda Dominguez, owners of Dominguez Home Rentals, who have been in business in Murray since 1977 providing clean, affordable homes;
- The owners of La Morelia Restaurant, Wiley and son David & Laura Gonzalez, who have been serving Murray since 1989.
- Ray and CJ Quintana and their two sons Landon and Corbyn Quintana, owners of East Coast Subs who have been in business since 1991 and are big supporters of sports teams and clubs of Murray;
- The non-profit organizations Alliance Community Services, founded in 2002 and Comunidades Unidas, founded in 1999, which serve our Hispanic Community;
- The non-profit Frank Cordova Foundation and its Board, which raises funds to purchase Thanksgiving turkeys that are delivered to Title 1 schools in Murray;
- Former Murray City Fire Chief Gil Rodriguez, the first Hispanic fire chief for Murray City, who served first as a volunteer firefighter, then as Chief for 13 years from 2005-2018, serving Murray for 36 years;
- Mexican-American Utah State Representative Mark Archuleta Wheatley, first elected in 2004, who represents Utah house District 45 which includes Murray City; Josie Valdez, the first Latina to run for Lieutenant Governor of Utah in 2008;

- Veronica Alvarado Bustillos, who mentors Murray's Hispanic youth and who, during the 2020 COVID-19 pandemic shutdowns, delivered groceries and essentials to families in the Fireclay district;
- The Chair of the Board of Murray Baptist Church (MBC), Michael Romero, who revived MBC in 2019, which supports and sponsors the Murray Kids Pantry and the Spartan Closet;
- The organization Latino's in Action, which serves Murray City Hispanic youth by offering an asset-based approach to bridging the graduation and opportunity gap for Latino students, and by working from within the educational system to create positive change in Murray City;
- The local Advisor of Latino's in Action Club, Chemaris Gutierrez, who is doing an amazing job and inspiring students and families;
- Hispanic Vice-Principal Samuel Salinas, Jr. of Hillcrest Junior High;
- All Hispanic educators, coaches, administrators, staff in Murray City School District and Granite School District schools which serve Murray City students;
- All Hispanic employees and volunteers of Murray City Corporation, which serves Murray City residents, visitors and businesses; and
- The first Hispanic councilmember of the Murray City Municipal Council, Rosalba Dominguez, who was elected in 2019;
- And all of the many Hispanic residents of Murray City, both past and present, who have made and continue to make Murray City a great place to live.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Murray City Municipal Council that the City hereby recognizes the celebration of National Hispanic Heritage Month from September 15th – October 15th, 2022, and encourages the Murray City community to join us in celebrating the great contributions of Hispanic and Hispanic Americans to our city, state, and nation.

PASSED, APPROVED AND ADOPTED this 20th day of September 2022

MAYOR

MURRAY CITY MUNICIPAL COUNCIL

Brett A. Hales

Rosalba Dominguez, District 3

Diane Turner, District 4

Kat Martinez, District 1

Garry Hrechkosy, District 5

Pam Cotter, District 2



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



FY 2022-2023 Budget Amendment

Council Meeting

Meeting Date: September 20, 2022

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2022-2023 budget
Phone # 801-264-2513	Action Requested Discussion
Presenters Brenda Moore	Attachments Memo outlining changes to the budget Ordinance
	Budget Impact Budget Amendment
Required Time for Presentation 15 Minutes	Description of this Item <p>This is the annual roll forward of projects and specific items from the FY2022 budget to FY2023, along with new grant receipts, insurance adjustments due to open enrollment changes, and FY2023 new items. The number of items is lengthy so I put them in the attached memo.</p> <p>Some of the projects and amounts in the attached memo may change between this submission and the September 20 public hearing.</p>
Is This Time Sensitive Yes	
Mayor's Approval	
Date September 6, 2022	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20th day of September 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 amending the City's fiscal year 2022–2023 budget. A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 115, Murray City Center, Murray, Utah, (801) 264-2660 during normal business hours beginning September 9, 2022.

DATED this 7th day of September 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: September 9, 2022
PH22-34

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



TO: Murray City Municipal Council

From: Brenda Moore, Finance & Administration Director

Date: September 6, 2022

Re: Fiscal Year 2023 Budget Opening – Committee of the Whole September 6

A budget opening public hearing has been scheduled for September 20. The opening will request funds and budget adjustments for the following purposes:

- Projects in-progress at FY 2022 Year-end (CIP annual roll-forward)
- Receive and allocate several grant awards
- Reconcile changes in wages and benefits due to health insurance open enrollment changes.
- New project or needs for FY2023

The city is still receiving and paying invoices for work performed in fiscal 2022. The amounts below may change until the public hearing.

Grants Received/rolled forward (All General Fund unless indicated otherwise)

1. Appropriate \$1,250 from reserves for donations received but unspent by the Park Center.
2. Appropriate \$1,562 from reserves for beard donation money not spent by the victim advocates.
3. Appropriate \$5,849 from reserves for Museum part-time wages and taxes not spent in FY2022 from a Utah Humanities grant.
4. Receive and appropriate \$8,455 State Asset Forfeiture grant received to use for police equipment.
5. Receive and appropriate \$4,096 Emergency Medical Service State grant received to use for fire equipment.
6. Appropriate \$202,864 restricted Alcohol funds from reserves for police equipment.
7. In the Library Fund, receive and appropriate \$1,500 Utah State Department of Cultural and Community Engagement ARPA physical collection support grant for Spanish and other language materials.

Revenue-Expense Neutral

8. In General Fund reallocate insurance expenditures among departments due to open enrollment.

From Reserves

9. Appropriate insurance changes due to open enrollment from reserves: Power Fund \$12,004.

Rollover Projects from FY22 to FY23 – All from reserves

General Fund Class C

10. 340 E 6240 S to Winchester rebuild \$301,244
11. Various sealer projects \$64,702
12. Fashion Boulevard 5600 S to 6100 S \$900,000

Enterprise Funds

- 13. Water Fund – Total \$1,637,882
 - a. Mac truck chase and Truck bed \$187,952
 - b. F250 service truck \$60,000
 - c. Monroc Fence \$150,000
 - d. various pipe replacement projects \$1,162,090
 - e. repairs on well buildings \$42,840
 - f. Public services site plan \$15,000
 - g. Palo Alto Security for SCADA system \$20,000
- 14. Wastewater Fund – Total \$575,000
 - a. Infrastructure line project \$560,000
 - b. Public services site plan \$15,000
- 15. Murray Parkway Golf Course – Equipment on order \$93,382
- 16. Solid Waste – 1 Ton pickup truck \$60,000
- 17. Storm Water -Total \$463,283
 - a. Clover meadows storm drain \$418,283
 - b. Service truck on order \$45,000
- 18. Central Garage – Four post lift \$32,341
- 19. Power Fund – total \$1,081,986
 - a. Central Station rebuild design \$300,000
 - b. Digger Derrick \$326,259
 - c. Altec Aerial \$214,325
 - d. 2 Ford F550's w service bodies \$167,997
 - e. Ford F250 \$36,390
 - f. Ford Edge \$37,015

Capital Improvement Projects Fund – total moved forward \$11,721,492

- 20. Clean energy vehicle/equipment \$55,051
- 21. Court equipment replacement plan \$19,110
- 22. Non departmental city hall equipment replacement plan \$30,000
- 23. Police equipment replacement plan \$145,430
- 24. Fire Ford F250 Battalion chief truck on order \$85,000
- 25. Fire Ford F550 Wildland fire truck on order \$185,000
- 26. Fire equipment replacement plan \$971,298
- 27. Parks – total \$3,829,979
 - a. Parks maintenance parking lot repairs facilities resurfacing \$167,605
 - b. Parks equipment replacement program \$181,485
 - c. Parks Ford F250 on order \$32,000
 - d. Park Center equipment replacement plan \$64,819
 - e. Stadium seating Murray amphitheater \$200,000
 - f. Recreation equipment replacement plan \$28,625
 - g. Senior Recreation Center equipment replacement plan \$1,404
 - h. Cemetery equipment replacement plan \$131,730
 - i. Murray Theater Pathways fund raising fees \$35,000
 - j. Murray Theater renovation project \$1,562,382

- k. Facilities – savings plan for various projects as needed \$657,012
 - l. Facilities – Buildings roll forward including Murray Mansion \$767,917
- 28. Community Development
 - a. Scanning project - \$50,000
 - b. Ford Explorer on order \$35,730
- 29. Information Technology
 - a. Equipment replacement plan \$48,589
 - b. GIS equipment replacement plan \$32,117
- 30. Streets - Safety Signage including radar signs \$50,032
- 31. Streets – Equipment - (total \$499,352)
 - a. Bobtail truck #35 \$259,352
 - b. 2 F450 Service Trucks \$210,000
 - c. Pickup Truck \$30,000
- 32. Streets projects – Transportation tax (total \$1,595,842)
 - a. Main & Moonridge \$270,000
 - b. Anderson Ave \$281,000
 - c. 6100 S State to 300 W \$214,386
 - d. Hanauer St. \$187,524
 - e. Bonny view (State restricted Funds) \$500,000
 - f. College & 5300 S Intersection \$142,932
- 33. Streets projects – bond proceeds various overlays \$4,088,962

From Reserves – FY2023 new items

- 34. In the Capital Improvements Projects Fund appropriate from reserves
 - a. \$695,000 purchase of property with estimated closing costs
 - b. \$150,000 demolition of a building, creation of parking lot
 - c. \$40,000 Recorder mobile shelving unit – new city hall
 - d. \$65,000 police and employee gym equipment – new city hall
- 35. In the Risk Fund receive \$266,791 insurance proceeds and appropriate \$435,000 to claims expense for settled case. \$168,209 will come from reserves.

There will also be a Municipal Building Authority meeting to roll City Hall construction budget forward of \$4,838,506. If there is budget remaining when the building is complete, the MBA Fund may reimburse the CIP Fund for the shelving and gym equipment.

Please contact me if you would like further explanation of any of these items.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2022-2023 BUDGET

On August 9, 2022, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2022-2023. It has been proposed that the Fiscal Year 2022-2023 budget be amended as follows:

1. Appropriate the following items from General Fund reserves:
 - a. \$1,265,946 for prior year Class C Road maintenance and infrastructure projects in process;
 - b. \$202,864 for state alcohol funds for police equipment;
 - c. \$1,250 for Park Center sponsorship and donation money for recreation programs contributed and unspent in the previous year;
 - d. \$1,562 for beard donations for victim advocates emergency fund contributed and unspent in the previous year, and;
 - e. \$5,849 part-time wages from Utah Humanities grant unspent in fiscal 2022.
2. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$8,455 from the Utah State Asset Forfeiture Grant for Police equipment;
 - b. \$4,096 from the Utah Department of Health EMS grant for equipment, and;
 - c. Transfer health insurance expenditures between General fund departments as necessary due to open enrollment changes.
3. In the Library Fund receive and appropriate \$1,500 for the State Department of Cultural and Community Engagement ARPA physical collection support grant for Spanish and other language materials.
4. Appropriate \$11,721,492 from the Capital Improvement Projects (CIP) Fund reserves for projects in progress from the previous year's budget including:
 - a. \$85,000 for professional services;
 - b. \$2,330,299 for building construction and improvement;

- c. \$824,617 for maintenance of City buildings and equipment;
 - d. \$2,796,772 for vehicle and equipment replacement, and;
 - e. \$5,684,804 for streets infrastructure.
- 5. Appropriate \$950,000 From the Capital Improvements Project Fund reserves for new projects including:
 - a. \$845,000 for the purchase of a building, and creation of a parking lot, and;
 - b. \$105,000 for owner supplied equipment in the new city hall.
- 6. Appropriate \$1,637,882 from the Water Fund reserves for the following:
 - a. Increase the budget by \$247,952 for two trucks on order;
 - b. Increase the budget by \$20,000 for Palo Alto Security on the SCADA system;
 - c. Increase the budget by \$15,000 for professional services for a public services site plan, and;
 - d. Increase the budget by \$1,354,930 for well and pipeline replacement projects in progress from the previous year's budget.
- 7. Appropriate \$575,000 from the Wastewater Fund reserves for the following:
 - a. Increase the budget \$560,000 for sewer lining and maintenance projects, and;
 - b. Increase the budget \$15,000 for a public services site plan.
- 8. Appropriate \$1,093,990 from the Power Fund reserves for the following:
 - a. Increase the budget by \$12,004 for employee health insurance changes;
 - b. Increase the budget by \$300,000 for infrastructure improvements, and;
 - c. Increase the budget by \$781,986 for trucks and equipment replacement.
- 9. Appropriate \$93,382 from the Murray Parkway Fund reserves for equipment.
- 10. Appropriate \$60,000 from the Solid Waste Fund reserves for a 1-ton service truck.

11. Appropriate \$463,283 from the Stormwater Fund reserves for the following:
 - a. Increase the budget by \$418,283 for infrastructure, and;
 - b. Increase the budget by \$45,000 for a service truck.
12. Appropriate \$32,341 from Central Garage Fund reserves for equipment.
13. Receive and appropriate the following in the Risk Fund:
 - a. Receive insurance proceeds of \$266,791 and appropriate to claims expense, and;
 - b. Appropriate \$168,209 to claims expense from reserves.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on September 20, 2022, to consider proposed amendments to the Fiscal Year 2022-2023 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2022-2023 budget.

Section 1. Enactment. The City's Fiscal Year 2022-2023 budget shall be amended as follows:

1. Appropriate the following items from General Fund reserves:
 - a. \$1,265,946 for prior year Class C Road maintenance and infrastructure projects in process;
 - b. \$202,864 for state alcohol funds for police equipment;
 - c. \$1,250 for Park Center sponsorship and donation money for recreation programs contributed and unspent in the previous year;
 - d. \$1,562 for beard donations for victim advocates emergency fund contributed and unspent in the previous year, and;
 - e. \$5,849 part-time wages from Utah Humanities grant unspent in fiscal 2022.
2. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$8,455 from the Utah State Asset Forfeiture Grant for Police equipment;

- b. \$4,096 from the Utah Department of Health EMS grant for equipment, and;
 - c. Transfer health insurance expenditures between General fund departments as necessary due to open enrollment changes.
- 3. In the Library Fund receive and appropriate \$1,500 for the State Department of Cultural and Community Engagement ARPA physical collection support grant for Spanish and other language materials.
- 4. Appropriate \$11,721,492 from the Capital Improvement Projects (CIP) Fund reserves for projects in progress from the previous year's budget including:
 - a. \$85,000 for professional services;
 - b. \$2,330,299 for building construction and improvement;
 - c. \$824,617 for maintenance of City buildings and equipment;
 - d. \$2,796,772 for vehicle and equipment replacement, and;
 - e. \$5,684,804 for streets infrastructure.
- 5. Appropriate \$950,000 From the Capital Improvements Project Fund reserves for new projects including:
 - a. \$845,000 for the purchase of a building, and creation of a parking lot, and;
 - b. \$105,000 for owner supplied equipment in the new city hall.
- 6. Appropriate \$1,637,882 from the Water Fund reserves for the following:
 - a. Increase the budget by \$247,952 for two trucks on order;
 - b. Increase the budget by \$20,000 for Palo Alto Security on the SCADA system;
 - c. Increase the budget by \$15,000 for professional services for a public services site plan, and;
 - d. Increase the budget by \$1,354,930 for well and pipeline replacement projects in progress from the previous year's budget.
- 7. Appropriate \$575,000 from the Wastewater Fund reserves for the following:

- a. Increase the budget \$560,000 for sewer lining and maintenance projects, and;
 - b. Increase the budget \$15,000 for a public services site plan.
- 8. Appropriate \$1,093,990 from the Power Fund reserves for the following:
 - a. Increase the budget by \$12,004 for employee health insurance changes;
 - b. Increase the budget by \$300,000 for infrastructure improvements, and;
 - c. Increase the budget by \$781,986 for trucks and equipment replacement.
- 9. Appropriate \$93,382 from the Murray Parkway Fund reserves for equipment.
- 10.
- 11. Appropriate \$60,000 from the Solid Waste Fund reserves for a 1-ton service truck.
- 12. Appropriate \$463,283 from the Stormwater Fund reserves for the following:
 - a. Increase the budget by \$418,283 for infrastructure, and;
 - b. Increase the budget by \$45,000 for a service truck.
- 13. Appropriate \$32,341 from Central Garage Fund reserves for equipment.
- 14. Receive and appropriate the following in the Risk Fund:
 - a. Receive insurance proceeds of \$266,791 and appropriate to claims expense, and;
 - b. Appropriate \$168,209 to claims expense from reserves.

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

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

MURRAY CITY MUNICIPAL COUNCIL

Kat Martinez, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2022.

ATTEST:

Brett Hales, Mayor

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.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Public Hearing #2



Community and Economic Development

General Plan Amendment, Ch.9 MIH

Council Action Request

Council Meeting

Meeting Date: September 20, 2022

Department Director Jared Hall Phone # 801-270-2427 Presenters Zachary Smallwood Jared Hall Required Time for Presentation 30 Minutes Is This Time Sensitive No Mayor's Approval Date August 23, 2022	Purpose of Proposal Review selected menu items and implementation strategies for Moderate Income Housing Element of the General Plan. Action Requested General Plan Amendment Adoption Attachments Proposed changes to the General Plan, Presentation Budget Impact None Anticipated Description of this Item The Utah State Legislature passed House Bill 462 (HB 462) in 2022, requiring that municipalities take additional steps to ensure that each municipality is planning and reducing barriers to moderate income housing. Moderate income is defined as those with household incomes less than 80% of the area median income (AMI). HB 462 requires that municipalities include certain strategies in the Moderate Income Housing (MIH) elements of their general plans and provides a list of twenty-four "menu" items to select them from. HB 462 also requires that cities develop actionable implementation plans for each of those strategies and provide the state a yearly report on steps the city has made to make affordable housing more attainable.
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Continued from Page 1:

Through multiple discussions with both the Planning Commission and City Council the Planning Division has identified the required five (5) items from the list in HB 462 that are most supported and can be most reasonably studied and/or implemented.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20th day of September 2022, at the hour of 6:30 p.m. of said day in the Council Chambers, Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing to receive comment on and pertaining to a proposed amendment to Chapter 9 of the Murray City General Plan, pertaining to Moderate Income Housing.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the Murray City General Land Use Plan.

DATED this 26th day of August 2022.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATES OF PUBLICATION: September 9, 2022
PH22-29

UCA 10-9a-204

10 days prior to the public hearing:

- Post on the Utah Public Notice Website
- Mail to Affected Entities List
- Post on the City Website

ORDINANCE NO. _____

AN ORDINANCE RELATED TO LAND USE; AMENDS GENERAL PLAN
CHAPTER NINE RELATED TO MODERATE INCOME HOUSING
STRATEGIES

Background

The Utah Legislature in the 2022 Legislative Session passed House Bill number 462 (HB 462), which required municipalities to update moderate income housing strategies in their general plans in accordance to various requirements set by the Legislature.

Murray City staff has participated in a number of presentations and has held work sessions with the Murray City Municipal Council regarding changes the Council desires to implement in light of the requirements imposed by HB 462. This matter went before the Murray City Planning Commission on August 4, 2022, and after hearing the matter and citizen comments, the Planning Commission forwarded to the Council a favorable recommendation.

The Council held a public hearing on September 20, 2022 to consider amendments to Chapter 9 of the Murray City General Plan, concerning moderate income housing strategies. After hearing public comments and considering the matter, the Council wants to amend chapter 9 of the Murray City general plan.

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

Section 1. Purpose. The purpose of this ordinance is to adopt amendments to the General Plan related to Chapter 9, Moderate Income Housing.

Section 2. Amendment. The attached amendment to the General Plan, specifically Chapter 9, Moderate Income Housing, is hereby adopted.

Section 3. Effective date. This Ordinance shall take effect upon 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 September, 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 was published according to law on the ____ day of _____, 2022.

Brooke Smith, City Recorder

Attachment “A”

Murray City General Plan
Chapter 9, Moderate Income Housing

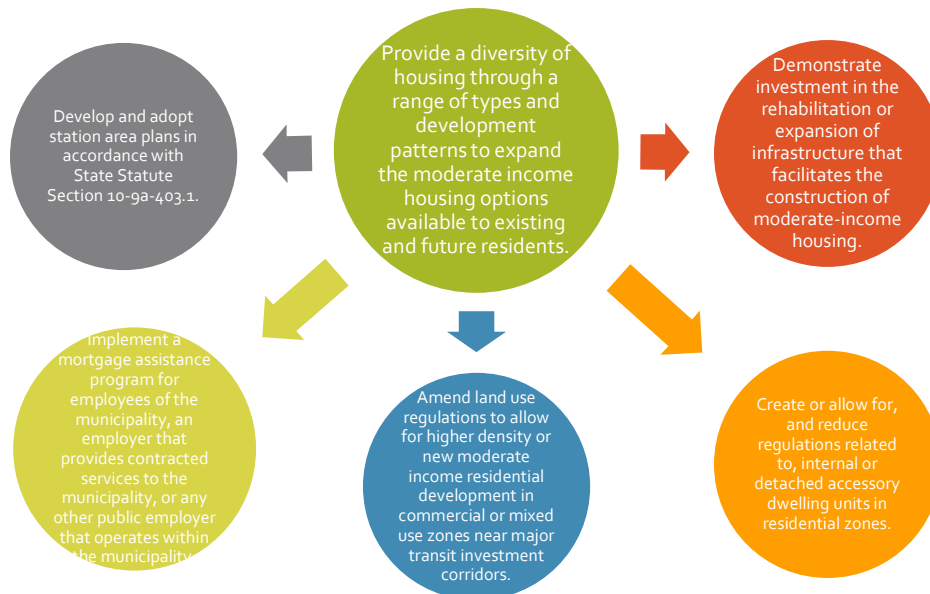
CHAPTER 9 - MODERATE INCOME HOUSING

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate income to live within the City. This chapter meets the requirements of a Moderate Income Housing Plan for Murray.

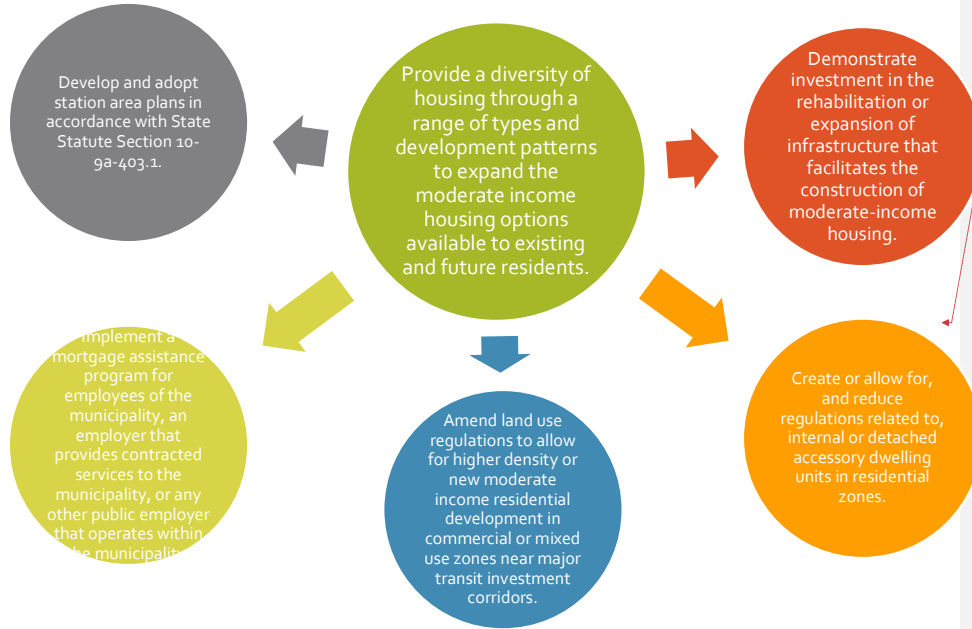
Moderate-income housing is defined by [the U.S. Department of Housing and Urban Development \(HUD\)](#) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in Salt Lake County as determined by [the U.S. Department of Housing and Urban Development \(HUD\)](#) and average household size to determine moderate income thresholds for an average household.



MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES STRATEGIES



MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES



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9.1 WHAT WE KNOW

LOW-INCOME HOUSING

The Utah Affordable Housing Database, managed by the Utah Department of Housing & Community Development, lists four apartment complexes as low-income apartments, which contain a total of 352 units. These are comprised of 70 one-bedroom units; 223 two-bedroom units; and 59 three-bedroom units. See Table 9.1. Additional low-income units are available in complexes that, as a whole, are not classified low income, such as Lions Gate and Brick Gate in the Fireclay District.

Table 9.1: Current Low Income Apartment Complexes in Murray

Property Name	Address	Bedrooms	Total Units	Approximate Monthly Rent
Birkhill on Main	16 E. Gilbride Ave	1	70	\$447
Birkhill on Main	16 E. Gilbride Ave	2	15	\$629
Birkhill on Main	16 E. Gilbride Ave	3	11	\$815
Frontgate Apartments	4623 South Urban Way (230 West)	2	80	\$784
Frontgate Apartments	4623 S Urban Way	3	48	\$950
Hillside Apartments	5484 S. 235 E.	2	48	\$699
Parkgate Apartments	5491 Jackie s Way (141 East)	2	80	\$784
Total			352	

Source: Utah Affordable Housing Database (Utah Department of Housing & Community Development)

9 – MODERATE INCOME HOUSING



As part of the creation of redevelopment areas, Murray has set aside housing funds to be used to assist with the development of affordable housing within the City. The City's five redevelopment areas, along with the estimated amount of housing set-aside funds is shown in Table 9.2

Table 9.2: Housing Set Asides by Redevelopment Area

Description	CBD	Cherry	East Vine	Smelter	Fireclay
Base Year	1982	2005	2007		
Total Years	20	15	20	32	20
Expiration Year	2034	2023	2028	2023	2032
Housing Set Aside	20%	0%	0%	20%	20%
Estimated Total Housing Funds	\$4,663,824	\$0	\$0	\$2,636,337	\$4,493,131

AREA MEDIAN INCOMES

In order to determine the availability of affordable housing, or the opportunity for low- to moderate-income households to live in the City, this section defines what is affordable for the targeted income groups at 80 percent, 50 percent, and 30 percent of the Area Median Income. The FY2014 HUD AMI¹ is \$68,700. Given this AMI, the targeted income group cut-offs are shown in the Table 9.3 below.

Table 9.3: Income Thresholds for Targeted Income Groups

	30% of AMI	50% of AMI	80% of AMI
Household Income (based on HUD AMI for families)	\$20,610	\$34,350	\$54,960

9.2 HOW IT WILL HELP US PLAN FOR THE FUTURE

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance. Table 9.4 below shows affordable monthly allowances for each of the targeted income group levels. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household at the 80 percent AMI threshold has a monthly housing allowance of \$1,374. If utilities are \$250, the family can afford a rent or mortgage payment of \$1,124 per month.

Table 9.4: Affordable Monthly Housing Allowances for Targeted Income Groups

Family Income Level	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (Including Utilities)	\$515	\$859	\$1,374
Monthly Housing Payment Allowance (not including \$250 in Utilities)	\$265	\$609	\$1,124

¹The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. This study uses the HUD AMI for this comparability and industry standard. If household income were to be used instead of family income to compare to affordable housing units, the City would find less affordable units within the City.

9 – MODERATE INCOME HOUSING

Table 9.5 shows the home price ranges affordable for targeted income groups to purchase at various interest rates. Note the significant difference the interest rate makes on affordability. This assumes utility payments at \$250 per month,² current Murray property tax rates, mortgage and hazard insurance, interest at the given rates, 30-year mortgage term and a ten percent down payment. While current rates are between four and five percent, making housing much more affordable now, affordability in the City will be more difficult to maintain if interest rates rise.

Table 9.5: Affordable Home Price Ranges by Targeted Income Group and Interest Rate

Household Income Range	Household Income Range	Home Price Range					
		4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
		Low	High	Low	High	Low	High
< 30% of AMI	< \$20,610	\$0	\$52,346	\$0	\$47,456	\$0	\$43,172
30% to 50% of AMI	\$20,610 - \$34,350	\$52,346	\$120,135	\$47,456	\$108,912	\$43,172	\$99,811
50% to 80% of AMI	\$34,350 - \$54,960	\$120,135	\$221,818	\$108,912	\$201,095	\$99,811	\$182,940

The maximum monthly rental allowance for 80% AMI is \$1,374, including \$250 for utilities.

Table 9.6: Affordable Home Rental Ranges, Including Utilities

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)
< 30% of AMI	< \$20,610	up to \$515
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374
Above 80%	>\$54,960	More than \$1,374
Total		

² Utilities are assumed to be higher for a larger average home size.

PRICING AND AFFORDABILITY

Single-Family Residential

As in the housing stock analysis, affordability is broken into two housing categories: one for SFRs, condos, duplexes, PUD, and PUD townhomes and a second for multi-family rental. The affordability of the first category of units, regardless of rental status, is based on market value as given by the County Assessor's Office. The affordability of multi-family units is based on rental rates, as gathered through interviews with each complex and data from the US Census.

Table 9.7 below shows the distribution of single-family units by home value, as maintained by the Salt Lake County Assessor's Office. Nearly 51 percent all units are valued less than \$220,000, or above the \$201,095 threshold.³ The median value, according to the Salt Lake County Assessor's Office, is \$200,300, while the 2013 ACS places the City's median household value higher at \$227,400. Approximately 51 percent of single-family units are within the affordability range.

Table 9.7: Single Family Residential Unit Values

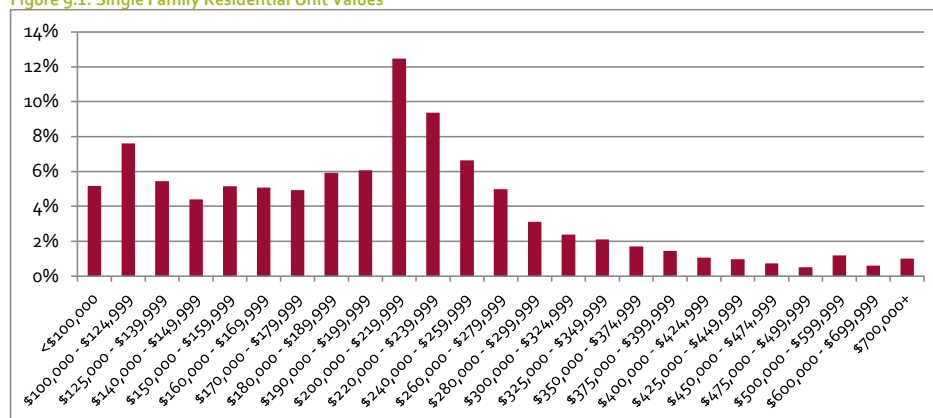
Home Value	# of Units	% Total	Cumulative % of Total
<\$100,000	757	5%	5%
\$100,000 - \$124,999	1,115	8%	13%
\$125,000 - \$139,999	797	5%	18%
\$140,000 - \$149,999	645	4%	23%
\$150,000 - \$159,999	752	5%	28%
\$160,000 - \$169,999	742	5%	33%
\$170,000 - \$179,999	723	5%	38%
\$180,000 - \$189,999	865	6%	44%
\$190,000 - \$199,999	888	6%	50%
\$200,000 - \$219,999	1,823	12%	62%
\$220,000 - \$239,999	1,371	9%	72%
\$240,000 - \$259,999	971	7%	78%
\$260,000 - \$279,999	728	5%	83%
\$280,000 - \$299,999	456	3%	86%

³ Based on a 5 percent mortgage rate

9 – MODERATE INCOME HOUSING

Home Value	# of Units	% Total	Cumulative % of Total
\$300,000 - \$324,999	349	2%	89%
\$325,000 - \$349,999	306	2%	91%
\$350,000 - \$374,999	248	2%	93%
\$375,000 - \$399,999	210	1%	94%
\$400,000 - \$424,999	154	1%	95%
\$425,000 - \$449,999	141	1%	96%
\$450,000 - \$474,999	105	1%	97%
\$475,000 - \$499,999	73	0%	97%
\$500,000 - \$599,999	175	1%	98%
\$600,000 - \$699,999	87	1%	99%
\$700,000+	148	1%	100%
Total	14,629	100%	100%

Figure 9.1: Single Family Residential Unit Values



Source: Salt Lake County Assessor's Office

9 – MODERATE INCOME HOUSING

Multi-Family Residential

Based on interviews with apartment complexes in Murray, as shown in Table 9.8, it appears that rental units in Murray are quite affordable, with over 90 percent of apartments below 80% AMI.⁴

Table 9.8: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)	Estimated # of Affordable Multi-Family Units	Percent of Total
< 30% of AMI	< \$20,610	up to \$515	34	0.8%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	243	5.6%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,676	85.0%
Above 80%	>\$54,960	More than \$1,374	370	8.6%
Total			4,323	100%

According to the ACS, the median gross rent in Murray is \$902, which falls in the 50 to 80 percent of AMI income level (\$1,374 monthly rental allowance). If we assume that 3/4 of the rental units between \$1,000 and \$1,499 are below \$1,374, and the other 1/4 are above \$1,374, then approximately 82 percent of occupied rental units are within the 80 percent of AMI threshold. While this number is less than the estimated affordable rental units based on the apartment interviews, it is still an extremely high affordability rate.

⁴ Data was collected for 4,323 units from 26 complexes. The Assessor's Office listed 4,721 units that could potentially be rental units, leaving 398 units not accounted for which data was not collected.

9 – MODERATE INCOME HOUSING

Table 9.9: Gross Rent (with AMI Levels)

Gross Rent	Number of Units	% of Total	Cumulative % of Total
Less than \$200	10	0%	0%
\$200 to \$299	65	1%	1%
\$300 to \$499 (approx. 30% AMI)	100	2%	3%
\$500 to \$749	1,169	19%	22%
\$750 to \$849 (approx. 50% AMI)	928	15%	36%
\$849 to \$999	1,407	23%	59%
\$1,000 to \$1,375 (approx. 80% AMI)	1,436	23%	82%
\$1,375 or more	776	12%	94%
No Cash Rent	355	6%	100%
Total	6,246	100%	

Source: ACS 2013; ZBPF

If we assume that 82 percent of the remaining 398 units⁵ fall below the 80 percent threshold, then there are approximately an additional 326 affordable rental units, for an estimated total of 4,279 affordable rental units in Murray, with 442 rental units that are above the 80 percent threshold, for a total rental affordability rate of 91 percent. Table 9.10 shows the distribution of all 4,721 rental units, assuming that the distribution of these units is similar to the distribution by the US Census (Table ____).

⁵ Units from the apartment interviews for which data was not available

Table 9.10: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Home Rental Price Range (with Utilities)	Estimated # of Multi-Family Units	Percent of Total Rental Units
< 30% of AMI	< \$20,610	up to \$515	46	1.0%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	375	7.9%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,859	81.7%
Above 80%	>\$54,960	More than \$1,374	442	9.4%
Total			4,721	100%

MATCHING MARKET WITH DEMOGRAPHICS

Using the housing allowances calculated earlier, Table 9.11 below shows how Murray's SFR, condo, PUD, and duplexes match against current income at all levels for Salt Lake County. The median household income for Salt Lake County is \$60,555, with 21 percent of households in the County falling within the \$50,000 to \$74,999 range. In Murray, roughly 48 percent of the SFR, condo, PUD and duplex units are affordable to households in that income range. The percent of homes in each home value range meet the percent of income ranges within the County for incomes between \$25,000 and \$74,999. There is, however, a shortage homes for incomes above \$75,000 and below \$25,000, though it is likely that housing needs for homes with less than \$25,000 in income rent are met through the low-income rental market.

9 – MODERATE INCOME HOUSING

Table 9.11: Percent of Households by Income Category with Percent of Affordable Single-Family Units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Housing Price Range (5% Mortgage)	% of Properties in Value Range
\$10,000 or less	5.0%	\$0	0.0%
\$10,000 to \$14,999	3.9%	\$0 - \$22,359	0.0%
\$15,000 to \$24,999	9.0%	\$22,364 - \$67,087	0.1%
\$25,000 to \$34,999	9.3%	\$67,091 - \$111,814	10.0%
\$35,000 to \$49,999	13.6%	\$111,819 - \$178,906	27.3%
\$50,000 to \$74,999	20.9%	\$178,910 - \$290,724	47.8%
\$75,000 to \$99,999	14.7%	\$290,729 - \$402,543	9.0%
\$100,000 to \$149,999	14.5%	\$402,548 - \$626,181	4.5%
\$150,000 to \$199,999	4.9%	\$626,185 - \$849,819	0.9%
\$200,000 or more	4.3%	\$849,823 or more	0.5%

Based on the percent of households in Salt Lake County within specific income ranges, and the percentage of rental units in Murray that are within the affordable home rental ranges for those income ranges, 91 percent of rental units are affordable to households at 80 percent of AMI; therefore, there is a reasonable opportunity for a household in Salt Lake County to rent in Murray. Furthermore, the majority of apartment complexes interviewed stated that they accept Section 8 vouchers, which increases the overall affordability of apartments in Murray to low-income households.

9 – MODERATE INCOME HOUSING

Table 9.12: Percent of Households by Income Category with Percent of Affordable Multi-Family units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Home Rental Price Range	Estimated % of Units in Value Range - Murray
\$10,000 or less	5.0%	\$0 - \$250	0.0%
\$10,000 to \$14,999	3.9%	\$250 - \$375	0.0%
\$15,000 to \$24,999	9.0%	\$375 - \$625	2.0%
\$25,000 to \$34,999	9.3%	\$625 - \$875	10.0%
\$35,000 to \$49,999	13.6%	\$875 - \$1,250	61.7%
\$50,000 to \$74,999	20.9%	\$1,250 - \$1,875	26.5%
\$75,000 to \$99,999	14.7%	\$1,875 - \$2,500	0.0%
\$100,000 to \$149,999	14.5%	\$2,500 - \$3,750	0.0%
\$150,000 to \$199,999	4.9%	\$3,750 - \$5,000	0.0%
\$200,000 or more	4.3%	\$5,000 or more	0.0%

For the targeted low- and moderate-income households, there are many units available that are affordable to households below 50 percent of AMI. Of the 14,630 single-family, duplex, PUD, or condo units, approximately 7,392, or 51 percent, are available to those with less than 80 percent of AMI.

Table 9.13: Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Affordable Home Price Range (5% Mortgage)	Number of Affordable SFR, Condo, PUD, Duplex Units
< 30% of AMI	< \$20,610	\$0 - \$47,546	0
30% to 50% of AMI	\$20,610 - \$34,350	\$47,456 - \$108,912	1,411
50% to 80% of AMI	\$34,350 - \$54,960	\$108,912 - \$201,095	5,981

9 – MODERATE INCOME HOUSING

Combining the total number of affordable single family units and multi-family units indicates a total of 9,840 affordable units in Murray or 60 percent of the 19,351 units in Murray (Table 9.14). Therefore, there is a reasonable opportunity for those making 80 percent of AMI to live in Murray.

Table 9.14: Total Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Number of Affordable SFR, Condo, PUD, Duplex Units	Number of Affordable Multi-Family Units	Total Affordable Units	% of All Units	Cumulative % of All Units
< 30% of AMI	< \$20,610	0	46	46	0.2%	0.2%
30% to 50% of AMI	\$20,610 - \$34,350	1,411	375	1,786	9.2%	9.5%
50% to 80% of AMI	\$34,350 - \$54,960	5,981	3,859	9,840	50.9%	60.3%
Total		7,392	4,279	11,671	60.3%	

Table 9.15: Percent of Units by Household Income Range

Household Income Range	% of Households in Income Range – Salt Lake County	% of Single Family Units in Value Range	% of Multi-Family Units in Value Range	% of Total Units in Value Range
\$10,000 or less	5.0%	0%	0%	0%
\$10,000 to \$14,999	3.9%	0%	0%	0%
\$15,000 to \$24,999	9.0%	0%	2%	1%
\$25,000 to \$34,999	9.3%	12%	10%	11%
\$35,000 to \$49,999	13.6%	36%	62%	49%
\$50,000 to \$74,999	20.9%	40%	26%	33%
\$75,000 to \$99,999	14.7%	7%	0%	4%
\$100,000 to \$149,999	14.5%	3%	0%	2%
\$150,000 to \$199,999	4.9%	1%	0%	0%
\$200,000 or more	4.3%	0%	0%	0%

Mortgage rates can significantly influence the percent of affordable homes. For example, when calculating housing costs, if a 6 percent mortgage rate is used instead of a 5 percent mortgage then the overall percent of affordable homes decreases from 60.3 percent to 52.0 percent.

Table 9.16: Percent of Units by Mortgage Rate

9 – MODERATE INCOME HOUSING

Household Income Level	4% Mortgage	% of Total	5% Mortgage	% of Total	6% Mortgage	% of Total
Affordable SFR	9,279	63.4%	7,392	50.5%	5,791	39.6%
Affordable MFR	4,279	50.5%	4,279	50.5%	4,279	50.5%
Total Affordable Units	13,558	70.1%	11,671	60.3%	10,070	52.0%
Total Units	19,351		19,351		19,351	

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 & IMPLEMENTATION PLANS

OBJECTIVE 1 STRATEGY: ENSURE HOUSING AFFORDABILITY TARGETS ARE ACHIEVABLE USING A RANGE OF STRATEGIES. DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE-INCOME HOUSING

Action Item Strategy: The 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. Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2023.

Action Item Strategy: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025. Ensure zoning of residential areas does not prohibit compatible types of housing.

Action Item Strategy: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025. Continue to support ADUs (Accessory Dwelling Units) in all residential zones.

Action Item Strategy: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026. Continue to support the use of density bonuses for constructing affordable housing options.

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9 – MODERATE INCOME HOUSING

Action Item Strategy: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027. Maintain reduced residential parking requirements in the MCCD, Mixed Use, and Transit Oriented Development zones.

Strategy: Implement transit-oriented development and/or mixed-use zoning for properties in and around transit stations.

OBJECTIVE 2 STRATEGY: PROVIDE THE OPPORTUNITY FOR AFFORDABLE HOME OWNERSHIP BY OFFERING A RANGE OF HOUSING TYPES FOR PURCHASE, INCLUDING ATTACHED DWELLINGS. CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONES.

Action Plan 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 Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.
-

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: AMEND LAND USE REGULATIONS TO ALLOW FOR HIGHER DENSITY OR NEW MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

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STRATEGY: IMPLEMENT A MORTGAGE ASSISTANCE PROGRAM FOR EMPLOYEES OF THE MUNICIPALITY, AND EMPLOYER THAT PROVIDES CONTRACTED SERVICES TO THE MUNICIPALITY, OR ANY OTHER PUBLIC EMPLOYER THAT OPERATES WITHIN THE MUNICIPALITY.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

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Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

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STRATEGY: DEVELOP AND ADOPT STATION AREA PLANS IN ACCORDANCE WITH STATE STATUTE 10-9A-403.1.

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.

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Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

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Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

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Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictate by state statute.

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A Pehrson
A Patterson
A Nay
A Milkavich
A Richards
A Lowry

Motion passes 6-0.

MURRAY CITY GENERAL PLAN AMENDMENT – Project #22-112

Mr. Smallwood presented this application on behalf of Murray City Planning Division Staff to amend Chapter 9, Moderate Income Housing of the 2017 Murray City General Plan. Mr. Smallwood reviewed prior discussions and information that has been provided to the Commission through multiple discussion items with the Planning Commission and City Council. Mr. Smallwood stated that the existing Moderate Income Housing goal is to remain. The changes are in the strategies to accomplish the Moderate-Income Housing goals.

Mr. Smallwood reviewed each strategy and its corresponding implementation plan items and the corresponding dates for each item to be addressed by City Staff.

Commissioner Pehrson asked Staff why, in strategy 3 there is an action item that states the Community and Economic Development staff will conduct research and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024 when many of the action items only state that there will be reviews and research conducted. Mr. Smallwood stated that currently, Fashion Place West is the only Light Rail Station that does not have mixed-use zoning surrounding it. In the recently adopted Fashion Place West Small Area Plan it states to adopt zoning, and HB462 requires that any such zoning be in place within five years of the adoption of a Station Area Plan, which will be amended in the future.

Commissioner Paterson stated that during the adoption of the Fashion Place West small area plan she thought the city may use an existing mixed-use zoning district and apply it to this area. Mr. Smallwood stated that the City may adapt an existing mixed-use zone but it is too soon to determine if that is the case.

Mr. Smallwood stated that Planning Staff is recommending that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Chapter 9, Moderate Income Housing in the 2017 Murray City General Plan.

Chair Lowry asked whether the City is addressing Moderate Income Housing more than what is outlined in the General Plan. Mr. Smallwood stated that there are a number of things that are done outside of the General Plan and that this process is to be evaluated more often than it currently is.

Commissioner Patterson stated that the Planning Division still has to report on their actions taken both in the General Plan and outside of that. Mr. Smallwood agreed and stated that the Planning Division has to report annually to the Department of Workforce Services' Community Development Division. Commissioner Lowry asked whether the reporting is based on the current year's AMI. Mr. Smallwood stated that it is not. It is based on what is in the plan.

Commission Milkavich stated that often laws get adopted and then refined in the future and wondered whether cities are going to participate in providing this information to the State and if not, will the State change the laws. Mr. Smallwood stated that every municipality should be participating in updating their General Plans. Commission Milkavich stated that she could see other municipalities rejecting this process. Mr. Smallwood stated that there are many cities that rely on the state to help offset the cost of transportation projects.

Mr. Richards stated that in theory Murray could decide not to update the General Plan. Mr. Smallwood explained that, in theory, yes, but the city would be looked at unfavorably and potential state-wide projects that get funded and have Murray within its scope could lose out on that funding as well. Commission Patterson brought up that this is the State's first attempt at providing opportunities for municipalities to participate and that the state could go further in the future if there is a lack of compliance.

Commissioner Milkavich agreed and stated that she could see some residents express concern with the language of providing higher density near major transit investment corridors. Chair Lowry stated that in the current master plan it calls for the city to do these things already and spoke about mixed-use generally.

Mr. Smallwood stated that he wanted to address Commissioner Patterson's comment and stated that there were conversations in the legislature to prohibit cities from land use controls around fixed rail for a mile radius around stations. Commissioner Nay asked whether HB462 had any language that dictates UTA to develop property that they own around stations. Mr. Smallwood stated that he is not aware of any such language, but UTA has been making strides in reducing barriers to development around their stations such as removing the one-to-one parking replacement when developing a park and ride.

Chair Lowry stated that he believes the key to some of this discussion on higher density is the near major transit investment corridors and wondered how the city may be able to communicate that better. Mr. Smallwood stated that there are good resources through envision Utah that could help better communicate with the public about growth.

The commission spoke about density generally and how it is defined, how to explain it, and how best to bring the general public into a better sense of what density means.

Commissioner Nay asked if there has been any discussion on defining what major transit investment corridors are. Mr. Smallwood stated that in the context of HB462 it is meant as light and commuter rail corridors.

Commissioner Pehrson stated that he has had concerns in the past with the usage of the General Plan to justify potential zoning changes. He was concerned with language that would mandate high density or mandatory zone changes and was happy that it isn't in the document. Mr. Smallwood stated that General Plan was crafted with significant public input and that it is used as the tool to be used to guide the Planning Staff's decision-making.

Commissioner Richards stated that the Planning Division should look into doing more short form videos to inform the public about mixed-use and other planning concepts to help provide greater community outreach. Mr. Smallwood agreed and stated that there are opportunities for more communication in the city.

Mr. Lowry asked staff if any public comment was received before or during the meeting. Staff responded that none had been received. He then opened the public comment period for this application. There were no comments, so public comment was closed.

Chair Lowry thanked the staff for the hard work they have put into this update and is happy that Murray is ahead of the curve in addressing these important issues.

Commissioner Richards made a motion to forward a recommendation of approval to the city council for the amendments to Chapter 9, Moderate Income Housing in the 2017 Murray City General Plan. Seconded by Commissioner Pehrson. Roll call vote:

<u>A</u>	Pehrson
<u>A</u>	Patterson
<u>A</u>	Nay
<u>A</u>	Milkavich
<u>A</u>	Richards
<u>A</u>	Lowry

Motion passes 6-0.

STAFF UPDATES

Commissioner Milkavich asked about when the City Council would like to update the Murray City Center District Zone based on the citizen survey that was conducted by the Redevelopment Agency. Mr. Smallwood stated that the council will be meeting with Jared Hall at a later date to discuss potential changes to the code.

Commissioner Pehrson asked whether the City can look into utilizing TIF and TTIF funds now that a recommendation has been forwarded to the City Council. Mr. Smallwood stated that Planning Division staff will do some additional research on how to obtain and use those funds and work with the Public Works Department to try to pursue this.

Mr. Nay moved to adjourn the meeting at 8:09 p.m. Seconded by Ms. Patterson. A voice vote was made, motion passed 6-0.



Jared Hall, Director



AGENDA ITEM			
Moderate Income Housing updates to the General Plan			
ITEM TYPE:	General Plan Amendment		
ADDRESS:	Citywide	MEETING DATE:	September 6, 2022
APPLICANT:	Community & Economic Development Department	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:		PROJECT NUMBER:	22-112
REQUEST:	Planning Division Staff proposes amendments to Chapter 9, Moderate Income Housing of the 2017 General Plan to comply with state requirements.		

STAFF REVIEW & ANALYSIS

Background

The Utah State Legislature passed House Bill 462 (HB 462) in March of 2022, requiring that municipalities take additional steps to ensure that each municipality is planning for and reducing barriers to moderate income housing. Moderate income is defined as those persons/families with household incomes less than eighty percent (80%) the area median income (AMI).

HB 462 requires that municipalities include certain strategies in the Moderate Income Housing (MIH) elements of their general plans and provides a list of twenty-four “menu” items to select them from. HB 462 also requires that cities develop actionable implementation plans for each of those strategies and provide the state a yearly report on steps the city has made to make affordable housing more attainable.

Through multiple discussions with both the Planning Commission and City Council the Planning Division has identified the required five (5) items from the list in HB 462 that are most supported and can be most reasonably studied and/or implemented.

Review

Staff is confident that the overarching goal for Moderate Income Housing stated in the current 2017 General Plan is sufficient; it states to “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.” No changes to the goal are being proposed. As stated in the previous section, the Planning Division is making a recommendation of five items from the list of twenty-four (24). The remainder of this section will review the proposed items and their implementation plans.

Strategy: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Action Item: The Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2023.

Action Item: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025.

Action Item: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025.

Action Item: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026.

Action Item: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027.

This strategy will help to facilitate collaboration between Murray City departments and focus on where possible future growth will come from. It also creates opportunities to evaluate recently adopted plans and studies to make sure the city is heading in the right direction and making the correct choices.

Strategy: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units (ADU) in residential zones.

Action Plan: The Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

In selecting this menu option as a strategy, we recognize that ADUs have been addressed as recently as 2021. Staff would like to further research additional ways we can facilitate the creation of ADUs as the city has very little vacant land. This could allow for infill development on lots that may have otherwise not been able to additional housing.

Strategy: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

This strategy was one of two that were required by the State of Utah in adopting HB462. Though Murray City already allows for higher densities along the fixed rail lines for the most part; some of the regulations could be further refined to help facilitate additional construction.

Strategy: Implement a mortgage assistance program for employees of the municipality, and employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

This strategy was easily the most favored when speaking with the Commission and Council. This will also most likely be the costliest of the items selected, and planning staff will have to work closely with the city's finance department, and City Council to consider the funding and feasibility of this type of program.

Strategy: Develop and adopt station area plans in accordance with state statute 10-9a-403.1.

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.

Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictate by state statute.

The requirement for Station Area Plans came as a result of the State recognizing that a large investment was made when developing light and commuter rail in Utah. There have been a number of studies that show when people are located near transit it will be utilized more. The region needs to work to provide additional housing, jobs, and services near these stations to utilize the full potential of these investments.

III. PUBLIC INPUT & PLANNING COMMISSION ACTION

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

The Planning Commission held a Public Hearing on August 4, 2022. No comments were given

IV. FINDINGS

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

1. The proposed amendments have been carefully considered and provide direction for the city to work towards providing additional moderate-income housing.
2. The proposed amendments support the goals and objectives of the General Plan by facilitating greater collaboration within the city and furthering the development and preservation of affordable housing.
3. The proposed amendments are necessary to ensure compliance with current Utah State Code.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, the Murray City Planning Commission and city staff recommends that the City Council **ADOPT the proposed amendments to Chapter 9, Moderate Income Housing in the 2017 Murray City General Plan as reviewed in the Staff Report.**



NOTICE OF PUBLIC HEARING

August 4, 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 made by Murray City Community and Economic Development Staff:

The Murray City Planning Division is requesting an amendment to Chapter 9, Moderate Income Housing in the 2017 General Plan. This is to comply with requirements recently passed by the Utah State Legislature.

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. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

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.

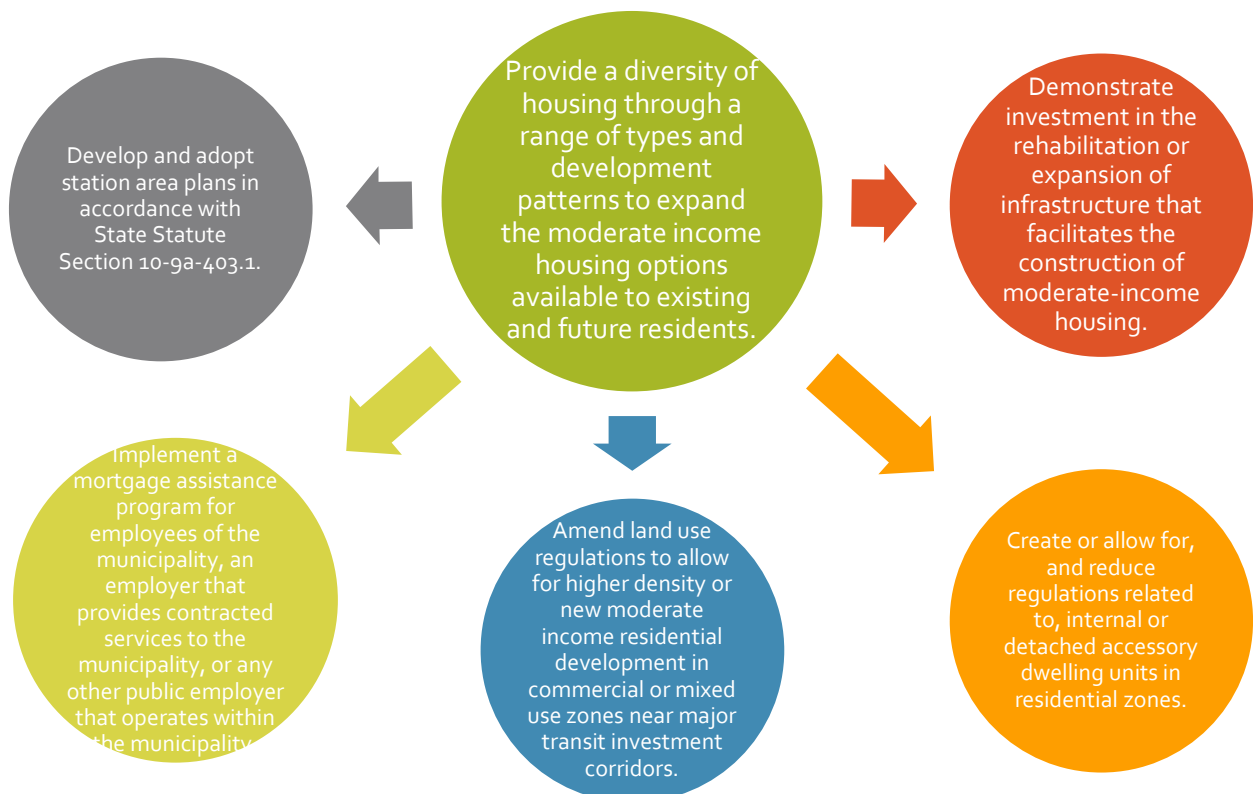
CHAPTER 9 - MODERATE INCOME HOUSING

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate income to live within the City. This chapter meets the requirements of a Moderate Income Housing Plan for Murray.

Moderate-income housing is defined by the U.S. Department of Housing and Urban Development (HUD) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in Salt Lake County as determined by HUD and average household size to determine moderate income thresholds for an average household.



MODERATE INCOME HOUSING GOAL AND SUPPORTING STRATEGIES



9.1 WHAT WE KNOW

LOW-INCOME HOUSING

The Utah Affordable Housing Database, managed by the Utah Department of Housing & Community Development, lists four apartment complexes as low-income apartments, which contain a total of 352 units. These are comprised of 70 one-bedroom units; 223 two-bedroom units; and 59 three-bedroom units. See Table 9.1. Additional low-income units are available in complexes that, as a whole, are not classified low income, such as Lions Gate and Brick Gate in the Fireclay District.

Table 9.1: Current Low Income Apartment Complexes in Murray

Property Name	Address	Bedrooms	Total Units	Approximate Monthly Rent
Birkhill on Main	16 E. Gilbride Ave	1	70	\$447
Birkhill on Main	16 E. Gilbride Ave	2	15	\$629
Birkhill on Main	16 E. Gilbride Ave	3	11	\$815
Frontgate Apartments	4623 South Urban Way (230 West)	2	80	\$784
Frontgate Apartments	4623 S Urban Way	3	48	\$950
Hillside Apartments	5484 S. 235 E.	2	48	\$699
Parkgate Apartments	5491 Jackie s Way (141 East)	2	80	\$784
Total			352	

Source: Utah Affordable Housing Database (Utah Department of Housing & Community Development)



As part of the creation of redevelopment areas, Murray has set aside housing funds to be used to assist with the development of affordable housing within the City. The City's five redevelopment areas, along with the estimated amount of housing set-aside funds is shown in Table 9.2

Table 9.2: Housing Set Asides by Redevelopment Area

Description	CBD	Cherry	East Vine	Smelter	Fireclay
Base Year	1982	2005	2007		
Total Years	20	15	20	32	20
Expiration Year	2034	2023	2028	2023	2032
Housing Set Aside	20%	0%	0%	20%	20%
<i>Estimated Total Housing Funds</i>	<i>\$4,663,824</i>	<i>\$0</i>	<i>\$0</i>	<i>\$2,636,337</i>	<i>\$4,493,131</i>

AREA MEDIAN INCOMES

In order to determine the availability of affordable housing, or the opportunity for low- to moderate-income households to live in the City, this section defines what is affordable for the targeted income groups at 80 percent, 50 percent, and 30 percent of the Area Median Income. The FY2014 HUD AMI¹ is \$68,700. Given this AMI, the targeted income group cut-offs are shown in the Table 9.3 below.

Table 9.3: Income Thresholds for Targeted Income Groups

	30% of AMI	50% of AMI	80% of AMI
Household Income (based on HUD AMI for families)	\$20,610	\$34,350	\$54,960

9.2 HOW IT WILL HELP US PLAN FOR THE FUTURE

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance. Table 9.4 below shows affordable monthly allowances for each of the targeted income group levels. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household at the 80 percent AMI threshold has a monthly housing allowance of \$1,374. If utilities are \$250, the family can afford a rent or mortgage payment of \$1,124 per month.

Table 9.4: Affordable Monthly Housing Allowances for Targeted Income Groups

Family Income Level	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (Including Utilities)	\$515	\$859	\$1,374
Monthly Housing Payment Allowance (not including \$250 in Utilities)	\$265	\$609	\$1,124

¹The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. This study uses the HUD AMI for this comparability and industry standard. If household income were to be used instead of family income to compare to affordable housing units, the City would find less affordable units within the City.

Table 9.5 shows the home price ranges affordable for targeted income groups to purchase at various interest rates. Note the significant difference the interest rate makes on affordability. This assumes utility payments at \$250 per month,² current Murray property tax rates, mortgage and hazard insurance, interest at the given rates, 30-year mortgage term and a ten percent down payment. While current rates are between four and five percent, making housing much more affordable now, affordability in the City will be more difficult to maintain if interest rates rise.

Table 9.5: Affordable Home Price Ranges by Targeted Income Group and Interest Rate

Household Income Range	Household Income Range	Home Price Range					
		4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
		Low	High	Low	High	Low	High
< 30% of AMI	< \$20,610	\$0	\$52,346	\$0	\$47,456	\$0	\$43,172
30% to 50% of AMI	\$20,610 - \$34,350	\$52,346	\$120,135	\$47,456	\$108,912	\$43,172	\$99,811
50% to 80% of AMI	\$34,350 - \$54,960	\$120,135	\$221,818	\$108,912	\$201,095	\$99,811	\$182,940

The maximum monthly rental allowance for 80% AMI is \$1,374, including \$250 for utilities.

Table 9.6: Affordable Home Rental Ranges, Including Utilities

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)
< 30% of AMI	< \$20,610	up to \$515
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374
Above 80%	>\$54,960	More than \$1,374
Total		

² Utilities are assumed to be higher for a larger average home size.

PRICING AND AFFORDABILITY

Single-Family Residential

As in the housing stock analysis, affordability is broken into two housing categories: one for SFRs, condos, duplexes, PUD, and PUD townhomes and a second for multi-family rental. The affordability of the first category of units, regardless of rental status, is based on market value as given by the County Assessor's Office. The affordability of multi-family units is based on rental rates, as gathered through interviews with each complex and data from the US Census.

Table 9.7 below shows the distribution of single-family units by home value, as maintained by the Salt Lake County Assessor's Office. Nearly 51 percent all units are valued less than \$220,000, or above the \$201,095 threshold.³ The median value, according to the Salt Lake County Assessor's Office, is \$200,300, while the 2013 ACS places the City's median household value higher at \$227,400. Approximately 51 percent of single-family units are within the affordability range.

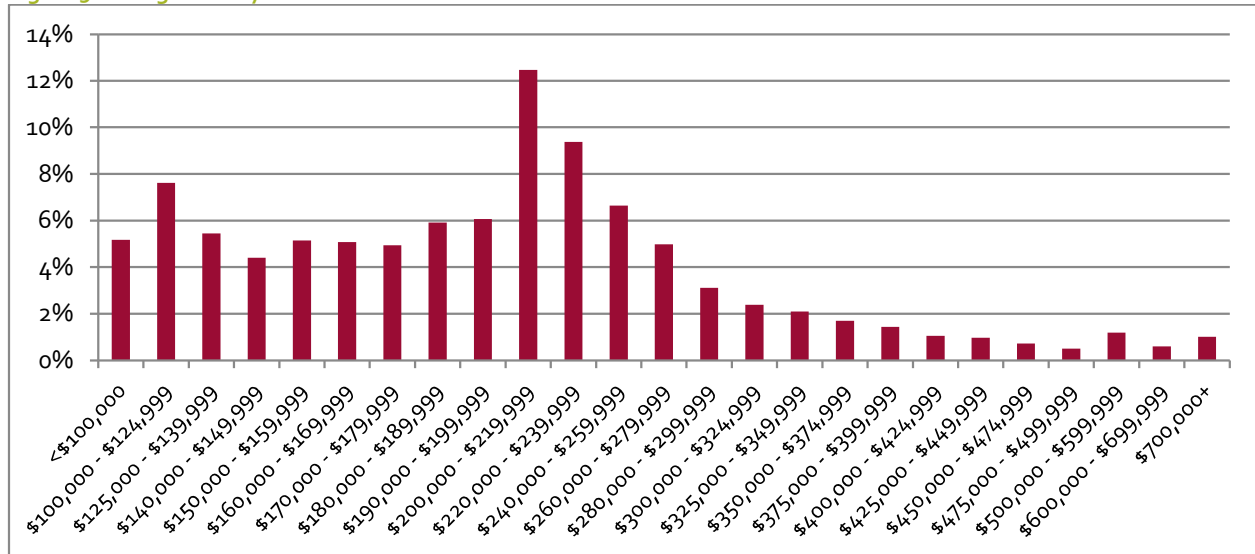
Table 9.7: Single Family Residential Unit Values

Home Value	# of Units	% Total	Cumulative % of Total
<\$100,000	757	5%	5%
\$100,000 - \$124,999	1,115	8%	13%
\$125,000 - \$139,999	797	5%	18%
\$140,000 - \$149,999	645	4%	23%
\$150,000 - \$159,999	752	5%	28%
\$160,000 - \$169,999	742	5%	33%
\$170,000 - \$179,999	723	5%	38%
\$180,000 - \$189,999	865	6%	44%
\$190,000 - \$199,999	888	6%	50%
\$200,000 - \$219,999	1,823	12%	62%
\$220,000 - \$239,999	1,371	9%	72%
\$240,000 - \$259,999	971	7%	78%
\$260,000 - \$279,999	728	5%	83%
\$280,000 - \$299,999	456	3%	86%

³ Based on a 5 percent mortgage rate

Home Value	# of Units	% Total	Cumulative % of Total
\$300,000 - \$324,999	349	2%	89%
\$325,000 - \$349,999	306	2%	91%
\$350,000 - \$374,999	248	2%	93%
\$375,000 - \$399,999	210	1%	94%
\$400,000 - \$424,999	154	1%	95%
\$425,000 - \$449,999	141	1%	96%
\$450,000 - \$474,999	105	1%	97%
\$475,000 - \$499,999	73	0%	97%
\$500,000 - \$599,999	175	1%	98%
\$600,000 - \$699,999	87	1%	99%
\$700,000+	148	1%	100%
Total	14,629	100%	100%

Figure 9.1: Single Family Residential Unit Values



Source: Salt Lake County Assessor's Office

9 – MODERATE INCOME HOUSING

Multi-Family Residential

Based on interviews with apartment complexes in Murray, as shown in Table 9.8, it appears that rental units in Murray are quite affordable, with over 90 percent of apartments below 80% AMI.⁴

Table 9.8: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)	Estimated # of Affordable Multi-Family Units	Percent of Total
< 30% of AMI	< \$20,610	up to \$515	34	0.8%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	243	5.6%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,676	85.0%
Above 80%	>\$54,960	More than \$1,374	370	8.6%
Total			4,323	100%

According to the ACS, the median gross rent in Murray is \$902, which falls in the 50 to 80 percent of AMI income level (\$1,374 monthly rental allowance). If we assume that 3/4 of the rental units between \$1,000 and \$1,499 are below \$1,374, and the other 1/4 are above \$1,374, then approximately 82 percent of occupied rental units are within the 80 percent of AMI threshold. While this number is less than the estimated affordable rental units based on the apartment interviews, it is still an extremely high affordability rate.

⁴ Data was collected for 4,323 units from 26 complexes. The Assessor's Office listed 4,721 units that could potentially be rental units, leaving 398 units not accounted for which data was not collected.

Table 9.9: Gross Rent (with AMI Levels)

Gross Rent	Number of Units	% of Total	Cumulative % of Total
Less than \$200	10	0%	0%
\$200 to \$299	65	1%	1%
\$300 to \$499 (approx.. 30% AMI)	100	2%	3%
\$500 to \$749	1,169	19%	22%
\$750 to \$849 (approx. 50% AMI)	928	15%	36%
\$849 to \$999	1,407	23%	59%
\$1,000 to \$1,375 (approx. 80% AMI)	1,436	23%	82%
\$1,375 or more	776	12%	94%
No Cash Rent	355	6%	100%
Total	6,246	100%	

Source: ACS 2013; ZBPF

If we assume that 82 percent of the remaining 398 units⁵ fall below the 80 percent threshold, then there are approximately an additional 326 affordable rental units, for an estimated total of 4,279 affordable rental units in Murray, with 442 rental units that are above the 80 percent threshold, for a total rental affordability rate of 91 percent. Table 9.10 shows the distribution of all 4,721 rental units, assuming that the distribution of these units is similar to the distribution by the US Census (Table ____).

⁵ Units from the apartment interviews for which data was not available

Table 9.10: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Home Rental Price Range (with Utilities)	Estimated # of Multi-Family Units	Percent of Total Rental Units
< 30% of AMI	< \$20,610	up to \$515	46	1.0%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	375	7.9%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,859	81.7%
Above 80%	>\$54,960	More than \$1,374	442	9.4%
Total			4,721	100%

MATCHING MARKET WITH DEMOGRAPHICS

Using the housing allowances calculated earlier, Table 9.11 below shows how Murray's SFR, condo, PUD, and duplexes match against current income at all levels for Salt Lake County. The median household income for Salt Lake County is \$60,555, with 21 percent of households in the County falling within the \$50,000 to \$74,999 range. In Murray, roughly 48 percent of the SFR, condo, PUD and duplex units are affordable to households in that income range. The percent of homes in each home value range meet the percent of income ranges within the County for incomes between \$25,000 and \$74,999. There is, however, a shortage homes for incomes above \$75,000 and below \$25,000, though it is likely that housing needs for homes with less than \$25,000 in income rent are met through the low-income rental market.

Table 9.11: Percent of Households by Income Category with Percent of Affordable Single-Family Units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Housing Price Range (5% Mortgage)	% of Properties in Value Range
\$10,000 or less	5.0%	\$0	0.0%
\$10,000 to \$14,999	3.9%	\$0 - \$22,359	0.0%
\$15,000 to \$24,999	9.0%	\$22,364 - \$67,087	0.1%
\$25,000 to \$34,999	9.3%	\$67,091 - \$111,814	10.0%
\$35,000 to \$49,999	13.6%	\$111,819 - \$178,906	27.3%
\$50,000 to \$74,999	20.9%	\$178,910 - \$290,724	47.8%
\$75,000 to \$99,999	14.7%	\$290,729 - \$402,543	9.0%
\$100,000 to \$149,999	14.5%	\$402,548 - \$626,181	4.5%
\$150,000 to \$199,999	4.9%	\$626,185 - \$849,819	0.9%
\$200,000 or more	4.3%	\$849,823 or more	0.5%

Based on the percent of households in Salt Lake County within specific income ranges, and the percentage of rental units in Murray that are within the affordable home rental ranges for those income ranges, 91 percent of rental units are affordable to households at 80 percent of AMI; therefore, there is a reasonable opportunity for a household in Salt Lake County to rent in Murray. Furthermore, the majority of apartment complexes interviewed stated that they accept Section 8 vouchers, which increases the overall affordability of apartments in Murray to low-income households.

9 – MODERATE INCOME HOUSING

Table 9.12: Percent of Households by Income Category with Percent of Affordable Multi-Family units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Home Rental Price Range	Estimated % of Units in Value Range - Murray
\$10,000 or less	5.0%	\$0 - \$250	0.0%
\$10,000 to \$14,999	3.9%	\$250 - \$375	0.0%
\$15,000 to \$24,999	9.0%	\$375 - \$625	2.0%
\$25,000 to \$34,999	9.3%	\$625 - \$875	10.0%
\$35,000 to \$49,999	13.6%	\$875 - \$1,250	61.7%
\$50,000 to \$74,999	20.9%	\$1,250 - \$1,875	26.5%
\$75,000 to \$99,999	14.7%	\$1,875 - \$2,500	0.0%
\$100,000 to \$149,999	14.5%	\$2,500 - \$3,750	0.0%
\$150,000 to \$199,999	4.9%	\$3,750 - \$5,000	0.0%
\$200,000 or more	4.3%	\$5,000 or more	0.0%

For the targeted low- and moderate-income households, there are many units available that are affordable to households below 50 percent of AMI. Of the 14,630 single-family, duplex, PUD, or condo units, approximately 7,392, or 51 percent, are available to those with less than 80 percent of AMI.

Table 9.13: Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Affordable Home Price Range (5% Mortgage)	Number of Affordable SFR, Condo, PUD, Duplex Units
< 30% of AMI	< \$20,610	\$0 - \$47,546	0
30% to 50% of AMI	\$20,610 - \$34,350	\$47,456 - \$108,912	1,411
50% to 80% of AMI	\$34,350 - \$54,960	\$108,912 - \$201,095	5,981

Combining the total number of affordable single family units and multi-family units indicates a total of 9,840 affordable units in Murray or 60 percent of the 19,351 units in Murray (Table 9.14). Therefore, there is a reasonable opportunity for those making 80 percent of AMI to live in Murray.

Table 9.14: Total Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Number of Affordable SFR, Condo, PUD, Duplex Units	Number of Affordable Multi-Family Units	Total Affordable Units	% of All Units	Cumulative % of All Units
< 30% of AMI	< \$20,610	0	46	46	0.2%	0.2%
30% to 50% of AMI	\$20,610 - \$34,350	1,411	375	1,786	9.2%	9.5%
50% to 80% of AMI	\$34,350 - \$54,960	5,981	3,859	9,840	50.9%	60.3%
Total		7,392	4,279	11,671	60.3%	

Table 9.15: Percent of Units by Household Income Range

Household Income Range	% of Households in Income Range – Salt Lake County	% of Single Family Units in Value Range	% of Multi-Family Units in Value Range	% of Total Units in Value Range
\$10,000 or less	5.0%	0%	0%	0%
\$10,000 to \$14,999	3.9%	0%	0%	0%
\$15,000 to \$24,999	9.0%	0%	2%	1%
\$25,000 to \$34,999	9.3%	12%	10%	11%
\$35,000 to \$49,999	13.6%	36%	62%	49%
\$50,000 to \$74,999	20.9%	40%	26%	33%
\$75,000 to \$99,999	14.7%	7%	0%	4%
\$100,000 to \$149,999	14.5%	3%	0%	2%
\$150,000 to \$199,999	4.9%	1%	0%	0%
\$200,000 or more	4.3%	0%	0%	0%

Mortgage rates can significantly influence the percent of affordable homes. For example, when calculating housing costs, if a 6 percent mortgage rate is used instead of a 5 percent mortgage then the overall percent of affordable homes decreases from 60.3 percent to 52.0 percent.

Table 9.16: Percent of Units by Mortgage Rate

Household Income Level	4% Mortgage	% of Total	5% Mortgage	% of Total	6% Mortgage	% of Total
Affordable SFR	9,279	63.4%	7,392	50.5%	5,791	39.6%
Affordable MFR	4,279	50.5%	4,279	50.5%	4,279	50.5%
Total Affordable Units	13,558	70.1%	11,671	60.3%	10,070	52.0%
Total Units	19,351		19,351		19,351	

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 STRATEGIES & IMPLEMENTATION PLANS

STRATEGY: DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE-INCOME HOUSING

Action Item: The Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2023.

Action Item: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025.

Action Item: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025.

Action Item: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026.

Action Item: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027.

STRATEGY: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONES.

Action Plan: The Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

STRATEGY: AMEND LAND USE REGULATIONS TO ALLOW FOR HIGHER DENSITY OR NEW MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

STRATEGY: IMPLEMENT A MORTGAGE ASSISTANCE PROGRAM FOR EMPLOYEES OF THE MUNICIPALITY, AND EMPLOYER THAT PROVIDES CONTRACTED SERVICES TO THE MUNICIPALITY, OR ANY OTHER PUBLIC EMPLOYER THAT OPERATES WITHIN THE MUNICIPALITY.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

STRATEGY: DEVELOP AND ADOPT STATION AREA PLANS IN ACCORDANCE WITH STATE STATUTE 10-9A-403.1.

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.

Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictate by state statute.

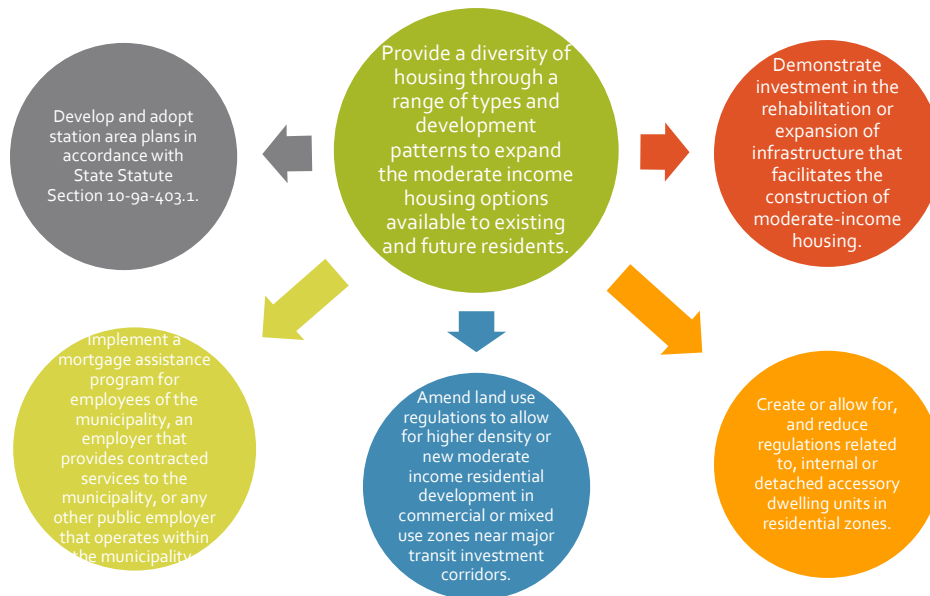
CHAPTER 9 - MODERATE INCOME HOUSING

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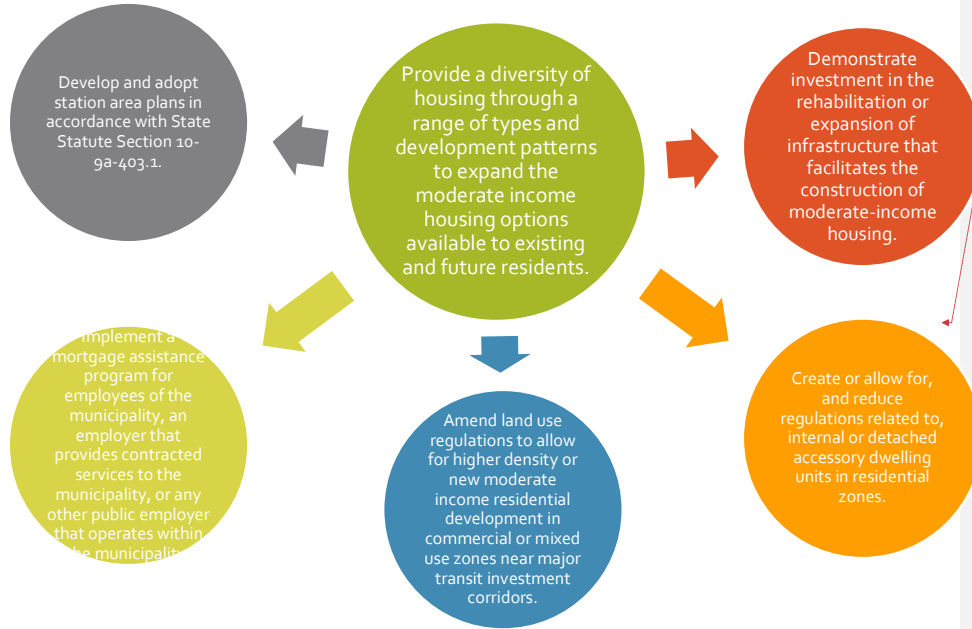
Moderate-income housing is defined by [the U.S. Department of Housing and Urban Development \(HUD\)](#) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in Salt Lake County as determined by [the U.S. Department of Housing and Urban Development \(HUD\)](#) and average household size to determine moderate income thresholds for an average household.



MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES STRATEGIES



MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES



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9.1 WHAT WE KNOW

LOW-INCOME HOUSING

The Utah Affordable Housing Database, managed by the Utah Department of Housing & Community Development, lists four apartment complexes as low-income apartments, which contain a total of 352 units. These are comprised of 70 one-bedroom units; 223 two-bedroom units; and 59 three-bedroom units. See Table 9.1. Additional low-income units are available in complexes that, as a whole, are not classified low income, such as Lions Gate and Brick Gate in the Fireclay District.

Table 9.1: Current Low Income Apartment Complexes in Murray

Property Name	Address	Bedrooms	Total Units	Approximate Monthly Rent
Birkhill on Main	16 E. Gilbride Ave	1	70	\$447
Birkhill on Main	16 E. Gilbride Ave	2	15	\$629
Birkhill on Main	16 E. Gilbride Ave	3	11	\$815
Frontgate Apartments	4623 South Urban Way (230 West)	2	80	\$784
Frontgate Apartments	4623 S Urban Way	3	48	\$950
Hillside Apartments	5484 S. 235 E.	2	48	\$699
Parkgate Apartments	5491 Jackie s Way (141 East)	2	80	\$784
Total			352	

Source: Utah Affordable Housing Database (Utah Department of Housing & Community Development)

9 – MODERATE INCOME HOUSING



As part of the creation of redevelopment areas, Murray has set aside housing funds to be used to assist with the development of affordable housing within the City. The City's five redevelopment areas, along with the estimated amount of housing set-aside funds is shown in Table 9.2

Table 9.2: Housing Set Asides by Redevelopment Area

Description	CBD	Cherry	East Vine	Smelter	Fireclay
Base Year	1982	2005	2007		
Total Years	20	15	20	32	20
Expiration Year	2034	2023	2028	2023	2032
Housing Set Aside	20%	0%	0%	20%	20%
Estimated Total Housing Funds	\$4,663,824	\$0	\$0	\$2,636,337	\$4,493,131

AREA MEDIAN INCOMES

In order to determine the availability of affordable housing, or the opportunity for low- to moderate-income households to live in the City, this section defines what is affordable for the targeted income groups at 80 percent, 50 percent, and 30 percent of the Area Median Income. The FY2014 HUD AMI¹ is \$68,700. Given this AMI, the targeted income group cut-offs are shown in the Table 9.3 below.

Table 9.3: Income Thresholds for Targeted Income Groups

	30% of AMI	50% of AMI	80% of AMI
Household Income (based on HUD AMI for families)	\$20,610	\$34,350	\$54,960

9.2 HOW IT WILL HELP US PLAN FOR THE FUTURE

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance. Table 9.4 below shows affordable monthly allowances for each of the targeted income group levels. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household at the 80 percent AMI threshold has a monthly housing allowance of \$1,374. If utilities are \$250, the family can afford a rent or mortgage payment of \$1,124 per month.

Table 9.4: Affordable Monthly Housing Allowances for Targeted Income Groups

Family Income Level	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (Including Utilities)	\$515	\$859	\$1,374
Monthly Housing Payment Allowance (not including \$250 in Utilities)	\$265	\$609	\$1,124

¹The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. This study uses the HUD AMI for this comparability and industry standard. If household income were to be used instead of family income to compare to affordable housing units, the City would find less affordable units within the City.

9 – MODERATE INCOME HOUSING

Table 9.5 shows the home price ranges affordable for targeted income groups to purchase at various interest rates. Note the significant difference the interest rate makes on affordability. This assumes utility payments at \$250 per month,² current Murray property tax rates, mortgage and hazard insurance, interest at the given rates, 30-year mortgage term and a ten percent down payment. While current rates are between four and five percent, making housing much more affordable now, affordability in the City will be more difficult to maintain if interest rates rise.

Table 9.5: Affordable Home Price Ranges by Targeted Income Group and Interest Rate

Household Income Range	Household Income Range	Home Price Range					
		4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
		Low	High	Low	High	Low	High
< 30% of AMI	< \$20,610	\$0	\$52,346	\$0	\$47,456	\$0	\$43,172
30% to 50% of AMI	\$20,610 - \$34,350	\$52,346	\$120,135	\$47,456	\$108,912	\$43,172	\$99,811
50% to 80% of AMI	\$34,350 - \$54,960	\$120,135	\$221,818	\$108,912	\$201,095	\$99,811	\$182,940

The maximum monthly rental allowance for 80% AMI is \$1,374, including \$250 for utilities.

Table 9.6: Affordable Home Rental Ranges, Including Utilities

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)
< 30% of AMI	< \$20,610	up to \$515
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374
Above 80%	>\$54,960	More than \$1,374
Total		

² Utilities are assumed to be higher for a larger average home size.

PRICING AND AFFORDABILITY

Single-Family Residential

As in the housing stock analysis, affordability is broken into two housing categories: one for SFRs, condos, duplexes, PUD, and PUD townhomes and a second for multi-family rental. The affordability of the first category of units, regardless of rental status, is based on market value as given by the County Assessor's Office. The affordability of multi-family units is based on rental rates, as gathered through interviews with each complex and data from the US Census.

Table 9.7 below shows the distribution of single-family units by home value, as maintained by the Salt Lake County Assessor's Office. Nearly 51 percent all units are valued less than \$220,000, or above the \$201,095 threshold.³ The median value, according to the Salt Lake County Assessor's Office, is \$200,300, while the 2013 ACS places the City's median household value higher at \$227,400. Approximately 51 percent of single-family units are within the affordability range.

Table 9.7: Single Family Residential Unit Values

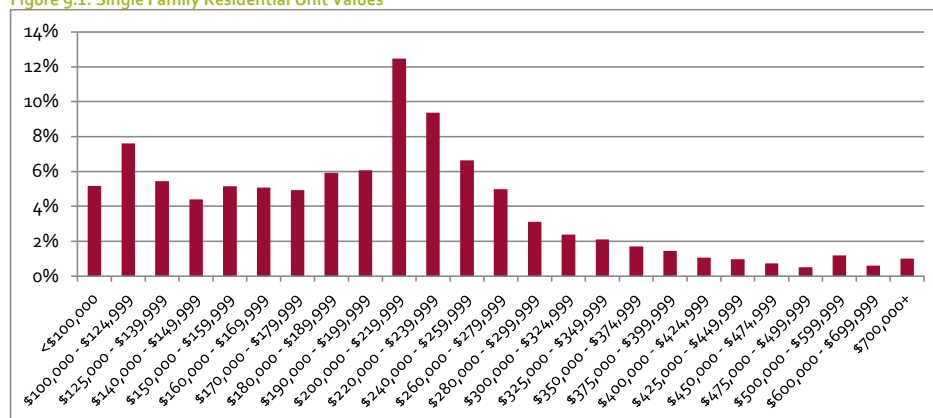
Home Value	# of Units	% Total	Cumulative % of Total
<\$100,000	757	5%	5%
\$100,000 - \$124,999	1,115	8%	13%
\$125,000 - \$139,999	797	5%	18%
\$140,000 - \$149,999	645	4%	23%
\$150,000 - \$159,999	752	5%	28%
\$160,000 - \$169,999	742	5%	33%
\$170,000 - \$179,999	723	5%	38%
\$180,000 - \$189,999	865	6%	44%
\$190,000 - \$199,999	888	6%	50%
\$200,000 - \$219,999	1,823	12%	62%
\$220,000 - \$239,999	1,371	9%	72%
\$240,000 - \$259,999	971	7%	78%
\$260,000 - \$279,999	728	5%	83%
\$280,000 - \$299,999	456	3%	86%

³ Based on a 5 percent mortgage rate

9 – MODERATE INCOME HOUSING

Home Value	# of Units	% Total	Cumulative % of Total
\$300,000 - \$324,999	349	2%	89%
\$325,000 - \$349,999	306	2%	91%
\$350,000 - \$374,999	248	2%	93%
\$375,000 - \$399,999	210	1%	94%
\$400,000 - \$424,999	154	1%	95%
\$425,000 - \$449,999	141	1%	96%
\$450,000 - \$474,999	105	1%	97%
\$475,000 - \$499,999	73	0%	97%
\$500,000 - \$599,999	175	1%	98%
\$600,000 - \$699,999	87	1%	99%
\$700,000+	148	1%	100%
Total	14,629	100%	100%

Figure 9.1: Single Family Residential Unit Values



Source: Salt Lake County Assessor's Office

9 – MODERATE INCOME HOUSING

Multi-Family Residential

Based on interviews with apartment complexes in Murray, as shown in Table 9.8, it appears that rental units in Murray are quite affordable, with over 90 percent of apartments below 80% AMI.⁴

Table 9.8: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)	Estimated # of Affordable Multi-Family Units	Percent of Total
< 30% of AMI	< \$20,610	up to \$515	34	0.8%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	243	5.6%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,676	85.0%
Above 80%	>\$54,960	More than \$1,374	370	8.6%
Total			4,323	100%

According to the ACS, the median gross rent in Murray is \$902, which falls in the 50 to 80 percent of AMI income level (\$1,374 monthly rental allowance). If we assume that 3/4 of the rental units between \$1,000 and \$1,499 are below \$1,374, and the other 1/4 are above \$1,374, then approximately 82 percent of occupied rental units are within the 80 percent of AMI threshold. While this number is less than the estimated affordable rental units based on the apartment interviews, it is still an extremely high affordability rate.

⁴ Data was collected for 4,323 units from 26 complexes. The Assessor's Office listed 4,721 units that could potentially be rental units, leaving 398 units not accounted for which data was not collected.

9 – MODERATE INCOME HOUSING

Table 9.9: Gross Rent (with AMI Levels)

Gross Rent	Number of Units	% of Total	Cumulative % of Total
Less than \$200	10	0%	0%
\$200 to \$299	65	1%	1%
\$300 to \$499 (approx. 30% AMI)	100	2%	3%
\$500 to \$749	1,169	19%	22%
\$750 to \$849 (approx. 50% AMI)	928	15%	36%
\$849 to \$999	1,407	23%	59%
\$1,000 to \$1,375 (approx. 80% AMI)	1,436	23%	82%
\$1,375 or more	776	12%	94%
No Cash Rent	355	6%	100%
Total	6,246	100%	

Source: ACS 2013; ZBPF

If we assume that 82 percent of the remaining 398 units⁵ fall below the 80 percent threshold, then there are approximately an additional 326 affordable rental units, for an estimated total of 4,279 affordable rental units in Murray, with 442 rental units that are above the 80 percent threshold, for a total rental affordability rate of 91 percent. Table 9.10 shows the distribution of all 4,721 rental units, assuming that the distribution of these units is similar to the distribution by the US Census (Table ____).

⁵ Units from the apartment interviews for which data was not available

Table 9.10: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Home Rental Price Range (with Utilities)	Estimated # of Multi-Family Units	Percent of Total Rental Units
< 30% of AMI	< \$20,610	up to \$515	46	1.0%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	375	7.9%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,859	81.7%
Above 80%	>\$54,960	More than \$1,374	442	9.4%
Total			4,721	100%

MATCHING MARKET WITH DEMOGRAPHICS

Using the housing allowances calculated earlier, Table 9.11 below shows how Murray's SFR, condo, PUD, and duplexes match against current income at all levels for Salt Lake County. The median household income for Salt Lake County is \$60,555, with 21 percent of households in the County falling within the \$50,000 to \$74,999 range. In Murray, roughly 48 percent of the SFR, condo, PUD and duplex units are affordable to households in that income range. The percent of homes in each home value range meet the percent of income ranges within the County for incomes between \$25,000 and \$74,999. There is, however, a shortage homes for incomes above \$75,000 and below \$25,000, though it is likely that housing needs for homes with less than \$25,000 in income rent are met through the low-income rental market.

9 – MODERATE INCOME HOUSING

Table 9.11: Percent of Households by Income Category with Percent of Affordable Single-Family Units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Housing Price Range (5% Mortgage)	% of Properties in Value Range
\$10,000 or less	5.0%	\$0	0.0%
\$10,000 to \$14,999	3.9%	\$0 - \$22,359	0.0%
\$15,000 to \$24,999	9.0%	\$22,364 - \$67,087	0.1%
\$25,000 to \$34,999	9.3%	\$67,091 - \$111,814	10.0%
\$35,000 to \$49,999	13.6%	\$111,819 - \$178,906	27.3%
\$50,000 to \$74,999	20.9%	\$178,910 - \$290,724	47.8%
\$75,000 to \$99,999	14.7%	\$290,729 - \$402,543	9.0%
\$100,000 to \$149,999	14.5%	\$402,548 - \$626,181	4.5%
\$150,000 to \$199,999	4.9%	\$626,185 - \$849,819	0.9%
\$200,000 or more	4.3%	\$849,823 or more	0.5%

Based on the percent of households in Salt Lake County within specific income ranges, and the percentage of rental units in Murray that are within the affordable home rental ranges for those income ranges, 91 percent of rental units are affordable to households at 80 percent of AMI; therefore, there is a reasonable opportunity for a household in Salt Lake County to rent in Murray. Furthermore, the majority of apartment complexes interviewed stated that they accept Section 8 vouchers, which increases the overall affordability of apartments in Murray to low-income households.

9 – MODERATE INCOME HOUSING

Table 9.12: Percent of Households by Income Category with Percent of Affordable Multi-Family units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Home Rental Price Range	Estimated % of Units in Value Range - Murray
\$10,000 or less	5.0%	\$0 - \$250	0.0%
\$10,000 to \$14,999	3.9%	\$250 - \$375	0.0%
\$15,000 to \$24,999	9.0%	\$375 - \$625	2.0%
\$25,000 to \$34,999	9.3%	\$625 - \$875	10.0%
\$35,000 to \$49,999	13.6%	\$875 - \$1,250	61.7%
\$50,000 to \$74,999	20.9%	\$1,250 - \$1,875	26.5%
\$75,000 to \$99,999	14.7%	\$1,875 - \$2,500	0.0%
\$100,000 to \$149,999	14.5%	\$2,500 - \$3,750	0.0%
\$150,000 to \$199,999	4.9%	\$3,750 - \$5,000	0.0%
\$200,000 or more	4.3%	\$5,000 or more	0.0%

For the targeted low- and moderate-income households, there are many units available that are affordable to households below 50 percent of AMI. Of the 14,630 single-family, duplex, PUD, or condo units, approximately 7,392, or 51 percent, are available to those with less than 80 percent of AMI.

Table 9.13: Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Affordable Home Price Range (5% Mortgage)	Number of Affordable SFR, Condo, PUD, Duplex Units
< 30% of AMI	< \$20,610	\$0 - \$47,546	0
30% to 50% of AMI	\$20,610 - \$34,350	\$47,456 - \$108,912	1,411
50% to 80% of AMI	\$34,350 - \$54,960	\$108,912 - \$201,095	5,981

9 – MODERATE INCOME HOUSING

Combining the total number of affordable single family units and multi-family units indicates a total of 9,840 affordable units in Murray or 60 percent of the 19,351 units in Murray (Table 9.14). Therefore, there is a reasonable opportunity for those making 80 percent of AMI to live in Murray.

Table 9.14: Total Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Number of Affordable SFR, Condo, PUD, Duplex Units	Number of Affordable Multi-Family Units	Total Affordable Units	% of All Units	Cumulative % of All Units
< 30% of AMI	< \$20,610	0	46	46	0.2%	0.2%
30% to 50% of AMI	\$20,610 - \$34,350	1,411	375	1,786	9.2%	9.5%
50% to 80% of AMI	\$34,350 - \$54,960	5,981	3,859	9,840	50.9%	60.3%
Total		7,392	4,279	11,671	60.3%	

Table 9.15: Percent of Units by Household Income Range

Household Income Range	% of Households in Income Range – Salt Lake County	% of Single Family Units in Value Range	% of Multi-Family Units in Value Range	% of Total Units in Value Range
\$10,000 or less	5.0%	0%	0%	0%
\$10,000 to \$14,999	3.9%	0%	0%	0%
\$15,000 to \$24,999	9.0%	0%	2%	1%
\$25,000 to \$34,999	9.3%	12%	10%	11%
\$35,000 to \$49,999	13.6%	36%	62%	49%
\$50,000 to \$74,999	20.9%	40%	26%	33%
\$75,000 to \$99,999	14.7%	7%	0%	4%
\$100,000 to \$149,999	14.5%	3%	0%	2%
\$150,000 to \$199,999	4.9%	1%	0%	0%
\$200,000 or more	4.3%	0%	0%	0%

Mortgage rates can significantly influence the percent of affordable homes. For example, when calculating housing costs, if a 6 percent mortgage rate is used instead of a 5 percent mortgage then the overall percent of affordable homes decreases from 60.3 percent to 52.0 percent.

Table 9.16: Percent of Units by Mortgage Rate

9 – MODERATE INCOME HOUSING

Household Income Level	4% Mortgage	% of Total	5% Mortgage	% of Total	6% Mortgage	% of Total
Affordable SFR	9,279	63.4%	7,392	50.5%	5,791	39.6%
Affordable MFR	4,279	50.5%	4,279	50.5%	4,279	50.5%
Total Affordable Units	13,558	70.1%	11,671	60.3%	10,070	52.0%
Total Units	19,351		19,351		19,351	

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 & IMPLEMENTATION PLANS

OBJECTIVE 1 STRATEGY: ENSURE HOUSING AFFORDABILITY TARGETS ARE ACHIEVABLE USING A RANGE OF STRATEGIES. DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE-INCOME HOUSING

Action Item Strategy: The 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. Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2023.

Action Item Strategy: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025. Ensure zoning of residential areas does not prohibit compatible types of housing.

Action Item Strategy: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025. Continue to support ADUs (Accessory Dwelling Units) in all residential zones.

Action Item Strategy: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026. Continue to support the use of density bonuses for constructing affordable housing options.

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9 – MODERATE INCOME HOUSING

Action Item Strategy: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027. Maintain reduced residential parking requirements in the M CCD, Mixed Use, and Transit Oriented Development zones.

Strategy: Implement transit-oriented development and/or mixed-use zoning for properties in and around transit stations.

OBJECTIVE 2 STRATEGY: PROVIDE THE OPPORTUNITY FOR AFFORDABLE HOME OWNERSHIP BY OFFERING A RANGE OF HOUSING TYPES FOR PURCHASE, INCLUDING ATTACHED DWELLINGS. CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONES.

Action Plan 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 Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.
-

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: AMEND LAND USE REGULATIONS TO ALLOW FOR HIGHER DENSITY OR NEW MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

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STRATEGY: IMPLEMENT A MORTGAGE ASSISTANCE PROGRAM FOR EMPLOYEES OF THE MUNICIPALITY, AND EMPLOYER THAT PROVIDES CONTRACTED SERVICES TO THE MUNICIPALITY, OR ANY OTHER PUBLIC EMPLOYER THAT OPERATES WITHIN THE MUNICIPALITY.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

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Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

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STRATEGY: DEVELOP AND ADOPT STATION AREA PLANS IN ACCORDANCE WITH STATE STATUTE 10-9A-403.1.

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.

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Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

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Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

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Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictate by state statute.

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TO: Murray City Planning Commission
FROM: Community & Economic Development
DATE: June 30, 2022
RE: Agenda Item # 9 – MIH Discussion

Commissioners,

Beginning in May, Murray City Planning Division Staff conducted a number of discussions with the Planning Commission and City Council regarding amendments to the Moderate Income Housing (MIH) element of the General Plan. Earlier this year, the State of Utah required changes to the way cities plan for opportunities to include Moderate Income Housing within each municipality. In previous discussions we have covered how housing affordability is calculated, what that means, and the goals and strategies that are currently included in the City's MIH. We also went over the requirements of the newest state legislation and the individual menu items must be chosen from.

Considering feedback from the Planning Commission and City Council, Staff has identified a number of the menu items for recommendation. The items were selected based on their general support from the Commission and Council, and on our ability to craft meaningful and effective implementation strategies to support them. You will find the recommended items below. Division staff identified five that are listed as "recommended", representing the best fit for the requirement. Three alternatives have also been listed and could serve either as substitutes if there are any concerns or as additions to strengthen the MIH.

Recommendations

- Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.
- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed use zones near major transit investment corridors.
- Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Staff Supported Alternatives

- Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- Demonstrate creation of, or participation in, a community land trust program for moderate income housing.
- Implement zoning incentives for moderate income units in new developments.

The attachments to this letter are to provide an early look at what implementation strategies may look like. The Attorney's Office has also provided a spreadsheet with their review of each of the menu items.

If there are no concerns you feel need to be addressed, staff will proceed with drafting final implementation strategies, and include them with the selected menu items for presentation at a public hearing at the Planning Commission in early August. In September the amendments will be forwarded to the City Council for adoption, allowing Staff to submit the adopted amendments to the Moderate Income Housing chapter to the State by 10/01/2022 as required.

We look forward to continuing the conversation with you all. If you have anything you want to talk about before the meeting please don't hesitate to reach out.

Sincerely,

Zachary Smallwood
Senior Planner | Murray City Corporation
4646 South 500 West | Murray UT 84123
(801) 270-2407
zsmallwood@murray.utah.gov

Draft Implementation Strategies for Moderate Income Housing Menu Items

Recommended Menu Items

Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing

- Work with Murray Power to develop a plan to increase power capacity by 12/31/2027 in areas determined by City Leaders to help facilitate the addition of more housing.
- Collaborate with Murray City Water to update their masterplan and identify areas of opportunity to increase capacity by 12/31/2023.
- In coordination with Murray City Parks and Recreation, review the 2020 Parks and Recreation Masterplan and update the City Council on progress of the 10-year plan by 12/31/2025.
- Work with Murray Wastewater to develop a plan to increase capacity by 12/31/2027.

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

- By 12/31/2023 review regulations to facilitate the construction of additional detached ADUs.
 - Review and determine whether to allow a second ADU to be located on properties.
 - Review the setback requirements for detached ADUs.
 - Consider allowing second stories for appropriately located accessory structures WHEN that second story is an ADU.

Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed use zones near major transit investment corridors

- Review the MCMU zone by xx/xx/xxxx and determine whether allowing for substantially increased density provided that a portion of the project is developed as moderate income housing is appropriate.
- Conduct a review of the Centers Mixed Use zone by xx/xx/xxxx to identify opportunities for amendments to allow for moderate income housing.
- Review the MCCD zone by 12/31/2023 and recommend changes to help facilitate moderate income housing.
- Research and draft an appropriate mixed use zone or zones for use in the Fashion Place West area by 12/31/2024. Adopt mixed use zoning for implementation in the Fashion Place West area by 7/1/2025.

Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

- By 12/31/2022 CED Staff will work with the Finance Department to assess scope and feasibility of a program.
- By 12/31/2023 City Staff will present a proposal for a down payment assistance program to the city leaders.

Develop and adopt a station area plan in accordance with Section 10-9a-403.1

- By 12/31/2025 in accordance with State Statute; adopt Station Area Plans for all currently active light rail and commuter rail stations within Murray City.
 - By 12/31/2023, Murray North (Fireclay) Station Area Plan adopted.
 - By 12/31/2024, Fashion Place West amended to reflect state statute.
 - By 12/31/2025, Murray Central amended to reflect state statute.

Alternative Menu Items

Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

- By 12/31/2023 and every year thereafter, the redevelopment agency of Murray City will seek to spend approximately \$xx,xxx (or x%) in new programs or projects related to MIH.

Demonstrate creation of, or participation in, a community land trust program for moderate income housing

- Work with Neighborworks to develop a community land trust program by 12/31/2026

Implement zoning incentives for moderate income units in new developments

- By xx/xx/xxx amend Chapter 17.132 “Incentive Density Bonus” of the Murray City Land Use Ordinance to include less restrictive opportunities for the inclusion of moderate income housing in current multi-family zones.

HB 462 - Analysis of the Menu of Moderate Income Housing Options Required for the General Plan

Under HB 462, the City must revise the Moderate Income Housing (MIH) Element incorporated into its General Plan. The Legislature has required that cities choose from certain "menu" options in creating/revising this MIH Element

I. MIH ELEMENT MUST INCLUDE THE FOLLOWING STRATEGY:

Recommended	(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1	
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II. MIH Element Must include One of the Following Three Strategies:

		Notes	Financial Intervention	Regulatory Intervention	Administrative Resources
Recommended	(G) amend land use regulations to allow for higher density <i>or</i> new moderate income residential development in commercial or mixed-use zones near major transit investment corridors	Does NOT require City funding. The easy application is to simply increase density within these zones; if amending land use laws to allow for new moderate income residential development, the City would be required to use administrative resources to define, incentivize and enforce	Low	Moderate	High
	(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities	This strategy appears to simply allow areas such as transit developments to have much less or no parking. To enforce parking codes where developments are not required to provide parking will require the addition of police resources and/or an administrative process to handle all of the parking tickets and complaints. The City has reduced parking in the MCCD, TOD, and Mixed-Use zones.	Low	Moderate	High
	(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act		High	High	High

III. MIH Element Must Select Three of the remaining strategies:

	(A) Rezone for densities necessary to facilitate the production of moderate income housing	Requires the City to zone for high density housing. The City may already be zoned appropriately. How much density does Murray need to satisfy the legislature? Based on the assumption that higher densities will facilitate MIH. Assumes that higher densities will allow more inventory to be built, and that more housing inventory will cause prices to lower and become moderate-income affordable	Low	Moderate	Moderate
Recommended	(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing	Requires City funding. City is to pay for the rehabilitation or expansion of infrastructure "that facilitates" MIH. This item begs the question as to what <i>infrastructure facilitates</i> the construction of moderate income housing, not simply facilitating the construction of an increase of market rate housing inventory	High	Low	Moderate

	(C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing	Requires City funding. This requires not just investing in order to put housing stock into the market for an increase in overall inventory, but making sure it is moderate income housing specific. This would mean either the City purchases the property, pays to improve it, and then becomes the landlord so as to charge MIH rates; or the City pays for the rehabilitation for a developer and the City pays (subsidizes) the developer the difference between market rate and MIH rate to ensure MIH. We are unaware of current existing housing stock that is uninhabitable in Murray.	High	Low	High
	(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing	Requires City funding. The City "eats" the construction-related fees (does not collect from the developer but pays these fees from the general fund) on behalf of developer who constructs or rehabs MIH. City would become watchdog (likely through agreement) to ensure that developer constructs or rehabs housing where rent meets moderate income housing rate. This requires the City to develop standards to ensure the waiver of fees goes to the development of actual moderate income housing.	High	Low	High
Recommended	(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones	Requires Ordinance Amendments. This option works to increase density and potentially overall housing unit inventory, however there is no guarantee it is or will be moderate income. City would have to amend its ADU ordinance to allow for streamlined or fewer regulations for ADUs.	Low	Low	Low
	(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers	Does NOT require City funding. It is unclear whether Murray's zoning currently is already at an acceptable density in these areas. While this element would require amending Murray's zoning to increase density in the listed zones (commercial zones or mixed use zones near Trax, commercial centers (the mall?) or employment centers (what is an employment center? Large employers?)), it is unclear how a city zones for moderate income residential development. See footnote 1.	Low	Moderate	Moderate
	(I) amend land use regulations to allow for single room occupancy developments	Does NOT require City funding (although increased density may cause increase in the cost of infrastructure, public services and public safety services). Murray would have to amend zoning laws to allow for this type of arrangement. The City used to allow for this type of congregate living but eliminated it many years ago. This would bring back this type of use. See footnote 2	Low	Low	Low

Alternative	(J) implement zoning incentives for moderate income units in new developments	Does NOT require City funding. Since the City cannot REQUIRE a private-sector developer to construct MIH, to comply with this menu item, the City could put in the land use (zoning) code an incentive to build a minimal amount of MIH in order to increase density (more housing units per acre) than the base zone allows. Non-monetary zoning incentives (such as density increases) would be needed, and would need to directly address moderate income housing in new developments. We have this incentive in one of the mixed use zones as well as a chapter on density incentives. Where a developer will include a minimum number of MIH units in a new development, the developer can be rewarded by being able to build higher density (more units) than would be allowed without the MIH units. Do we already have enough of this type of incentive in our land use code to comply with this menu item?	Low	High	Moderate
	(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund	Requires City funding: This option appears to require an increase in funds for the City to establish a grant or housing loss mitigation fund, and resources to oversee and run such a program. The City would pay ("subsidized units", "grant program" or "housing loss mitigation fund") owners/developers to keep and/or build MIH units.	High	High	High
	(L) reduce, waive, or eliminate impact fees related to moderate income housing	Requires City to forego impact fees. This would be an incentive for a developer to build MIH -- ie, waiving impact fees. However, this alone would likely not cover the difference between market rate and MIH rate. So standing alone, this would likely not result in MIH.	High	Low	Moderate
Alternative	(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing	Requires City funding. This requires an increase of administrative costs as well as capital costs to either create a fund to purchase land or to participate in a CLT). <i>See footnote 3.</i> This requires a substantial (both up-front and ongoing) investment in money by the City (and by the private sector assuming a private entity will gift a substantial amount of money) to start a non-profit and to continue to fund its purchase of property and the construction of homes. <i>The CLT by design artificially maintains lower lease rates so that homes are affordable.</i>	High	High	High
Recommended	(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality	Requires City funding. This option requires financial contributions and administrative resources to set up an assistance program. Murray currently works with Neighborworks and Murray provides direct financial aid in certain circumstances. Direct financial aid could include providing financial assistance through grants or interest free loans for example.	High	Low	High

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, and entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing	May require RDA/City funding. The RDA and City work with Neighborworks.	Low	Low	Moderate
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Alternative	(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing	Requires RDA funding. This strategy puts the RDA in the position of creating directly or subsidizing the construction of moderate income housing units. This "menu item" requires that the RDA show it's 20% affordable housing allotment is being used to "create or subsidize" MIH. We have been doing this on a very limited basis with Neighborworks.	Moderate	High	High
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(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530	Requires City to forego impact fees. This would be an incentive for a developer to build external accessory dwelling units -- ie, waiving impact fees. However, this alone would likely not cover the difference between market rate and MIH rate for external accessory dwelling units. So standing alone, this would likely not result in MIH.	Moderate	Low	Moderate
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(S) create a program to transfer development rights for moderate income housing	Requires <u>NO</u> City funding (unless the City becomes the "bank"). A TDR transaction involves: (a) selling the development rights from a sending site, thereby preserving the sending site from future development; and (b) purchase of those development rights by the owner of a site in the receiving area to be allowed to build at a higher density or height than ordinarily permitted by the base zoning. See Footnote 4	Moderate	High	High
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(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing	Requires City funds to purchase and develop land and homes to be used for moderate income housing	High	Low	Moderate
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(U) develop a moderate income housing project for residents who are disabled or 55 years old or older	Requires City funding. Requires the City to purchase land, pay to develop a housing project, and then pay further to ensure that it is used for disabled residents or those 55 years old or older	High	High	High
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(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones	Requires <u>NO</u> City funding. Requires zoning regulations to disguise apartment buildings to look like single-family homes in areas where community is walkable or in mixed use zones. Walkable would mean where there is enough density justifying nearby retail stores such as grocery, hardware, restaurant, and other such stores.	Low	Moderate	Moderate
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(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing	Catch-all menu item for City to create a "program" or "strategy" to do what the legislature has not thought of. The example of a "dedication of a local funding source" requires City funding . Financial, Regulatory and Administrative interventions cannot be identified because this option allows municipalities to craft their own strategy and show to the state that it will work towards addressing moderate income housing needs.			
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Footnotes:

1	"[R]esults show that despite gains made by many policy enactments directed towards increased housing production and rental assistance, most underserved populations who comprise the renter universe remain just that – underserved. And simply building more new housing is not the answer either. Additional strategies must be implemented, and services provided to ensure residents can attain and maintain affordable housing." Eric W. Price, National Housing Preservation Foundation
2	Single room occupancy (often abbreviated to SRO) is a form of housing that is typically aimed at residents with low or minimal incomes who rent small, furnished rooms with a bed, chair and sometimes a small desk – each such bedroom has a lock and key. SRO units are rented out as permanent residence and/or primary residence to individuals, within a multi-tenant building where tenants share a kitchen, toilets or bathrooms. SRO units range from 80 to 140 sq. ft. In some instances, contemporary units may have a small refrigerator, microwave or sink. There is a variety of levels of quality, ranging from a "cubicle with a wire mesh ceiling" at the lowest end, to small hotel rooms or small studio apartments without bathrooms at the higher end." see - https://en.wikipedia.org/wiki/Single_room_occupancy
3	A community land trust (CLT) is a structure that allows land to be held "in trust" for community needs, outside of the influence of market pressures. In a traditional real estate transaction, the homeowner owns the house and the land that it sits on. A CLT transaction separates ownership of the land from the buildings that sit upon it. The CLT retains ownership of the land and leases it to the homeowner. In theory, the purchase price is more affordable because the homeowner is only buying the structure, not the land. The homeowners lease the land from the CLT in a long-term (often 99-year), renewable lease. Finally, the homeowners often must agree to sell the home at a restricted price to keep it affordable in perpetuity, but they may be able to realize appreciation from improvements they make while they live in the house. See also: https://groundedsolutions.org/strengthening-neighborhoods/community-land-trusts

Transfers of development rights (TDR) programs are voluntary programs that allow the owner of one property (the “sending site”) to transfer its development rights to the owner of a second property (the “receiving site”). Most commonly used in conservation efforts, these can also be used to preserve affordable housing. Some places use TDRs to encourage the preservation of affordable housing developments and generate revenue to support their (affordable housing development’s) continued operations. In this context, the sending site – an existing affordable housing development – sells its unused development capacity to a receiving site. The sale preserves the current use of affordable housing and raises funds that can be reinvested in the development to help preserve it for the long-term. The owner of the receiving site may then build at a higher density or building height than would ordinarily be allowed by the underlying zoning code. These programs are most likely to be effective in areas where there is a strong demand for additional density on potential receiving sites. In some cases, the city managing the TDR program plays an interim role by purchasing development rights from sending sites and holding them for a future buyer in a TDR “bank”. By maintaining a TDR bank, local jurisdictions ensure that sending sites can sell their development rights when needed, even if a buyer is not immediately available. TDR programs require careful planning and design. See also: <https://localhousingolutions.org/housing-policy-library/transfers-of-development-rights/>

Murray City

Committee of the Whole Meeting

September 6, 2022



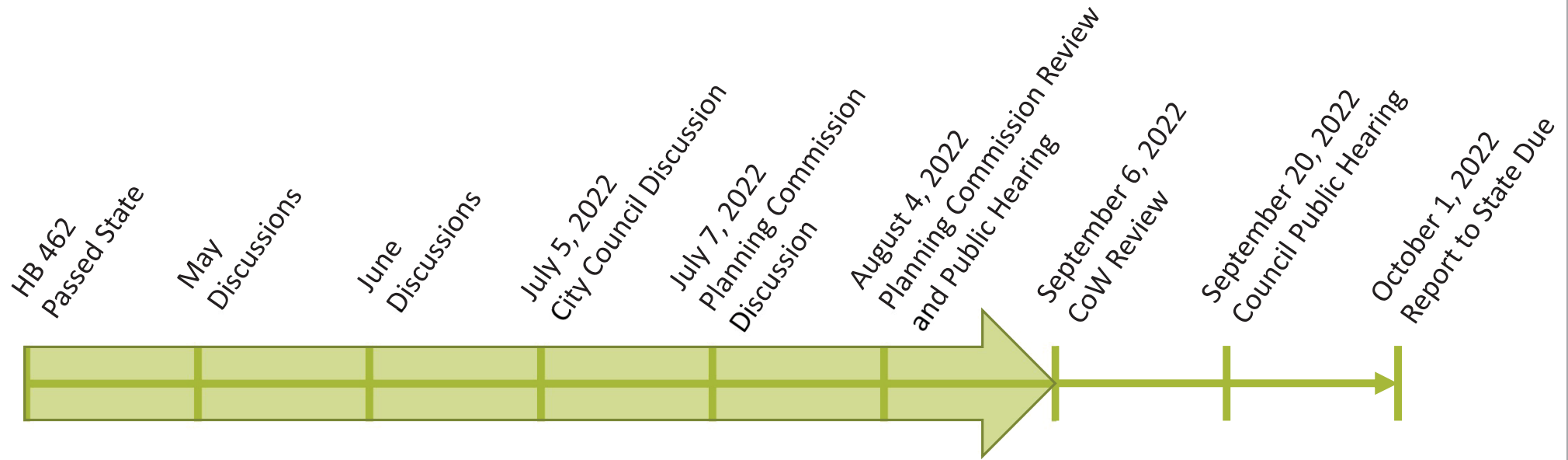
Applicant: Planning Division Staff

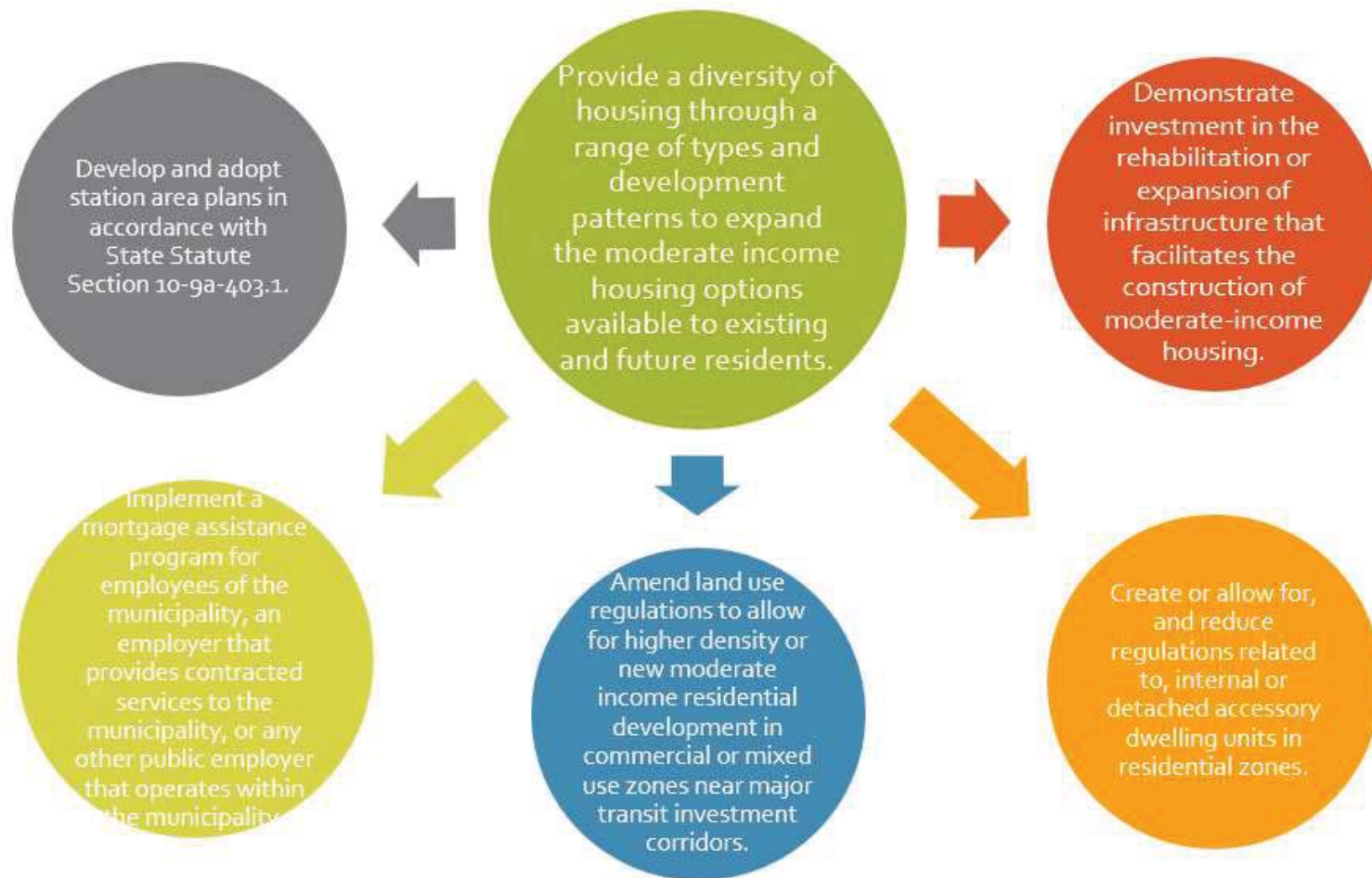
Request: General Plan Amendment to update Chapter 9, Moderate Income Housing to be in line with State requirements

Address: N/A



Where Are We?





Strategy 1

STRATEGY: DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE-INCOME HOUSING

Action Item: The Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2023.

Action Item: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025.

Action Item: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025.

Action Item: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026.

Action Item: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027.

Strategy 2

STRATEGY: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONES.

Action Plan: The Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

Strategy 3

STRATEGY: AMEND LAND USE REGULATIONS TO ALLOW FOR HIGHER DENSITY OR NEW MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025 and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

Strategy 4

STRATEGY: IMPLEMENT A MORTGAGE ASSISTANCE PROGRAM FOR EMPLOYEES OF THE MUNICIPALITY, AND EMPLOYER THAT PROVIDES CONTRACTED SERVICES TO THE MUNICIPALITY, OR ANY OTHER PUBLIC EMPLOYER THAT OPERATES WITHIN THE MUNICIPALITY.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

Strategy 5

STRATEGY: DEVELOP AND ADOPT STATION AREA PLANS IN ACCORDANCE WITH STATE STATUTE 10-9A-403.1.

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.

Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictated by state statute.

Planning Commission

- A public hearing was held by the Planning Commission on August 4, 2022.
- 26 notices were sent to affected entities.
- No public comment was received.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

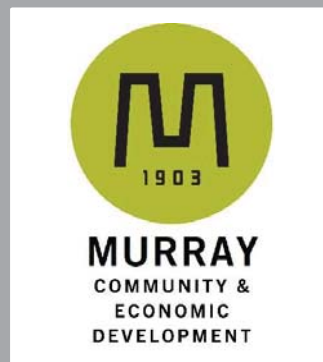
Findings

1. The proposed amendments have been carefully considered and provide direction for the city to work towards providing additional moderate-income housing.
2. The proposed amendments support the goals and objectives of the General Plan by facilitating greater collaboration within the city and furthering the development and preservation of affordable housing.
3. The proposed amendments are necessary to ensure compliance with current Utah State Code.
4. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on August 4, 2022.

Staff Recommendation

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to Chapter 9, Moderate Income Housing in the 2017 Murray City General Plan as reviewed in the Staff Report.

THANK YOU





MURRAY
CITY COUNCIL

Public Hearing #3



MURRAY

Community & Economic Development

Amendment to the Fireclay Master Transportation Plan

Council Action Request

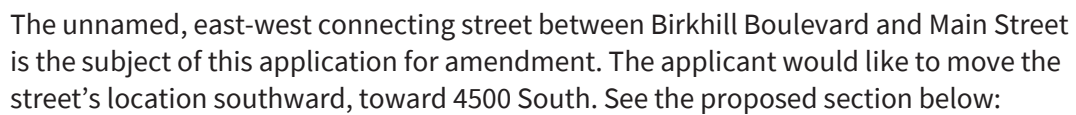
Council Meeting

Meeting Date: September 20, 2022

Department Director Jared Hall	Purpose of Proposal Review a request to amend the location of a required street in the Fireclay Master Transportation Plan of the TOD Zone.
Phone # 801-270-2427	Action Requested Approve a proposed amendment to Chapter 17.160, the TOD Zone, modifying the Fireclay Master Transportation Plan.
Presenters Jared Hall	Attachments Presentation Slides
	Budget Impact None.
Required Time for Presentation 20 Minutes	Description of this Item On July 21, 2022 the Planning Commission voted to recommend approval of a request to amend the Fireclay Master Transportation Plan contained in the Design Guidelines of the Transit Oriented Development (TOD) Zone. The TOD Zone covers the area of the city commonly known as Fireclay, which surrounds the Murray North TRAX station. The TOD Zone includes a Master Transportation Plan and map identifying a desired grid of new streets to connect and serve the area. Most of those new streets have been implemented during the development of projects.
Is This Time Sensitive No	
Mayor's Approval	 The requested amendment is the result of potential development applications on the property located at 4410 South Main Street. The amendment would shift the mapped location for installation of a new east-west street connecting Birkhill Boulevard to Main Street from the north side of the property to the south.
Date August 23, 2022	



The Master Transportation Plan maps out a grid to create new connections where none existed previously in order to encourage good traffic circulation and pedestrian activity. The focus of this requested amendment lies between Main Street and the TRAX line, just north of 4500 South. The existing plan for this section is pictured in the figure below:



Issues:

1) Installing the relocated street will involve property owners other than Evergreen: the Utah Transit Authority (UTA) and Salt Lake County. Both groups are working toward redevelopment of their properties, but they will likely not be ready until after Evergreen would have developed the property at 4410 S. Main. Both UTA and Salt Lake County have provided letters of support for the proposed amendment. The future road will benefit redevelopment of both properties, and with the letters of support staff feels confident that the agreement can be reached, and the road eventually installed. The applicant has provided a draft agreement that Evergreen, UTA, and Salt Lake County are reviewing, and which is referenced in the letters of support from UTA and Salt Lake County.

2) Public service and emergency access for the Evergreen development must be provided temporarily until the east-west street is constructed. Working with Murray Public Works and the Fire Department, Evergreen has planned a temporary access and turnaround for emergency services in their development plans which will remain in place until the installation of the new east-west road.

Benefits of the Amendment:

The existing Master Plan has located the east-west road ideally for vehicular circulation. However, there are identifiable benefits to the proposed relocation that could not have been foreseen:

1) The property at 4410 S. Main Street is currently in use as RV storage, having established a right for legal, non-conforming use. Planning Staff sees benefit in this opportunity to develop the property as a mixed-use project.

2) The proposed relocation provides an opportunity to extend Birkhill Boulevard southward beyond the current limit. This extension will facilitate better mixed-use redevelopment of both the UTA and Salt Lake County properties better access for services (delivery, utility, etc.) and better opportunities for pedestrian access into the larger Fireclay area, specifically to the TRAX station.

3) The extension of Birkhill that would be required for this change will provide needed utility extensions and looping to Main Street as well.

FINDINGS

In making their recommendation of approval, the Planning Commission made the following findings:

1. The proposed amendment has been carefully considered by planning and engineering staff and with conditions the modified location can maintain acceptable levels of the benefits anticipated by the existing plan.
2. The proposed amendment supports the goals and objectives of the General Plan and the Fireclay Master Transportation Plan by maintaining the smaller block grid and encouraging pedestrian activity and mixed uses.

3. The proposed amendment will facilitate improved mixed use redevelopment of the Salt Lake County and UTA properties in this area.

RECOMMENDATION

Based on the background, analysis, findings within this report, and Planning Commission recommendation, Staff recommends that the City Council APPROVE the proposed amendment to the Fireclay Master Transportation Plan in Chapter 17.160, Transit Oriented Development, TOD Zone as presented.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20th day of September 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 Public Hearing on and pertaining to the consideration of amending the Fireclay Transportation Master Plan for the Fireclay Redevelopment Project Area.

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

DATED this 25th day of August 2022.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATES OF PUBLICATION: September 9, 2022
PH22-31

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 AMENDING THE FIRECLAY TRANSPORTATION MASTER PLAN FOR THE FIRECLAY REDEVELOPMENT PROJECT AREA. (Evergreen Development.)

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this Ordinance is to amend the Fireclay Transportation Master Plan. In February 2007, as part of the Transit Oriented Development ("TOD") District Design Guidelines, the Council adopted Ordinance 07-10 establishing the Fireclay Transportation Master Plan ("Plan"), known also as the Fireclay Redevelopment Project Area Street Network, Circulation Plan, and Street Design Cross Sections Plan.

The Plan identifies the planned street configuration, pedestrian pathway system and design standards intended to implement the vision for a dense, pedestrian scaled neighborhood. Since the adoption of the Plan, the Council has adopted certain Plan amendments where conflicts have arisen that have hindered development.

Ordinance 09-09 made a minor modification to Edison Avenue. Ordinance 10-08 eliminated 4235 South Street, modified the streets 125 West, 200 West, 4400 South, 4350 South and 4250 South, and increased the curb radius on Fireclay Avenue. Ordinance 11-43 eliminated two sections of road, namely, Dalmore Avenue (4200 South) between Strathmill Lane and Birkhill Boulevard and Strathmill Lane north of Gilbride Avenue. Ordinance 15-05 eliminated the Couplet Street Section; modified the principal North-South Street Section and the principal East-West Street section, the Promenade Street Section, the Secondary Street- Rail Adjacent Street section, and eliminated the streets bisecting the UTA TRAX station and the UTA Paratransit Facility.

This amendment moves the currently unnamed, East-West connecting street between Birkhill Boulevard and Main Street southward, toward 4500 South, as depicted in the proposed map attached hereto as "Exhibit A".

Section 2. Enactment. The attached amended Fireclay Redevelopment Project Area Street Network, Circulation Plan, and Street Design Cross Sections are hereby adopted.

Section 3. Effective date. This Ordinance shall take effect upon 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 20th day of September, 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

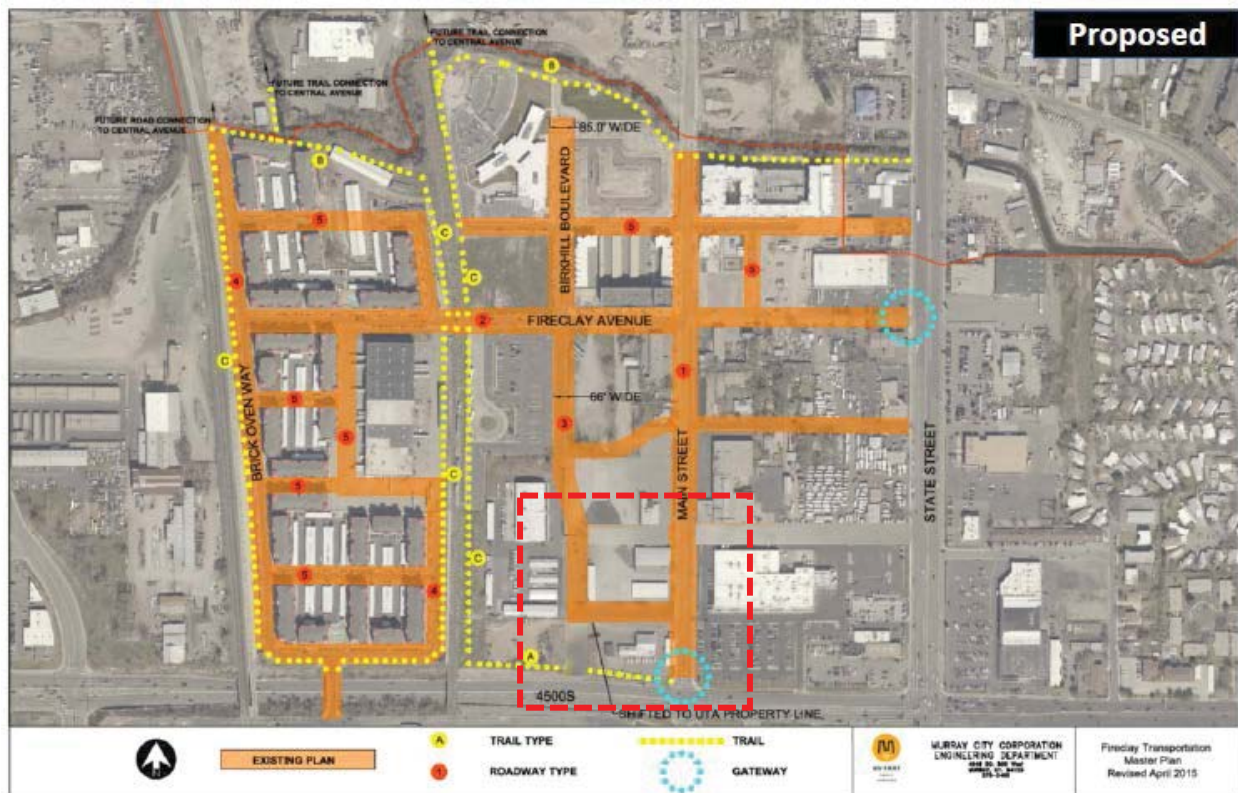
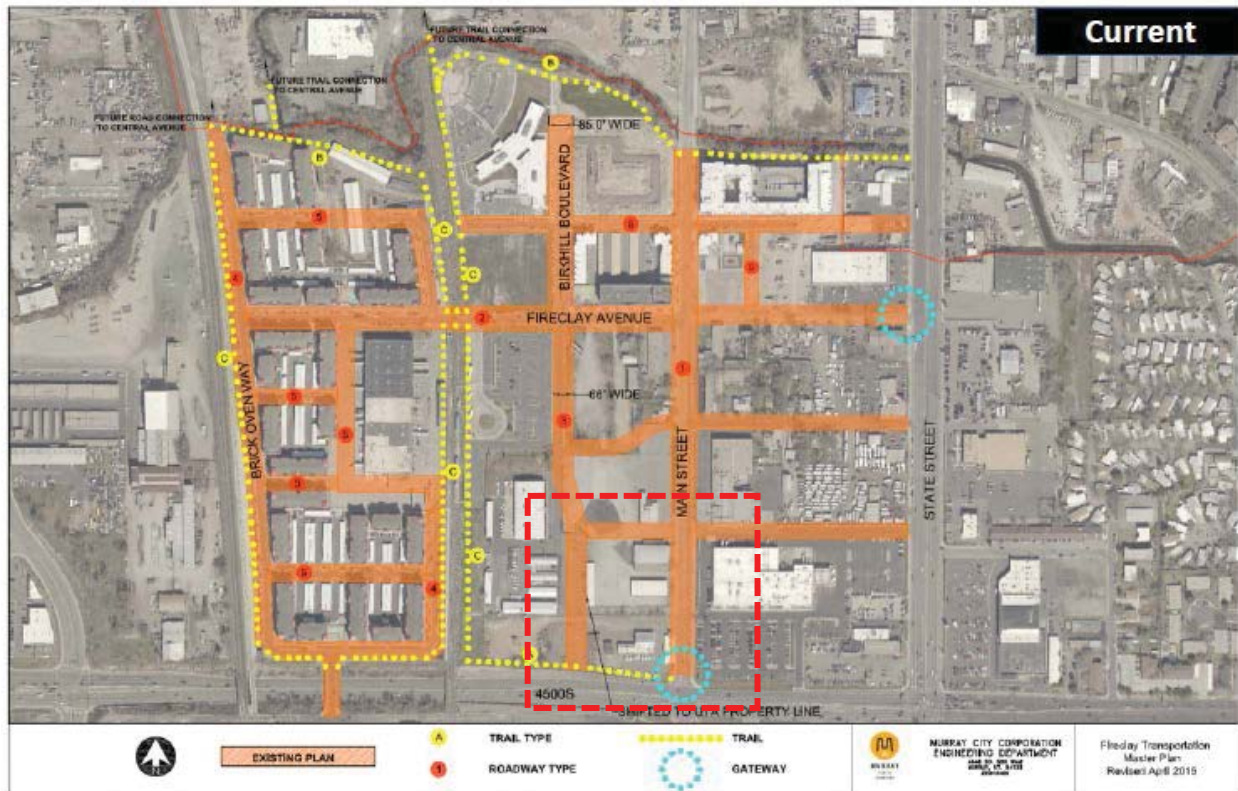
CERTIFICATE OF PUBLICATION

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

City Recorder

Exhibit “A”

Map



Current and proposed Master Transportation Plans. The location of the east-west street to be shifted has been highlighted.

Mr. Nay moved to forward a recommendation of approval to the city council for the requested amendment to the zoning map, re-designating the properties located at 861 East Winchester and 6520, 6550 and 6580 South 900 East from C-D to RM-15. Seconded by Mr. Pehrson.

Roll call vote

<u>A</u>	Nay
<u>A</u>	Pehrson
<u>A</u>	Milkavich
<u>A</u>	Lowry

Motion passed 4-0, unanimous in favor.

FIRECLAY MASTER TRANSPORTATION PLAN AMENDMENT – Project #22-118

Mr. Hall presented this text amendment. This is a text amendment because the TOD zone has design guidelines attached, and those guidelines include a master transportation plan. We are specifically talking about the last pieces of the master transportation plan that need to happen here. He displayed a map from tonight's packet, with all the streets labeled. Birkhill Boulevard did not exist before this zone was put in place, along with Gilbride Avenue and Edison Avenue which were also added with developments. Prior to this zone being created, there was nothing in this area except the underutilized brick manufacturing areas. This plan created a grid layout to allow for mixed uses, and most of those streets have been created at this point. The current plan shows one more east-west connection from Birkhill Blvd. to Main St. Salt Lake County owns property to the south, and UTA owns the property to the west. He showed images for comparison of the current master transportation plan and the proposed updated master transportation plan that moves that un-named road connecting Birkhill and Main Street to a different location. The potential development of one of the last pieces of property in the area is what is driving this request to amend the plan, and that is largely connected to the UTA and Salt Lake County properties that in the near future will redevelop as mixed-use projects. Staff had concerns about making this change, so staff asked Evergreen Development to get UTA and Salt Lake County on board with an agreement in the future. We do not have that agreement yet, as those take time to create but Evergreen does have letters of support from both groups that were included in the meeting packet. He reviewed the benefits and issues as listed in the staff report. Staff has asked for a temporary turnaround until that extension is completed for public and emergency service, Salt Lake County agreed to that turnaround.

Mr. Pehrson asked if 4500 S is city maintained.

Mr. Hall responded no, that's a UDOT road and the grade change is pretty severe.

Mr. Pehrson asked if UDOT is okay with all of this.

Mr. Hall said that regarding the exit to Main Street, we will need a UDOT letter, but staff aren't concerned about getting that; it will however be limited access, possibly only right in and right out. There will be no direct access to 4500 S.

Mr. Nay asked for more information on the parking lot.

Mr. Hall said that's not actually a parking lot, it will be a parking deck wrapped by mixed use housing units.

Ms. Milkavich asked about the letters of intent, what is the process or timeframe for development.

Mr. Hall said that from their talks with UTA and Salt Lake County, it will be longer for UTA to fully develop their property and Salt Lake County will be quicker and done within possibly 2 years. Everything should be done within about 5 years.

Ms. Milkavich noted that the economy and plans change, and the letter of intent was created in place of a development agreement. She then asked when the development agreement will be created and finalized.

Mr. Hall said the development agreement is already being worked on with the upper level people involved for approval, so that won't be long before it's presented.

Jeremy Carver (Applicant) loves Murray, his wife is from Murray, and his in-laws still live here along with his grandparents. He is grateful for planning staff and those here for their time. He discussed driving along Main Street, and that 20% of the time he drives on it he gets stuck behind the RVs being towed and backing up traffic. He has an agreement with the church and Parris RV to basically swap properties; their properties both end up being 1.94 acres. On the map you can see that the Parris RV site is basically the missing piece, as they own both sides of Edison, and they are really looking forward to consolidating their operations. He was looking at acquiring some apartments in the past, here in the TOD area, and he didn't know how to get into it. He thinks that's primarily because as you go along 4500 S, on the corner is the Salt Lake County property, and it's abandoned; that is the entrance and face of the TOD area. They had a developer over a year ago that was trying to proceed with doing apartments there and they were stonewalled because they didn't have the access they needed, which means they are very eager to work with him. They have plans already in place and they are allowing him to use their land, and he is paying for the road and improvements. He is also working with UTA, and discussed their current space, explaining they really want the surrounding area to be developed. As the road gets built out, there will be two points of circulation for both the UTA and the Salt Lake County facilities.

Mr. Lowry opened the hearing for public comment. There were no comments in person or submitted during the meeting so the hearing was closed.

Mr. Pehrson moved to forward a recommendation of approval to the city council for the proposed amendment to the Fireclay Master Transportation Plan in the TOD Zone, as outlined. Motion Seconded by Ms. Milkavich.

Roll call vote

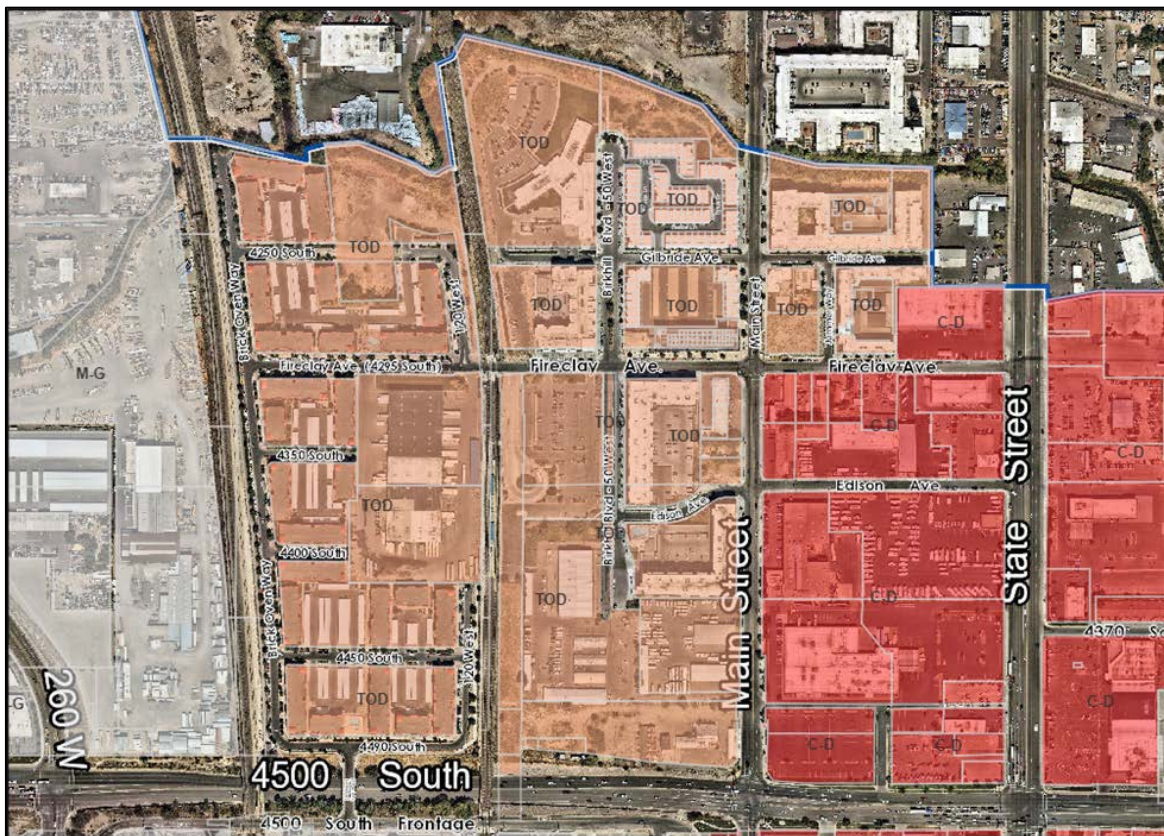
<u>A</u>	Pehrson
<u>A</u>	Milkavich
<u>A</u>	Nay
<u>A</u>	Lowry

Motion passed 4-0, unanimous in favor.



AGENDA ITEM #9

ITEM TYPE:	Text Amendment, Fireclay Master Transportation Plan		
ADDRESS:	Fireclay TOD area	MEETING DATE:	July 19, 2022
APPLICANT:	Evergreen Development	STAFF:	Jared Hall, CED Director
PARCEL ID:	n/a	PROJECT NUMBER:	22-118
CURRENT ZONE:	TOD	APPLICABLE ZONE:	TOD
REQUEST:	Evergreen Development proposes to amend the Fireclay Master Transportation Plan, adjusting the location of a required east-west connection between Birkhill Boulevard and Main Street.		



I. STAFF REVIEW & ANALYSIS

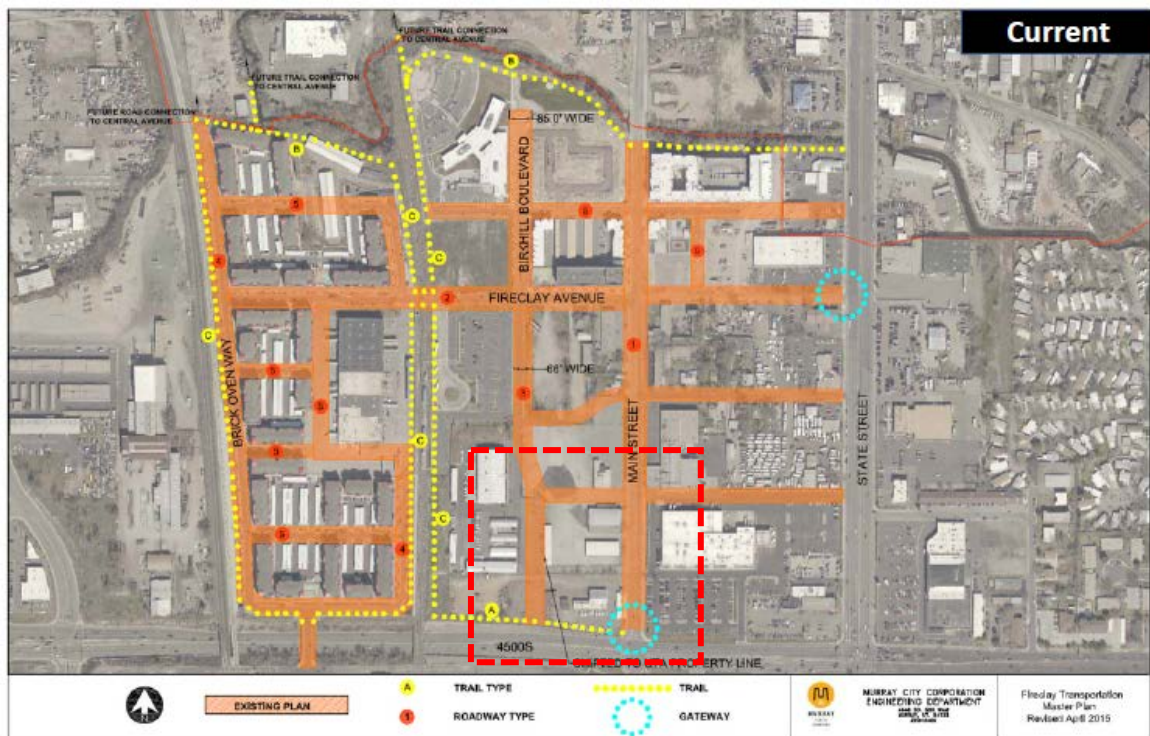
Background

The Transit Oriented Development, TOD Zone covers the area of the city known as Fireclay, which surrounds the Murray North TRAX station. When the TOD Zone was adopted, it included Design Guidelines, which in turn contain a Master Transportation Plan. That plan includes a map indicating a desired grid of new streets to serve the area. Most of those new and connected streets have been implemented. Like those newly implemented streets from the plan, the few remaining pieces of the plan will be created as part of development applications.

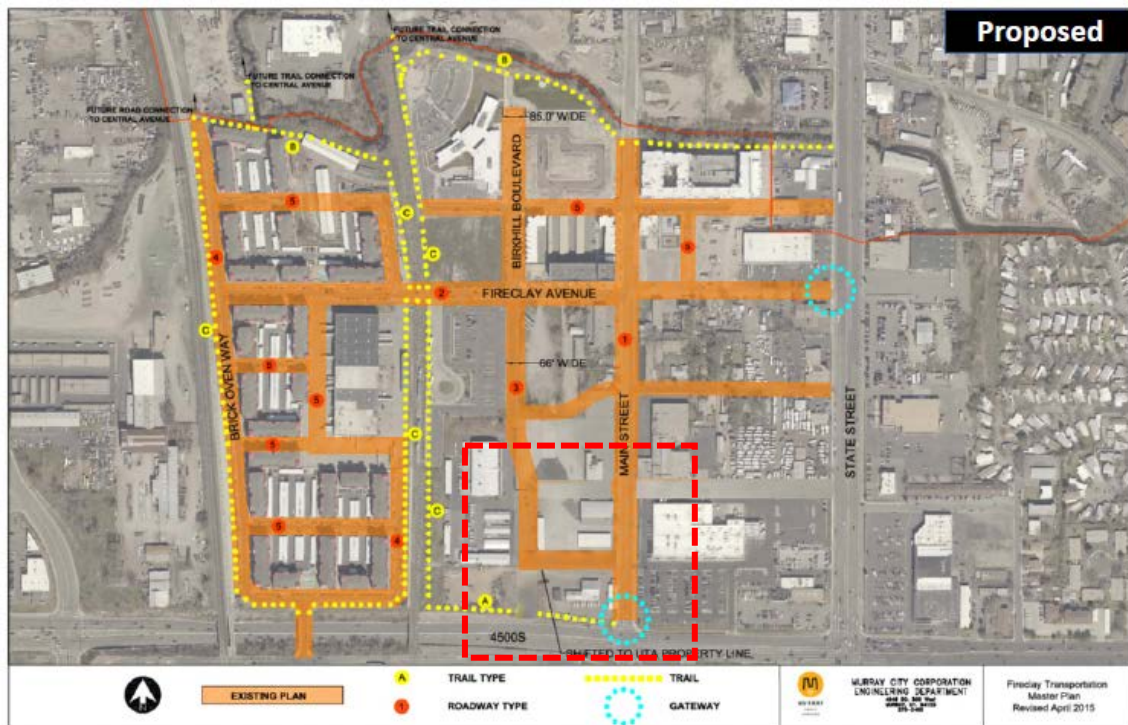
Staff is working with the applicant, Evergreen, toward the development of property currently owned and used by Parris R.V. at 4410 South Main Street. The requested amendment is a result of potential development applications on that property.

Review & Considerations

Fireclay Master Transportation Plan: The existing Fireclay Master Transportation Plan identifies street types and maps out a grid to create new connections where none existed previously in order to encourage good traffic circulation and pedestrian activity. There are only a few areas still undeveloped in Fireclay. The most significant is the area in question, several properties between Main Street and the TRAX line, just north of 4500 South. The existing plan for this section is pictured in the figure below:



The unnamed, east-west connecting street between Birkhill Boulevard and Main Street is the subject of this application for amendment. The applicant would like to move the street's location southward, toward 4500 South. See the proposed section below:



Issues: The complicating issues in the proposed amendment are that the proposed street's location and installation will depend on property owners other than Evergreen – specifically on the Utah Transit Authority (UTA) and Salt Lake County. Both groups are planning and working toward mixed-use redevelopment projects on their properties, but they will likely not be ready until after Evergreen would have developed the property at 4410 S. Main. Additionally, if Evergreen develops the 4410 S. Main property without the east-west road concurrent, public service and emergency access for the development would be insufficient. Pedestrian access between Main Street and Birkhill could be lessened unless building and site design incorporates it somehow.

Agreement / Letters of Support: Both UTA and Salt Lake County have provided letters of support for the proposed amendment. The future road will benefit redevelopment of both properties, and with the letters of support staff feels confident that the agreement can be reached, and the road eventually installed. The applicant has

provided a draft agreement that Evergreen, UTA, and Salt Lake County are reviewing and which is referenced in the letters of support from UTA and Salt Lake County.

Potential Benefits: The existing Master Plan has located the east-west road ideally for vehicular circulation. However, there are identifiable benefits to the proposed relocation that could not have been foreseen:

- 1)** The property at 4410 S. Main Street is currently in use as RV storage, having established a right for legal, non-conforming use. Staff sees benefit in this opportunity to develop the property as a mixed-use project, which is facilitated by the current applicants pending deal with those property owners. It may take time to re-create that opportunity if it comes again at all.
- 2)** The proposed relocation does provide an ability to extend Birkhill to the south beyond the current limit, which will facilitate better mixed-use redevelopment of both the UTA property and the Salt Lake County properties by allowing greater unit counts and providing better access for services (delivery, utility, etc.) and better opportunities for pedestrian access into the larger Fireclay area and specifically to the TRAX station.
- 3)** The extension of Birkhill that would be required for this change will provide needed utility provision and looping to Main Street, and utility access for the Salt Lake County and UTA properties as well.

Addressing the Issues: The issues that could result from the proposed amendment that were identified in this report are:

- 1)** The street's location depending on UTA and Salt Lake County. This is addressed adequately by the letters of support, identifying the future agreement and the applicant's participation in the improvement.
- 2)** Public service and emergency access for the development. This can be addressed by the applicant's plan to provide a temporary turnaround and access on the south side of the development at 4410 S. Main until the new proposed road location becomes permanent. The applicant has provided a design for the temporary turnaround which is attached to this report.
- 3)** Pedestrian access between Main Street and Birkhill Boulevard. The applicant can maintain open space between the proposed development at 4410 S. Main and the existing Metro Phase 2 building and provide a pedestrian walkway between the

developments. Other design or building design considerations could also lessen that impact.

II. FINDINGS

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

1. The proposed amendment has been carefully considered by planning and engineering staff and with conditions the modified location can maintain acceptable levels of the benefits anticipated by the existing plan.
2. The proposed amendment supports the goals and objectives of the General Plan and the Fireclay Master Transportation Plan by maintaining the smaller block grid and encouraging pedestrian activity and mixed uses.
3. The proposed amendment will facilitate improved mixed use redevelopment of the Salt Lake County and UTA properties in this area.

III. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed amendment to the Fireclay Master Transportation Plan in the TOD Zone as outlined in the Staff Report.**



NOTICE OF PUBLIC MEETING

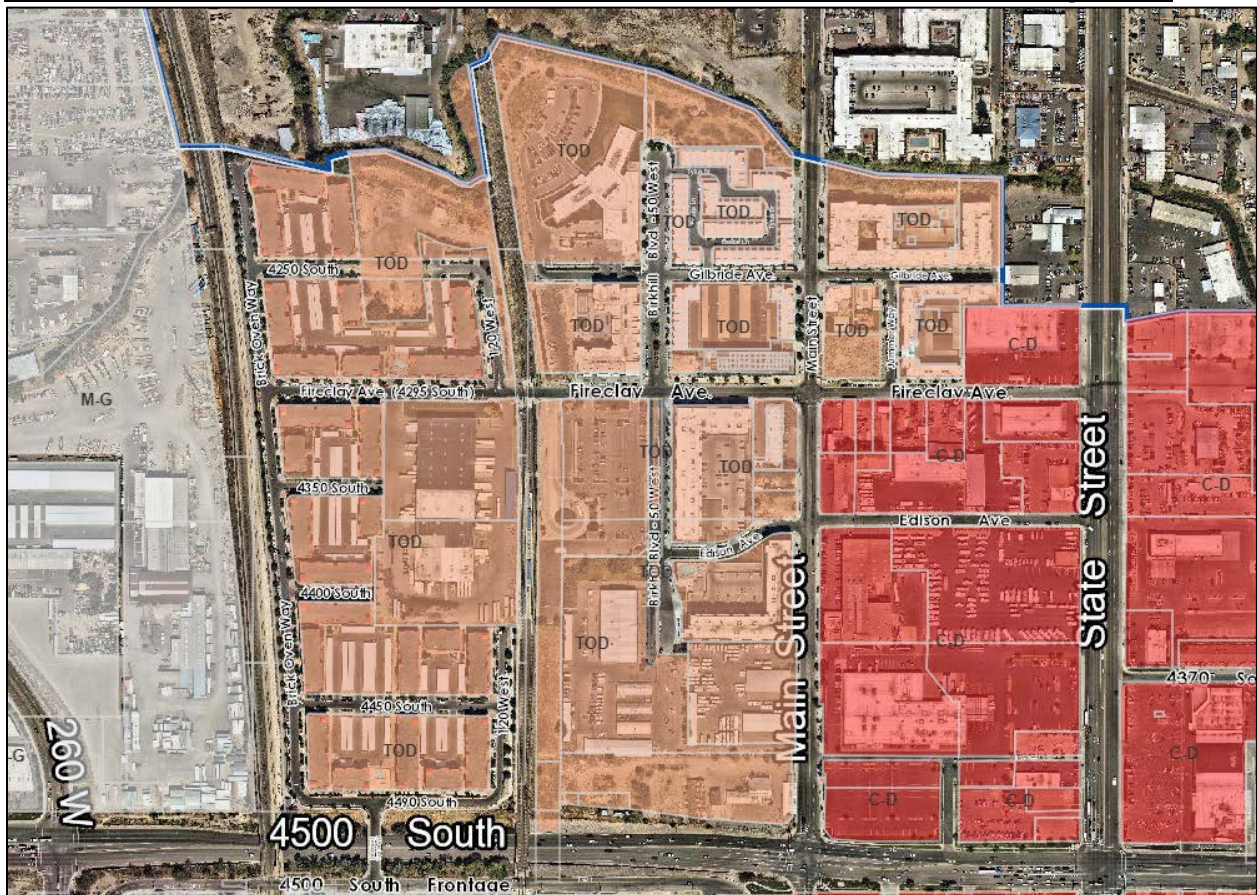
July 21, 2022, 6:30 PM

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:

Jeremy Carver, representing Evergreen Development, is requesting an amendment to the Fireclay Master Transportation Plan in the Transit Oriented Development (TOD) Zone, Chapter 17.168 of the Murray City Land Use Ordinance. The requested amendment would shift the planned east-west right-of-way between Birkhill Boulevard and Main Street farther to the south. Please see the attached plans. The Fireclay Master Transportation Plan can be found in the TOD Zone Design Guidelines, which are available on the Community & Economic Development page of the city website at murray.utah.gov.

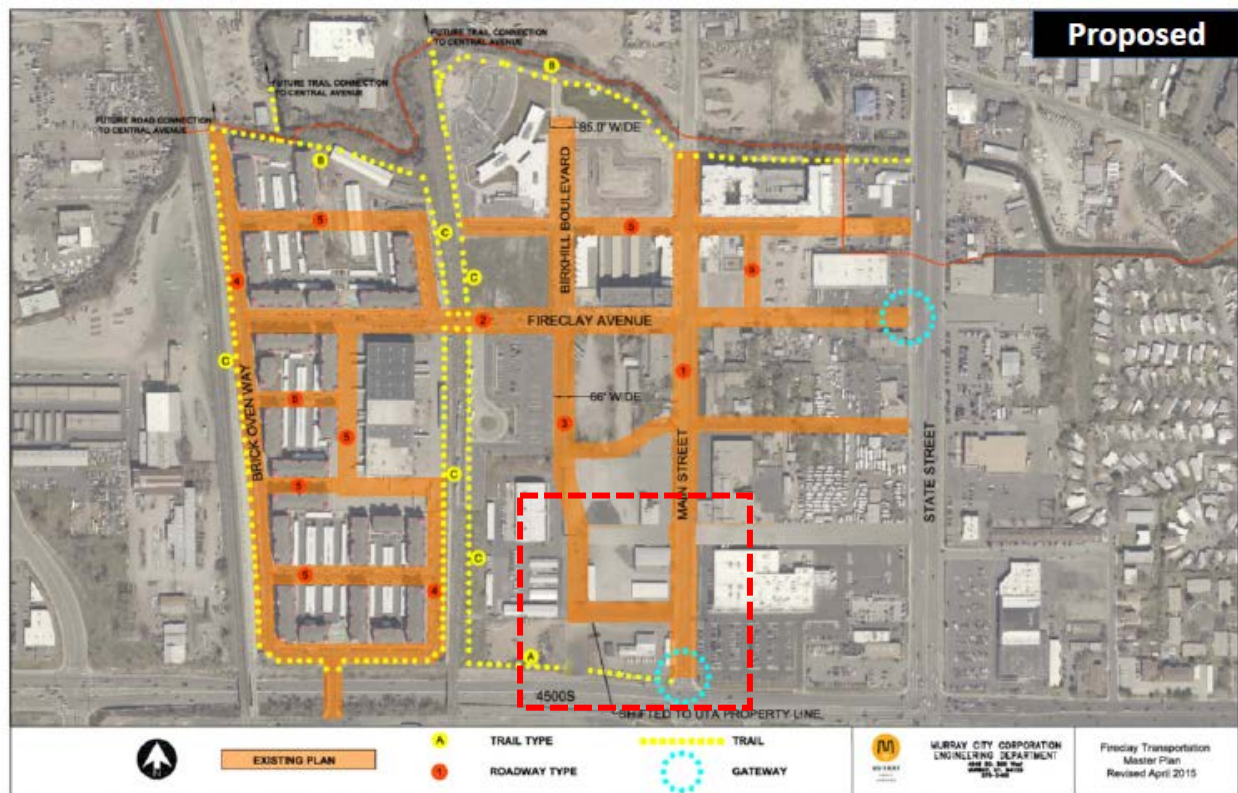
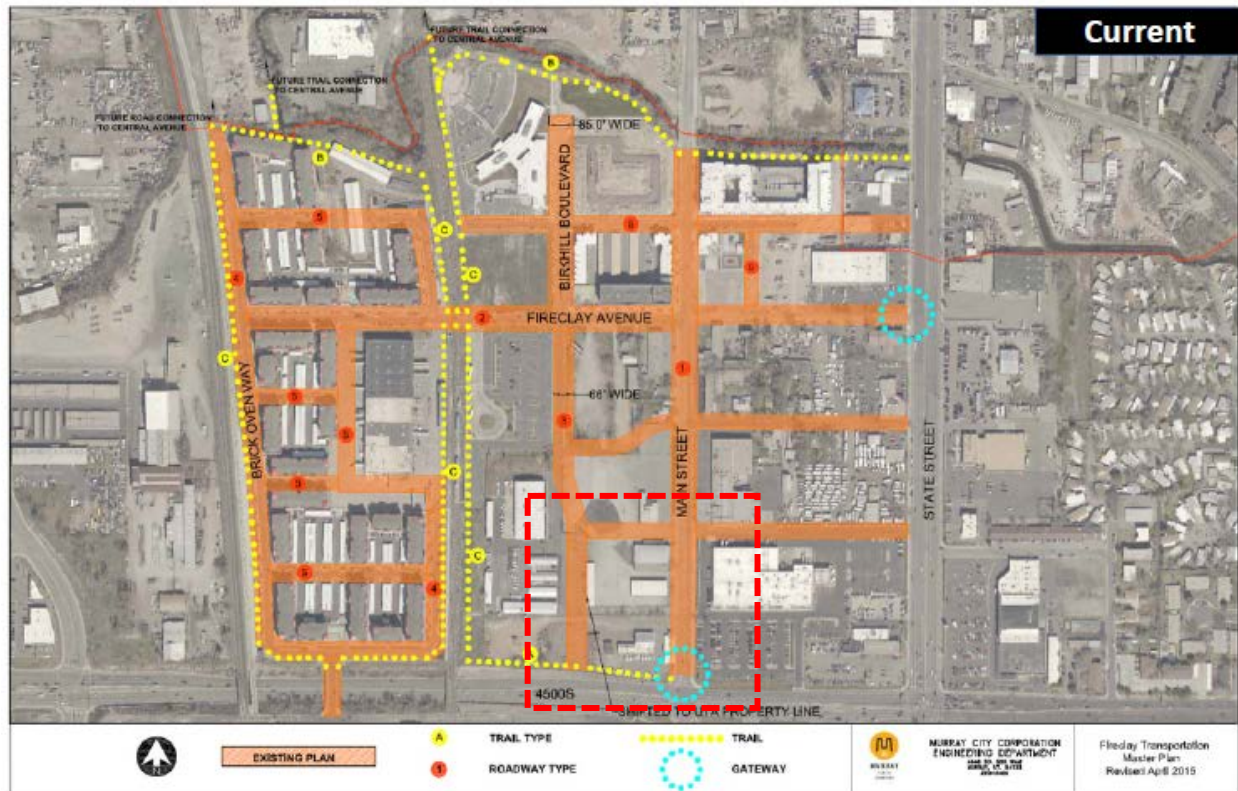
The meeting is open, and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



This notice is being sent to you as an affected entity. If you have questions or comments concerning this proposal, please contact Jared Hall in the Murray City Community & Economic Development Department at 801-270-2427, or e-mail jhall@murray.utah.gov.

Public Notice Dated | July 8th, 2022



Current and proposed Master Transportation Plans. The location of the east-west street to be shifted has been highlighted.

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # _____

☐ Zoning Map Amendment

☒ Text Amendment

☐ Complies with General Plan

☐ Yes

☐ No

Subject Property Address: 4410 South Main Street, Murray, Utah

Parcel Identification (Sidwell) Number: 21-01-278-023-0000

Parcel Area: 1.94 acres Current Use: RV Storage

Existing Zone: TOD Proposed Zone: _____

Applicant

Name: Jeremy Carver

Mailing Address: 475 North 300 West, Suite 16

City, State, ZIP: Kaysville, UT 84037

Daytime Phone #: 801-386-6724 Fax #: _____

Email address: jcarver@evgre.com

Business or Project Name : Parris RV

Property Owner's Name (If different): BD Parris, LLC

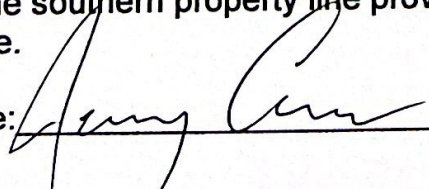
Property Owner's Mailing Address: 12928 S. Hickory Knolls Ct.

City, State, Zip: Draper, UT 84020

Daytime Phone #: 801-809-0161 Fax #: _____ Email: brett@parrisrv.com

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

Amend the TOD zone by amending the TOD Design Guidelines and the Murray Fireclay Transportation Master Plan associated with it to be compatible with the future uses anticipated for the neighboring properties owned by Salt Lake County, Evergreen and UTA. Traffic study confirms there is sufficient bandwidth in the roads for future projects and that a road on the southern property line provides a similar benefit to a road on the northern property line.

Authorized Signature:  Date: 6/15/22

Property Owners Affidavit

I (we) BD Parris 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.

Wendy A. Parris
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 14 day of June, 2022.

Mindie Larsen
Notary Public

Residing in Salt Lake County My commission expires: 3-12-2024

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

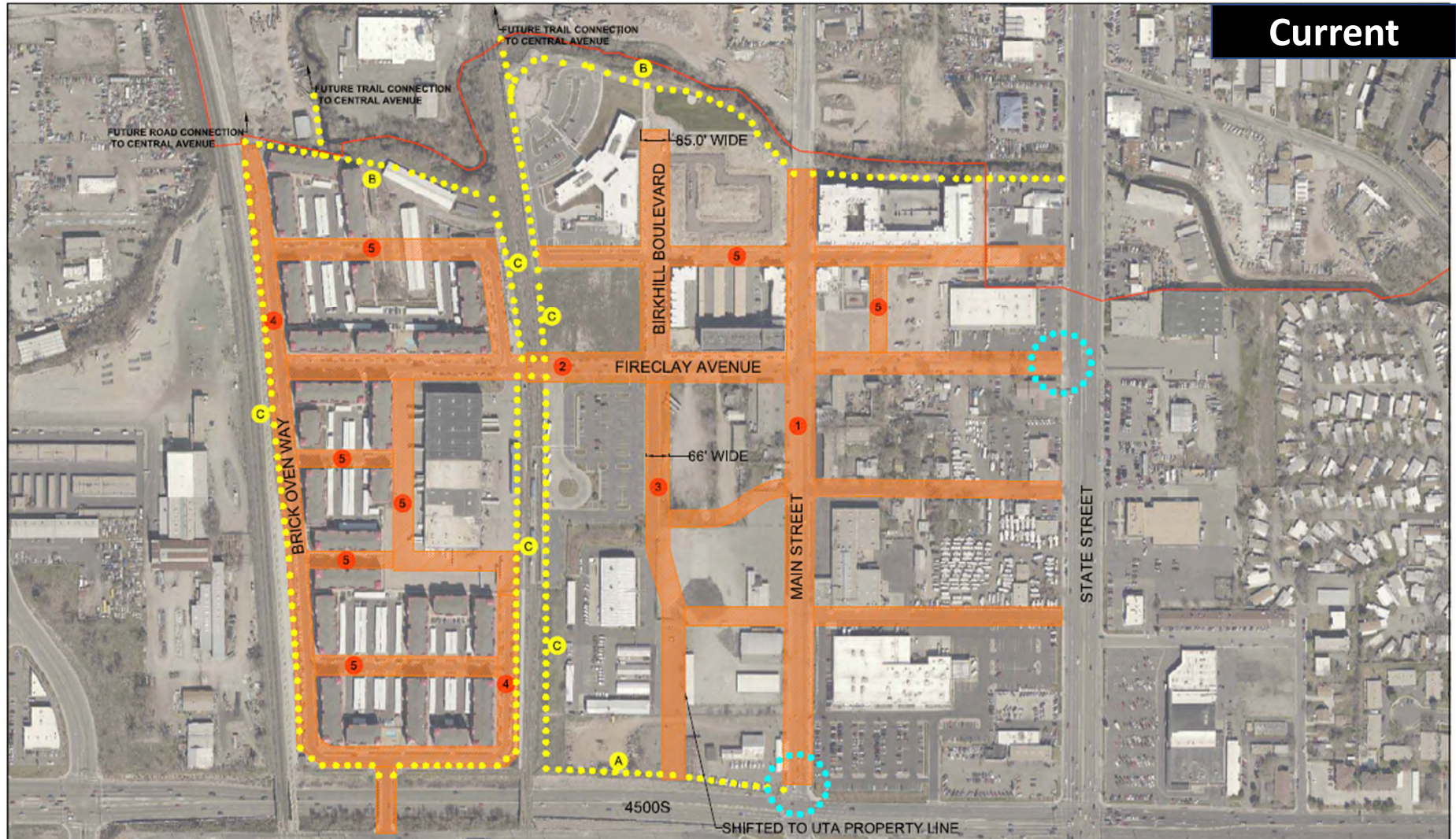
On the _____ day of _____, 20____, personally appeared before me

_____ 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: _____

Current



EXISTING PLAN

A

TRAIL TYPE

1

ROADWAY TYPE



TRAIL



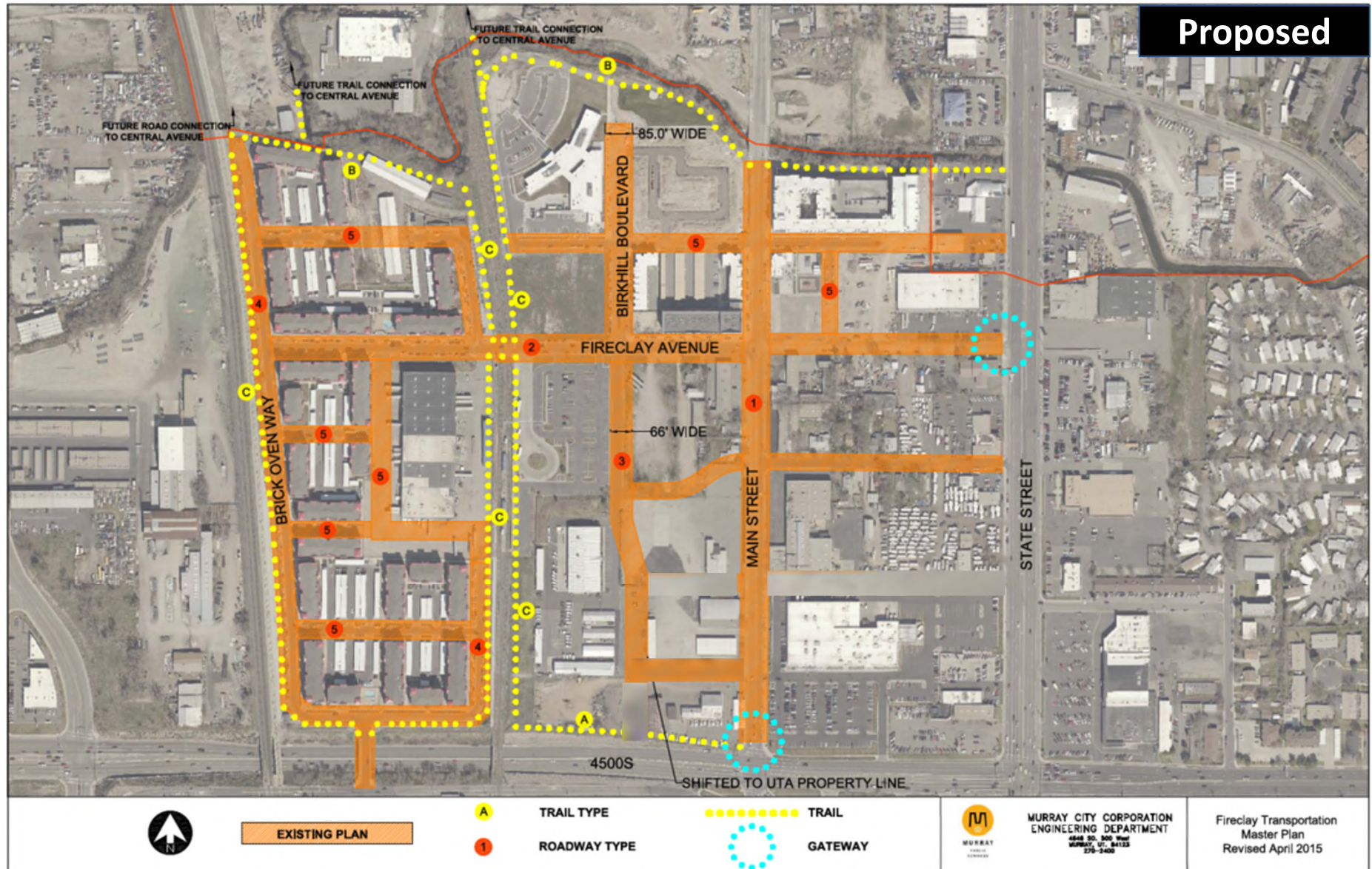
GATEWAY

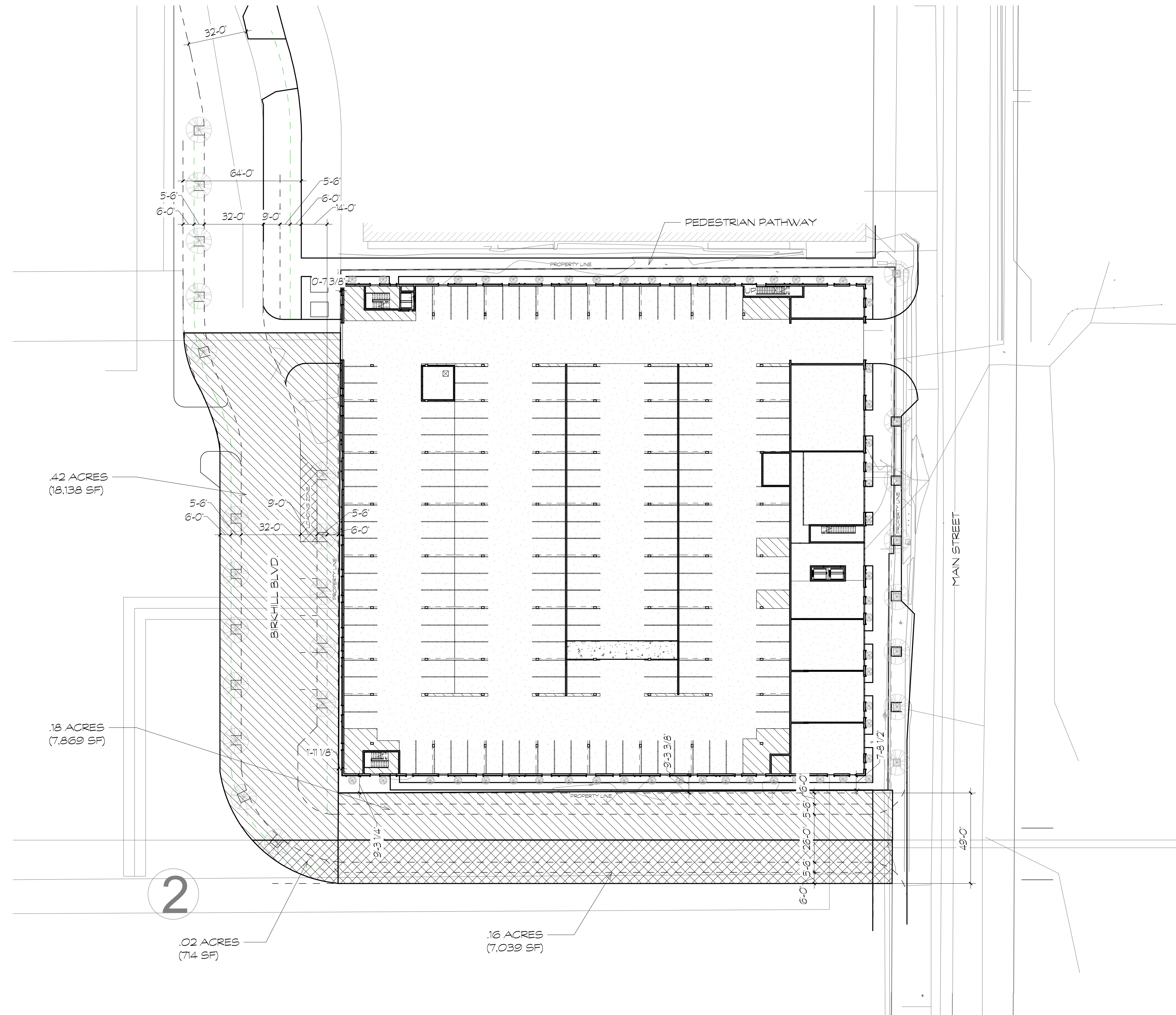


MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4848 SO. 500 WEST
MURRAY, UT 84123
2010-2012

Fireclay Transportation
Master Plan
Revised April 2015

Proposed



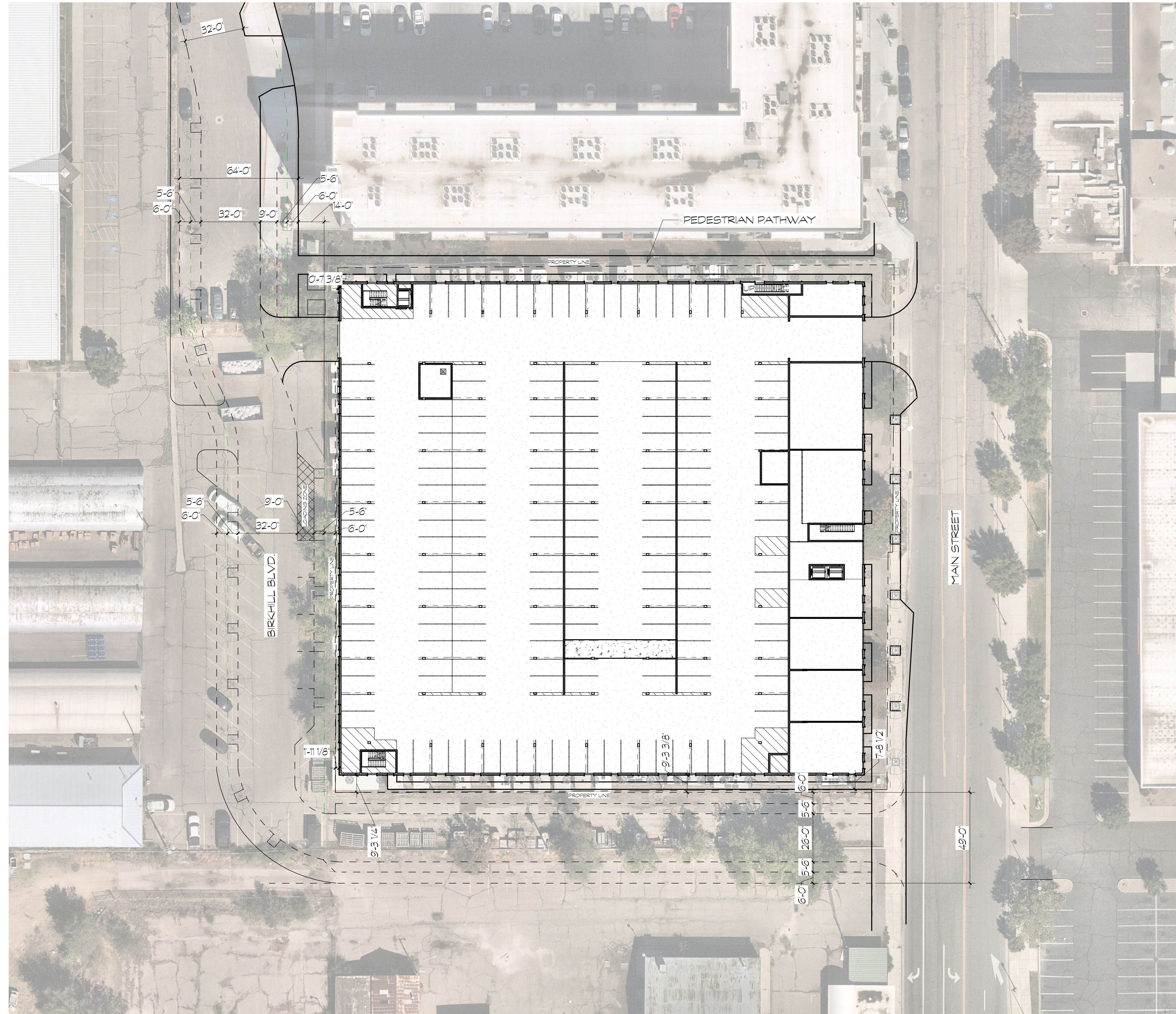


EVERGREEN - 4400 S. MAIN STREET

MURRAY, UTAH

ROAD EXHIBIT

6-15-22

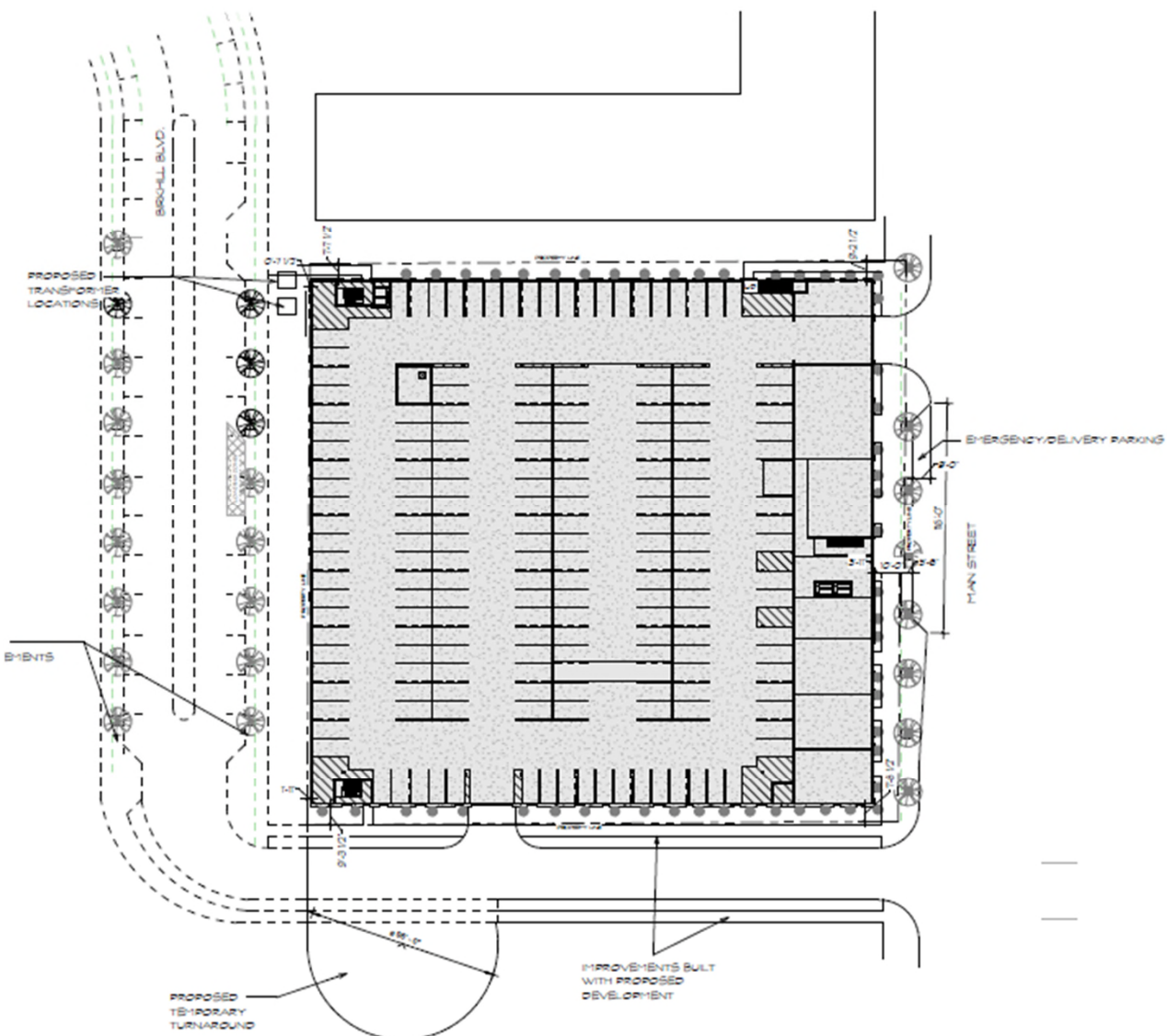


EVERGREEN - 4400 S. MAIN STREET

MURRAY, UTAH

ROAD EXHIBIT

6-15-22



PARKING COUNT

Level	Type	Count
Level 1	2' x 18' - 20' deep	158
Level 2	2' x 18' - 20' deep	124
Grand total:		352

PARKING REQUIRED

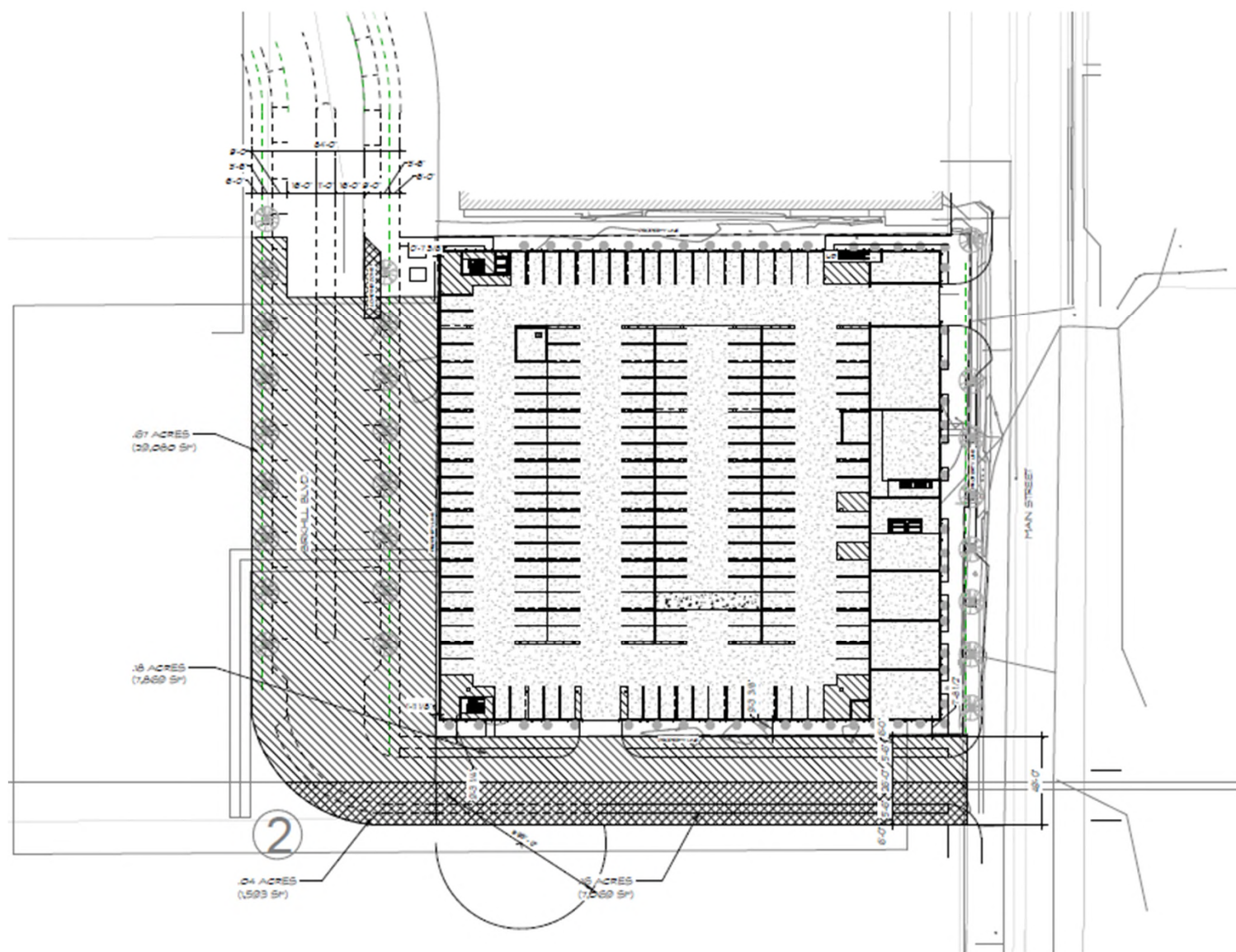
1BED - 105 X 145 - 153 STALLS
2BED - 15 X 81 - 80 STALLS
STUDIO - 10 X 65 - 65 STALLS
LIVE/WORK - 15 X 3 - 5 STALLS
COMMERCIAL - 1300 SF X 3,325 - 11 STALLS
326 TOTAL STALLS

SITE INFORMATION

4400 S. MAIN STREET - 1.95 ACRES
 FRONT YARD SETBACK - 15'-0" FROM
 BACK OF CURB AND GUTTER
 REAR AND SIDE YARD SETBACKS - 0'

UNIT SCHEDULE

Name	Count
UNIT - 1BED	145
UNIT - 2BED	81
UNIT - LIVE/WORK	5
UNIT - STUDIO	65
Grand total:	274





Jennifer Wilson
Salt Lake County Mayor

**DEPARTMENT OF
ADMINISTRATIVE SERVICES**

Megan Hillyard
Director

Derrick Sorensen
Real Estate Manager

DIVISIONS

ADDRESSING

CONTRACTS & PROCUREMENT

FACILITIES MANAGEMENT

INFORMATION SERVICES

REAL ESTATE

RECORDS MANAGEMENT &
ARCHIVES

SALT LAKE COUNTY
GOVERNMENT CENTER
2001 S. State St. Ste. N3200
Salt Lake City, UT 84190
385-468-7060 phone
385-468-7072 fax
www.slco.org
TTY: 7-1-1

July 13, 2022

Re: Letter of Support

To Murray City:

This Letter of Support serves to inform the Murray City Planning Department and Murray City City Council that Salt Lake County is currently negotiating with Evergreen Devco to arrange for the construction of a road on the southern border of the Parris RV property. If all of the details of this arrangement are worked out and subject to final approval of the Salt Lake County Mayor and Salt Lake County Council, Salt Lake County has discussed dedicating a portion of the land that will be used for the road, and Evergreen Devco has discussed paying for and causing the road and utilities to be constructed. This arrangement also requires the participation of the Utah Transit Authority. Salt Lake County has been informed that if a final agreement is reached with all of the parties, Evergreen Devco intends to complete the road by January 31, 2025.

Sincerely,

A blue ink signature of Derrick Sorensen, written in a cursive style.

Derrick Sorensen
Real Estate Manager
Salt Lake County



669 West 200 South

Salt Lake City, UT 84101

July 14, 2022

Murray City

Attention: Mr. Trae Stokes, City Engineer

5025 S. State Street

Murray City, Utah 84107

Dear Mr. Stokes:

This Letter of Support serves to inform you, as well as the Murray City Planning Department and Murray City Council, that the Utah Transit Authority ("UTA"), at the staff level, is in support of an access road, gate, and turn-around being constructed along the south side of the Parris RV property. UTA is in discussions with Salt Lake County to correct a long-standing boundary line problem between our individual properties that connect to Main Street. As part of those discussions, UTA would exchange land with Salt Lake County, including its access road, conditioned on UTA receiving a dedicated access road to Main Street and access to public utilities. The terms of the land exchange have not been finalized, and any such exchange is subject to UTA Board approval.

Due to the continuing operations on our property, UTA is not prepared at this time to allow Birkhill Boulevard to be connected through its property. However, as this area is planned, in conjunction with the City to realize the full potential of these properties, it is understood that Birkhill Boulevard would need to connect at that time. It is our understanding that Salt Lake County and Evergreen Devco will work out the final details of the cost and construction of the road and utilities which they intend to complete by January 31, 2025. Any additional property transactions would also be subject to approval by the UTA Board of Trustees.

Sincerely,

Paul Drake, UTA Director Real Estate & TOD

Spencer Burgoyne, UTA Mgr. Property Administration



LAND DEDICATION AND RIGHT OF WAY CONSTRUCTION AGREEMENT

THIS LAND DEDICATION AND RIGHT-OF-WAY CONSTRUCTION AGREEMENT (this “**Agreement**”) is made this ____ day of _____, 2022, by and among the UTAH TRANSIT AUTHORITY, a large public transit district (“**UTA**”), SALT LAKE COUNTY, a body corporate and politic of the State of Utah (“**SLC**”), and EVERGREEN-45TH & MAIN LAND, L.L.C., an Arizona limited liability company (“**Evergreen**”).

A. UTA is the owner of that certain parcel or parcels of real property more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**UTA Property**”).

B. SLC is the owner of that certain parcel or parcels of real property adjacent to the UTA Property more particularly described on **Exhibit B** attached hereto and incorporated herein by this reference (the “**SLC Property**”).

C. Evergreen has a contractual right to purchase that certain parcel of real property adjacent to the UTA Property more particularly described on **Exhibit C** attached hereto and incorporated herein by this reference (the “**Evergreen Property**”).

D. UTA is willing to dedicate the UTA Property to Murray City, Utah (the “**City**”), for the purpose of a public right-of-way along the southern border of the Evergreen Property (the “**Southern Right-of-Way**”), and the City desires to accept the UTA Property. At some future date UTA expects to dedicate some portion of public right-of-way along the western border of the Evergreen Property (the “**Western Right-of-Way**”),

E. SLC is willing to dedicate the SLC Property to the City for the purpose of the Southern Right-of-Way and the City desires to accept the SLC Property. At some future date SLC expects to dedicate some portion of the Western Right-of-Way,

F. The Southern Right-of-Way and the Western Right-of-Way will be constructed in two phases as herein provided.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. **Conveyance of the UTA Property.** On and as of the Dedication Date (as defined below), UTA shall sell and otherwise convey to the City by Special Warranty Deed, and the City agrees to accept, for the consideration set forth in Sections 3 and 7 of this Agreement, all right, title and interest in Southern Right of Way of the UTA Property more particularly described in **Exhibit A**.

2. **Conveyance of the SLC Property.** On and as of the Dedication Date, SLC shall sell and otherwise convey to the City by Special Warranty Deed, and the City agrees to accept, for the

consideration set forth in Sections 3 and 7 of this Agreement, all right, title and interest in the Southern Right of Way SLC Property more particularly described in **Exhibit B**.

3. Consideration for Conveyance of the UTA Property and the SLC Property. In exchange for the conveyance of the Southern Right of Way of the UTA Property and the Southern Right of Way of the SLC Property, the City agrees that the conveyance of the Southern Right of Way of the UTA Property and the Southern Right of Way of the SLC Property shall be considered the total contribution by UTA and SLC, as applicable, and by Evergreen, for any further land dedication for the Southern Right-of-Way and the Western Right-of-Way, and no additional property of any kind shall be required for the Southern Right-of-Way, the Western Right-of-Way or any other public right-of-way by or for the development of the Evergreen Property by Evergreen or its successor and assigns. The terms and provisions hereof shall survive the expiration or termination of this Agreement.

4. Merchantability of Title.

(a) UTA represents and warrants that, to UTA's actual knowledge and based upon the assessor records, UTA owns fee simple title in and to the UTA Property.

(b) SLC represents and warrants that, to SLC's actual knowledge and based upon the assessor records, SLC owns fee simple title in and to the SLC Property.

(c) The City may, at its option and expense, obtain a current commitment for a title insurance policy and obtain a title insurance policy current as of the Dedication Date.

5. Closing Documents.

(a) Within 30 days following the Closing Date (the "Dedication Date"), UTA shall execute and deliver to the City a Special Warranty Deed in the form attached hereto as **Exhibit D**, conveying the Southern Right of Way of the UTA Property described on **Exhibit A** to the City in fee simple, free and clear of all monetary encumbrances arising by, through and under UTA.

(b) On or prior to the Dedication Date, SLC shall execute and deliver to the City a Special Warranty Deed in the form attached hereto as **Exhibit D**, conveying the Southern Right of Way of the SLC Property described on **Exhibit B** to the City in fee simple, free and clear of all monetary encumbrances arising by, through and under SLC.

6. Closing. The date of closing shall be the date that that Evergreen provides written notice to UTA and SLC that Evergreen has acquired the Evergreen Property ("Closing Date"); provided, however, that if for any reason a closing does not occur on or before December 31, 2022, this Agreement shall automatically terminate and be of no further force or effect. **[NOTE: DATE TO BE CONFIRMED]**

7. Construction of Southern Right-of-Way. Evergreen, at Evergreen's sole cost and expense, covenants to design and construct the improvements for the Southern Right-of-Way (e.g. utilities and pavement) in the location depicted on **Exhibit E** and labeled as "Phase 1 Construction"

within 24 months following the Dedication Date. All construction shall be in accordance with the specifications as required by the City and in accordance with plans and specifications approved by the City.

8. Construction of Western Right-of-Way. UTA, at UTA's sole cost and expense, covenants to design and construct the improvements associated with the Western Right-of-Way (e.g. utilities and pavement) in the location depicted on **Exhibit E** and labeled as "Phase 2 Construction". All construction shall be in accordance with the specifications as required by the City and in accordance with plans and specifications approved by the City.

9. Modifications. This Agreement shall not be amended except by subsequent written agreement of the parties.

10. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

11. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns as the case may be.

12. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

13. Governing Law. The laws of the State of Utah shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Salt Lake County, State of Utah.

14. Notice. All notice required under this Agreement shall be in writing and shall be hand-delivered, sent by overnight delivery or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective 72 hours after deposit in the United States mail with the proper address as set forth below or, upon receipt, if sent by overnight delivery service or when personally delivered. Any party by notice so given may change the address to which future notices shall be sent.

Notice to UTA: **[NOTE: PLEASE CONFIRM/SUPPLY]**

250 South 600 West
Salt Lake City, UT 84101
Attention: _____

Notice to SLC: **[NOTE: PLEASE CONFIRM/SUPPLY]**

2001 South State Street N4300
Salt Lake City, Utah 84114
Attention: _____

Notice to Evergreen:

c/o Evergreen Devco, Inc.
1873 South Bellaire Street, Suite 1200
Denver, CO 85222
Attention: Mr. Tyler Carlson

15. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of under this Agreement without the prior written approval of the non-assigning party.

16. Title and Authority. Each party represents and warrants that the undersigned individual(s) has or have full power and authority to enter into this Agreement and that the other parties are relying on such representations and warranties in entering into this Agreement.

[balance of page intentionally left blank]

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above-written.

UTAH TRANSIT AUTHORITY, a large public transit district

By: _____
Name: _____
Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this _____ day of _____, 2022, by _____ as the _____ of the Utah Transit Authority, a large public transit district.

My commission expires: _____

(S E A L)

Notary Public

[Signatures and acknowledgements continue on the following page]

By: _____
Name: _____
Its: _____

EVERGREEN-45TH & MAIN LAND L.L.C., an
Arizona limited liability company

By: Evergreen Development Company-2022,
L.L.C., an Arizona limited liability company
Its: Manager

By: Evergreen Devco, Inc., a California
corporation
Its: Manager

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
_____ day of _____, 2022, by _____ as the
_____ of Evergreen Devco, Inc., a California corporation, as Manager of
Evergreen Development Company-2022, L.L.C., an Arizona limited liability company, as
Manager of Evergreen-45th & Main Land L.L.C., an Arizona limited liability company.

My commission expires: _____

(S E A L)

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE UTA PROPERTY

[To be inserted]

EXHIBIT B

LEGAL DESCRIPTION OF THE SLC PROPERTY

[To be inserted]

EXHIBIT C

LEGAL DESCRIPTION OF THE EVERGREEN PROPERTY

BEGINNING AT A POINT IN THE WEST LINE OF MAIN STREET IN MURRAY CITY, UTAH, NORTH 00°04' EAST 314.4 FEET AND DUE WEST 823.82 FEET AND NORTH 00°16' EAST 155.04 FEET ALONG THE WEST LINE OF MAIN STREET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 9, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 00°16' EAST ALONG THE WEST LINE OF MAIN STREET 155.04 FEET; THENCE SOUTH 89°42' WEST 300 FEET; THENCE SOUTH 00°16' WEST 283 FEET; THENCE NORTH 89°42' EAST 300 FEET; THENCE NORTH ALONG THE WEST LINE OF MAIN STREET 127.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO MURRAY CITY, AS DISCLOSED BY WARRANTY DEED RECORDED FEBRUARY 27, 2015 AS ENTRY NO. 12001502 IN BOOK 10300 AT PAGE 4039 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE INCIDENT TO THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 266 (4500 SOUTH STREET) KNOWN AS PROJECT NO. F-0266(62)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 2 OF BLOCK 9, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF MAIN STREET WHICH CORNER IS 310.23 FEET NORTH 00°05'15" EAST (314.40 FEET NORTH 00°04'00" EAST BY RECORD) ALONG THE EAST LINE OF LOT 1 AND 824.04 WEST (823.82 FEET BY RECORD) AND 31.24 FEET NORTH 00°15'54" EAST (NORTH 00°16'00" EAST BY RECORD) ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF MAIN STREET FROM THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER IS ALSO 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE MAIN STREET CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 5+91.80; AND RUNNING THENCE SOUTH 89°42'00" WEST 2.50 FEET ALONG THE SOUTHERLY PROPERTY LINE OF SAID ENTIRE TRACT TO A POINT 35.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 5+91.77; THENCE NORTH 00°15'54" EAST 127.96 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE APPROXIMATE ENGINEER STATION 7+19.73; THENCE SOUTH 89°44'06" EAST 2.50 FEET TO SAID EXISTING WESTERLY RIGHT OF WAY LINE AT A POINT 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 5+19.73; THENCE SOUTH 00°15'54" WEST (SOUTH 00°16'00" WEST BY RECORD) 127.94 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE POINT OF

BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTIONS $00^{\circ}14'32''$ CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

EXHIBIT D

FORM OF SPECIAL WARRANTY DEED

When recorded return to:

Attention: _____

SPECIAL WARRANTY DEED

THIS DEED, made this _____ day of _____, 20__, between _____, whose street address is _____ (“**Grantor**”), and **SALT LAKE CITY, UTAH**, whose street address is _____ (“**Grantee**”);

WITNESSETH, That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Salt Lake, State of Utah, described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”);

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the title to above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except for current taxes and those restrictions, covenants, easements and other encumbrances of record against the Property.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

By: _____

Name: _____

Its: _____

STATE OF _____)

) SS

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____, as _____ of _____.

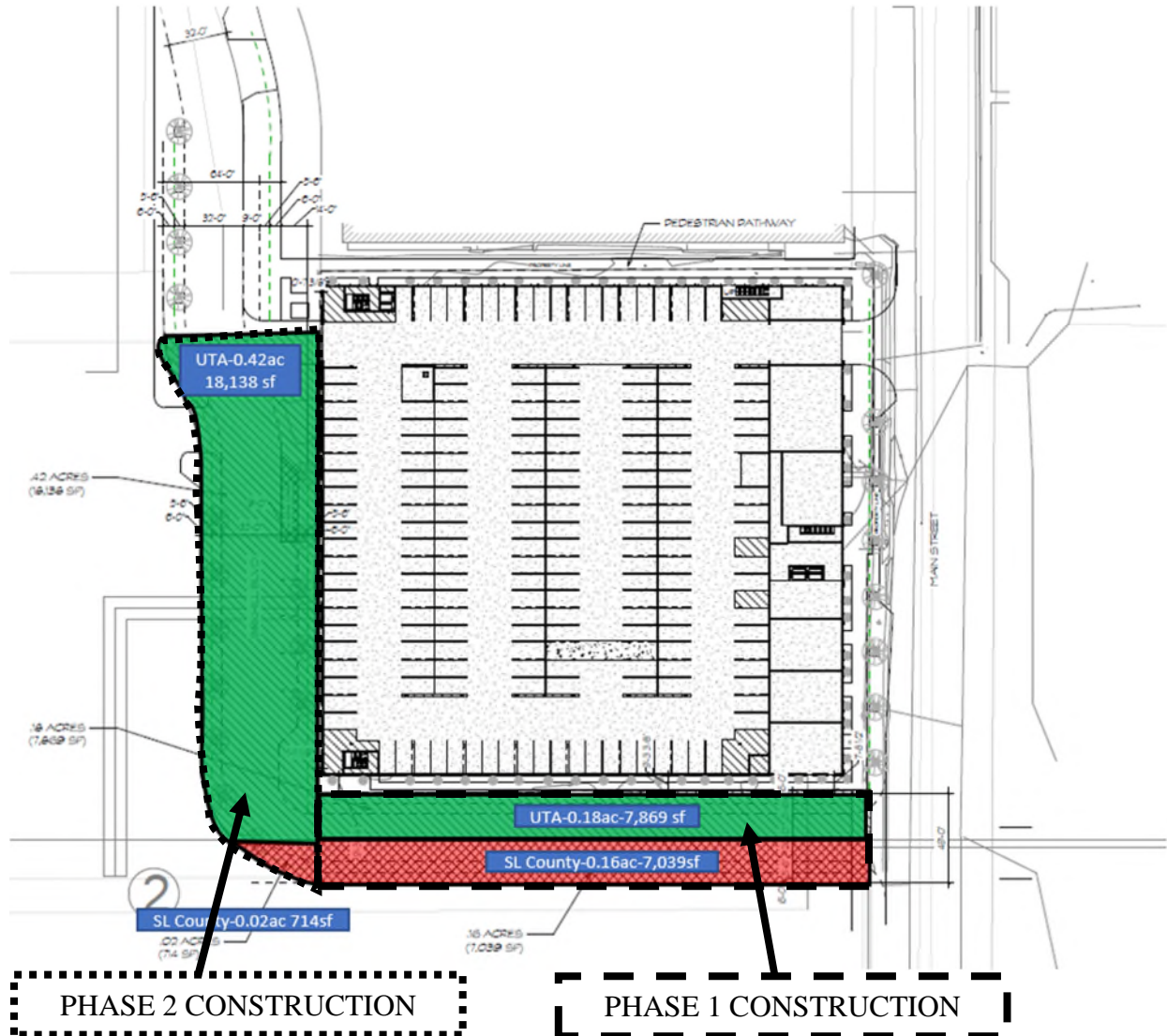
Notary Public

My Commission expires: _____

EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

EXHIBIT E

DEPICTION OF THE PHASE 1 CONSTRUCTION AND THE PHASE 2 CONSTRUCTION





Jennifer Wilson
Salt Lake County Mayor

**DEPARTMENT OF
ADMINISTRATIVE SERVICES**

Megan Hillyard
Director

Derrick Sorensen
Real Estate Manager

DIVISIONS

ADDRESSING

CONTRACTS & PROCUREMENT

FACILITIES MANAGEMENT

INFORMATION SERVICES

REAL ESTATE

RECORDS MANAGEMENT &
ARCHIVES

SALT LAKE COUNTY
GOVERNMENT CENTER
2001 S. State St. Ste. N3200
Salt Lake City, UT 84190
385-468-7060 phone
385-468-7072 fax
www.slco.org
TTY: 7-1-1

July 13, 2022

Re: Letter of Support

To Murray City:

This Letter of Support serves to inform the Murray City Planning Department and Murray City City Council that Salt Lake County is currently negotiating with Evergreen Devco to arrange for the construction of a road on the southern border of the Parris RV property. If all of the details of this arrangement are worked out and subject to final approval of the Salt Lake County Mayor and Salt Lake County Council, Salt Lake County has discussed dedicating a portion of the land that will be used for the road, and Evergreen Devco has discussed paying for and causing the road and utilities to be constructed. This arrangement also requires the participation of the Utah Transit Authority. Salt Lake County has been informed that if a final agreement is reached with all of the parties, Evergreen Devco intends to complete the road by January 31, 2025.

Sincerely,

A blue ink signature of Derrick Sorensen, written in a cursive style.

Derrick Sorensen
Real Estate Manager
Salt Lake County



UTAH TRANSIT AUTHORITY



669 West 200 South

Salt Lake City, UT 84101

July 14, 2022

Murray City

Attention: Mr. Trae Stokes, City Engineer

5025 S. State Street

Murray City, Utah 84107

Dear Mr. Stokes:

This Letter of Support serves to inform you, as well as the Murray City Planning Department and Murray City Council, that the Utah Transit Authority ("UTA"), at the staff level, is in support of an access road, gate, and turn-around being constructed along the south side of the Parris RV property. UTA is in discussions with Salt Lake County to correct a long-standing boundary line problem between our individual properties that connect to Main Street. As part of those discussions, UTA would exchange land with Salt Lake County, including its access road, conditioned on UTA receiving a dedicated access road to Main Street and access to public utilities. The terms of the land exchange have not been finalized, and any such exchange is subject to UTA Board approval.

Due to the continuing operations on our property, UTA is not prepared at this time to allow Birkhill Boulevard to be connected through its property. However, as this area is planned, in conjunction with the City to realize the full potential of these properties, it is understood that Birkhill Boulevard would need to connect at that time. It is our understanding that Salt Lake County and Evergreen Devco will work out the final details of the cost and construction of the road and utilities which they intend to complete by January 31, 2025. Any additional property transactions would also be subject to approval by the UTA Board of Trustees.

Sincerely,

Paul Drake, UTA Director Real Estate & TOD

Spencer Burgoyne, UTA Mgr. Property Administration

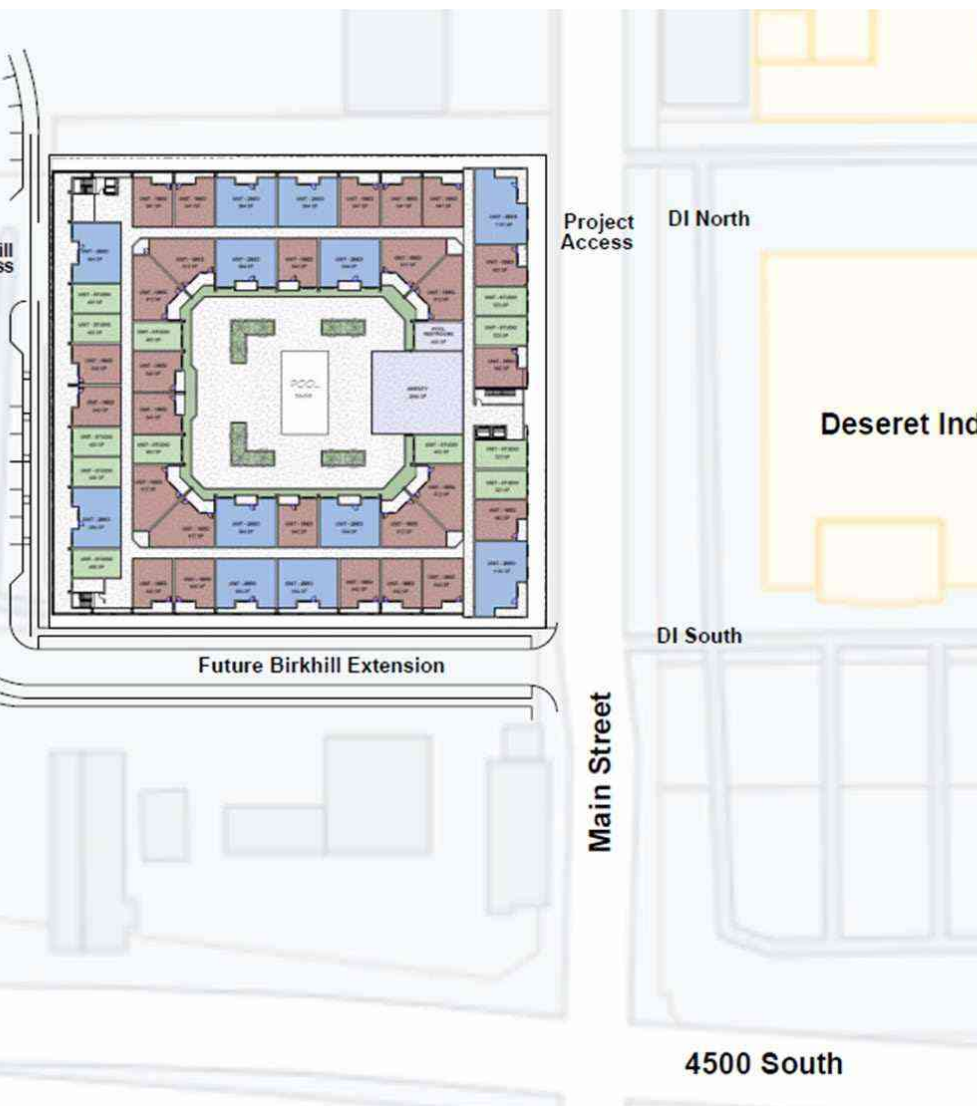




Evergreen Apartments

4400 South Main
Street, Murray, Utah

Traffic Impact Analysis



Anderson Wahlen Associates
2010 North Redwood Road
Salt Lake City, Utah 84116
Phone: (801) 521-8529
Fax: (801) 521-9551
Date: June 2022

Traffic Impact Analysis for Evergreen Apartments – 4400 South Main Street Murray, Utah

June 2022

Prepared by:
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, Utah 84116
Phone: (801) 521-8529
Fax: (801) 521-9551

<p>Evergreen Apartments - 4400 South Main Street Traffic Study</p>

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<p>Evergreen Apartments - 4400 South Main Street Traffic Study</p>

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Executive Summary

I. Introduction and Summary

A. Purpose of Report and Study Objectives

The proposed development site is on the west side of Main Street at approximately 4400 South in Murray, Utah. The current property is owned by Parris RV and is currently used for RV storage. The frontage of the current property has four driveways accessing Main Street.

This traffic study will look at the impacts of the proposed development assuming that the project has a single access onto Main Street and another single access onto Birkhill Boulevard.

Figure One shows the location of the development. Trip projection and traffic analysis in this report will be performed for the AM and PM peak hours.

B. Executive Summary

Traffic was counted at the existing intersections during the AM and PM commuter hours on a single weekday. Trip generation was performed for the development and trip distribution was projected. The existing traffic was compared with the existing plus site generated development traffic to show the impacts of the proposed development.

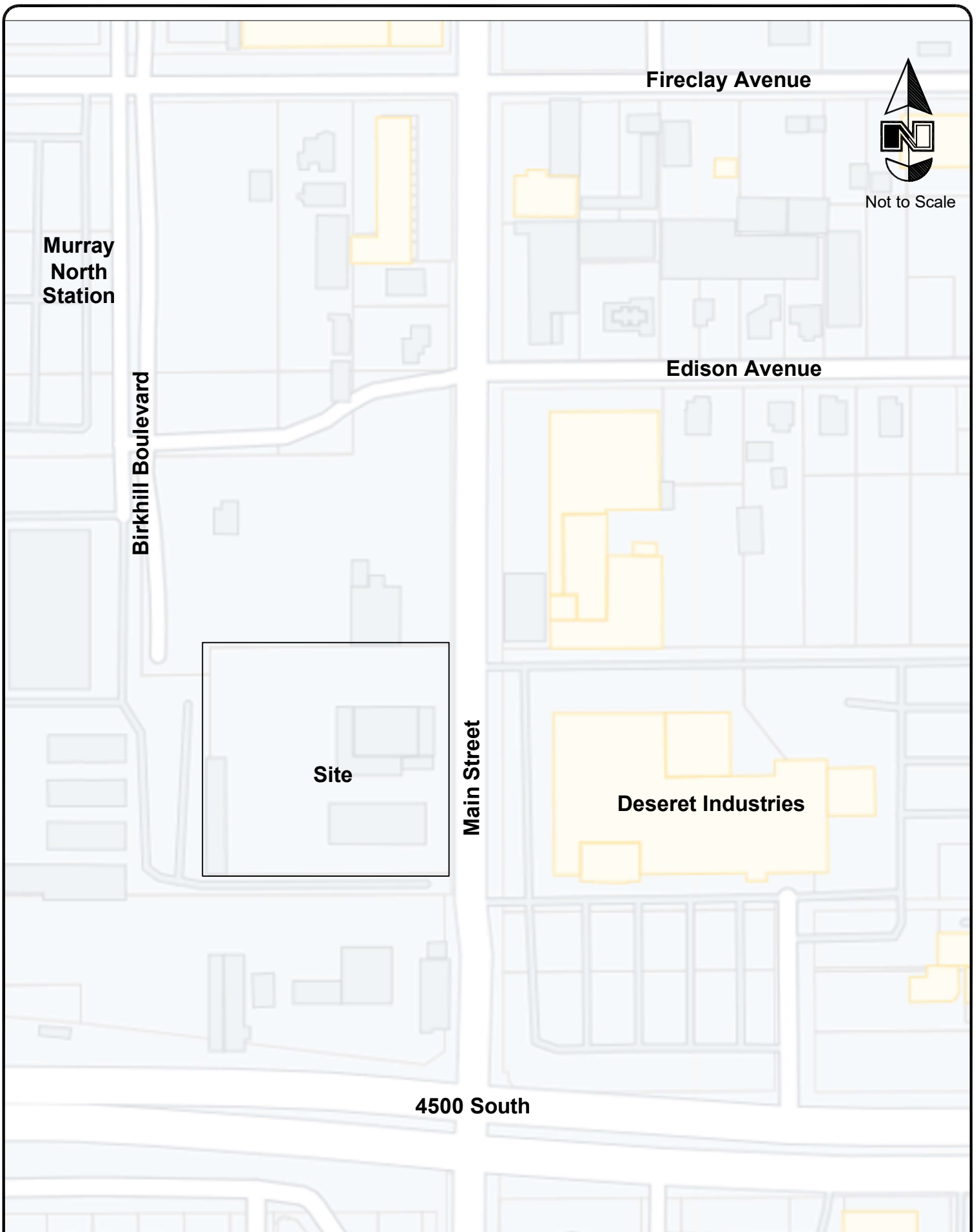
The results of the traffic analysis show that the unsignalized accesses/intersections in the study area will continue to operate acceptably with the addition of the proposed apartment traffic.

The analysis shows that the projected queuing will not exceed the storage provided.

The 4500 South/Main and Fireclay/Main signals were found to operate acceptably and the additional traffic from the proposed apartments had little to no impact on level of service and queuing.

The analysis showed that the future connection of Birkhill Boulevard will likely need to be restricted to not allow northbound left turns. This was unrelated to the proposed apartments and based on the lack of queuing storage available due to the storage needed for the southbound left turn at 4500 South/Main Street.

Signing and striping should be prepared to meet Murray City or MUTCD standards, as applicable.



II. Proposed Development

The project at completion is conceptually planned to include the following land use:

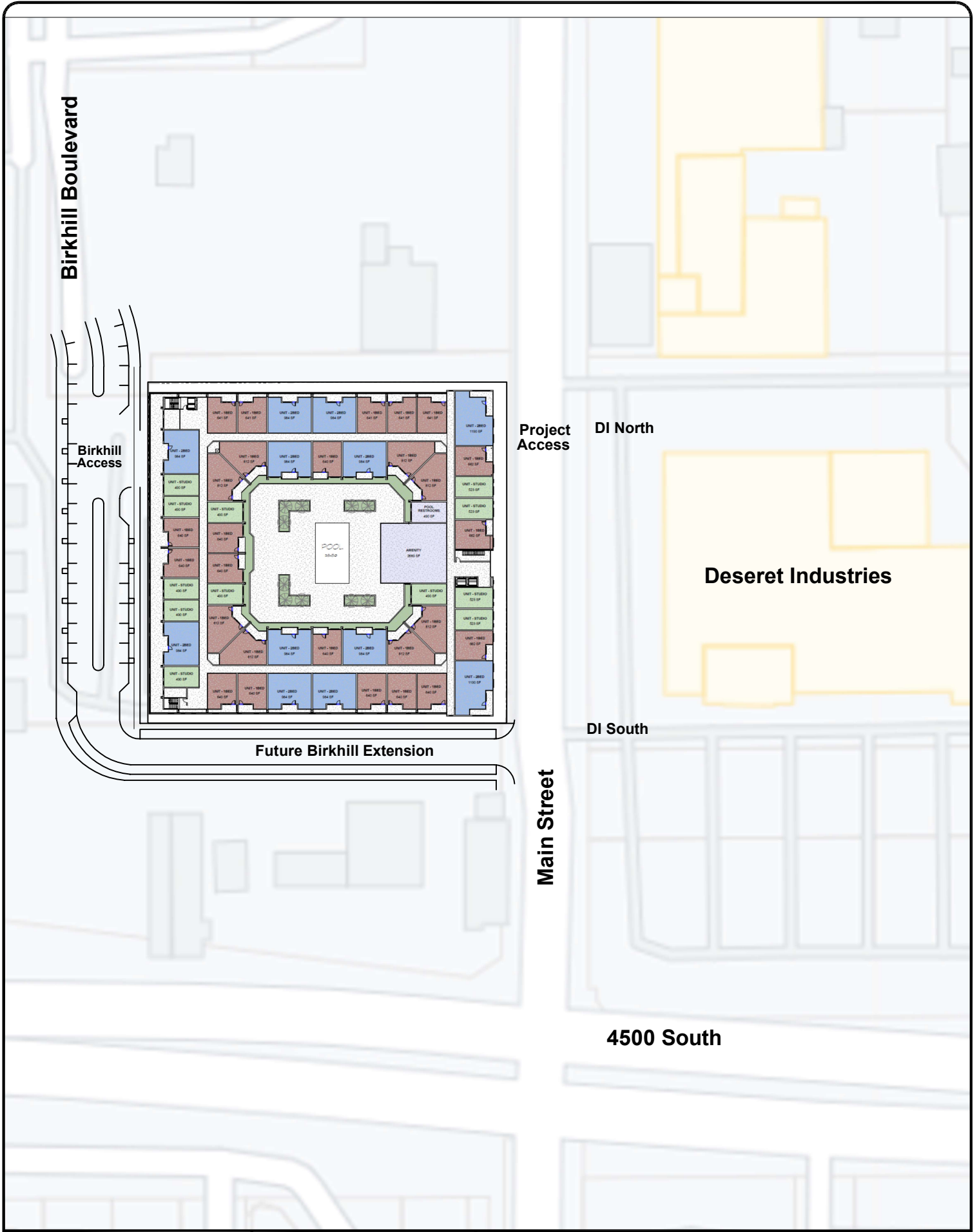
- 274 apartments

III. Area Conditions

Trip projection and traffic analysis in this report will be performed for the AM and PM peak hours.

Main Street is a one lane in each direction with a center turn median in the area of the site. Main Street has a 35-mph speed limit. Birkhill Boulevard is one lane in each direction with a center turn lane. It currently does not have a full cross section at the site. It will be designed to a full cross section and will dead end at the project access for the near future. Murray City plans to extend Birkhill Boulevard to continue to the south and then turn to Main Street in the future. Therefore, in the future Birkhill Boulevard will border the west and south portions of the project. It will ultimately connect to Main Street opposite the Deseret Industries southmost Main Street access.

Figure Two shows the conceptual site plan.

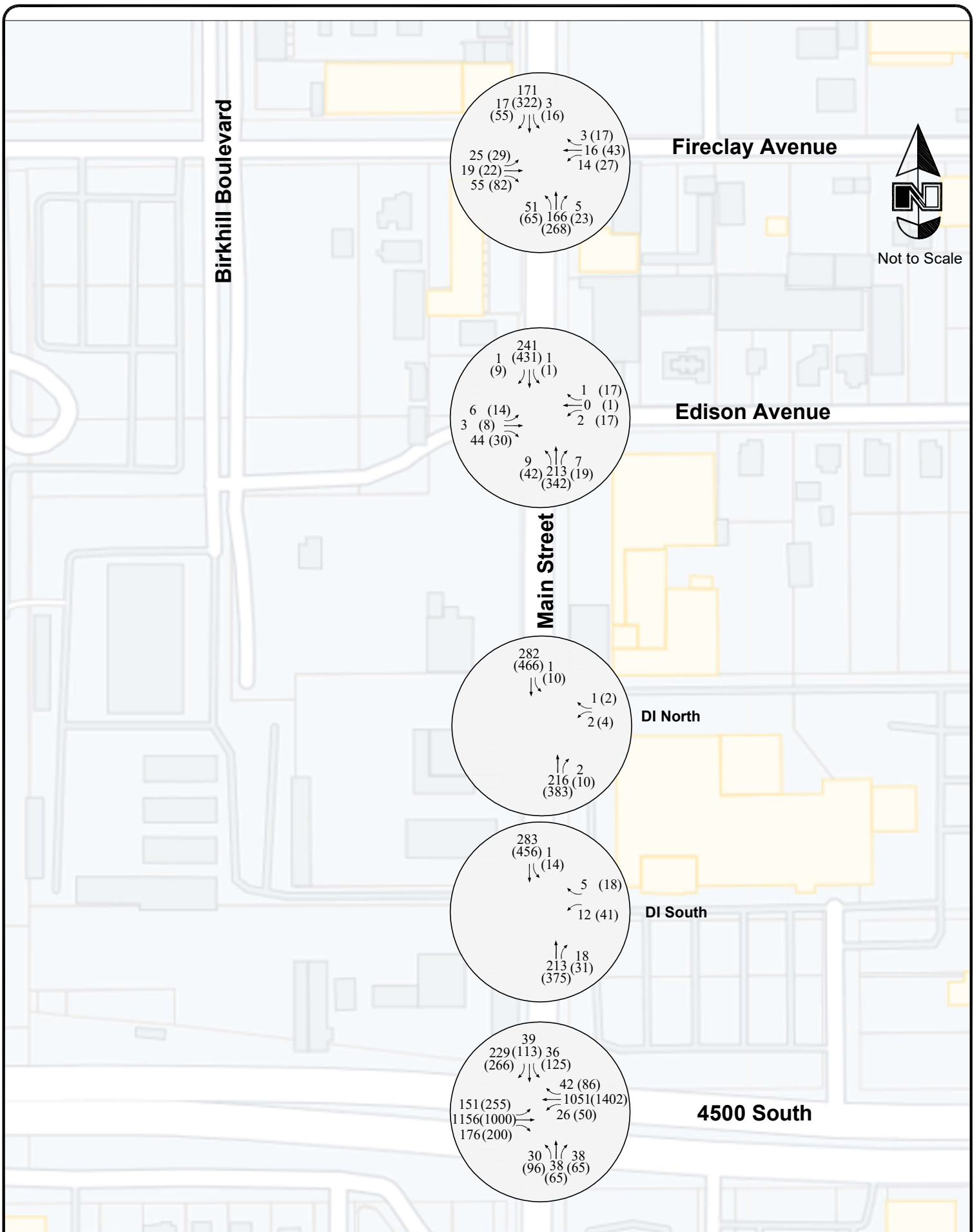


A. Existing Traffic Data

Intersection counts were made at the following locations on May 19th 2022 (from 7:00 – 9:00 AM and from 4:00 to 6:00 PM):

- 4500 South and Main Street (UDOT Signal Metrics were used to obtain the counts).
- Main Street and the southmost Deseret Industries Access
- Main Street and Edison Avenue
- Main Street and Fireclay Avenue

The peak hour was based on 4500 South and Main Street. The AM Peak Hour was from 7:30 to 8:30 a.m. The PM Peak Hour was from 4:45 to 5:45 p.m. Figure Three shows the existing traffic counts. Detailed counts are shown in Appendix A.



IV. Projected Traffic

A. Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation (Tenth Edition) handbook was used to estimate trips for the land uses. The proposed land uses are noted in the following list by type and size.

- 274 Apartment Units

Tables One and Two show the AM and PM peak hour total trips generated.

<i>Evergreen – 4400 S. Main Street Traffic Study</i> Table One AM/PM Peak Development Trip Generation				
Facility	Facility Size	ITE Land Use Code	Trip Rate	Trips Generated
AM Peak Hour				
Multi-Family Housing (Mid-Rise)	274 units	221	0.36	99
PM Peak Hour				
Multi-Family Housing (Mid-Rise)	274 units	221	0.74	203

<i>Evergreen – 4400 S. Main Street Traffic Study</i> Table Two AM/PM Peak Total Development Trips					
Facility	Trips Generated	ITE Percent Inbound	ITE Percent Outbound	Total Inbound Trips	Total Outbound Trips
AM Peak Hour					
Multi-Family Housing (Mid-Rise)	99	26%	74%	26	73
PM Peak Hour					
Multi-Family Housing (Mid-Rise)	203	61%	39%	124	79

B. Origin/Destination and Trip Distribution

The trip origin/destination for the site was estimated based the turning movement counts from nearby intersections. It was found that the majority of the traffic was to/from the south.

Origin/Destination

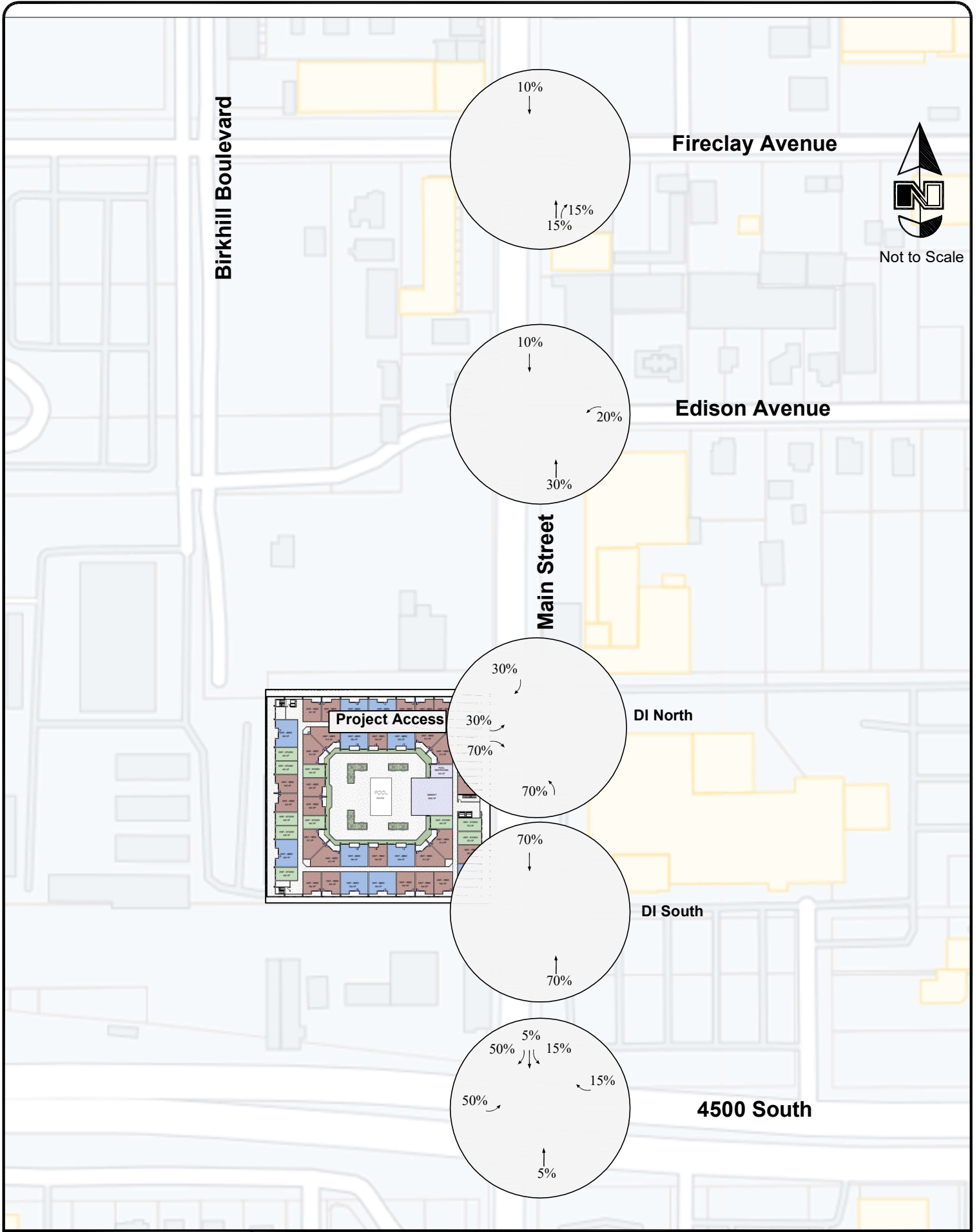
- South 70%
- North 30%

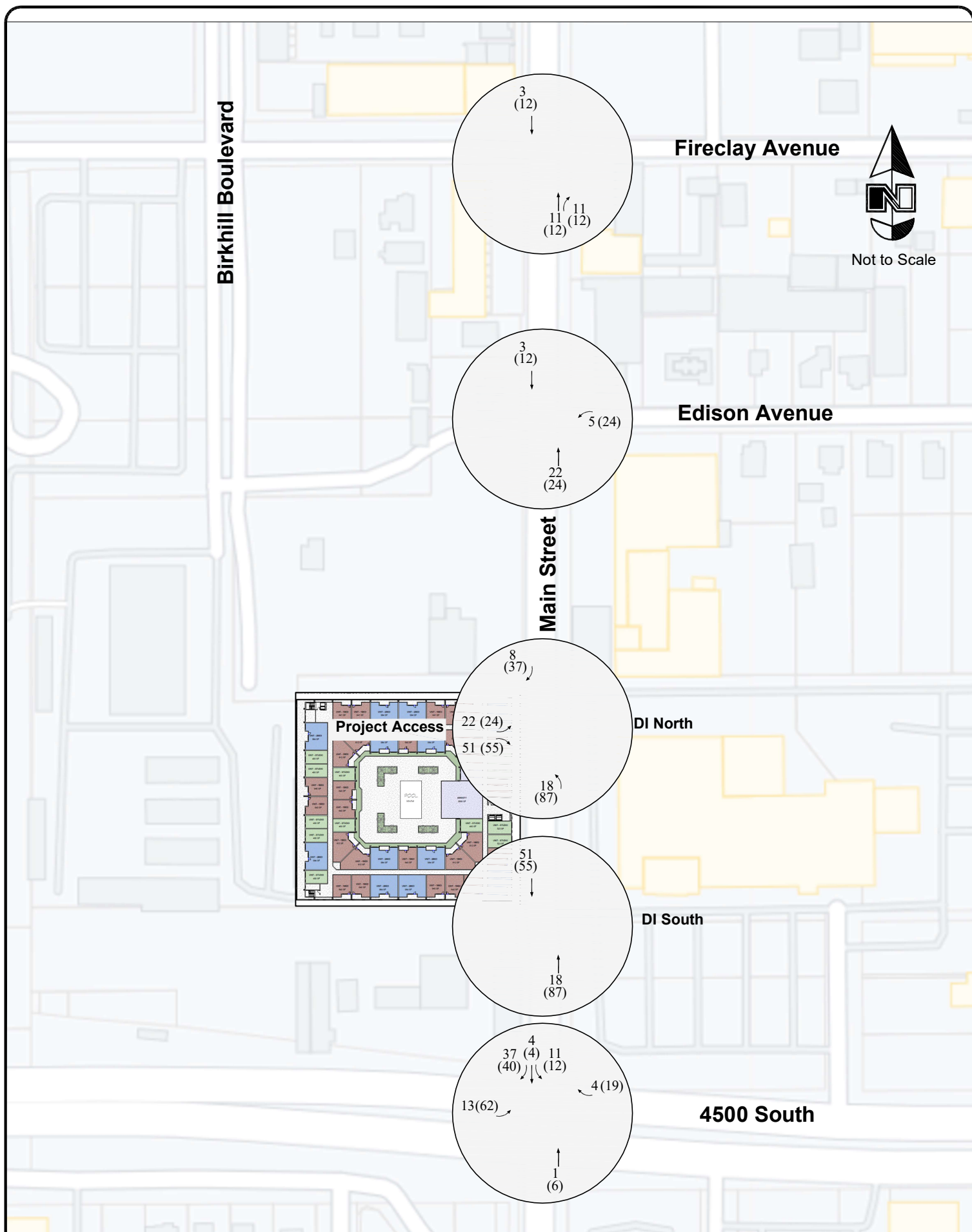
This traffic was further distributed to the other intersections based on existing turning movements. Traffic was assumed to use the Main Street access to the site. This was a worst case analysis as Birkhill Boulevard provides an alternative access.

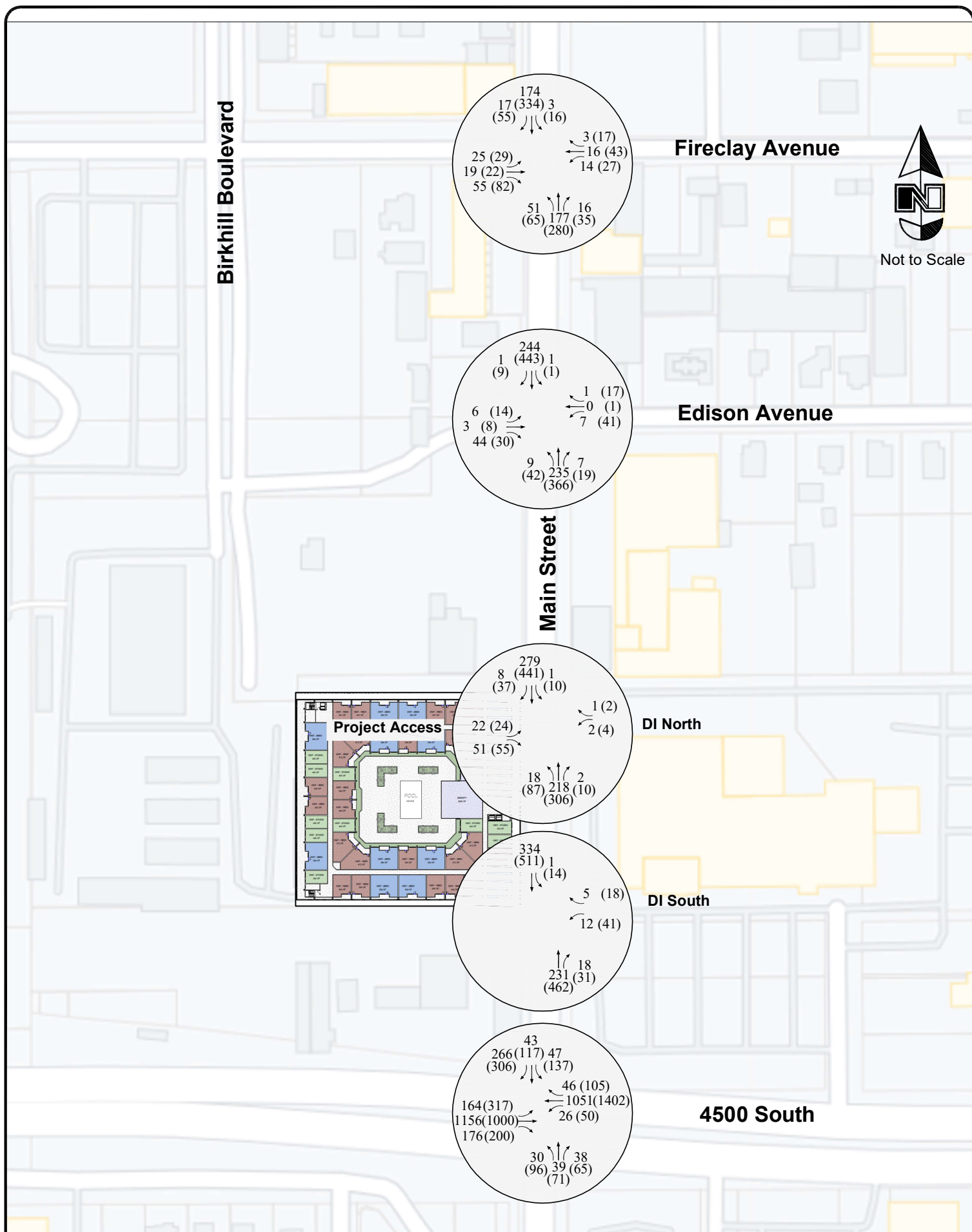
Figure Four shows the trip distribution assumptions.

Figure Five shows the projected site generated trips.

Figure Six shows the site generated trips plus existing traffic.







V. Traffic Analysis

The accesses and intersections are analyzed using the Synchro software to evaluate the impacts of the project on the surrounding traffic network. As was discussed previously, the alternatives compare: existing traffic; existing traffic with the proposed site (with site).

For the 4500 South and Main Street, UDOT signal timings were input. The cycle length for this signal was 120 seconds. For Fireclay Avenue and Main Street, the timings were per field measurements with a cycle length of 45 seconds.

Table Three shows the Level of Service delay ranges for intersections as defined by the Highway Capacity Manual.

<i>Evergreen – 4400 S. Main Street Traffic Study</i> <i>Table Three</i> Intersection LOS-Delay Relationship		
Level of Service	Unsignalized	Signalized
	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

A. Unsignalized Analysis

Table Four shows the Delay / LOS Evaluation for the Main Street Access to the site.

Evergreen – 4400 S. Main Street Traffic Study Table Four Peak Period Intersection Analysis –Main Street Access to the Site Delay/LOS Evaluation				
Delay / LOS (in sec)	AM Existing	PM Existing	AM Existing With Site	PM Existing With Site
EB Left	N/A	N/A	14.2/B	16.0/C
EB Right	N/A	N/A	10.3/B	12.3/B
WB Left	13.1/B	20.4/C	15.2/C	17.6/C
WB Right	9.5/A	10.7/B	9.5/A	10.7/B
NB Left	N/A	N/A	7.9/A	8.9/A
SB Left	7.7/A	8.2/A	7.7/A	8.2/A

The above analysis shows that the proposed site access will operate acceptably. It should be noted that this intersection is offset slightly from the existing Deseret Industries North Access. The DI North Access is a minor access with little traffic and the offset is such that the northbound/southbound left turns on Main Street do not overlap while turning into the sites. Therefore, while offset accesses are not ideal, this is the best case of offset and there are low volumes of traffic at the existing access so the offset is not an issue.

Table Five shows the Delay / LOS Evaluation for the Main Street and Edison Avenue intersection.

Evergreen – 4400 S. Main Street Traffic Study Table Five Peak Period Intersection Analysis –Main Street and Edison Avenue Intersection Delay/LOS Evaluation				
Delay / LOS (in sec)	AM Existing	PM Existing	AM Existing With Site	PM Existing With Site
EB Approach	10.7/B	17.0/C	10.7/B	17.0/C
WB Approach	12.5/B	18.4/C	14.0/B	25.0/D
NB Left	7.8/A	8.5/A	7.8/A	8.5/A
SB Left	7.7/A	8.1/A	7.8/A	8.1/A

The above analysis shows that this intersection continues to operate acceptably with the

proposed development traffic.

Table Six shows the Delay / LOS Evaluation for the Main Street and DI South access.

<i>Evergreen – 4400 S. Main Street Traffic Study</i> Table Six Peak Period Intersection Analysis –Main Street/DI South Access Delay/LOS Evaluation				
Delay / LOS (in sec)	AM Existing	PM Existing	AM Existing With Site	PM Existing With Site
WB Left	12.4/B	19.6/C	13.2/B	23.9/C
WB Right	9.5/A	10.8/B	9.6/A	11.6/B
SB Left	7.7/A	8.3/A	7.8/A	8.5/A

The above analysis shows that this access continues to operate acceptably with the proposed development traffic.

It should be noted that this access is approximately 200 feet north of the 4500 South/Main Street intersection. The PM Peak hour queues were simulated and even with the development, the queues would typically not impact this access. That said, the future extension of Birkhill Boulevard might need to have restrictions. There is not enough room to have back-to-back left turns (southbound left turn at 4500 South and northbound left turn into Birkhill Boulevard). Therefore, the northbound left turn into Birkhill Boulevard will likely need to be restricted when Birkhill Boulevard is connected to Main Street. This recommendation is unrelated to the proposed development.

B. Signalized Intersections

Table Seven shows the analysis for 4500 South and Main Street intersection.

Evergreen – 4400 S. Main Street Traffic Study Table Seven Peak Period Intersection Analysis –4500 South/Main Street Delay/LOS Evaluation				
Delay / LOS (in sec)	AM Existing	PM Existing	AM Existing With Site	PM Existing With Site
EB Left	51.7/D	58.3/E	52.3/D	67.2/E
EB Thru/Right	8.7/A	8.0/A	8.7/A	8.0/A
WB Left	57.3/E	64.3/E	57.3/E	64.3/E
WB Thru/Right	11.0/B	12.5/B	11.0/B	12.5/B
NB Left	48.4/D	75.4/E	48.4/D	77.4/E
NB Thru/Right	31.3/C	42.8/D	32.0/C	45.5/D
SB Left	49.5/D	*/F	51.3/D	*/F
SB Thru	47.5/D	54.3/D	47.9/D	54.8/D
SB Right	15.6/B	34.9/C	22.6/C	50.4/D
Intersection	14.6/B	24.5/C	15.6/B	29.1/C

*For delays greater than 100 seconds, the delay calculation is unstable and therefore, not reasonable for comparisons.

It can be seen that the addition of the apartments has little impact on the signal and the signal continues to operate at acceptable levels of service. The southbound left turn has issues that are existing and the development traffic is not expected to add much traffic in this direction. The southbound queues were projected based on 10 random simulations in SimTraffic:

	Storage Available	Projected Queue Average	95 th Percentile
• Southbound Left Turn	200'	113'	171'
• Southbound Thru	200'	108'	199'
• Southbound Right	200'	84'	146'

While the above queues are acceptable, there will not be room for a northbound left turn into Birkhill Boulevard in the future and the northbound left turn will likely need to be restricted. This is unrelated to the proposed development. This was discussed in the previous section with the DI South Access.

Table Eight shows the analysis for Fireclay Avenue and Main Street intersection.

<i>Evergreen – 4400 S. Main Street Traffic Study</i> <i>Table Eight</i> Peak Period Intersection Analysis –Fireclay Avenue/Main Street Delay/LOS Evaluation				
Delay / LOS (in sec)	AM Existing	PM Existing	AM Existing With Site	PM Existing With Site
EB Approach	11.6/B	9.7/A	11.6/B	9.7/A
WB Approach	14.4/B	13.0/B	14.4/B	13.0/B
NB Left	3.9/A	5.1/A	3.9/A	5.1/A
NB Thru/Right	3.7/A	5.1/A	3.6/A	5.2/A
SB Left	3.7/A	4.6/A	3.7/A	4.6/A
SB Thru/Right	3.5/A	5.6/A	3.5/A	5.7/A
Intersection	5.7/A	6.6/A	5.6/A	6.6/A

It can be seen that the addition of the apartments has little impact on the signal and the signal continues to operate at acceptable levels of service.

VI. Conclusions/Recommendations

The results of the traffic analysis show that the unsignalized accesses/intersections in the study area will continue to operate acceptably with the addition of the proposed apartment traffic.

The analysis shows that the projected queuing will not exceed the storage provided.

The 4500 South/Main and Fireclay/Main signals were found to operate acceptably and the additional traffic from the proposed apartments had little to no impact on level of service and queuing.

The analysis showed that the future connection of Birkhill Boulevard will likely need to be restricted to not allow northbound left turns. This was unrelated to the proposed apartments and based on the lack of queuing storage available due to the storage needed for the southbound left turn at 4500 South/Main Street.

Signing and striping should be prepared to meet Murray City or MUTCD standards, as applicable.

APPENDICES

Appendix A
Appendix B

Traffic Counts
Access and Intersection Analyses

Project: **Evergreen**

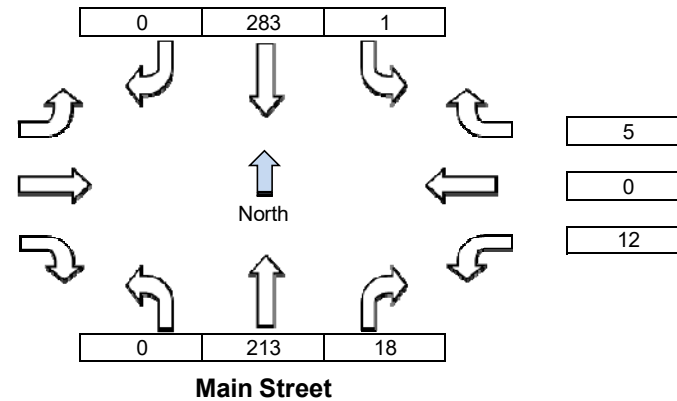
Count Date: **5/19/2022**

Intersection:
 North / South **Main Street**
 East / West **DI South Access**

Start Time **7:00 AM**
 End Time **9:00 AM**

Peak Hour Volume: **532**
 PHF:
 Peak Hour from: **7:30 AM**
 Peak Hour to: **8:30 AM**

DI South Access



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM													0
7:15 AM	7:30 AM													0
7:30 AM	7:45 AM	0	85		2		1		50	2				140
7:45 AM	8:00 AM	1	64		5		2		66	9				147
8:00 AM	8:15 AM	0	60		3		1		48	5				117
8:15 AM	8:30 AM	0	74		2		1		49	2				128
8:30 AM	8:45 AM													0
8:45 AM	9:00 AM													0

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	8:00 AM	1	149	0	7	0	3	0	116	11	0	0	0	287
7:15 AM	8:15 AM	1	209	0	10	0	4	0	164	16	0	0	0	404
7:30 AM	8:30 AM	1	283	0	12	0	5	0	213	18	0	0	0	532
7:45 AM	8:45 AM	1	198	0	10	0	4	0	163	16	0	0	0	392
8:00 AM	9:00 AM	0	134	0	5	0	2	0	97	7	0	0	0	245

Project: **Evergreen**

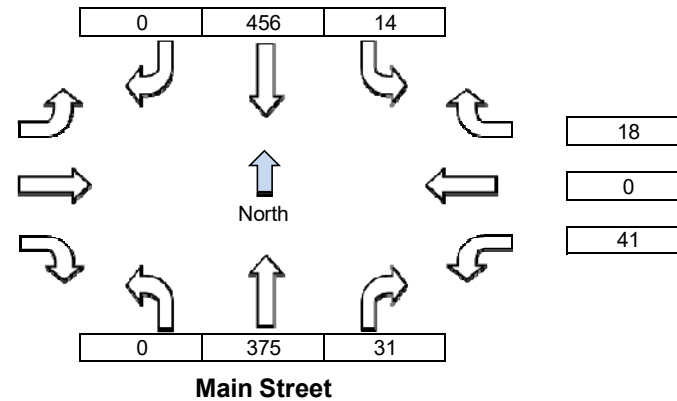
Count Date: **5/19/2022**

Intersection:
 North / South **Main Street**
 East / West **DI South Access**

Start Time **4:00 PM**
 End Time **6:00 PM**

Peak Hour Volume: **935**
 PHF:
 Peak Hour from: **4:45 PM**
 Peak Hour to: **5:45 PM**

DI South Access



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM													0
4:15 PM	4:30 PM													0
4:30 PM	4:45 PM													0
4:45 PM	5:00 PM	5	89		10		8	76	6					194
5:00 PM	5:15 PM	2	142		12		3	90	14					263
5:15 PM	5:30 PM	2	110		4		4	109	4					233
5:30 PM	5:45 PM	5	115		15		3	100	7					245
5:45 PM	6:00 PM													0

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	5:00 PM	5	89	0	10	0	8	0	76	6	0	0	0	194
4:15 PM	5:15 PM	7	231	0	22	0	11	0	166	20	0	0	0	457
4:30 PM	5:30 PM	9	341	0	26	0	15	0	275	24	0	0	0	690
4:45 PM	5:45 PM	14	456	0	41	0	18	0	375	31	0	0	0	935
5:00 PM	6:00 PM	9	367	0	31	0	10	0	299	25	0	0	0	741

Project: **Evergreen**

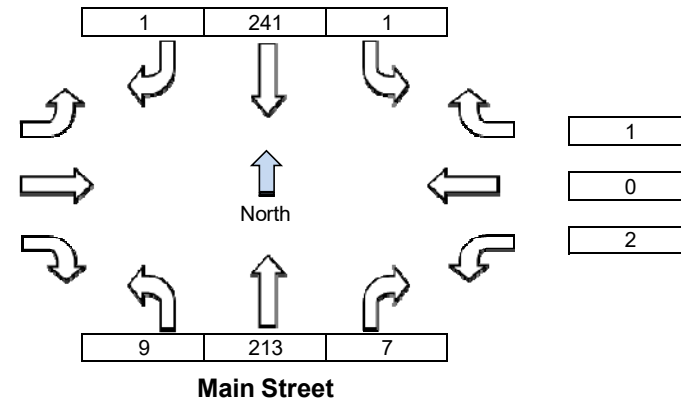
Count Date: **5/19/2022**

Intersection:
 North / South **Main Street**
 East / West **Edison**

Start Time **7:00 AM**
 End Time **9:00 AM**

Peak Hour Volume: **528**
 PHF:
 Peak Hour from: **7:30 AM**
 Peak Hour to: **8:30 AM**

Edison



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM													0
7:15 AM	7:30 AM													0
7:30 AM	7:45 AM	0	70	0	1	0	0	0	56	0	1	0	15	143
7:45 AM	8:00 AM	0	56	0	0	0	0	2	66	6	2	0	6	138
8:00 AM	8:15 AM	1	53	1	1	0	1	4	45	1	3	1	11	122
8:15 AM	8:30 AM	0	62	0	0	0	0	3	46	0	0	2	12	125
8:30 AM	8:45 AM													0
8:45 AM	9:00 AM													0

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	8:00 AM	0	126	0	1	0	0	2	122	6	3	0	21	281
7:15 AM	8:15 AM	1	179	1	2	0	1	6	167	7	6	1	32	403
7:30 AM	8:30 AM	1	241	1	2	0	1	9	213	7	6	3	44	528
7:45 AM	8:45 AM	1	171	1	1	0	1	9	157	7	5	3	29	385
8:00 AM	9:00 AM	1	115	1	1	0	1	7	91	1	3	3	23	247

Project: **Evergreen**

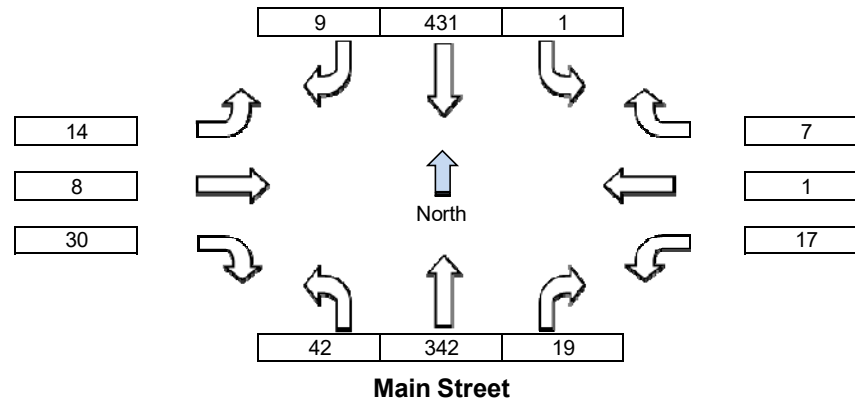
Count Date: **5/19/2022**

Intersection:
 North / South **Main Street**
 East / West **Edison**

Start Time **4:00 PM**
 End Time **6:00 PM**

Peak Hour Volume: **921**
 PHF:
 Peak Hour from: **4:45 PM**
 Peak Hour to: **5:45 PM**

Edison



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM													0
4:15 PM	4:30 PM													0
4:30 PM	4:45 PM													0
4:45 PM	5:00 PM	0	89	1	4	0	2	7	77	7	1	0	3	191
5:00 PM	5:15 PM	0	129	1	8	1	0	16	73	2	5	2	5	242
5:15 PM	5:30 PM	0	109	3	3	0	4	13	101	8	4	3	12	260
5:30 PM	5:45 PM	1	104	4	2	0	1	6	91	2	4	3	10	228
5:45 PM	6:00 PM													0

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	5:00 PM	0	89	1	4	0	2	7	77	7	1	0	3	191
4:15 PM	5:15 PM	0	218	2	12	1	2	23	150	9	6	2	8	433
4:30 PM	5:30 PM	0	327	5	15	1	6	36	251	17	10	5	20	693
4:45 PM	5:45 PM	1	431	9	17	1	7	42	342	19	14	8	30	921
5:00 PM	6:00 PM	1	342	8	13	1	5	35	265	12	13	8	27	730

Project: **Evergreen**

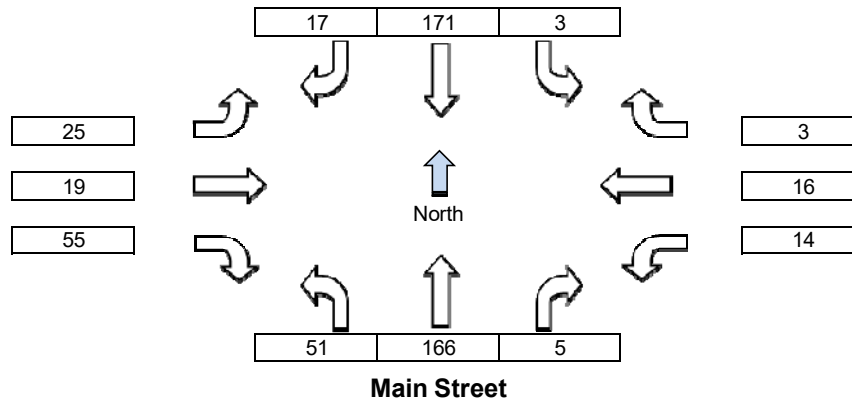
Count Date: **5/19/2022**

Intersection:
 North / South **Main Street**
 East / West **Fireclay Avenue**

Start Time **7:00 AM**
 End Time **9:00 AM**

Peak Hour Volume: **545**
 PHF:
 Peak Hour from: **7:30 AM**
 Peak Hour to: **8:30 AM**

Fireclay Avenue



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM													0
7:15 AM	7:30 AM													0
7:30 AM	7:45 AM	1	45	3	4	7	1	20	36	1	9	3	19	149
7:45 AM	8:00 AM	0	43	6	2	2	0	9	56	3	5	7	12	145
8:00 AM	8:15 AM	1	39	4	4	4	1	12	38	1	6	5	10	125
8:15 AM	8:30 AM	1	44	4	4	3	1	10	36	0	5	4	14	126
8:30 AM	8:45 AM													0
8:45 AM	9:00 AM													0

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	8:00 AM	1	88	9	6	9	1	29	92	4	14	10	31	294
7:15 AM	8:15 AM	2	127	13	10	13	2	41	130	5	20	15	41	419
7:30 AM	8:30 AM	3	171	17	14	16	3	51	166	5	25	19	55	545
7:45 AM	8:45 AM	2	126	14	10	9	2	31	130	4	16	16	36	396
8:00 AM	9:00 AM	2	83	8	8	7	2	22	74	1	11	9	24	251

Project: **Evergreen**

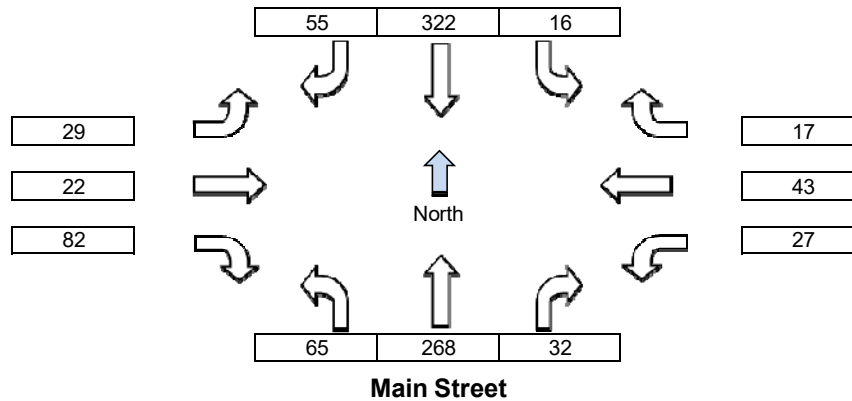
Count Date: **5/19/2022**

Intersection:
 North / South **Main Street**
 East / West **Fireclay Avenue**

Start Time **4:00 PM**
 End Time **6:00 PM**

Peak Hour Volume: **978**
 PHF:
 Peak Hour from: **4:45 PM**
 Peak Hour to: **5:45 PM**

Fireclay Avenue



Count Input Data

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM													0
4:15 PM	4:30 PM													0
4:30 PM	4:45 PM													0
4:45 PM	5:00 PM	2	71	8	4	8	4	13	62	7	7	3	18	207
5:00 PM	5:15 PM	4	99	18	7	10	5	16	58	7	8	6	22	260
5:15 PM	5:30 PM	5	81	13	6	11	5	19	73	10	9	5	19	256
5:30 PM	5:45 PM	5	71	16	10	14	3	17	75	8	5	8	23	255
5:45 PM	6:00 PM													0

Peak Hours

Time Periods		Southbound			Westbound			Northbound			Eastbound			Total Volumes
From	To	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	5:00 PM	2	71	8	4	8	4	13	62	7	7	3	18	207
4:15 PM	5:15 PM	6	170	26	11	18	9	29	120	14	15	9	40	467
4:30 PM	5:30 PM	11	251	39	17	29	14	48	193	24	24	14	59	723
4:45 PM	5:45 PM	16	322	55	27	43	17	65	268	32	29	22	82	978
5:00 PM	6:00 PM	14	251	47	23	35	13	52	206	25	22	19	64	771

Signal

Signal Selection

Signal ID

7316

Select

Press Enter to select signal

Signal List

Signal Map

Region

--Select Region--

Metric Type

--Select a Metric--

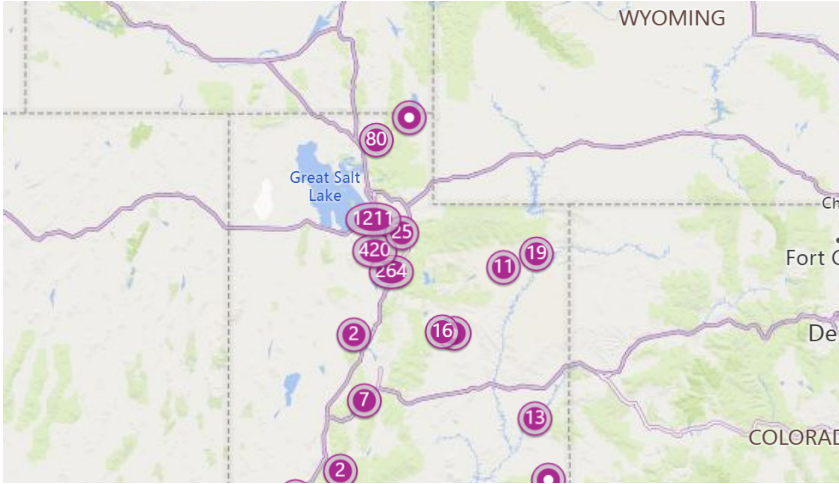


Chart Selection

Metrics List

Purdue Phase Termination

Split Monitor

Pedestrian Delay

Preemption Details

Timing And Actuation

Left Turn Gap Analysis

Purdue Split Failure

Yellow and Red Actuations

Turning Movement Counts

Approach Volume

Approach Delay

Arrivals On Red

Purdue Coordination Diagram

Approach Speed

Turning Movement Counts Options

Thru Movement Y-axis Max

1000

Turn Movement Y- axis Max

300

Volume Bin Size

15

☒ Show MovementType Volume

☒ Show Total Volume

☒ Show Data Table

Date Selection

Start Date

5/19/2022

07:00

AM

End Date

5/19/2022

08:59

AM

Reset Date

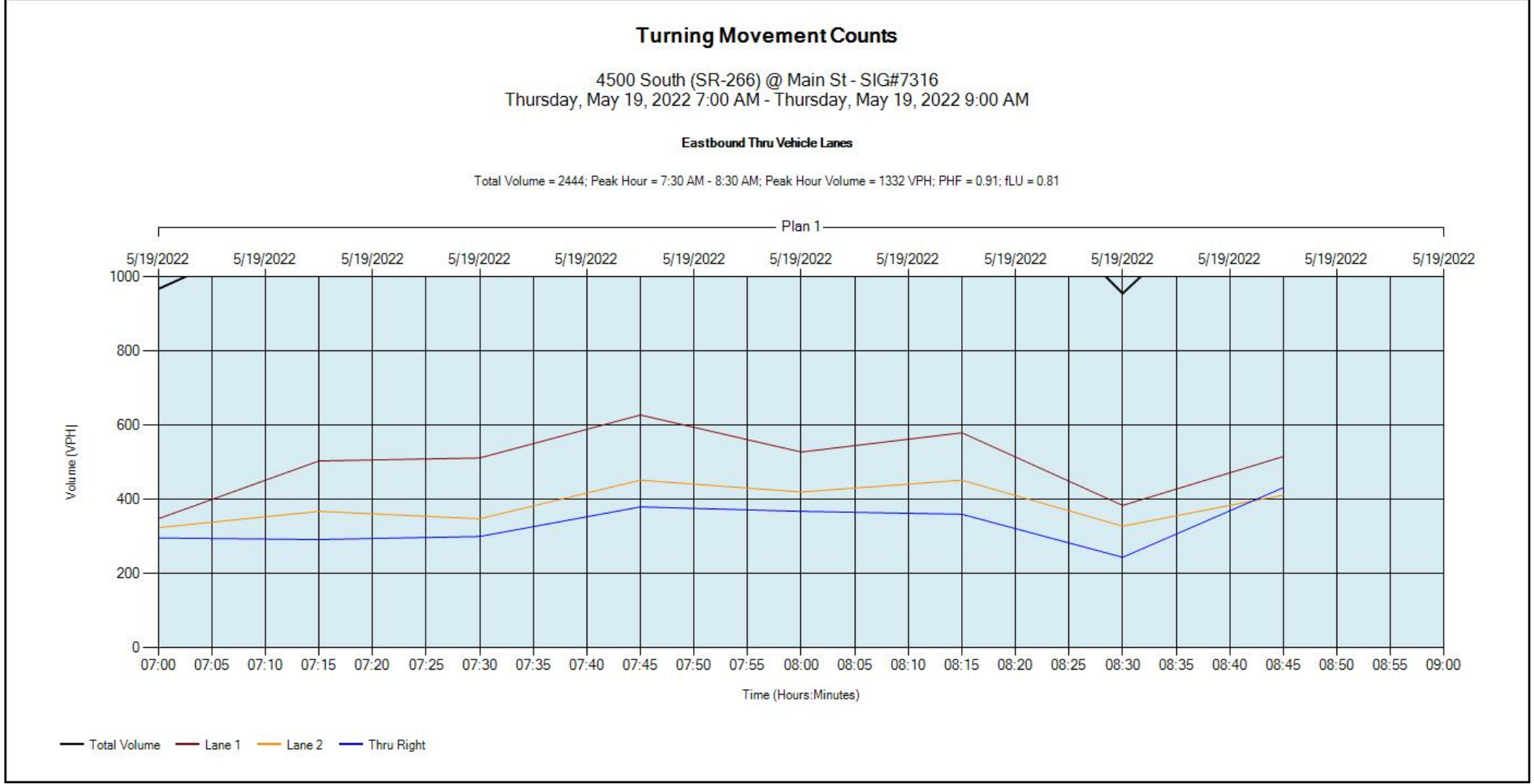
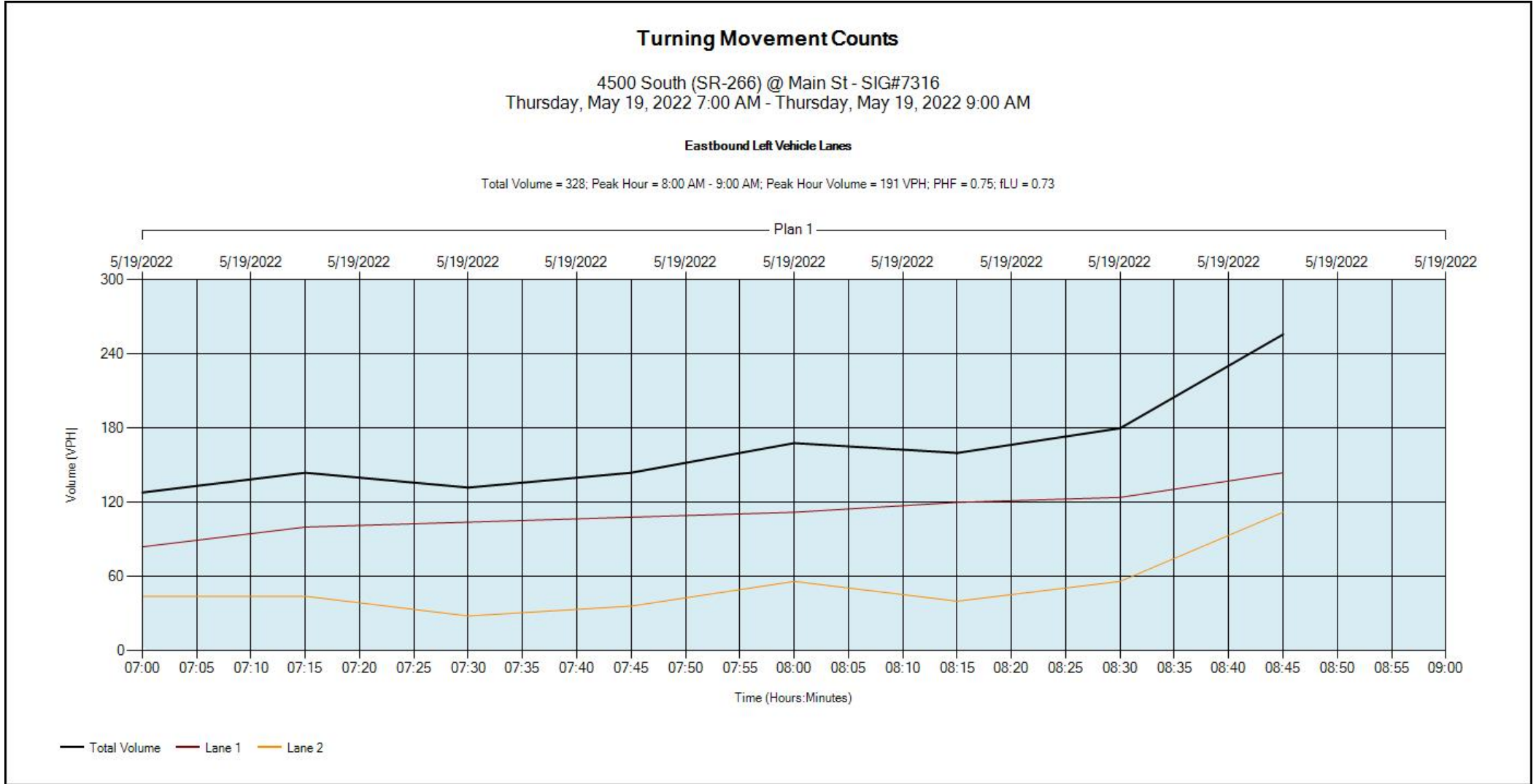
May 2022

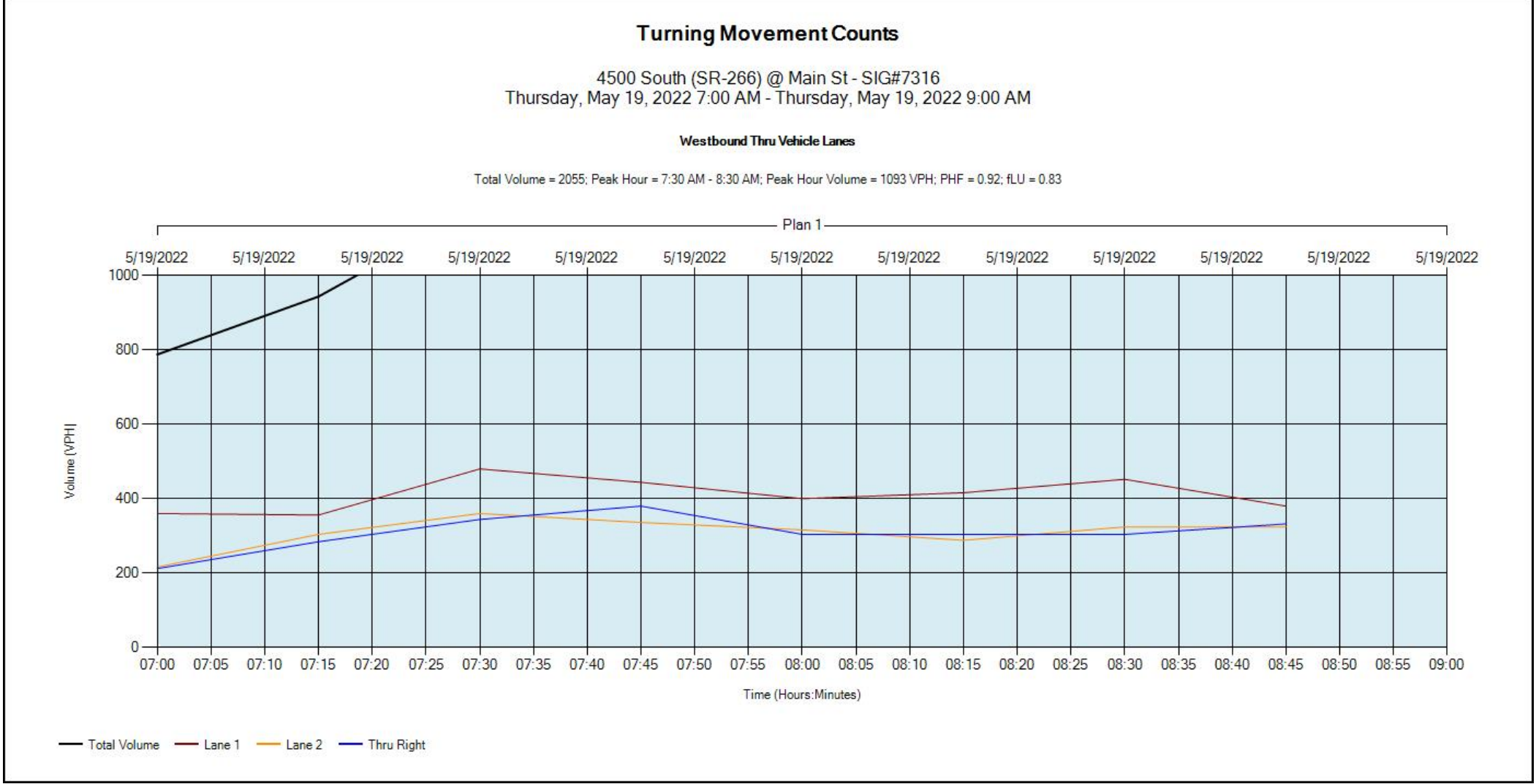
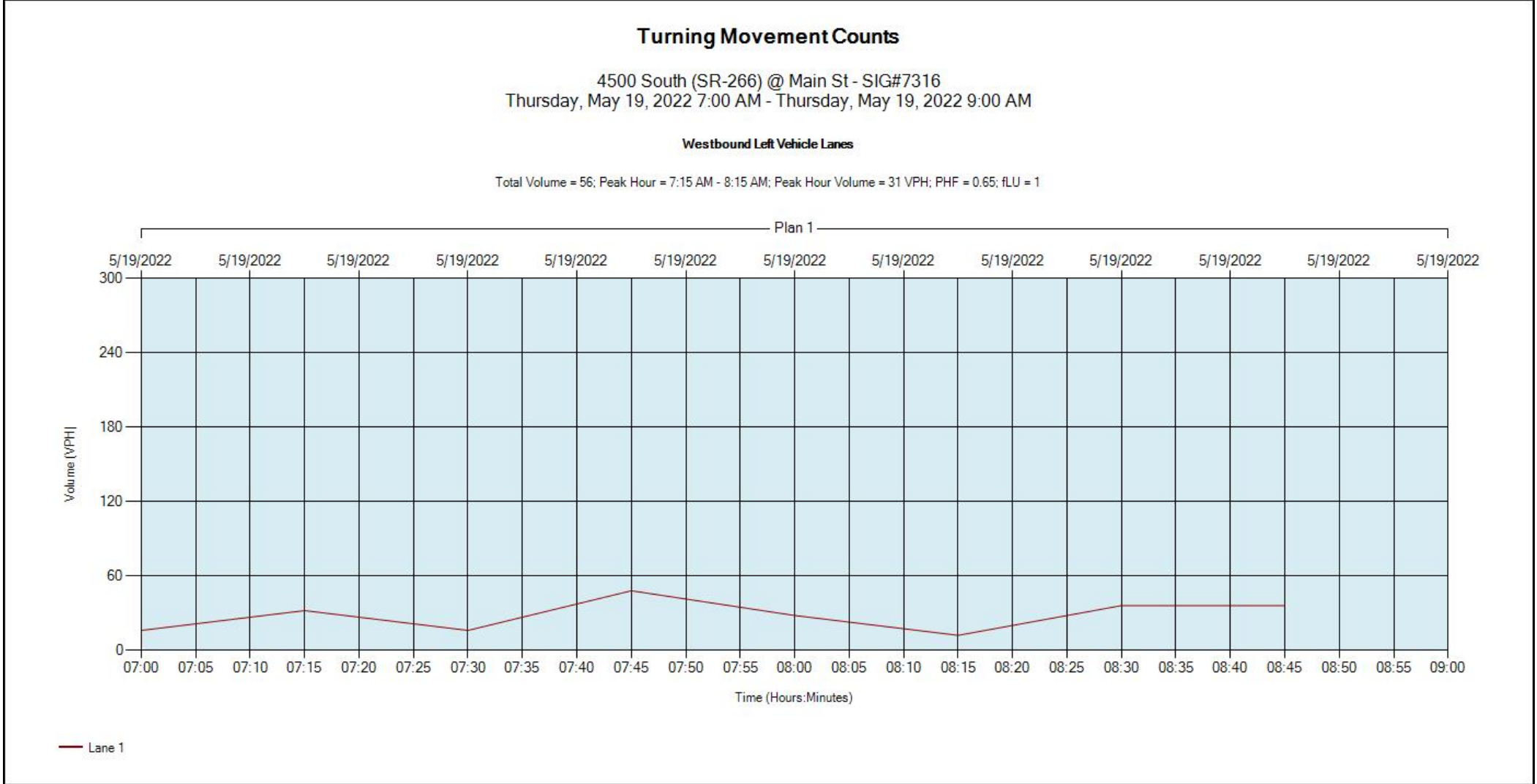
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

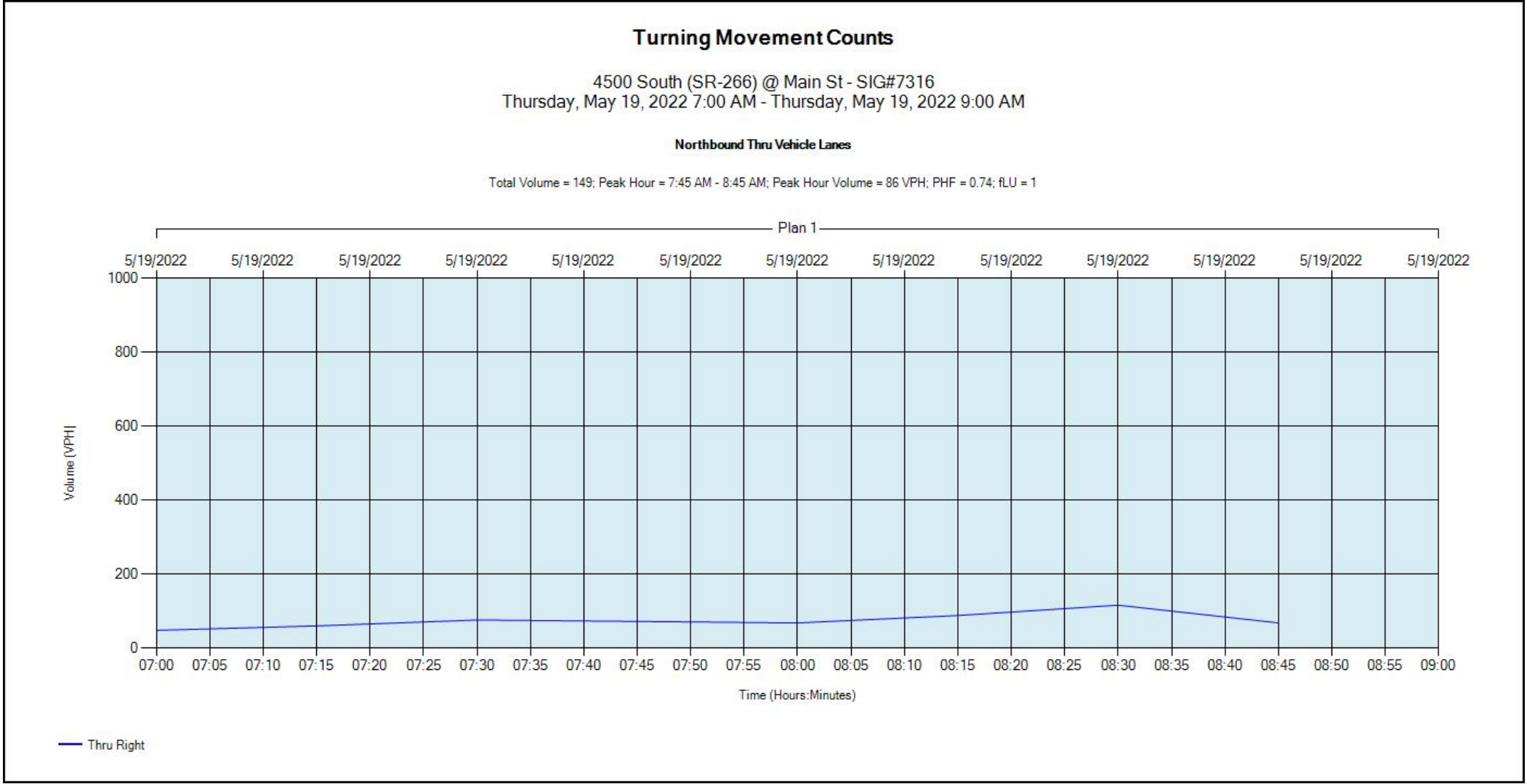
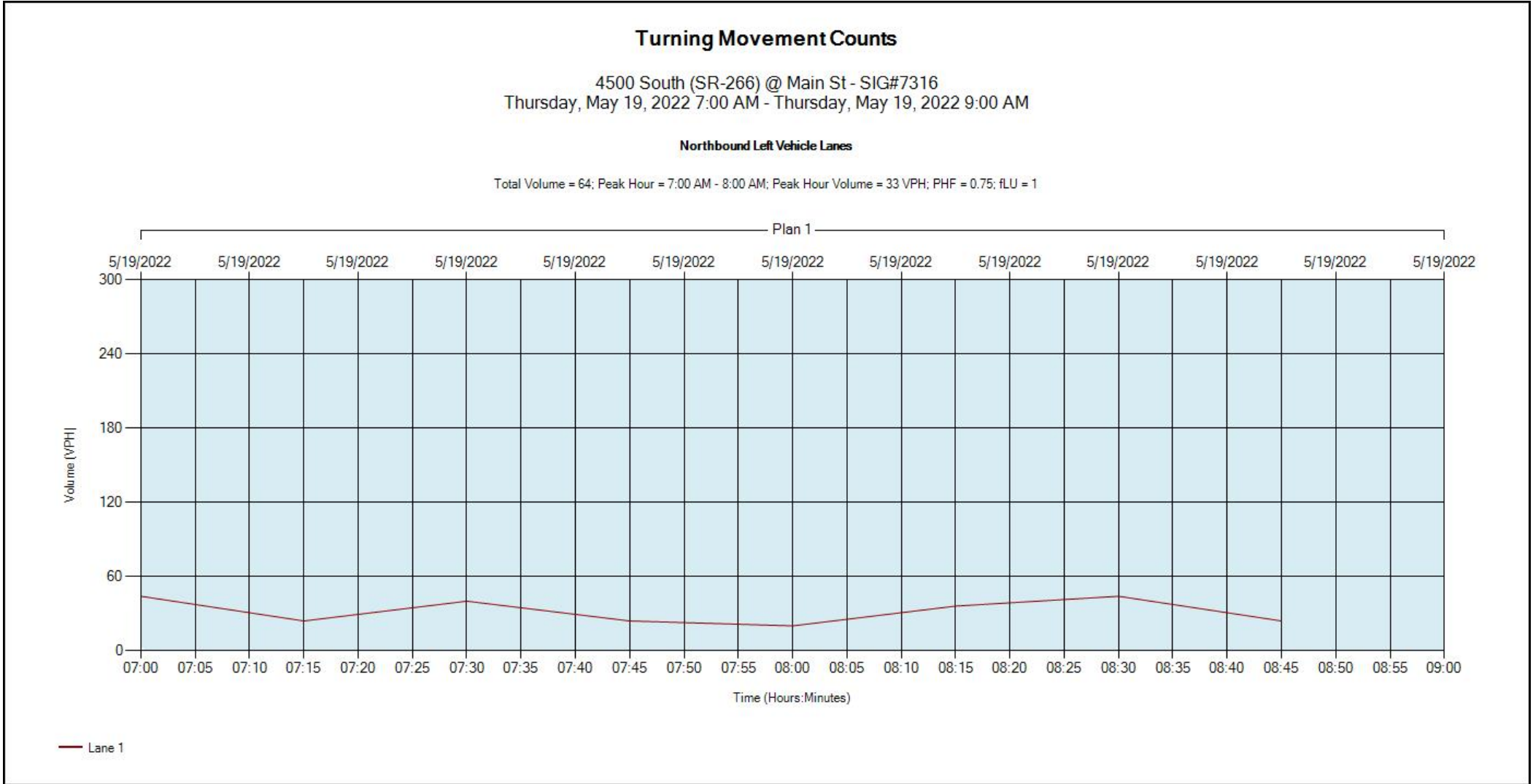
Create Chart

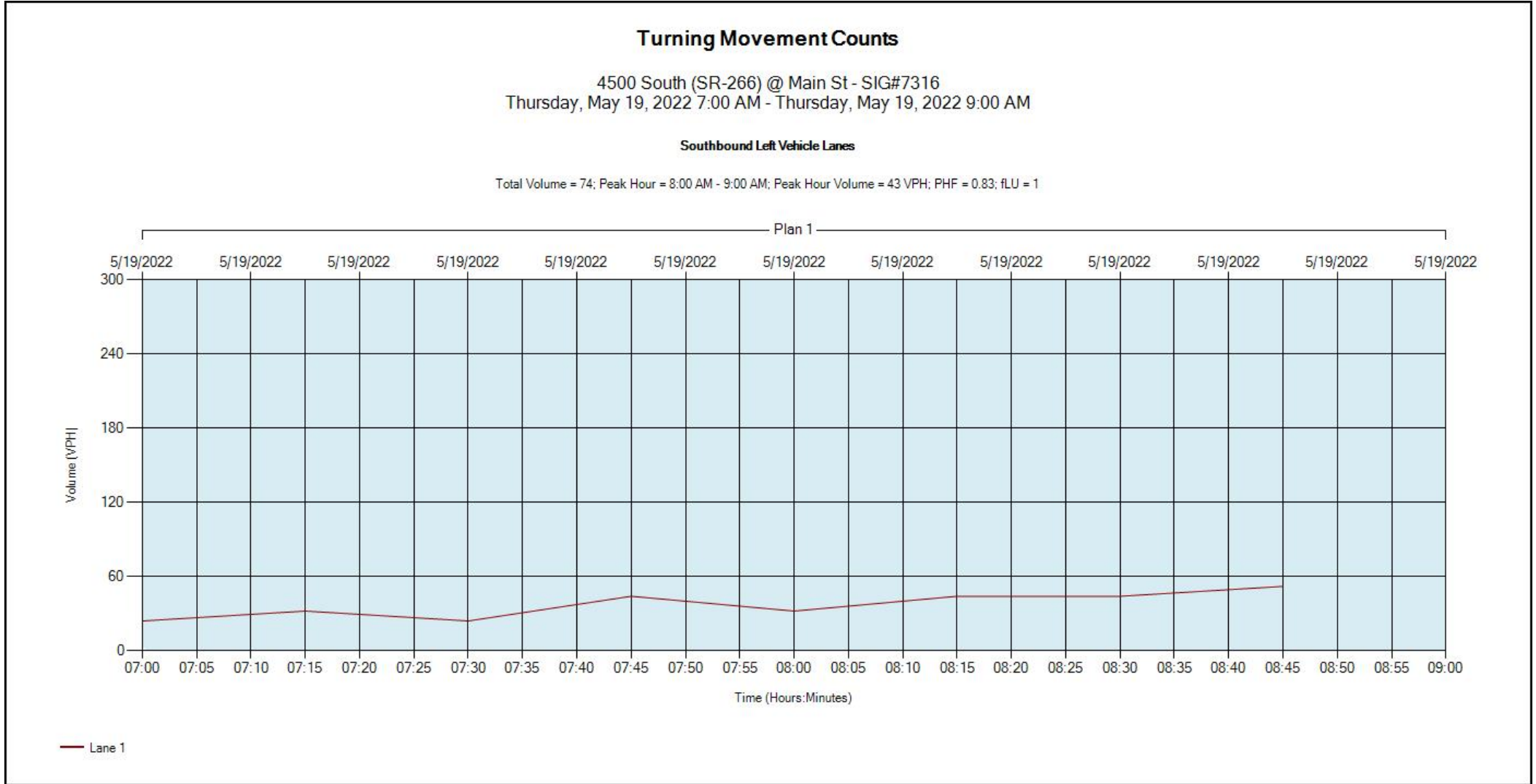
	Vehicle															
	Eastbound				Westbound				Northbound			Southbound				Vehicle Total
	L	T	TR	Total	L	T	TR	Total	L	TR	Total	L	T	R	Total	
7:00 AM	32	168	74	274	4	144	53	201	11	12	23	6	5	65	76	574
7:15 AM	36	218	73	327	8	165	71	244	6	15	21	8	7	72	87	679
7:30 AM	33	215	75	323	4	210	86	300	10	19	29	6	8	74	88	740
7:45 AM	36	270	95	401	12	195	95	302	6	18	24	11	12	52	75	802
8:00 AM	42	237	92	371	7	179	76	262	5	17	22	8	14	57	79	734
8:15 AM	40	258	90	388	3	176	76	255	9	22	31	11	5	46	62	736
8:30 AM	45	178	61	284	9	194	76	279	11	29	40	11	14	34	59	662
8:45 AM	64	232	108	404	9	176	83	268	6	17	23	13	17	58	88	783
Total	328	1776	668	2772	56	1439	616	2111	64	149	213	74	82	458	614	5710

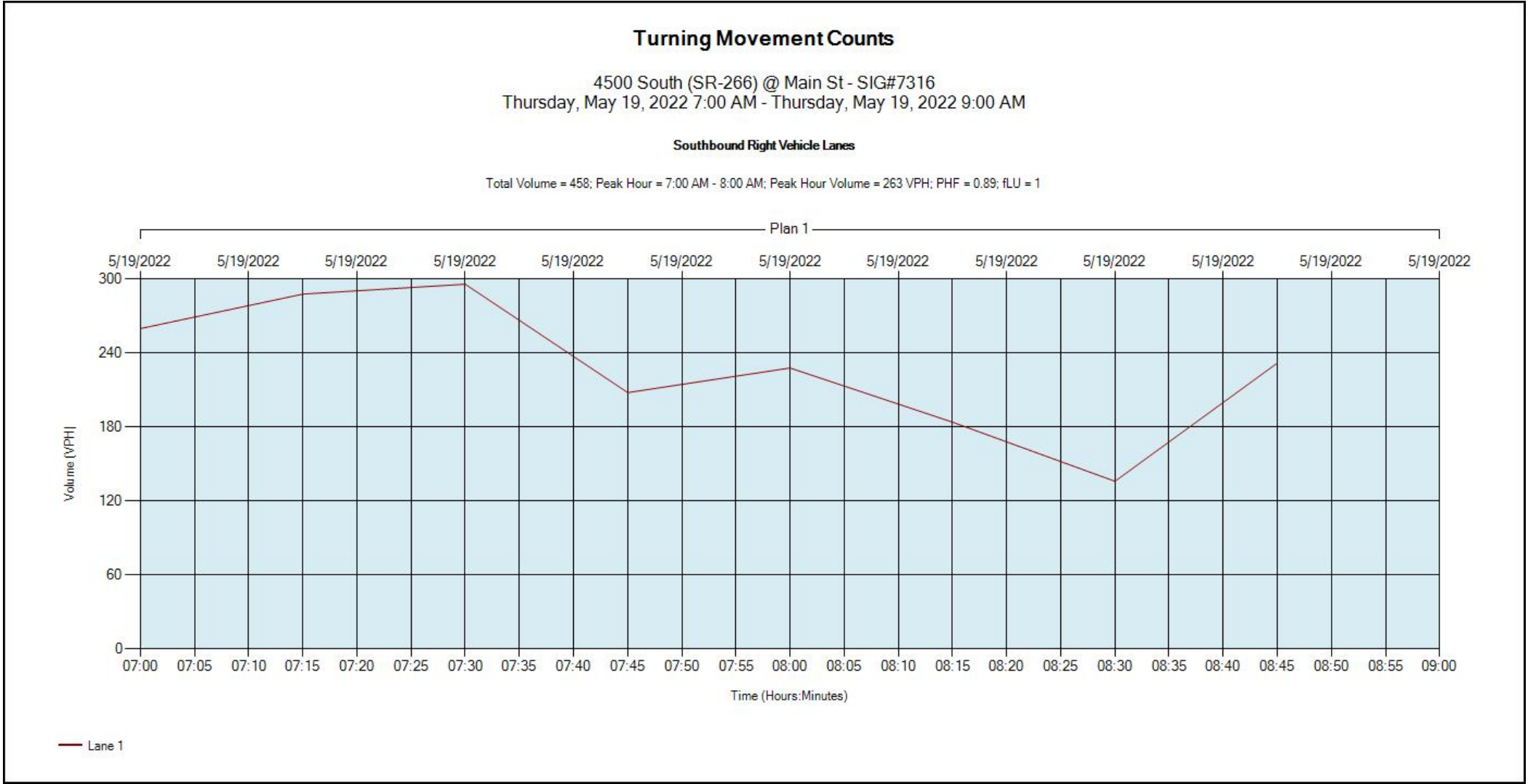
	Peak Hour (PHF = 0.94)															
	Eastbound				Westbound				Northbound			Southbound				Vehicle Total
	L	T	TR	Total	L	T	TR	Total	L	TR	Total	L	T	R	Total	
7:30 AM - 8:30 AM	151	980	352	1483	26	760	333	1119	30	76	106	36	39	229	304	3012











}

Signal

Signal Selection

Signal ID

7316

Select

4500 South (SR-266) @ Main St

Signal List

Signal Map

Region

--Select Region--

Metric Type

--Select a Metric--

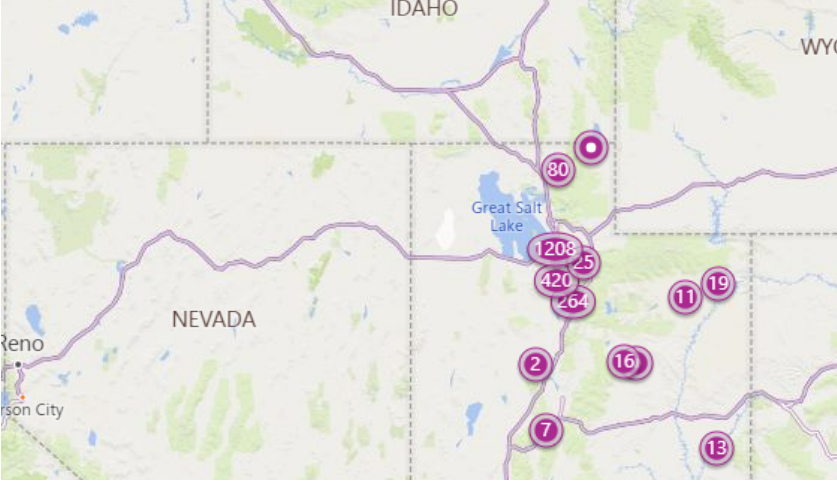


Chart Selection

Metrics List

Purdue Phase Termination

Split Monitor

Pedestrian Delay

Preemption Details

Timing And Actuation

Left Turn Gap Analysis

Purdue Split Failure

Yellow and Red Actuations

Turning Movement Counts

Approach Volume

Approach Delay

Arrivals On Red

Purdue Coordination Diagram

Approach Speed

Split Monitor Options

Y-axis Max

Auto

Percentile Split

85

☒ Show Plans

☐ Show Ped Activity

☒ Show Average Split

☐ Show % Max Out/ForceOff

☐ Show Percent GapOuts

☐ Show Percent Skip

Date Selection

Start Date

05/19/2022

7:30

AM

End Date

05/19/2022

8:30

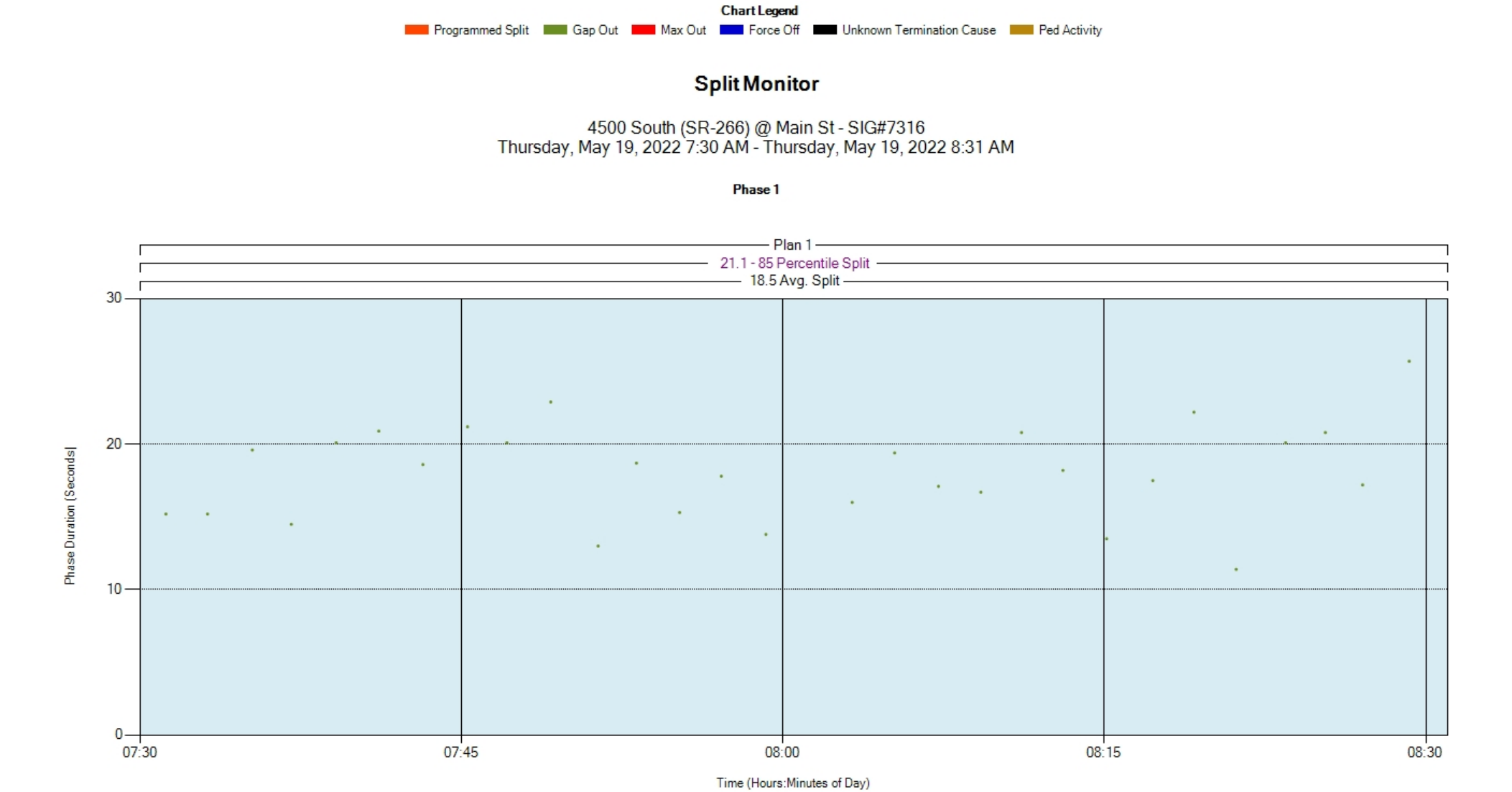
AM

Reset Date

May 2022

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

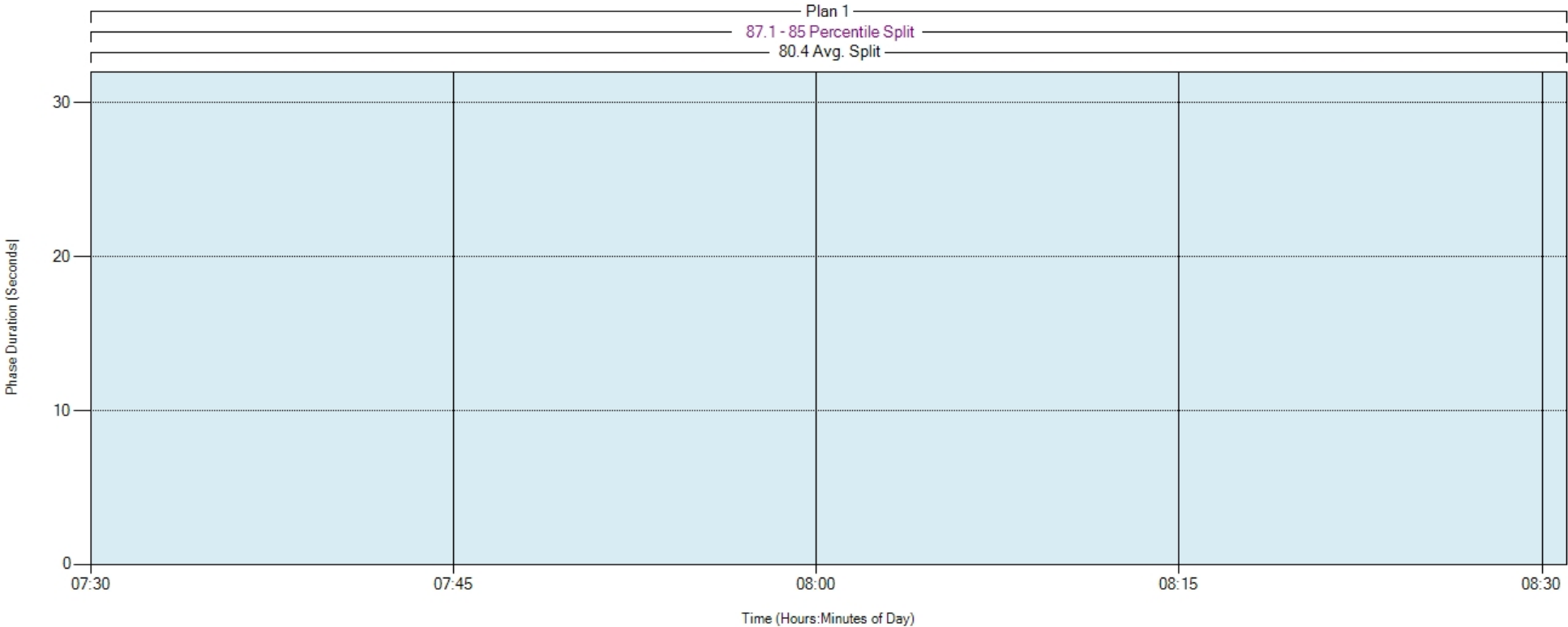
Create Chart



Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 7:30 AM - Thursday, May 19, 2022 8:31 AM

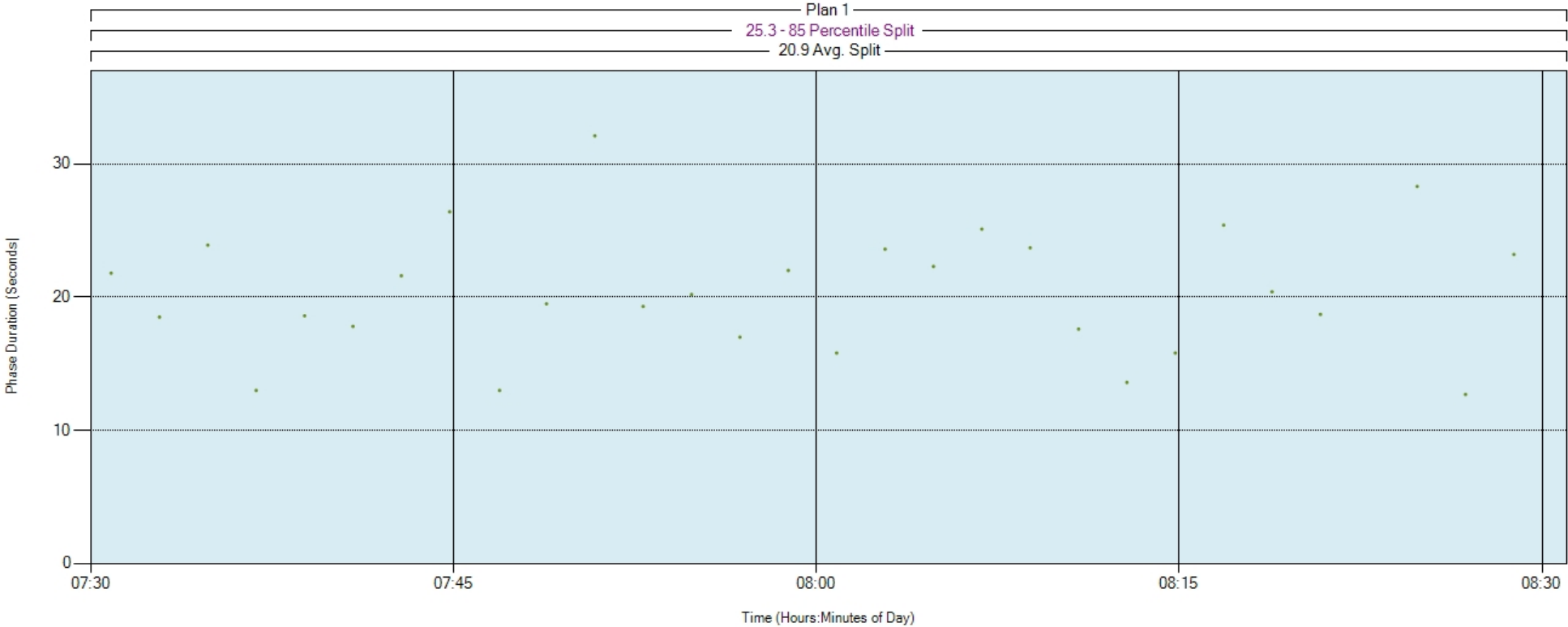
Phase 2



Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 7:30 AM - Thursday, May 19, 2022 8:31 AM

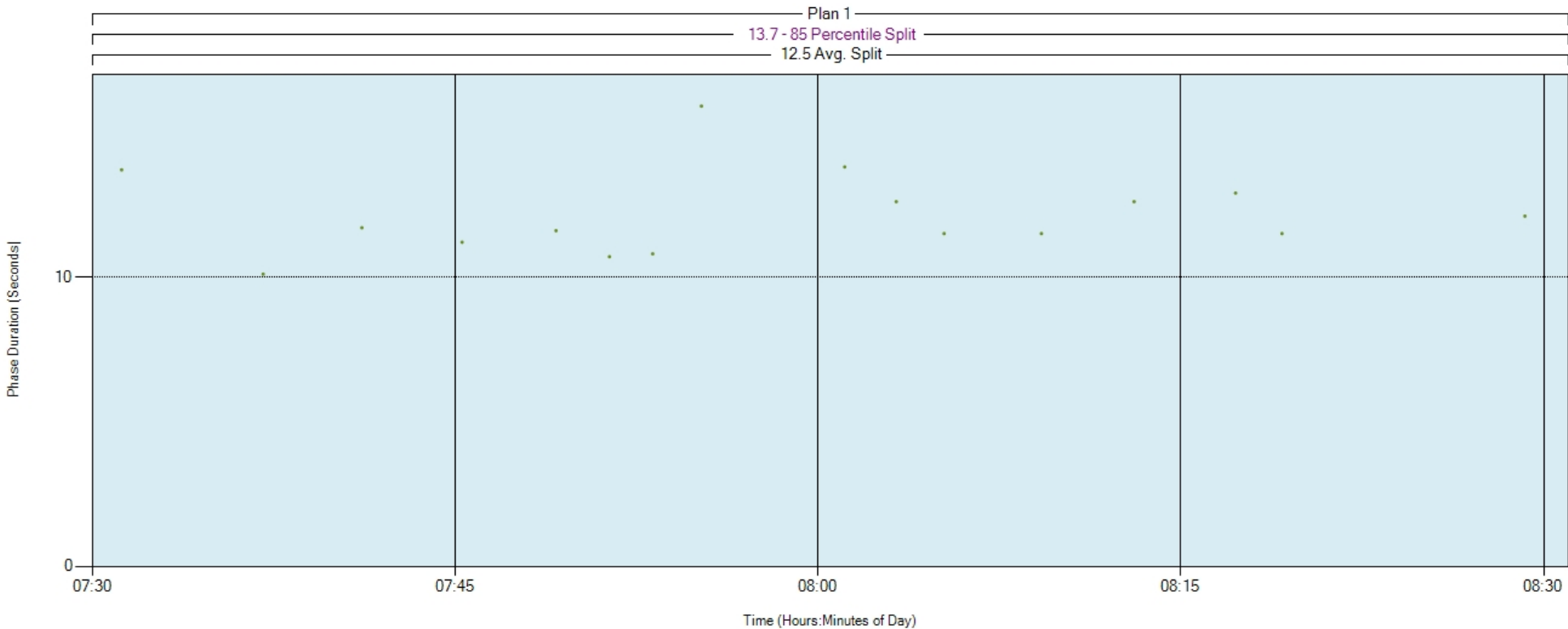
Phase 4



Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 7:30 AM - Thursday, May 19, 2022 8:31 AM

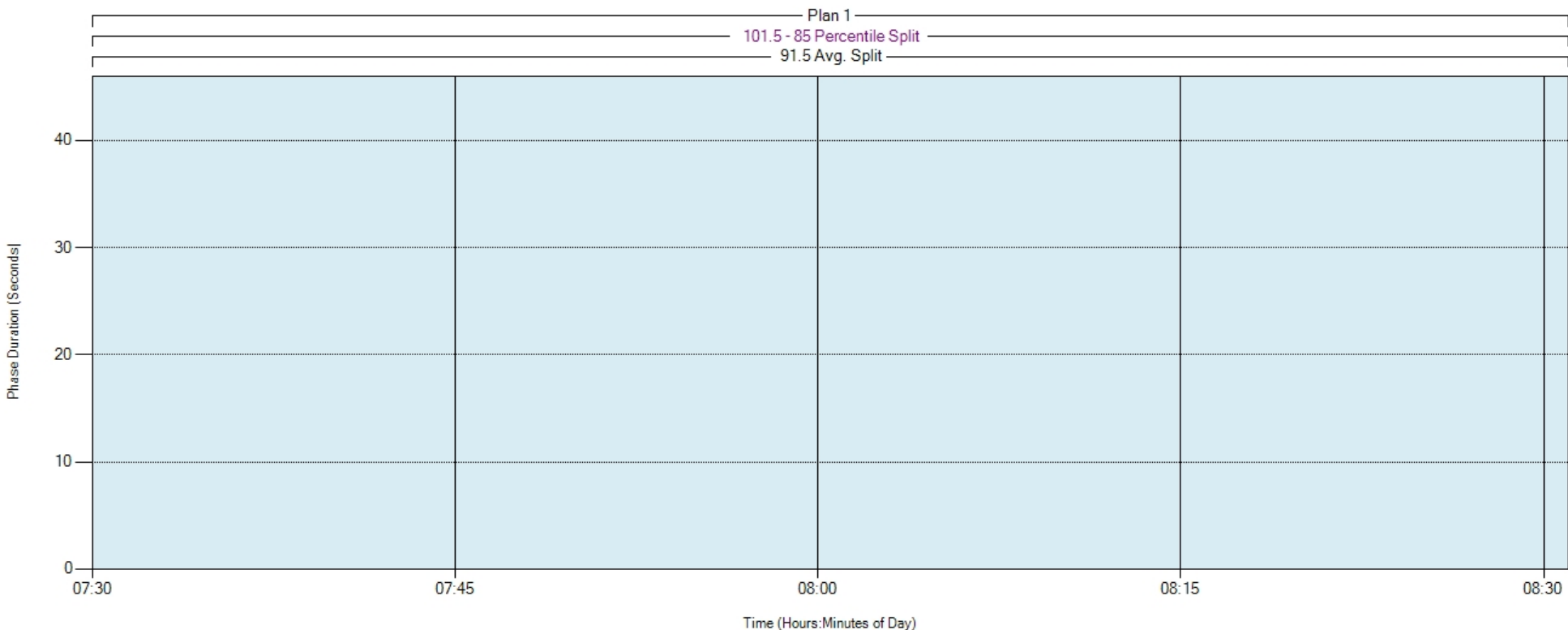
Phase 5



Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 7:30 AM - Thursday, May 19, 2022 8:31 AM

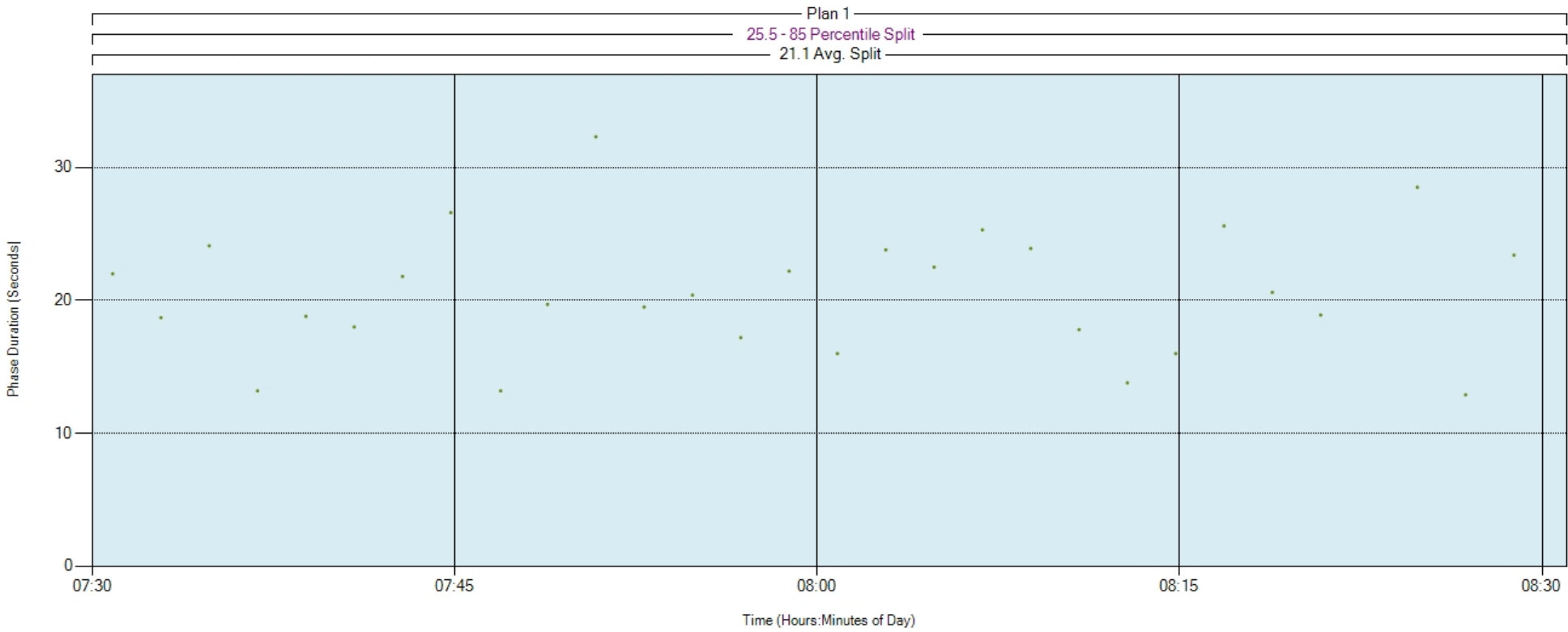
Phase 6



Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 7:30 AM - Thursday, May 19, 2022 8:31 AM

Phase 8



Signal

Signal Selection

Signal ID

7316

Select

Press Enter to select signal

Signal List

Signal Map

Region

--Select Region--

Metric Type

--Select a Metric--

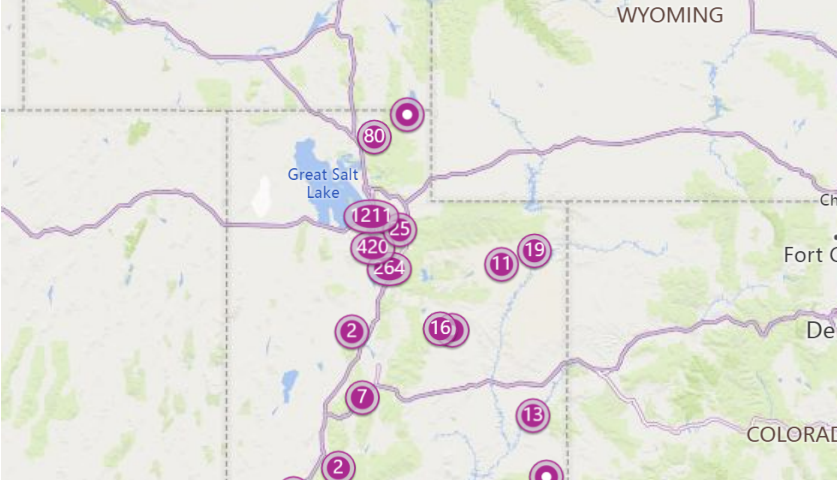


Chart Selection

Metrics List

Purdue Phase Termination

Split Monitor

Pedestrian Delay

Preemption Details

Timing And Actuation

Left Turn Gap Analysis

Purdue Split Failure

Yellow and Red Actuations

Turning Movement Counts

Approach Volume

Approach Delay

Arrivals On Red

Purdue Coordination Diagram

Approach Speed

Turning Movement Counts Options

Thru Movement Y-axis Max

1000

Turn Movement Y- axis Max

300

Volume Bin Size

15

☒ Show MovementType Volume

☒ Show Total Volume

☒ Show Data Table

Date Selection

Start Date

5/19/2022

04:00

PM

End Date

5/19/2022

05:59

PM

Reset Date

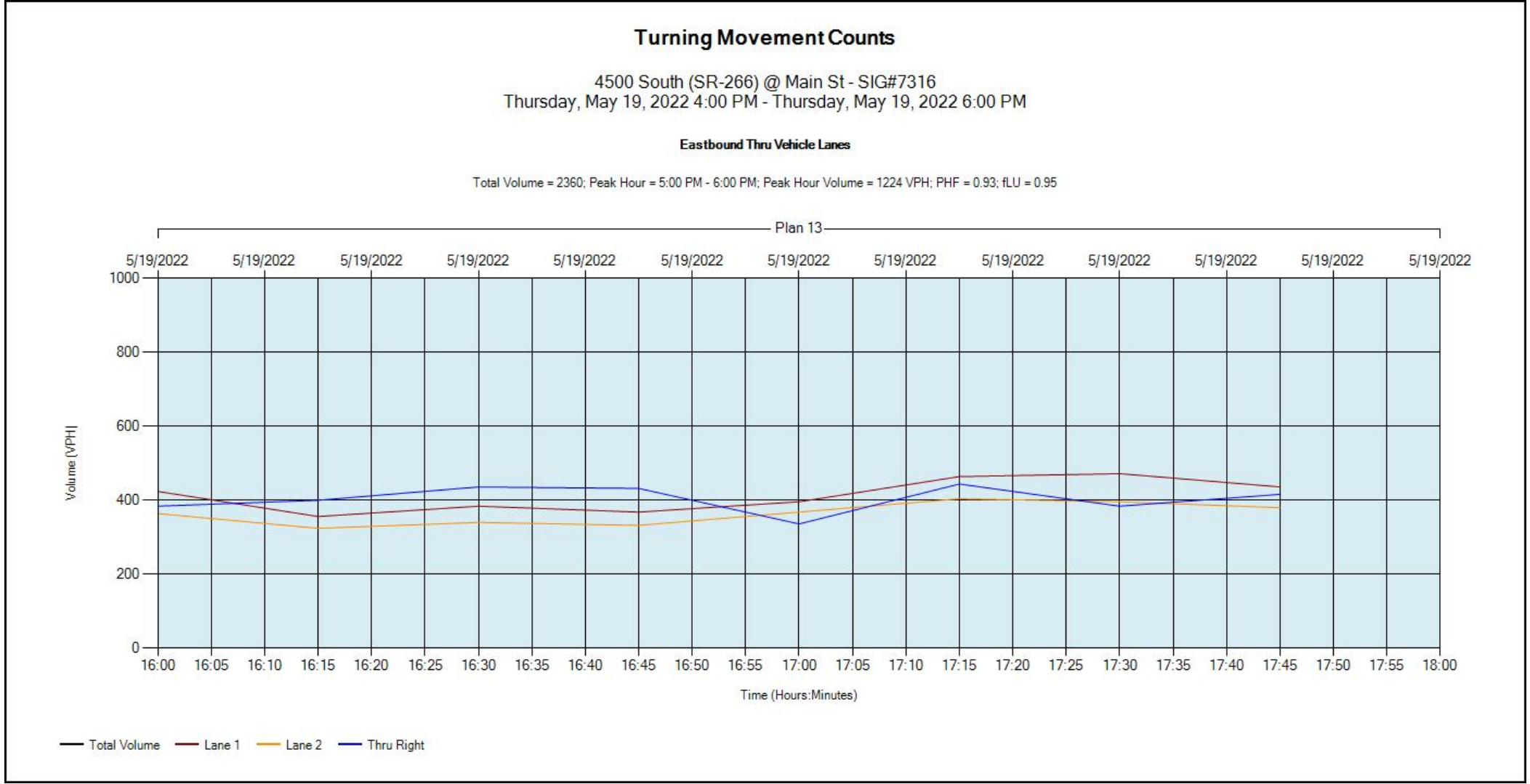
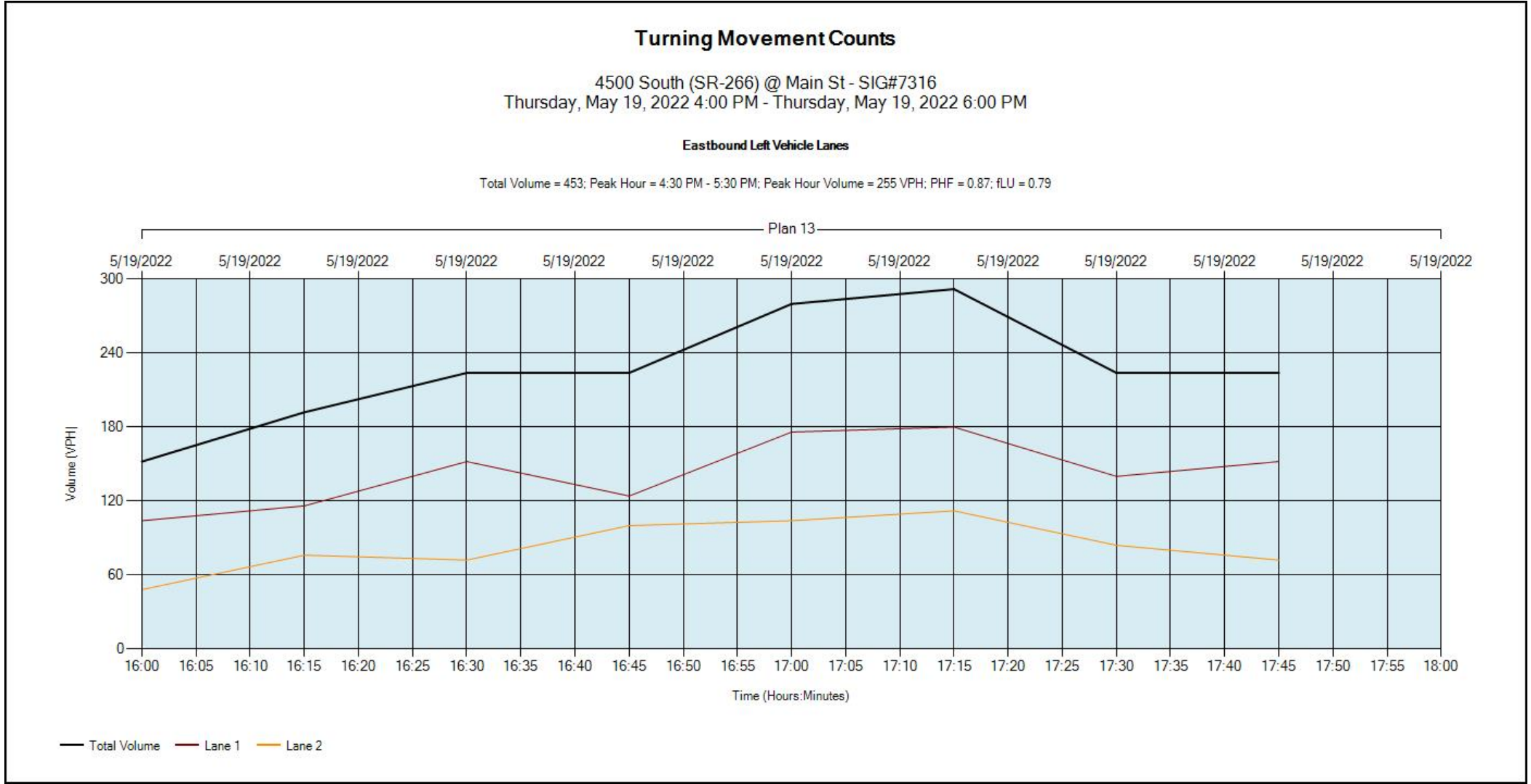
May 2022

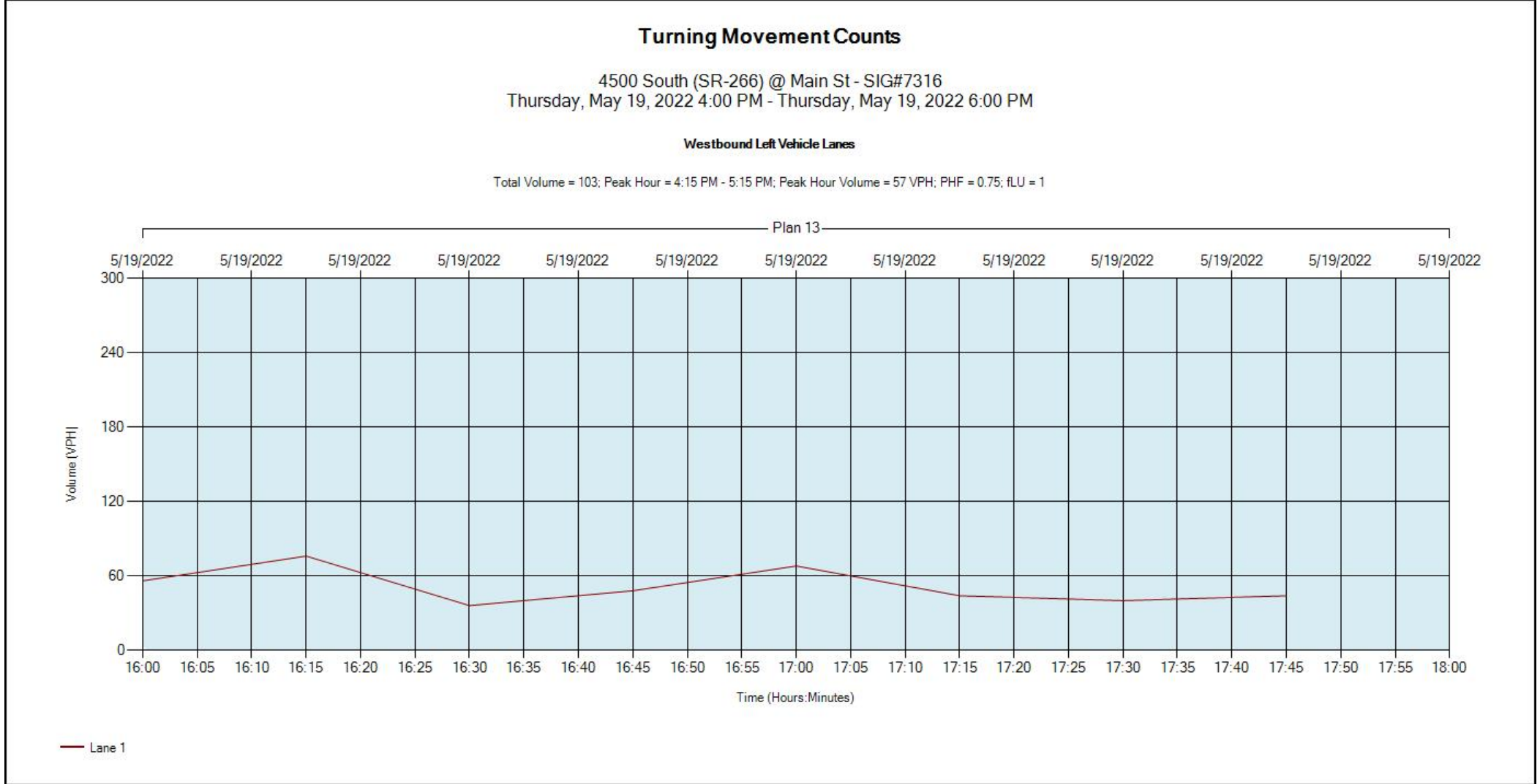
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

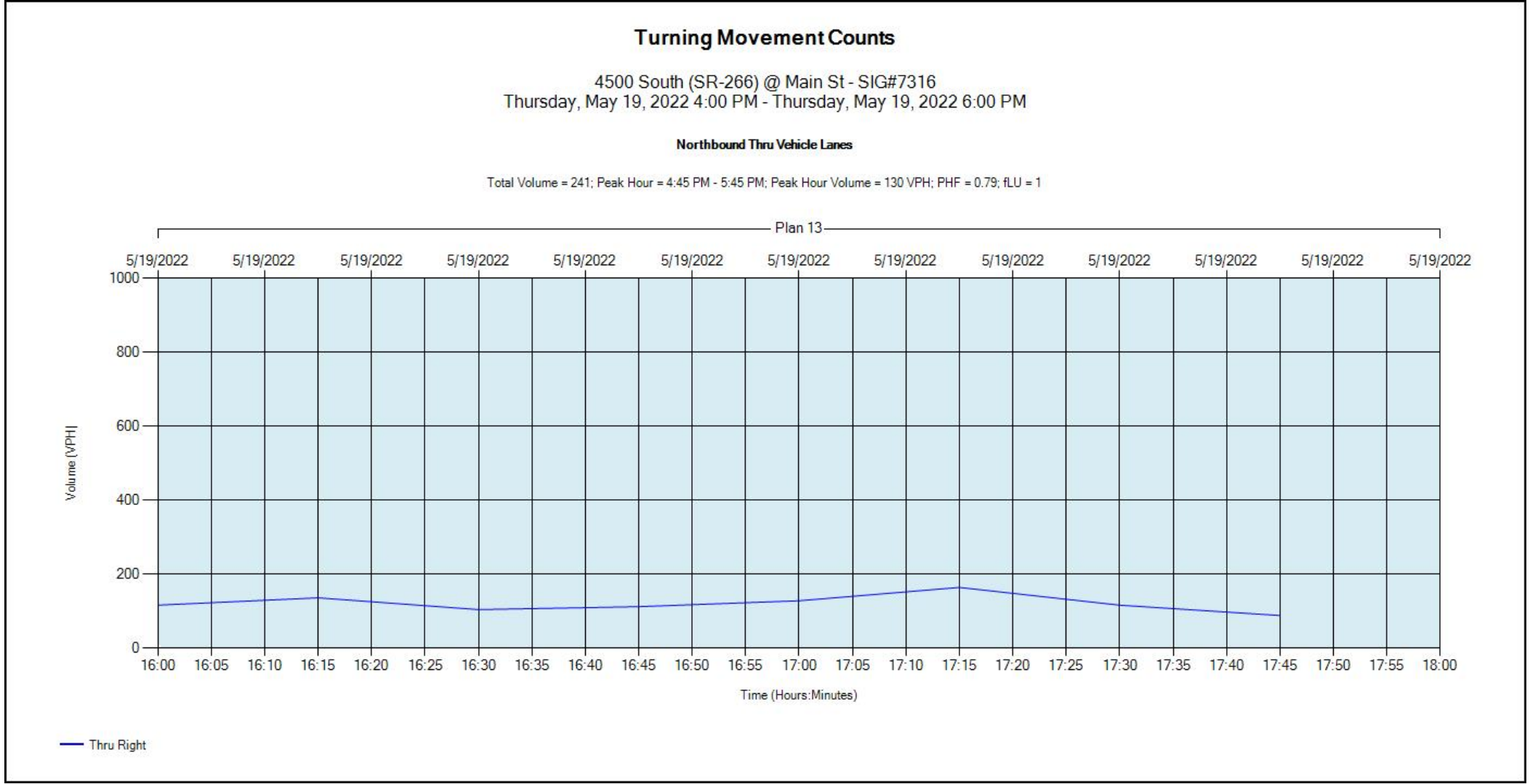
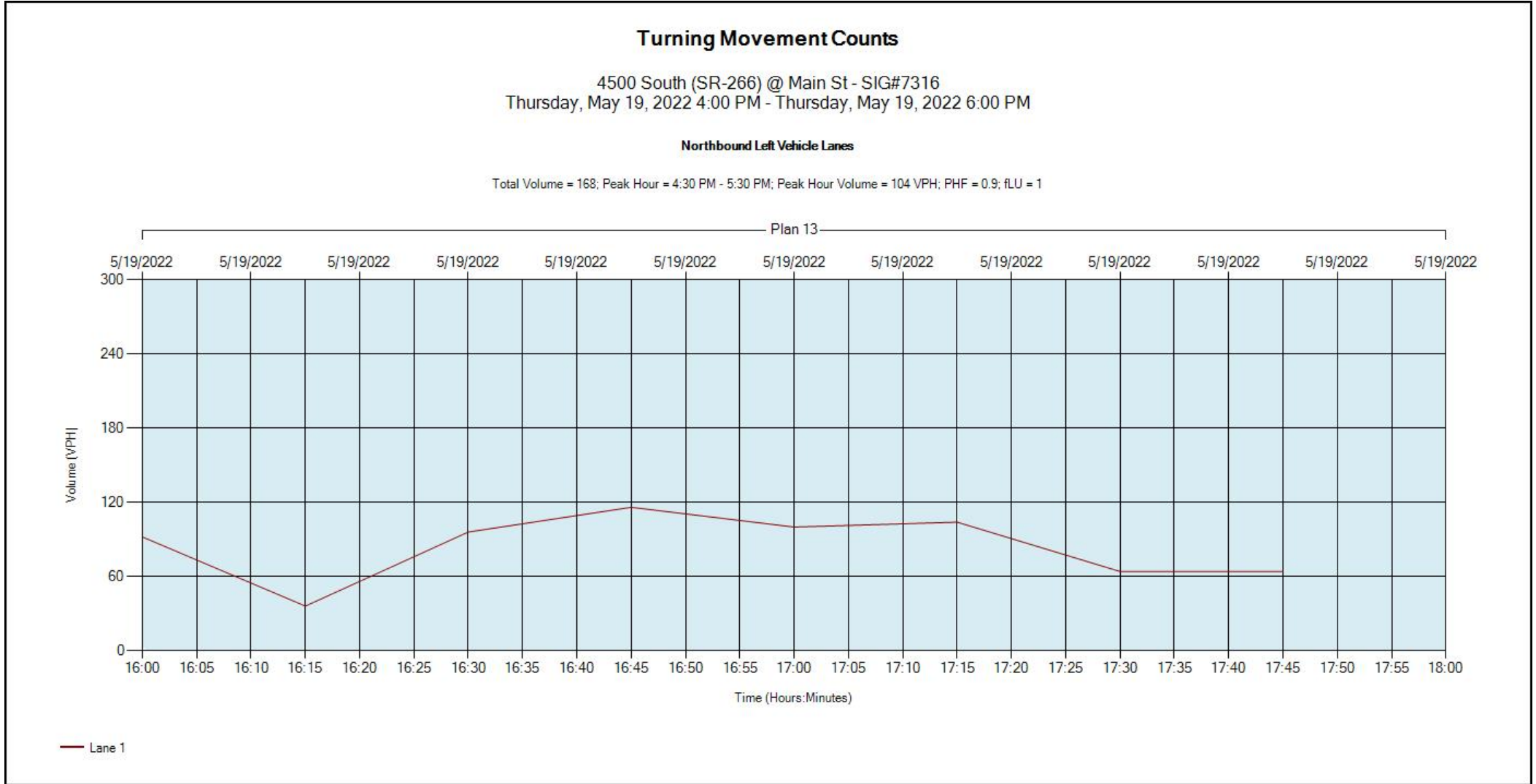
Create Chart

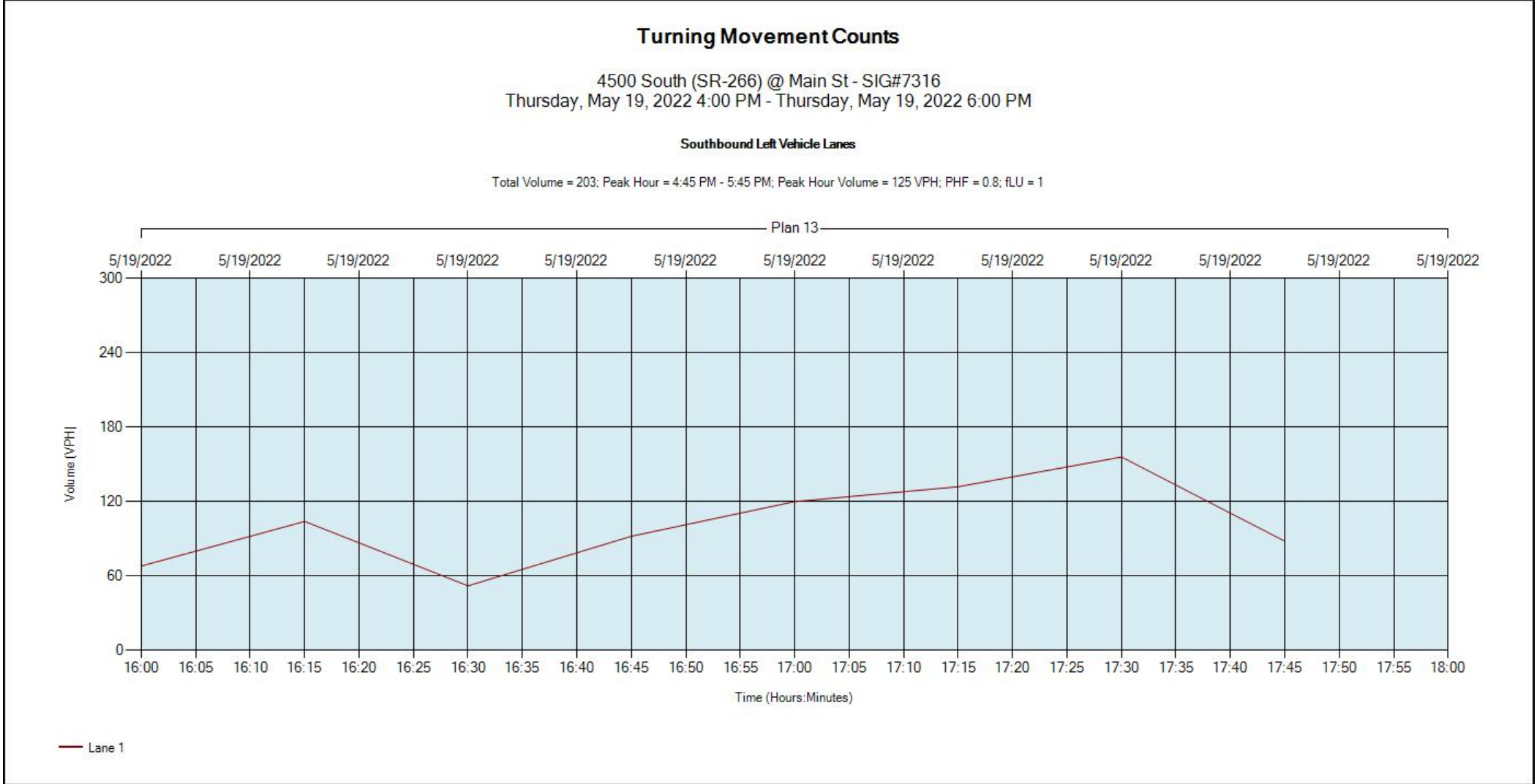
	Vehicle															
	Eastbound				Westbound				Northbound			Southbound				Vehicle Total
	L	T	TR	Total	L	T	TR	Total	L	TR	Total	L	T	R	Total	
4:00 PM	38	197	96	331	14	253	94	361	23	29	52	17	19	46	82	826
4:15 PM	48	170	100	318	19	230	85	334	9	34	43	26	48	51	125	820
4:30 PM	56	181	109	346	9	255	105	369	24	26	50	13	26	49	88	853
4:45 PM	56	175	108	339	12	259	111	382	29	28	57	23	22	61	106	884
5:00 PM	70	191	84	345	17	266	99	382	25	32	57	30	36	84	150	934
5:15 PM	73	217	111	401	11	271	108	390	26	41	67	33	30	57	120	978
5:30 PM	56	217	96	369	10	253	121	384	16	29	45	39	25	64	128	926
5:45 PM	56	204	104	364	11	252	96	359	16	22	38	22	24	64	110	871
Total	453	1552	808	2813	103	2039	819	2961	168	241	409	203	230	476	909	7092

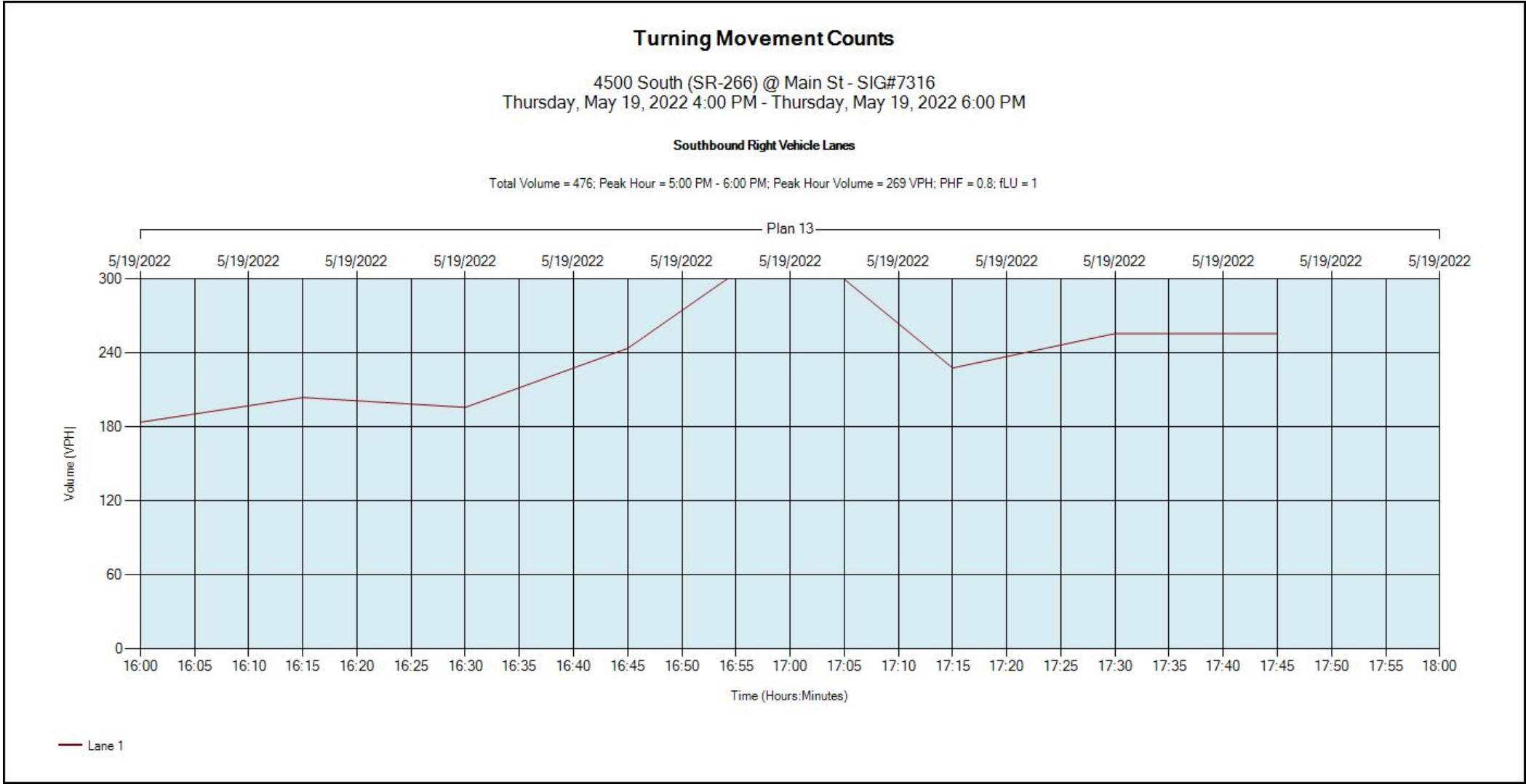
	Peak Hour (PHF = 0.95)															
	Eastbound				Westbound				Northbound			Southbound				Vehicle Total
	L	T	TR	Total	L	T	TR	Total	L	TR	Total	L	T	R	Total	
4:45 PM - 5:45 PM	255	800	399	1454	50	1049	439	1538	96	130	226	125	113	266	504	3722











}

Signal

Signal Selection

Signal ID

7316

Select

4500 South (SR-266) @ Main St

Signal List

Signal Map

Region

--Select Region--

Metric Type

--Select a Metric--

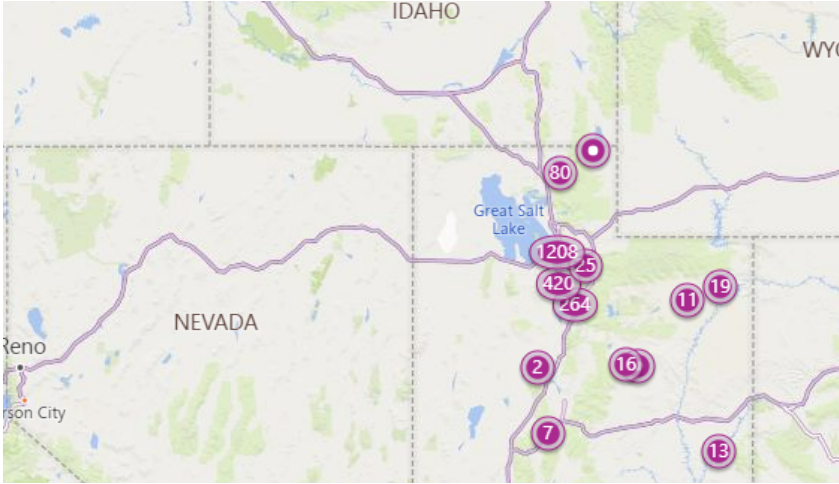


Chart Selection

Metrics List

Purdue Phase Termination

Split Monitor

Pedestrian Delay

Preemption Details

Timing And Actuation

Left Turn Gap Analysis

Purdue Split Failure

Yellow and Red Actuations

Turning Movement Counts

Approach Volume

Approach Delay

Arrivals On Red

Purdue Coordination Diagram

Approach Speed

Split Monitor Options

Y-axis Max

Auto

Percentile Split

85

☒ Show Plans

☐ Show Ped Activity

☒ Show Average Split

☐ Show % Max Out/ForceOff

☐ Show Percent GapOuts

☐ Show Percent Skip

Date Selection

Start Date

05/19/2022

4:45

PM

End Date

05/19/2022

5:45

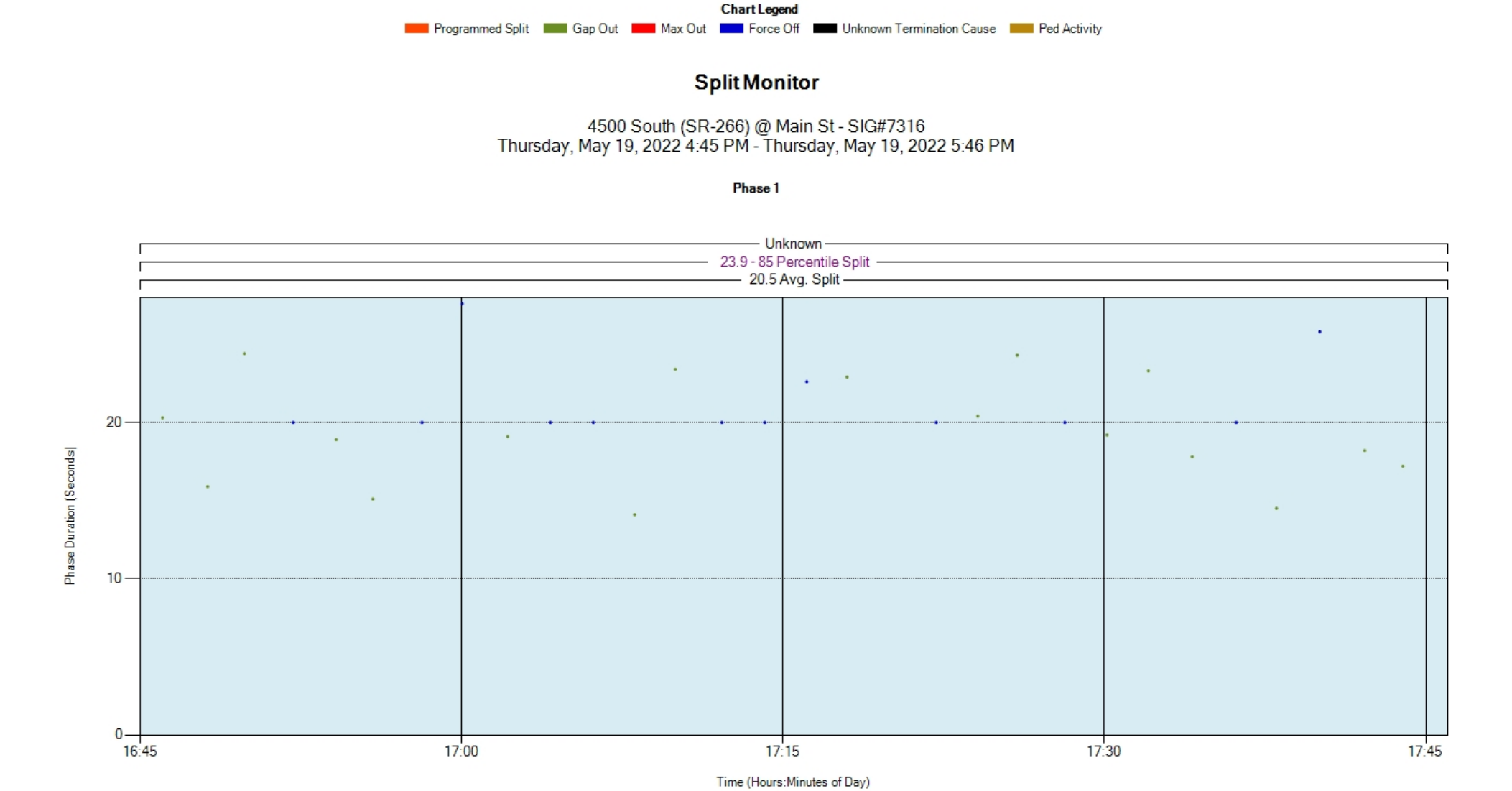
PM

Reset Date

May 2022

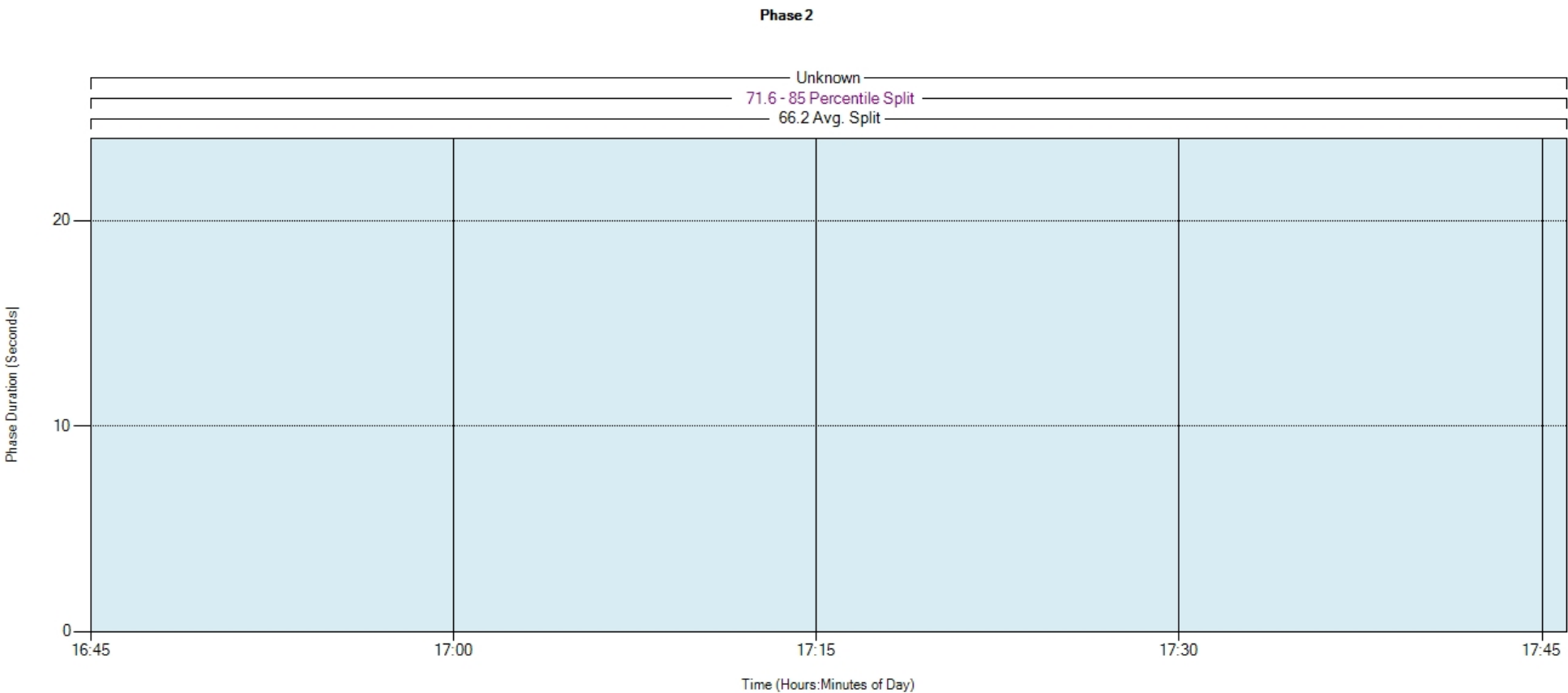
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Create Chart



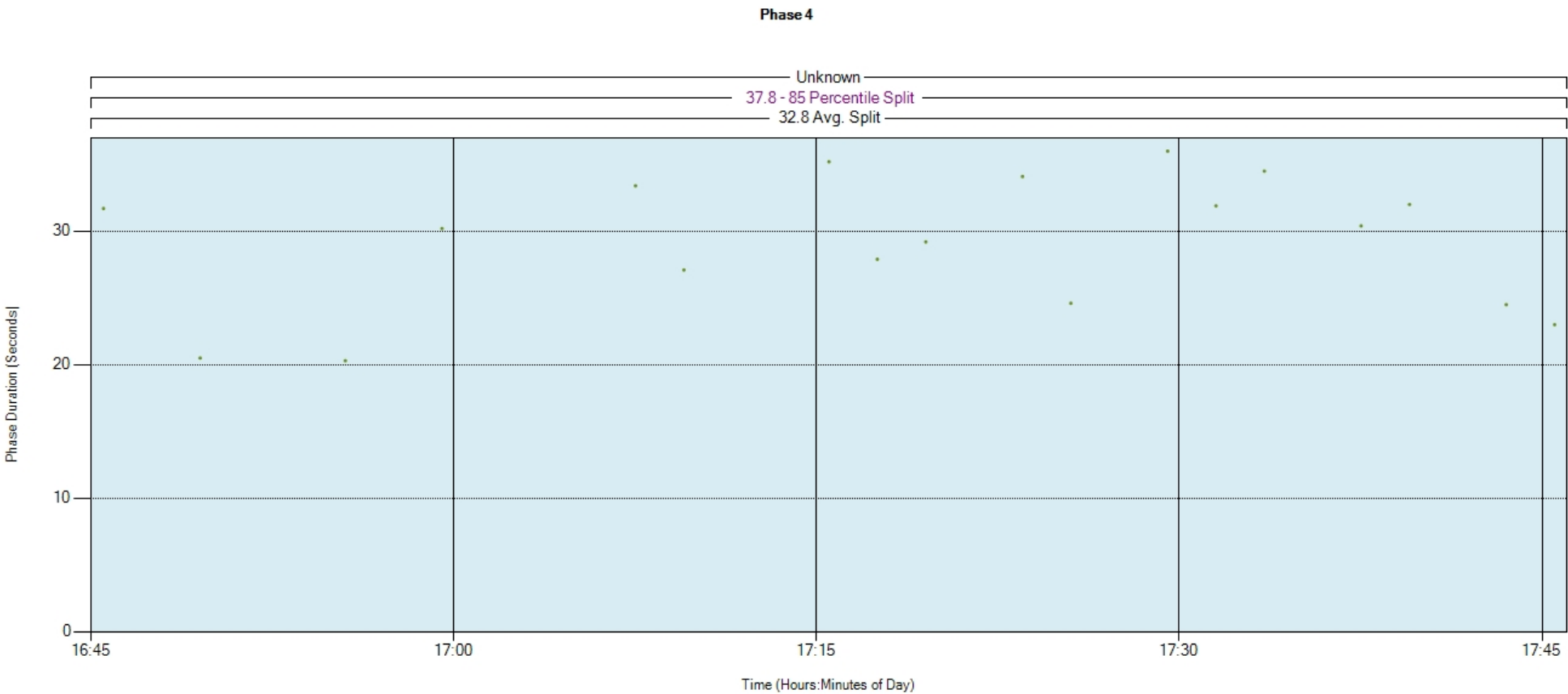
Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 4:45 PM - Thursday, May 19, 2022 5:46 PM



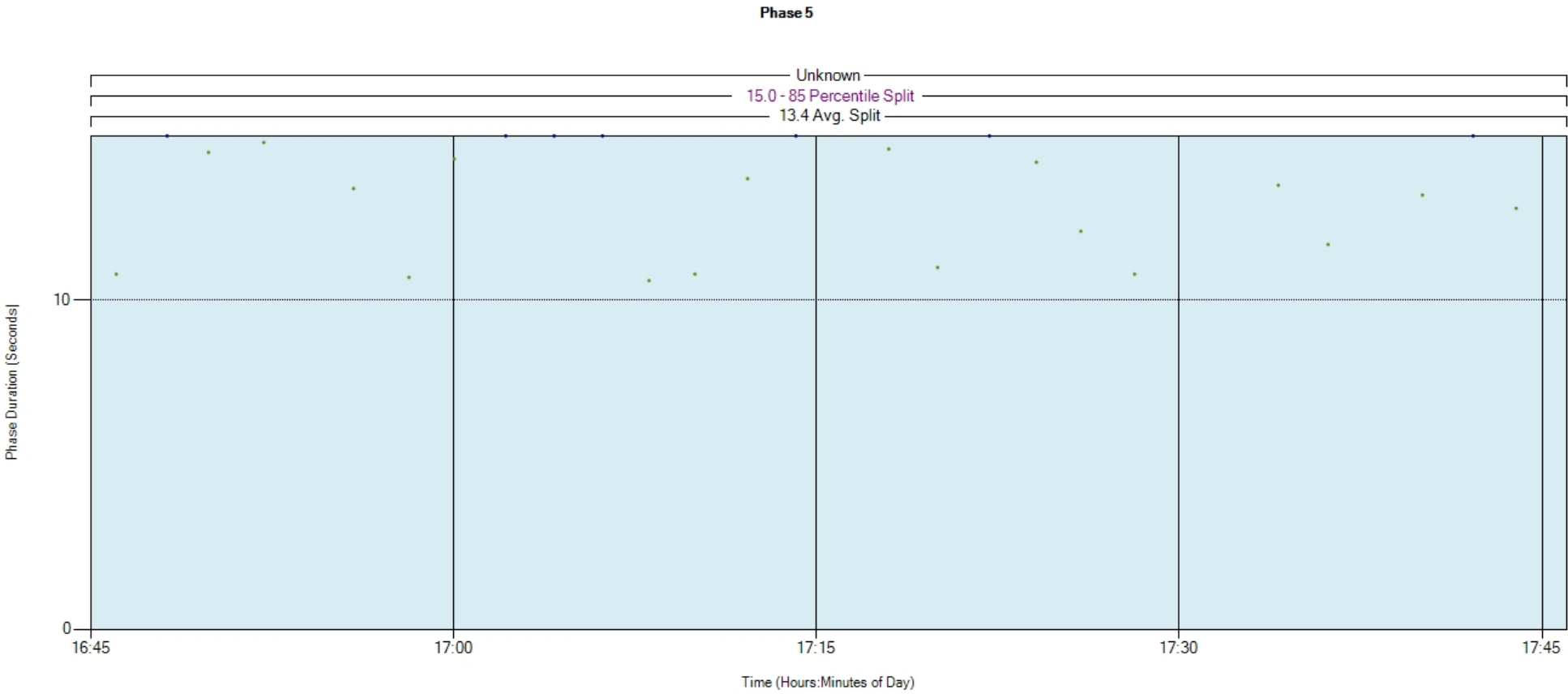
Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 4:45 PM - Thursday, May 19, 2022 5:46 PM



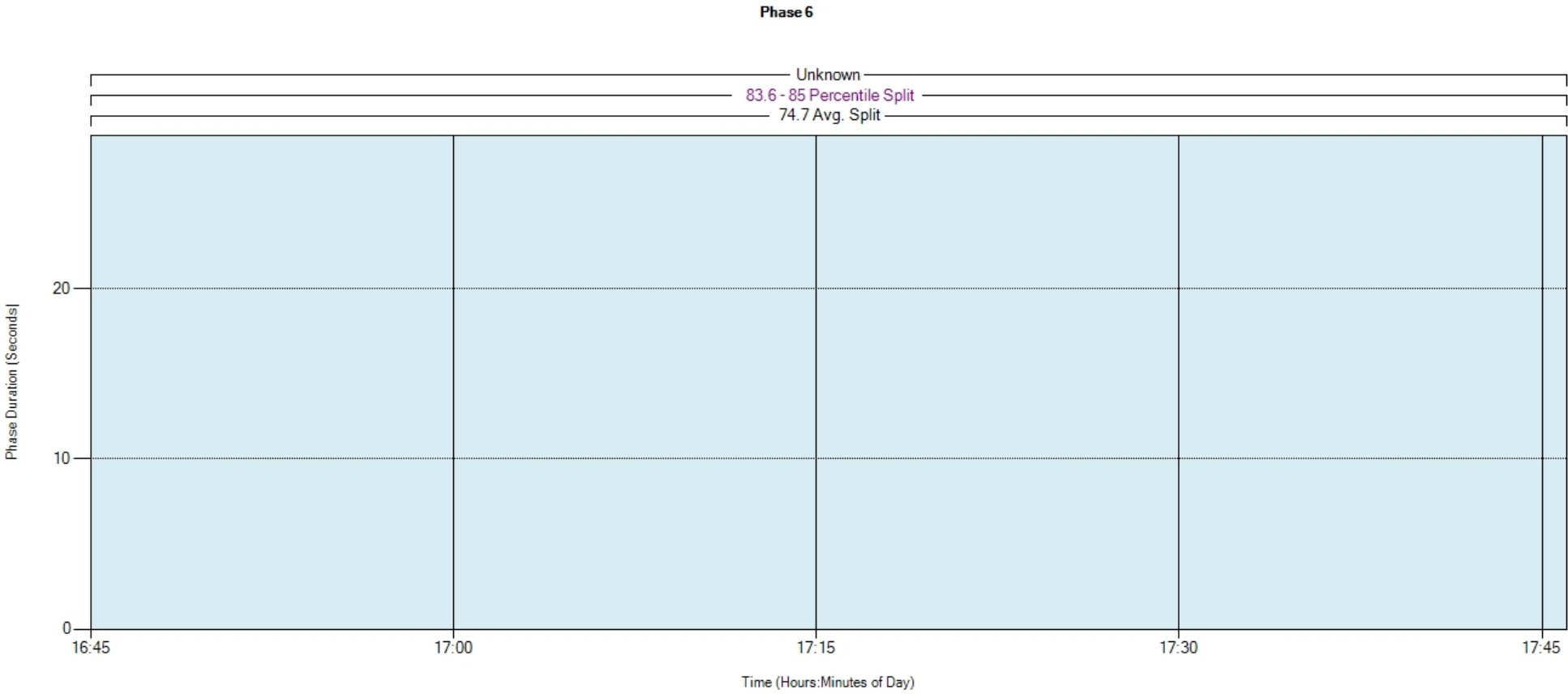
Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 4:45 PM - Thursday, May 19, 2022 5:46 PM



Split Monitor

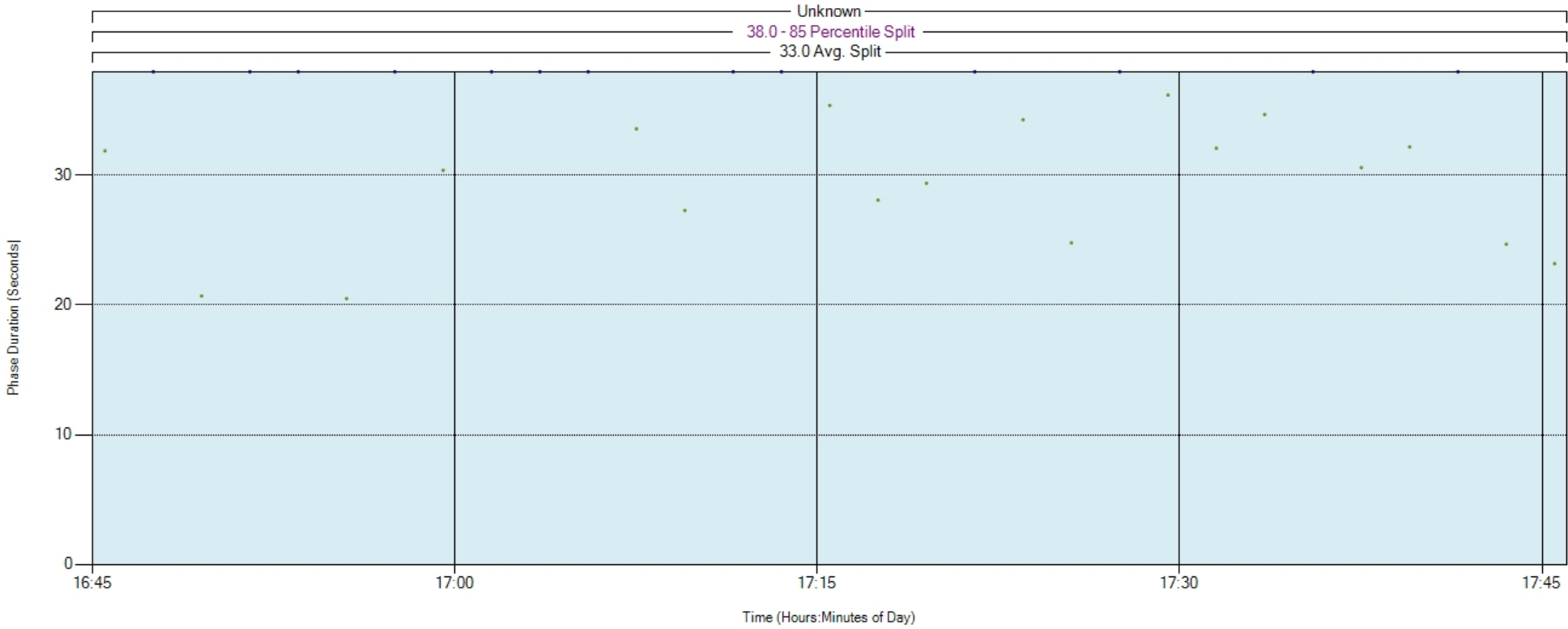
4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 4:45 PM - Thursday, May 19, 2022 5:46 PM



Split Monitor

4500 South (SR-266) @ Main St - SIG#7316
Thursday, May 19, 2022 4:45 PM - Thursday, May 19, 2022 5:46 PM



















Phase 8



Timings

1: 4500 South & Main St.

05/30/2022

									
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	151	1156	26	1051	30	38	36	39	229
Future Volume (vph)	151	1156	26	1051	30	38	36	39	229
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm
Protected Phases	1	6	5	2		4		8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	19.0	86.0	13.0	80.0	21.0	21.0	21.0	21.0	21.0
Total Split (%)	15.8%	71.7%	10.8%	66.7%	17.5%	17.5%	17.5%	17.5%	17.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes					
Recall Mode	Max	Max	Max	Max	Max	Max	Max	Max	Max
Act Effect Green (s)	14.5	81.5	8.5	75.5	16.5	16.5	16.5	16.5	16.5
Actuated g/C Ratio	0.12	0.68	0.07	0.63	0.14	0.14	0.14	0.14	0.14
v/c Ratio	0.39	0.42	0.22	0.37	0.17	0.30	0.21	0.16	0.60
Control Delay	51.7	8.7	57.3	11.0	48.4	31.3	49.5	47.5	15.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	51.7	8.7	57.3	11.0	48.4	31.3	49.5	47.5	15.6
LOS	D	A	E	B	D	C	D	D	B
Approach Delay		13.1		12.1		36.2		23.6	
Approach LOS		B		B		D		C	

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Maximum v/c Ratio: 0.60

Intersection Signal Delay: 14.6

Intersection LOS: B

Intersection Capacity Utilization 50.8%

ICU Level of Service A

Analysis Period (min) 15





















Splits and Phases: 1: 4500 South & Main St.



HCM Unsignalized Intersection Capacity Analysis

7: Project Access/DI North Access & Main St.













05/30/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	2	0	1	0	216	2	1	282	0
Future Volume (Veh/h)	0	0	0	2	0	1	0	216	2	1	282	0
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	0	2	0	1	0	235	2	1	307	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)							557			733		
pX, platoon unblocked												
vC, conflicting volume	545	546	307	545	545	236	307				237	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	545	546	307	545	545	236	307				237	
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2				2.2	
p0 queue free %	100	100	100	100	100	100	100				100	
cM capacity (veh/h)	448	445	733	449	445	803	1254				1330	
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2				
Volume Total	0	0	2	1	0	237	1	307				
Volume Left	0	0	2	0	0	0	1	0				
Volume Right	0	0	0	1	0	2	0	0				
cSH	1700	1700	449	803	1700	1700	1330	1700				
Volume to Capacity	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.18				
Queue Length 95th (ft)	0	0	0	0	0	0	0	0				
Control Delay (s)	0.0	0.0	13.1	9.5	0.0	0.0	7.7	0.0				
Lane LOS	A	A	B	A				A				
Approach Delay (s)	0.0			11.9			0.0					
Approach LOS	A			B								
Intersection Summary												
Average Delay				0.1								
Intersection Capacity Utilization				24.8%	ICU Level of Service				A			
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

4: Main St. & DI South Access



















05/30/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	12	5	213	18	1	283
Future Volume (Veh/h)	12	5	213	18	1	283
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	13	5	232	20	1	308
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			275			1015
pX, platoon unblocked						
vC, conflicting volume	542	232			252	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	542	232			252	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			100	
cM capacity (veh/h)	501	807			1313	
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2
Volume Total	13	5	232	20	1	308
Volume Left	13	0	0	0	1	0
Volume Right	0	5	0	20	0	0
cSH	501	807	1700	1700	1313	1700
Volume to Capacity	0.03	0.01	0.14	0.01	0.00	0.18
Queue Length 95th (ft)	2	0	0	0	0	0
Control Delay (s)	12.4	9.5	0.0	0.0	7.7	0.0
Lane LOS	B	A			A	
Approach Delay (s)	11.6		0.0		0.0	
Approach LOS	B					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			24.9%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis















10: Main St. & Edison

05/30/2022

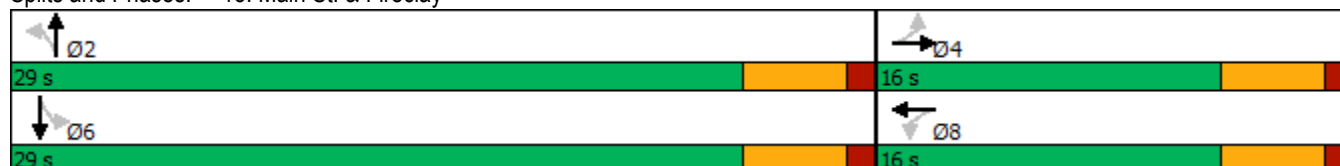
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	44	2	0	1	9	213	7	1	241	1
Future Volume (Veh/h)	6	3	44	2	0	1	9	213	7	1	241	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	7	3	48	2	0	1	10	232	8	1	262	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								917			373	
pX, platoon unblocked												
vC, conflicting volume	518	524	262	570	521	236	263			240		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	518	524	262	570	521	236	263			240		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	99	94	100	100	100	99			100		
cM capacity (veh/h)	465	454	776	401	456	803	1301			1327		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	58	3	10	240	1	263						
Volume Left	7	2	10	0	1	0						
Volume Right	48	1	0	8	0	1						
cSH	695	482	1301	1700	1327	1700						
Volume to Capacity	0.08	0.01	0.01	0.14	0.00	0.15						
Queue Length 95th (ft)	7	0	1	0	0	0						
Control Delay (s)	10.7	12.5	7.8	0.0	7.7	0.0						
Lane LOS	B	B	A		A							
Approach Delay (s)	10.7	12.5	0.3		0.0							
Approach LOS	B	B										
Intersection Summary												
Average Delay			1.3									
Intersection Capacity Utilization			22.7%		ICU Level of Service		A					
Analysis Period (min)			15									

Timings 13: Main St. & Fireclay

05/30/2022

								
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	25	19	14	16	51	166	3	171
Future Volume (vph)	25	19	14	16	51	166	3	171
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	16.0	16.0	16.0	16.0	29.0	29.0	29.0	29.0
Total Split (%)	35.6%	35.6%	35.6%	35.6%	64.4%	64.4%	64.4%	64.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)		7.1		7.1	32.9	32.9	32.9	32.9
Actuated g/C Ratio		0.16		0.16	0.76	0.76	0.76	0.76
v/c Ratio		0.35		0.13	0.06	0.13	0.00	0.15
Control Delay		11.6		14.4	3.9	3.7	3.7	3.5
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay		11.6		14.4	3.9	3.7	3.7	3.5
LOS		B		B	A	A	A	A
Approach Delay		11.6		14.4		3.7		3.5
Approach LOS		B		B		A		A
Intersection Summary								
Cycle Length: 45								
Actuated Cycle Length: 43.3								
Natural Cycle: 45								
Control Type: Actuated-Uncoordinated								
Maximum v/c Ratio: 0.35								
Intersection Signal Delay: 5.7					Intersection LOS: A			
Intersection Capacity Utilization 31.9%					ICU Level of Service A			
Analysis Period (min) 15								



















Splits and Phases: 13: Main St. & Fireclay



Timings

1: 4500 South & Main St.

05/30/2022

									
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	164	1156	26	1051	30	39	47	43	266
Future Volume (vph)	164	1156	26	1051	30	39	47	43	266
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm
Protected Phases	1	6	5	2		4		8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	19.0	86.0	13.0	80.0	21.0	21.0	21.0	21.0	21.0
Total Split (%)	15.8%	71.7%	10.8%	66.7%	17.5%	17.5%	17.5%	17.5%	17.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes					
Recall Mode	Max	Max	Max	Max	Max	Max	Max	Max	Max
Act Effect Green (s)	14.5	81.5	8.5	75.5	16.5	16.5	16.5	16.5	16.5
Actuated g/C Ratio	0.12	0.68	0.07	0.63	0.14	0.14	0.14	0.14	0.14
v/c Ratio	0.42	0.42	0.22	0.37	0.17	0.30	0.28	0.18	0.70
Control Delay	52.3	8.7	57.3	11.0	48.4	32.0	51.3	47.9	22.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.3	8.7	57.3	11.0	48.4	32.0	51.3	47.9	22.6
LOS	D	A	E	B	D	C	D	D	C
Approach Delay		13.4		12.1		36.6		29.5	
Approach LOS		B		B		D		C	

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 55

Control Type: Pretimed

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 15.6

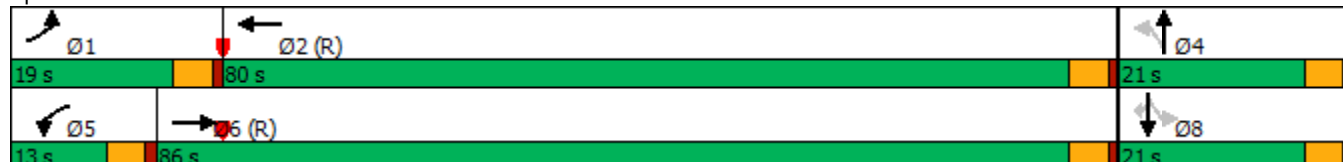
Intersection LOS: B

Intersection Capacity Utilization 53.2%

ICU Level of Service A

Analysis Period (min) 15






















Splits and Phases: 1: 4500 South & Main St.



HCM Unsignalized Intersection Capacity Analysis

7: Project Access/DI North Access & Main St.













05/30/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	0	51	2	0	1	18	218	2	1	279	8
Future Volume (Veh/h)	22	0	51	2	0	1	18	218	2	1	279	8
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	24	0	55	2	0	1	20	237	2	1	303	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)							557			733		
pX, platoon unblocked												
vC, conflicting volume	588	588	308	638	592	238	312				239	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	588	588	308	638	592	238	312				239	
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2				2.2	
p0 queue free %	94	100	92	99	100	100	98				100	
cM capacity (veh/h)	415	414	732	356	412	801	1248				1328	
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2				
Volume Total	24	55	2	1	20	239	1	312				
Volume Left	24	0	2	0	20	0	1	0				
Volume Right	0	55	0	1	0	2	0	9				
cSH	415	732	356	801	1248	1700	1328	1700				
Volume to Capacity	0.06	0.08	0.01	0.00	0.02	0.14	0.00	0.18				
Queue Length 95th (ft)	5	6	0	0	1	0	0	0				
Control Delay (s)	14.2	10.3	15.2	9.5	7.9	0.0	7.7	0.0				
Lane LOS	B	B	C	A	A		A					
Approach Delay (s)	11.5		13.3		0.6		0.0					
Approach LOS	B		B									
Intersection Summary												
Average Delay				1.7								
Intersection Capacity Utilization				29.7%	ICU Level of Service			A				
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

4: Main St. & DI South Access



















05/30/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	12	5	231	18	1	334
Future Volume (Veh/h)	12	5	231	18	1	334
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	13	5	251	20	1	363
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			275			1015
pX, platoon unblocked						
vC, conflicting volume	616	251			271	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	616	251			271	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			100	
cM capacity (veh/h)	454	788			1292	
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2
Volume Total	13	5	251	20	1	363
Volume Left	13	0	0	0	1	0
Volume Right	0	5	0	20	0	0
cSH	454	788	1700	1700	1292	1700
Volume to Capacity	0.03	0.01	0.15	0.01	0.00	0.21
Queue Length 95th (ft)	2	0	0	0	0	0
Control Delay (s)	13.2	9.6	0.0	0.0	7.8	0.0
Lane LOS	B	A			A	
Approach Delay (s)	12.2		0.0		0.0	
Approach LOS	B					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			27.6%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis















10: Main St. & Edison

05/30/2022

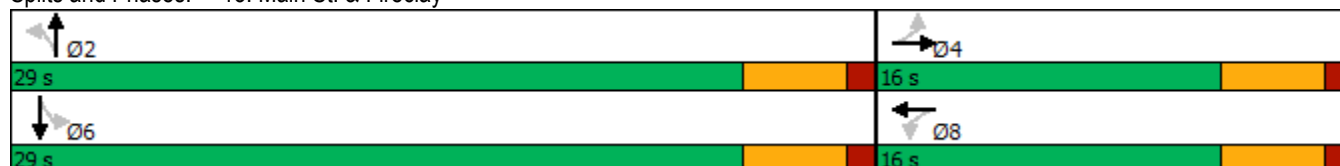
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	3	44	7	0	1	9	235	7	1	244	1
Future Volume (Veh/h)	6	3	44	7	0	1	9	235	7	1	244	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	7	3	48	8	0	1	10	255	8	1	265	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								917			373	
pX, platoon unblocked												
vC, conflicting volume	544	550	266	596	547	259	266			263		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	544	550	266	596	547	259	266			263		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	99	94	98	100	100	99			100		
cM capacity (veh/h)	447	439	773	385	441	780	1298			1301		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	58	9	10	263	1	266						
Volume Left	7	8	10	0	1	0						
Volume Right	48	1	0	8	0	1						
cSH	686	408	1298	1700	1301	1700						
Volume to Capacity	0.08	0.02	0.01	0.15	0.00	0.16						
Queue Length 95th (ft)	7	2	1	0	0	0						
Control Delay (s)	10.7	14.0	7.8	0.0	7.8	0.0						
Lane LOS	B	B	A		A							
Approach Delay (s)	10.7	14.0	0.3		0.0							
Approach LOS	B	B										
Intersection Summary												
Average Delay			1.4									
Intersection Capacity Utilization			22.9%		ICU Level of Service		A					
Analysis Period (min)			15									

Timings 13: Main St. & Fireclay

05/30/2022

								
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	25	19	14	16	51	177	3	174
Future Volume (vph)	25	19	14	16	51	177	3	174
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	16.0	16.0	16.0	16.0	29.0	29.0	29.0	29.0
Total Split (%)	35.6%	35.6%	35.6%	35.6%	64.4%	64.4%	64.4%	64.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)		7.1		7.1	32.9	32.9	32.9	32.9
Actuated g/C Ratio		0.16		0.16	0.76	0.76	0.76	0.76
v/c Ratio		0.35		0.13	0.06	0.15	0.00	0.15
Control Delay		11.6		14.4	3.9	3.6	3.7	3.5
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay		11.6		14.4	3.9	3.6	3.7	3.5
LOS		B		B	A	A	A	A
Approach Delay		11.6		14.4		3.6		3.5
Approach LOS		B		B		A		A
Intersection Summary								
Cycle Length: 45								
Actuated Cycle Length: 43.3								
Natural Cycle: 45								
Control Type: Actuated-Uncoordinated								
Maximum v/c Ratio: 0.35								
Intersection Signal Delay: 5.6					Intersection LOS: A			
Intersection Capacity Utilization 32.1%					ICU Level of Service A			
Analysis Period (min) 15								
























Splits and Phases: 13: Main St. & Fireclay



Timings

1: 4500 South & Main St.

05/30/2022

									
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations	 	  		  					
Traffic Volume (vph)	255	1000	50	1402	96	65	125	113	266
Future Volume (vph)	255	1000	50	1402	96	65	125	113	266
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm
Protected Phases	1	6	5	2		4		8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	19.0	86.0	13.0	80.0	21.0	21.0	21.0	21.0	21.0
Total Split (%)	15.8%	71.7%	10.8%	66.7%	17.5%	17.5%	17.5%	17.5%	17.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes					
Recall Mode	Max	Max	Max	Max	Max	Max	Max	Max	Max
Act Effect Green (s)	14.5	81.5	8.5	75.5	16.5	16.5	16.5	16.5	16.5
Actuated g/C Ratio	0.12	0.68	0.07	0.63	0.14	0.14	0.14	0.14	0.14
v/c Ratio	0.65	0.37	0.42	0.49	0.70	0.51	1.02	0.46	0.77
Control Delay	58.3	8.0	64.3	12.5	75.4	42.8	134.9	54.3	34.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	58.3	8.0	64.3	12.5	75.4	42.8	134.9	54.3	34.9
LOS	E	A	E	B	E	D	F	D	C
Approach Delay		16.8		14.2		56.7		64.1	
Approach LOS		B		B		E		E	

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 60

Control Type: Pretimed

Maximum v/c Ratio: 1.02

Intersection Signal Delay: 24.5

Intersection LOS: C

Intersection Capacity Utilization 65.6%

ICU Level of Service C

Analysis Period (min) 15






















Splits and Phases: 1: 4500 South & Main St.



HCM Unsignalized Intersection Capacity Analysis

7: Project Access/DI North Access & Main St.













05/30/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	4	0	2	0	383	10	10	466	0
Future Volume (Veh/h)	0	0	0	4	0	2	0	383	10	10	466	0
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	0	4	0	2	0	416	11	11	507	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)							557			733		
pX, platoon unblocked												
vC, conflicting volume	947	956	507	950	950	422	507				427	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	947	956	507	950	950	422	507				427	
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2				2.2	
p0 queue free %	100	100	100	98	100	100	100				99	
cM capacity (veh/h)	239	256	566	238	257	632	1058				1132	
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2				
Volume Total	0	0	4	2	0	427	11	507				
Volume Left	0	0	4	0	0	0	11	0				
Volume Right	0	0	0	2	0	11	0	0				
cSH	1700	1700	238	632	1700	1700	1132	1700				
Volume to Capacity	0.00	0.00	0.02	0.00	0.00	0.25	0.01	0.30				
Queue Length 95th (ft)	0	0	1	0	0	0	1	0				
Control Delay (s)	0.0	0.0	20.4	10.7	0.0	0.0	8.2	0.0				
Lane LOS	A	A	C	B				A				
Approach Delay (s)	0.0			17.2			0.0	0.2				
Approach LOS	A			C								
Intersection Summary												
Average Delay				0.2								
Intersection Capacity Utilization				34.5%	ICU Level of Service				A			
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

4: Main St. & DI South Access



















05/30/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	41	18	375	31	14	456
Future Volume (Veh/h)	41	18	375	31	14	456
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	45	20	408	34	15	496
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)			275			1015
pX, platoon unblocked						
vC, conflicting volume	934	408			442	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	934	408			442	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	85	97			99	
cM capacity (veh/h)	291	643			1118	
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2
Volume Total	45	20	408	34	15	496
Volume Left	45	0	0	0	15	0
Volume Right	0	20	0	34	0	0
cSH	291	643	1700	1700	1118	1700
Volume to Capacity	0.15	0.03	0.24	0.02	0.01	0.29
Queue Length 95th (ft)	13	2	0	0	1	0
Control Delay (s)	19.6	10.8	0.0	0.0	8.3	0.0
Lane LOS	C	B			A	
Approach Delay (s)	16.9		0.0		0.2	
Approach LOS	C					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			34.0%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis















10: Main St. & Edison

05/30/2022

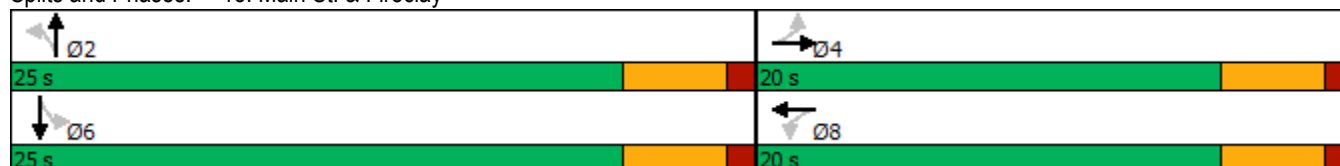
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	8	30	17	1	17	42	342	19	1	431	9
Future Volume (Veh/h)	14	8	30	17	1	17	42	342	19	1	431	9
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	15	9	33	18	1	18	46	372	21	1	468	10
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None								None			
Median storage veh												
Upstream signal (ft)	917								373			
pX, platoon unblocked	0.94	0.94	0.94	0.94	0.94		0.94					
vC, conflicting volume	958	960	473	982	954	382	478	393				
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	924	927	410	950	921	382	416	393				
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1	4.1				
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2	2.2				
p0 queue free %	93	96	95	91	100	97	96	100				
cM capacity (veh/h)	221	242	604	201	244	665	1078	1166				
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	57	37	46	393	1	478						
Volume Left	15	18	46	0	1	0						
Volume Right	33	18	0	21	0	10						
cSH	357	306	1078	1700	1166	1700						
Volume to Capacity	0.16	0.12	0.04	0.23	0.00	0.28						
Queue Length 95th (ft)	14	10	3	0	0	0						
Control Delay (s)	17.0	18.4	8.5	0.0	8.1	0.0						
Lane LOS	C	C	A		A							
Approach Delay (s)	17.0	18.4	0.9		0.0							
Approach LOS	C	C										
Intersection Summary												
Average Delay	2.0											
Intersection Capacity Utilization	40.1%			ICU Level of Service					A			
Analysis Period (min)	15											

Timings 13: Main St. & Fireclay

05/30/2022

								
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	29	22	27	43	65	268	16	322
Future Volume (vph)	29	22	27	43	65	268	16	322
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	20.0	20.0	20.0	20.0	25.0	25.0	25.0	25.0
Total Split (%)	44.4%	44.4%	44.4%	44.4%	55.6%	55.6%	55.6%	55.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)		7.4		7.4	25.2	25.2	25.2	25.2
Actuated g/C Ratio		0.19		0.19	0.65	0.65	0.65	0.65
v/c Ratio		0.40		0.29	0.11	0.27	0.02	0.34
Control Delay		9.7		13.0	5.1	5.1	4.6	5.6
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay		9.7		13.0	5.1	5.1	4.6	5.6
LOS		A		B	A	A	A	A
Approach Delay		9.7		13.0		5.1		5.5
Approach LOS		A		B		A		A
Intersection Summary								
Cycle Length: 45								
Actuated Cycle Length: 38.8								
Natural Cycle: 45								
Control Type: Actuated-Uncoordinated								
Maximum v/c Ratio: 0.40								
Intersection Signal Delay: 6.6					Intersection LOS: A			
Intersection Capacity Utilization 45.0%					ICU Level of Service A			
Analysis Period (min) 15								



















Splits and Phases: 13: Main St. & Fireclay



Timings

1: 4500 South & Main St.

05/30/2022

									
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	317	1000	50	1402	96	71	137	117	306
Future Volume (vph)	317	1000	50	1402	96	71	137	117	306
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	NA	Perm
Protected Phases	1	6	5	2		4		8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	9.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	19.0	86.0	13.0	80.0	21.0	21.0	21.0	21.0	21.0
Total Split (%)	15.8%	71.7%	10.8%	66.7%	17.5%	17.5%	17.5%	17.5%	17.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes					
Recall Mode	Max	Max	Max	Max	Max	Max	Max	Max	Max
Act Effect Green (s)	14.5	81.5	8.5	75.5	16.5	16.5	16.5	16.5	16.5
Actuated g/C Ratio	0.12	0.68	0.07	0.63	0.14	0.14	0.14	0.14	0.14
v/c Ratio	0.81	0.37	0.42	0.50	0.72	0.54	1.16	0.48	0.89
Control Delay	67.2	8.0	64.3	12.5	77.4	45.5	176.5	54.8	50.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.2	8.0	64.3	12.5	77.4	45.5	176.5	54.8	50.4
LOS	E	A	E	B	E	D	F	D	D
Approach Delay		20.4		14.2		58.7		82.1	
Approach LOS		C		B		E		F	

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 60

Control Type: Pretimed

Maximum v/c Ratio: 1.16

Intersection Signal Delay: 29.1

Intersection LOS: C

Intersection Capacity Utilization 68.8%

ICU Level of Service C

Analysis Period (min) 15





















Splits and Phases: 1: 4500 South & Main St.



HCM Unsignalized Intersection Capacity Analysis

7: Project Access/DI North Access & Main St.













05/30/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	0	55	4	0	2	87	383	10	10	466	37
Future Volume (Veh/h)	24	0	55	4	0	2	87	383	10	10	466	37
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	26	0	60	4	0	2	95	416	11	11	507	40
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								TWLTL				TWLTL
Median storage veh								2				2
Upstream signal (ft)								557				733
pX, platoon unblocked												
vC, conflicting volume	1157	1166	527	1200	1180	422	547			427		
vC1, stage 1 conf vol	549	549		612	612							
vC2, stage 2 conf vol	608	617		589	569							
vCu, unblocked vol	1157	1166	527	1200	1180	422	547			427		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)	6.1	5.5		6.1	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	93	100	89	99	100	100	91			99		
cM capacity (veh/h)	352	356	551	289	330	632	1022			1132		
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2				
Volume Total	26	60	4	2	95	427	11	547				
Volume Left	26	0	4	0	95	0	11	0				
Volume Right	0	60	0	2	0	11	0	40				
cSH	352	551	289	632	1022	1700	1132	1700				
Volume to Capacity	0.07	0.11	0.01	0.00	0.09	0.25	0.01	0.32				
Queue Length 95th (ft)	6	9	1	0	8	0	1	0				
Control Delay (s)	16.0	12.3	17.6	10.7	8.9	0.0	8.2	0.0				
Lane LOS	C	B	C	B	A		A					
Approach Delay (s)	13.4		15.3		1.6		0.2					
Approach LOS	B		C									
Intersection Summary												
Average Delay	1.9											
Intersection Capacity Utilization	49.6%			ICU Level of Service					A			
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis

4: Main St. & DI South Access



















05/30/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	41	18	462	31	14	511
Future Volume (Veh/h)	41	18	462	31	14	511
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	45	20	502	34	15	555
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)			275			1015
pX, platoon unblocked						
vC, conflicting volume	1087	502			536	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1087	502			536	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	81	96			99	
cM capacity (veh/h)	236	569			1032	
Direction, Lane #	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2
Volume Total	45	20	502	34	15	555
Volume Left	45	0	0	0	15	0
Volume Right	0	20	0	34	0	0
cSH	236	569	1700	1700	1032	1700
Volume to Capacity	0.19	0.04	0.30	0.02	0.01	0.33
Queue Length 95th (ft)	17	3	0	0	1	0
Control Delay (s)	23.9	11.6	0.0	0.0	8.5	0.0
Lane LOS	C	B			A	
Approach Delay (s)	20.1		0.0		0.2	
Approach LOS	C					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization			36.9%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis















10: Main St. & Edison

05/30/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	8	30	41	1	17	42	346	19	1	443	9
Future Volume (Veh/h)	14	8	30	41	1	17	42	346	19	1	443	9
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	15	9	33	45	1	18	46	376	21	1	482	10
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								917			373	
pX, platoon unblocked	0.93	0.93	0.93	0.93	0.93		0.93					
vC, conflicting volume	976	978	487	1000	972	386	492			397		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	939	941	416	965	935	386	421			397		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	93	96	94	77	100	97	96			100		
cM capacity (veh/h)	214	235	595	194	237	661	1063			1162		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	57	64	46	397	1	492						
Volume Left	15	45	46	0	1	0						
Volume Right	33	18	0	21	0	10						
cSH	348	243	1063	1700	1162	1700						
Volume to Capacity	0.16	0.26	0.04	0.23	0.00	0.29						
Queue Length 95th (ft)	14	26	3	0	0	0						
Control Delay (s)	17.4	25.0	8.5	0.0	8.1	0.0						
Lane LOS	C	D	A		A							
Approach Delay (s)	17.4	25.0	0.9		0.0							
Approach LOS	C	D										
Intersection Summary												
Average Delay			2.8									
Intersection Capacity Utilization			44.8%	ICU Level of Service						A		
Analysis Period (min)			15									

Timings 13: Main St. & Fireclay

05/30/2022

								
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	29	22	27	43	65	280	16	334
Future Volume (vph)	29	22	27	43	65	280	16	334
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	20.0	20.0	20.0	20.0	25.0	25.0	25.0	25.0
Total Split (%)	44.4%	44.4%	44.4%	44.4%	55.6%	55.6%	55.6%	55.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		4.5		4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)		7.4		7.4	25.2	25.2	25.2	25.2
Actuated g/C Ratio		0.19		0.19	0.65	0.65	0.65	0.65
v/c Ratio		0.40		0.29	0.11	0.28	0.03	0.35
Control Delay		9.7		13.0	5.1	5.2	4.6	5.7
Queue Delay		0.0		0.0	0.0	0.0	0.0	0.0
Total Delay		9.7		13.0	5.1	5.2	4.6	5.7
LOS		A		B	A	A	A	A
Approach Delay		9.7		13.0		5.2		5.6
Approach LOS		A		B		A		A
Intersection Summary								
Cycle Length: 45								
Actuated Cycle Length: 38.8								
Natural Cycle: 45								
Control Type: Actuated-Uncoordinated								
Maximum v/c Ratio: 0.40								
Intersection Signal Delay: 6.6					Intersection LOS: A			
Intersection Capacity Utilization 45.6%					ICU Level of Service A			
Analysis Period (min) 15								

Splits and Phases: 13: Main St. & Fireclay

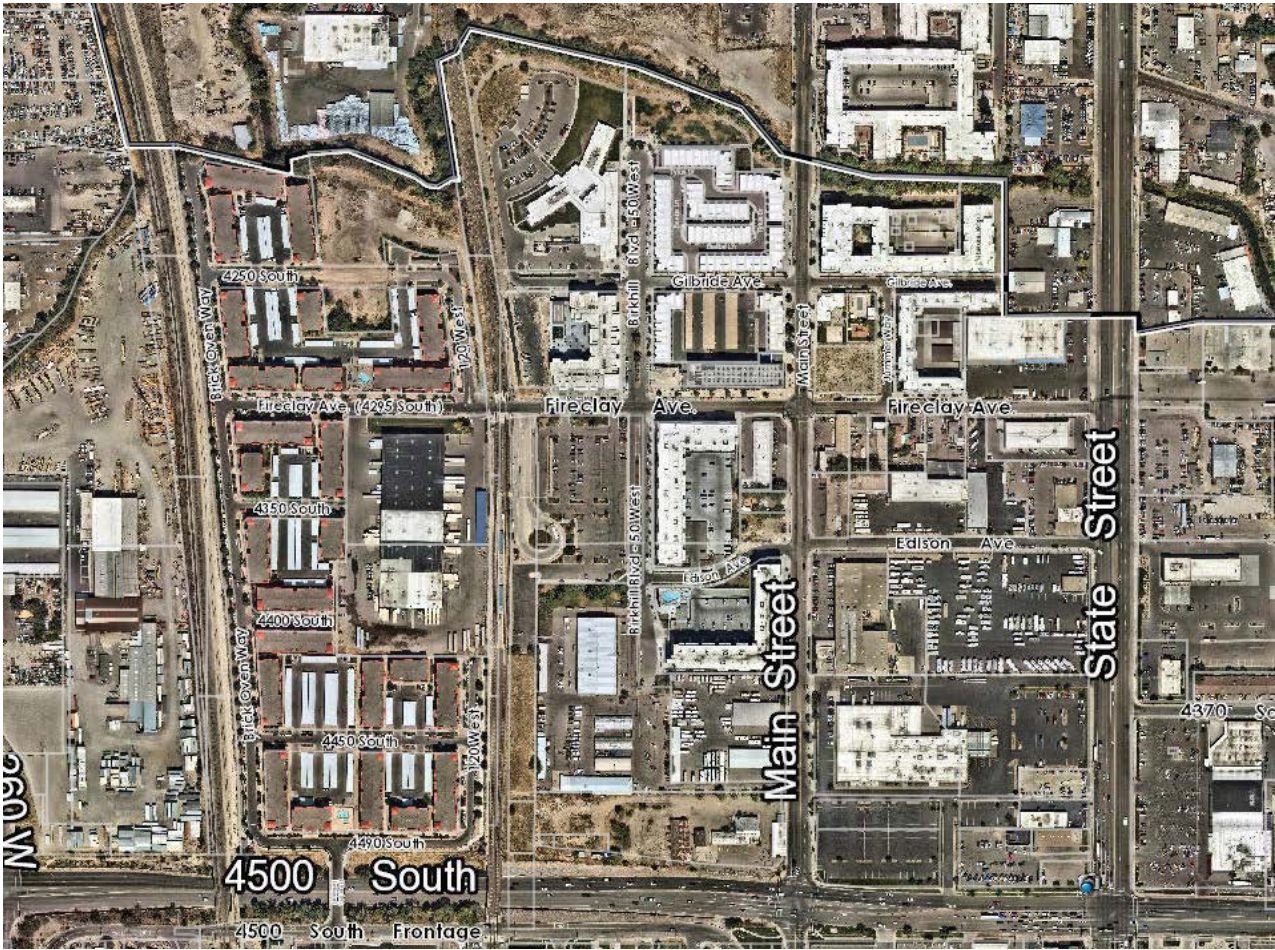


Fireclay Master Transportation Plan Amendment, Chapter 17.160

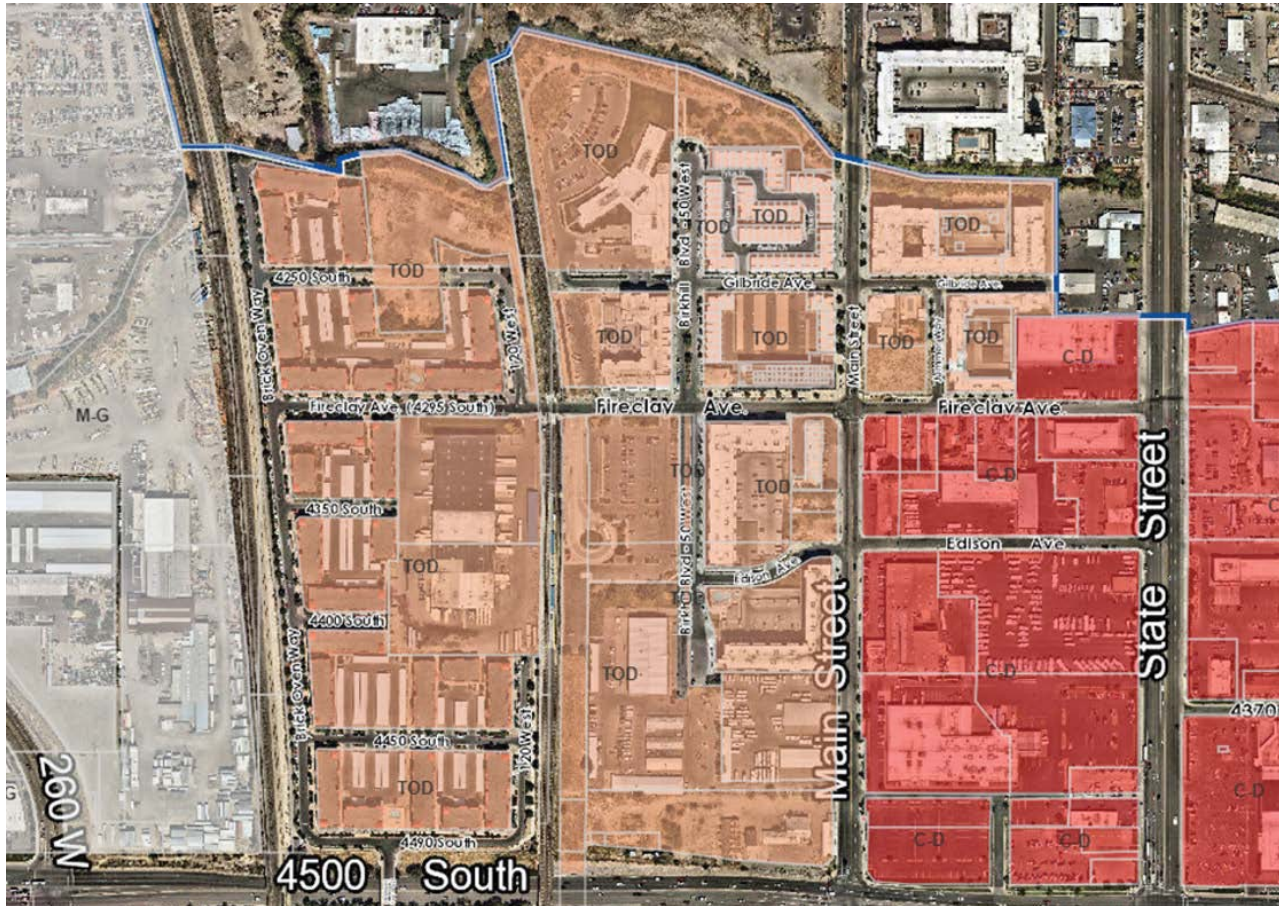
Approximately 4410 South Main Street



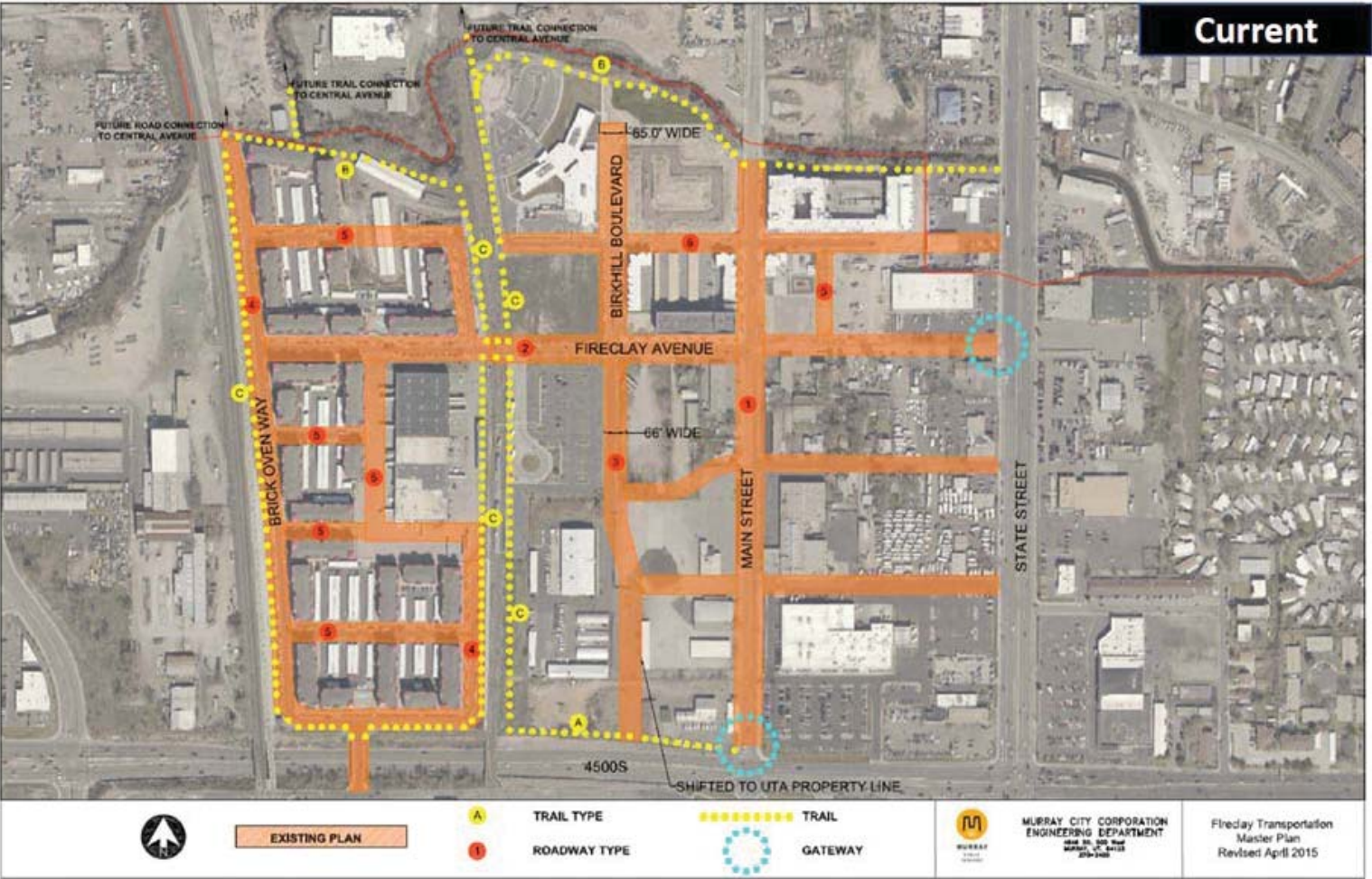
Fireclay Area, Murray North TRAX Station



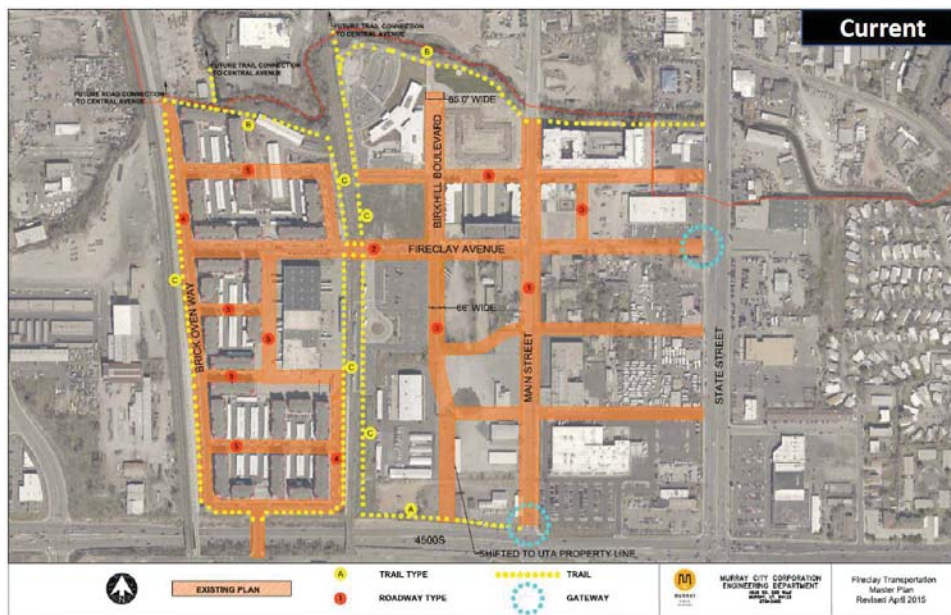
TOD Zoning



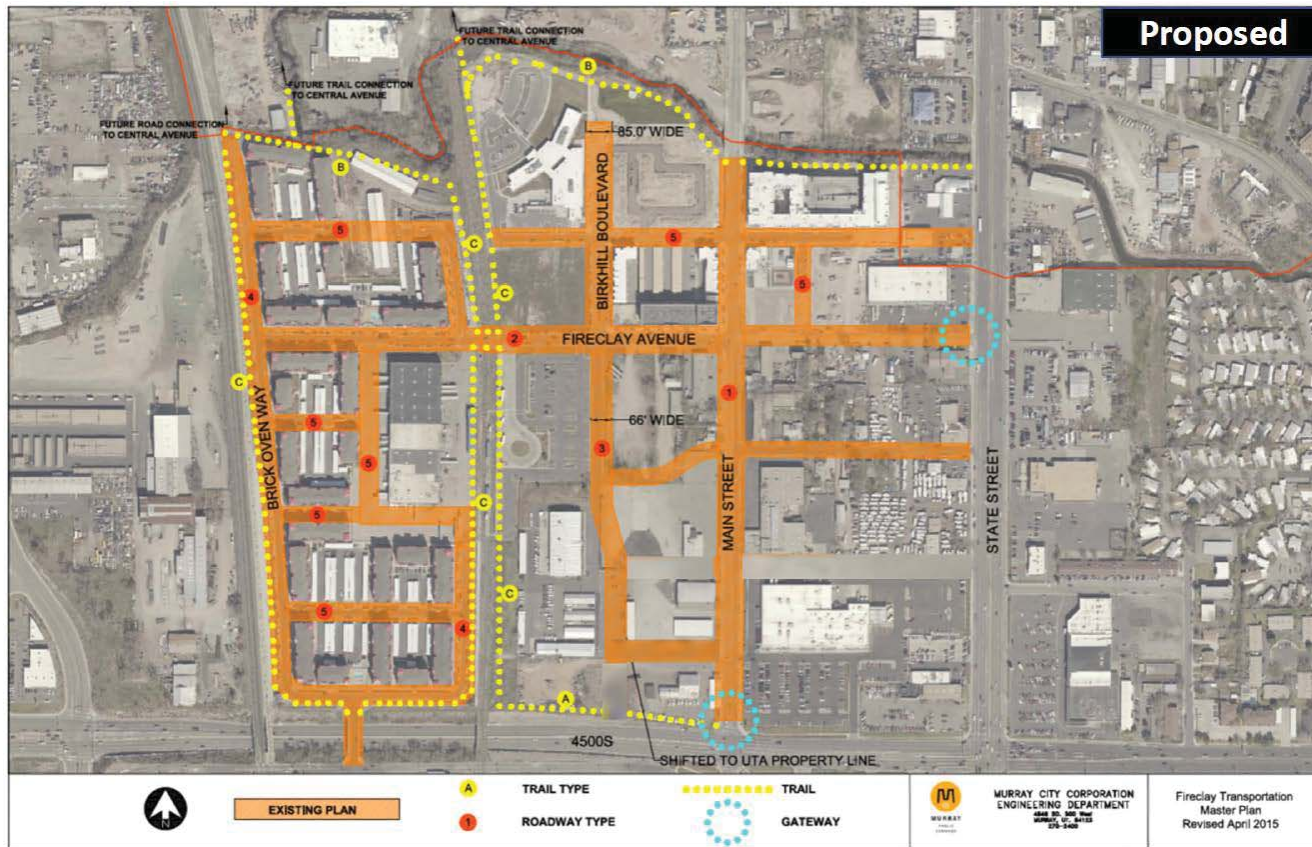
Fireclay Master Transportation Plan



Master Transportation Plan: current and proposed locations of the east-west road connecting Birkhill Boulevard and Main Street



Issues & Benefits



BENEFITS:

Non-conforming Main Street TOD Zone property developed as mixed-use

Extension of Birkhill Boulevard supports mixed-use development of SL County and UTA properties, including better pedestrian access to the TRAX station

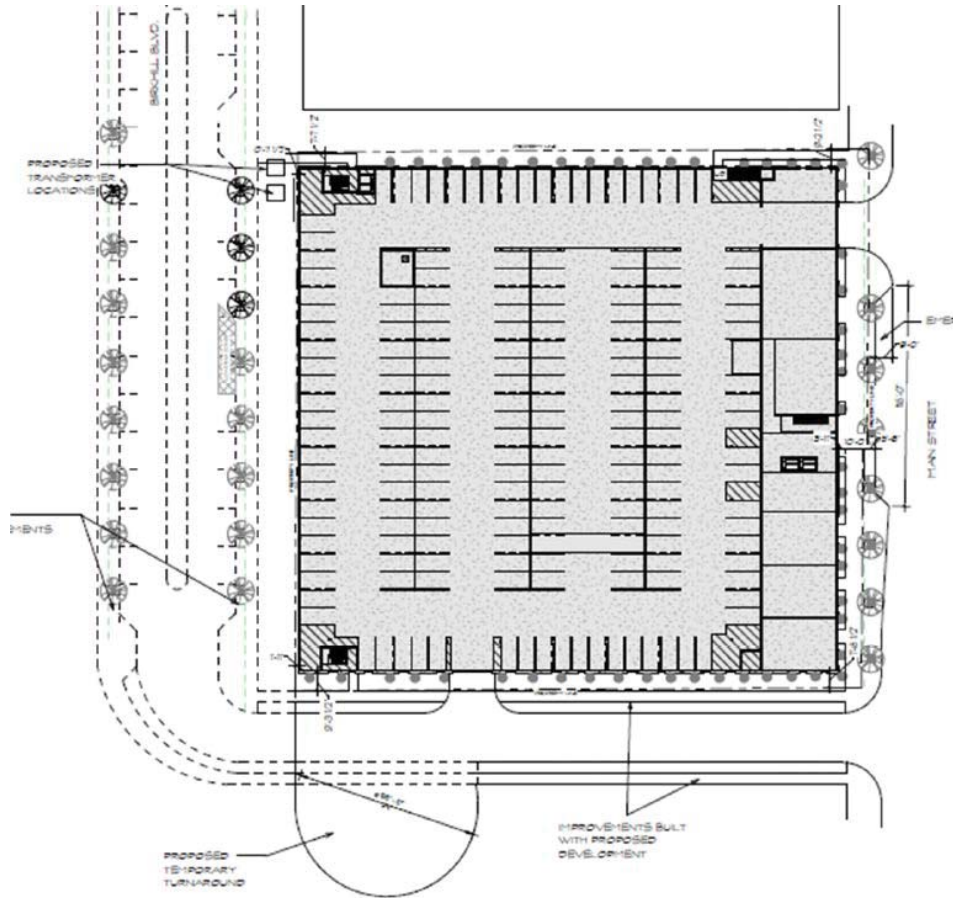
Utility extension and looping

ISSUES:

Participation by UTA and SL County

Public and Emergency Service access until installation of new east-west road.

Addressing the Potential Issues



1) The installation involving UTA and Salt Lake County. This is addressed adequately by the letters of support and the future agreement securing the applicant's participation in the improvements.

2) Public service and emergency access for the development can be addressed by the applicant's plan to provide a temporary turnaround and access on the south side of the development at 4410 S. Main until the new proposed road location becomes permanent. The applicant has provided a design for the temporary turnaround working with the Fire Department and City Engineer.

3) Pedestrian access between Main Street and Birkhill Boulevard. The applicant can maintain open space between the proposed development at 4410 S. Main and the existing Metro Phase 2 building and provide a pedestrian walkway between the developments. Other design or building design considerations could also lessen that impact.

Findings

1. The proposed amendment has been carefully considered by planning and engineering staff and with conditions the modified location can maintain acceptable levels of the benefits anticipated by the existing plan.
2. The proposed amendment supports the goals and objectives of the General Plan and the Fireclay Master Transportation Plan by maintaining the smaller block grid and encouraging pedestrian activity and mixed uses.
3. The proposed amendment will facilitate improved mixed-use redevelopment of the Salt Lake County and UTA properties in this area.

Recommendation

Staff and the Planning Commission recommend that the City Council APPROVE the proposed amendment to the Fireclay Master Transportation Plan in Chapter 17.160 of the Murray Land Use Ordinance as presented.





MURRAY
CITY COUNCIL

Public Hearings # 4



MURRAY

Community & Economic Development

General Plan & Zone Map Amendment, Boyer Company

Council Action Request

Council Meeting

Meeting Date: September 20, 2022

Department Director Jared Hall	Purpose of Proposal Amend General Plan and Zoning from commercial to medium density residential, 861 E. Winchester, 6520-6580 S. 900 East
Phone # 801-270-2427	Action Requested Amend Future Land Use Map - Gen Commercial to Med Density Res. Amend Zoning from C-D to R-M-15 for subject properties.
Presenters Jared Hall	Attachments Presentation Slides
	Budget Impact None.
Required Time for Presentation 20 Minutes	Description of this Item On July 21, 2022 the Planning Commission voted to forward recommendations of approval to the City Council to amend the Future Land Use Map designations of the subject properties from General Commercial to Medium Density Residential, and the Zoning Map designations of the subject properties from C-D, Commercial Development to R-M-15, Residential Medium Density Multi-Family.
Is This Time Sensitive No	 The subject property is comprised of nine parcels, seven of which were used directly by RC Willey for the operations of the large furniture store and associated parking lot. Altogether the parcels total 9.11 acres. The Boyer Company purchased the property after RC Willey closed operations there in February, 2021. Unable to find a suitable commercial tenant for the large property, Boyer Company has requested these zoning and future land use map amendments in order to allow redevelopment of the properties as townhomes.
Mayor's Approval	
Date August 23, 2022	



REVIEW

The subject property is located in the C-D, Commercial Development Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts and land uses including single-family detached homes, hotels, parks, small scale businesses, offices, apartments, and condominiums. Staff supports the proposed zone map amendment. The potential development into a townhome project would not be incompatible with the adjacent single-family neighborhood and represents an appropriate transition from the traffic and commercial uses at Winchester Street.

Allowed Uses: The existing C-D Zone allows for most office, retail, business, and professional service uses at a commercial scale. It does not allow for any residential activity. The proposed R-M-15 Zone allows for multi-family housing at a base density of twelve units per acre. While there are allowances for certain other uses, they are residential-adjacent in nature; this is a medium density, multi-family zone.

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

	C-D Zone (existing)	R-M-15 Zone (proposed)
Height of Structures	35' max if located within 100' of residential zoning. 1' of additional height per 4' of additional setback from residential zoning	Up to 40' max as approved by the Planning Commission
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net Office – 4 per 1,000 sf net	2.5 per dwelling unit
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	None	20'

Future Land Use Map Designations: To support the Zone Map amendment to R-M-15, an application to amend the Future Land Use designations of the subject properties from General Commercial to Medium Density Residential has also been made. Considerations of the existing and proposed designations follow. 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 General Commercial.

- Existing: The subject property is currently designated as “General Commercial”. The General Commercial designation is intended primarily for larger retail destinations and shopping centers.
- 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. The proposed R-M-15 zone is appropriate for this designation.

Staff finds that the impacts of the change to Medium Density Residential can be adequately overcome through conditional use permit review.

General Plan Objectives: The proposed amendments are supported by goals and objectives of the General Plan in the Land Use & Urban Design, Neighborhoods & Housing, and Moderate Income Housing elements. The applicant’s proposed amendments will result in a development that provides an additional mix of housing types and densities in the community at an appropriate scale. The overall density will not have unmanageable impacts.

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. No concerns or issues were raised on connection with the requested amendments.

PUBLIC COMMENTS

135 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.

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-D 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 Zone.
3. The proposed Zone Map Amendment from C-D 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

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

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and the findings, Staff and the Planning Commission recommend that the City Council APPROVE the requested amendment to the Future Land Use Map, re-designating the properties located at 861 E. Winchester Street, and at 6520, 6550, & 6580 S. 900 East from General Commercial to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and the findings, Staff and the Planning Commission recommend that the City Council APPROVE the requested amendment to the Zoning Map, re-designating the properties located at 861 E. Winchester Street, and at 6520, 6550, & 6580 S. 900 East from the C-D, Commercial Development to the R-M-15, Multi-Family Medium Density Residential Zone.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20th day of September 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 Medium Density and amending the Zoning Map from the C-D (Commercial) zoning district to the R-M-15 (Residential Medium Density) zoning district for the properties located at 861 East Winchester Street and 6520, 6550 and 6580 South 900 East, 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 26th day of August 2022.



MURRAY CITY CORPORATION



Brooke Smith
City Recorder

DATE OF PUBLICATION:
PH22-30

September 9, 2022

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*)

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM GENERAL COMMERCIAL TO RESIDENTIAL MEDIUM DENSITY AND AMENDS THE ZONING MAP FROM C-D TO R-M-15 FOR THE PROPERTIES LOCATED AT 861 EAST WINCHESTER STREET AND 6520, 6550 AND 6580 SOUTH 900 EAST, MURRAY, UTAH. (Boyer Company – Applicant)

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

WHEREAS, the owner of the real properties located at 861 East Winchester Street and 6520, 6550 and 6580 South 900 East, 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 Medium Density 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 Residential Medium Density projected use for the following described properties located at 861 East Winchester Street and 6520, 6550 and 6580 South 900 East, Murray, Salt Lake County, Utah.

Parcel 1 (Tax Parcel No. 22-20-156-007-0000): BEG 455.648 FT N & 1051.847 FT E FR W 1/4 COR SEC 20, T 2S, R 1E, SLM; S 89 22' W 379.74 FT; N 1 04' E 250 FT M OR L; N 89 12' E 375.18 FT M OR L; S 250 FT M OR L TO BEG.

Parcel 2 (Tax Parcel No. 22-20-156-020-0000): BEG N 181.115 FT & E 1051.847 FT FR W 1/4 COR SEC 20, T 2S, R 1E, SLM; N 84 28'25" W 122.5 FT M OR L; N 261.28 FT; N 89 22' E 121.29 FT M OR L; S 274.53 FT M OR L TO BEG.

Parcel 3 (Tax Parcel No. 22-20-156-021-0000): BEG N 168.59 FT & E 1179.75 FT FR W 1/4 COR SEC 20, T 2S, R 1E, SLM; N 523.98 FT; S 89 12' W 127.9 FT; S 512.12 FT M OR L; S 84 30' E 128.5 FT TO BEG.

Parcel 4 (Tax Parcel No. 22-20-176-011-0000): BEG 131.57 FT N & 1179.75 FT E & S 84 28'25" E 318.84 FT & 216.51 FT N FR W 1/4 COR SEC 20, T 2S, R 1E, SLM; E 213 FT; N 0

09' E 115 FT M OR L; W 213.63 FT; S 115 FT M OR L TO BEG. LESS ST.

Parcel 5 (Tax Parcel No. 22-20-176-012-0000): COM IN CEN OF 6600 SO. ST, 131.57 FT N & 1179.75 FT E & S 84 28'25" E 318.84 FT FR W 1/4 COR SEC 20, T 2S, R 1E, SL MER N 216.51 FT; E 213 FT; S 0 19' W 75 FT; W 183 FT; S 144.38 FT; N 84 28'25" W 30.05 FT TO BEG. LESS STREET & TRACT DEEDED TO ST. RD. COMM. OF UTAH.

Parcel 6 (Tax Parcel No. 22-20-176-019-0000): BEG N 131.57 FT & E 1179.75 FT & N 412.13 FT FR THE W 1/4 COR OF SEC 20, T 2S, R 1E, SLM; N 80 FT; N 89 35'54" E 276.01 FT M OR L; S 0 19'30" W 81.94 FT M OR L W 275.54 FT M OR L TO BEG.

Parcel 7 (Tax Parcel No. 22-20-176-020-4001): BEG N 627.43 FT & E 1678.53 FT FR W 1/4 COR OF SEC 20, T 2S, R 1E, SLM; S 0 19'30" W 100 FT; N 89 12' W 195 FT; N 0 19'30" E 18 FT; S 89 12' W 27.8 FT; N 0 19'30" E 82 FT; N 89 12' E 222.8 FT TO BEG. LESS THAT PORTION INSIDE SALT LAKE COUNTY COTTONWOOD SANITARY DISTR.

Parcel 8 (Tax Parcel No. 22-20-176-020-4002): BEG N 627.43 FT & E 1678.53 FT FR W 1/4 COR OF SEC 20, T 2S, R 1E, SLM; S 0 19'30" W 100 FT; N 89 12' W 195 FT; N 0 19'30" E 18 FT; S 89 12' W 27.8 FT; N 0 19'30" E 82 FT; N 89 12' E 222.8 FT TO BEG. LESS THAT PORTION OUTSIDE SALT LAKE COUNTY COTTONWOOD SANITARY DISTR.

Parcel 9 (Tax Parcel No. 22-20-176-022-0000): BEG N 168.59 FT & E 1179.75 FT FR W 1/4 COR SEC 20, T 2S, R 1E, SLM; N 374.97 FT; E 275.54 FT M OR L; S 0 19'30" W 1.39 FT M OR L; N 89 12' E 27.8 FT; S 0 19'30" W 18 FT; N 89 12' E 1.46 FT M OR L; S 0 19'30" E 89.61 FT M OR L; S 89 12' E 11.84 FT M OR L; S 296.88 FT M OR L; N 84 28' 25" W 318.52 FT TO BEG.

CONTAINS 5 LOTS: 575,957 SF OR 13.222 ACRES

Section 2. That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the C-D 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

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:

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

areas of the city to support growth and enhance the image of the community. The property is about 0.43 acres, and the idea is for the school district to ultimately buy all three lots shown. Staff is comfortable with this based on the general plan objectives. They mailed 47 notices to surrounding neighbors, they received no responses. Staff is recommending that the planning commission send a recommendation of approval to the city council to amend the future land use map, re-designating the properties listed above from office to low density residential, and for a zone map amendment for the properties listed above from G-O to R-1.8 as described previously.

Richard Reese is the business administrator for the school district and said their intent has been explained well, it is to build three different single-family homes on these properties. There is a lot of interest from the high school students with this homebuilding program, but because of the last few locations participation has dropped due to transportation issues. These properties are ideal, being adjacent to the high school, and they would anticipate a much higher interest from students with more being able to participate.

Mr. Lowry opened the public comment. There were no emails or other comments received before or during the meeting and public comment was closed.

Mr. Pehrson moved to 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 64 and 72 West Woodrow Street from office to low density residential. Seconded by Mr. Nay.

Roll call vote

A Pehrson
A Nay
A Milkavich
A Lowry

Motion passed 4-0, unanimous in favor.

Mr. Pehrson moved to forward a recommendation of approval to the city council for the requested amendment to the zoning map designation of the properties located at 64 and 72 West Woodrow Street from GO to R-1.8, as described in the staff report. Seconded by Mr. Nay.

Roll call vote

A Pehrson
A Nay
A Milkavich
A Lowry

Motion passed 4-0, unanimous in favor.

BOYER COMPANY GENERAL PLAN AMENDMENT AND ZONE CHANGE – 861 West Winchester Street and 6520, 6560, & 6580 South 900 East – Projects #22-084 & 22-085

Mr. Hall presented this request for the old RC Willey space and parking. This is currently zoned C-D and the RC Willey building ceased operations early in 2021. The Boyer Company purchased it and intended to do mixed-use projects, which did not work out as the zoning wasn't

approvable. Staff worked with them on a different approach to the project and they have asked for this rezoning to RM-15, which is a 12 units per acre, multi-family medium density zone. This requires a general plan amendment because the general plan and future land use map indicates this property is still in the general commercial category. Mr. Hall compared the specifics of the R-M-15 zone to the current C-D zone in terms of heights of structures, parking and setbacks. Many of the projects in the R-M-15 zone come in as planned unit developments, and that allows the planning commission to vary some of those setbacks. The neighborhood and housing element of the general plan, specifically Objective #3 states its purpose is to “encourage housing options for a variety of ages and family size and financial levels” and the strategy would be to support a range of housing types. This is a good zone for a townhouse development, and they are able to accommodate that acreage without huge impacts to the neighboring properties by moving things around during conditional use review. Another objective supported by this change is Objective #9 in the urban design element, which is to “provide a mix of housing options in residential zones to meet a diverse range of needs related to lifestyle and demographics including age, household size and income.” There are not really townhomes in this area, and they would provide a good transition from the apartments and commercial on the south side of Winchester Street to the neighborhood on the north. This proposed zoning and townhome project would also contribute to the goals of the moderate-income housing requirements for the city. The Boyer Company met with the neighbors and released a concept plan, but it is not being used for this approval at this time. We don’t change zones based on plans, but these are planned to be townhomes with no rooftop decks or anything to add height. Staff is recommending forwarding recommendations of approval for both the general plan amendment request and the zone map amendment request to the city council.

Scott Verhaaren (applicant) is here with Spencer Moffat, and they have been working on the project for about two years now. He echoes everything that Mr. Hall said, they have been in before for mixed use development, and then the VMU; both went to City Council and did not proceed past that point. Their objective now is to have the R-M-15 zone approved and proceed hopefully with something close to the concept plan they provided to staff.

Mr. Hall read the following comments into the public record:

Steve Blake – Murray Resident (via email and regular mail)

Regarding the public hearing regarding the general commercial village and centers mixed use zoning amendment at the address noted, I request that this be read into the July 21, 2022 meeting. I am deeply concerned regarding the zoning and usage of the old RC Willey property. I do not want high density apartment sprawl adjacent to the existing well-established residential area where we live. High density use in Murray and adjacent Midvale across the street already has a large number of high-density apartments in the area, which have resulted in an increase in, and will add to, the existing issues we have been experiencing if more high density is allowed:

- *Higher traffic congestion on an already busy 9th East and Winchester Street*
- *Increased crime*
- *Vandalism*
- *Trash being thrown on our property, including cigarettes and all manner of junk*
- *Stolen cars*

- *Breaking into garage*
- *Damage to locked vehicles not in the garage*
- *Stolen tools in locked garage*
- *People drunk and on drugs wandering onto the property*
- *Noise increase in the area including speeding motorcycles, blasting loud music from vehicles especially at night, and begging*

We the neighbors hope to maintain the high integrity of Murray's residential neighborhoods, for which Murray has been known in the past, and which is already slowly degrading. We believe there are better uses for that area like medical and legal offices, or a small hospital. I have lived in the Murray area for much of my life and have appreciated the quality of life that Murray has maintained in the past. Thank you for taking our issues into consideration.

Verl and Ann Greenhalgh – Murray Residents (via email)

My wife Ann and I live in Murray. Pertaining to the rezoning of the former RC Willey property from CD to RM-15, we would not oppose this rezoning providing the development matches the proposal shown to us by representatives of the Boyer Company, showing 110 townhomes. This option seems to be reasonable development, we strongly encourage Murray City Public Works to address the storm water concerns as the development progresses. We would prefer retention, rather than a detention option for storm water. We suspect the geotechnical soils report will show percolation rate that would accommodate a retention option. The less water entering into the storm drain line that runs north and south along the Boyer east property line will help prevent flooding at the bottom of Labrum Ave. I have attached the proposed development shown to us by the Boyer representative (which was shown earlier in the meeting).

Mr. Lowry opened up the hearing to public comments.

Dave Godfrey - Murray Resident

Bought some property down there and developed four homes down in that area. They are nice homes, in fact one of them just resold for over \$800,000. I am afraid that if we get these apartments and all this other stuff in there, that is going to decrease the value of our homes. Plus, it is going to give us a lot of other problems with traffic and everything else. I would prefer that we maybe put them in to single-family homes in there and meet the same standards that I had to meet when I built those four homes where I live.

Mr. Lowry stressed that what is being considered tonight is not the concept plan that has been shown. He thinks it would be disingenuous and put pressure on the applicant if we put too much emphasis on this concept plan. That being said, it is entered into the public record and everyone can look at it. He wants it clear that the decision being made tonight is not based on this type of a plan.

Jeff Horn – Murray Resident

Lives on the road just north of this. Typically apartments are frowned upon by homeowners. As a homeowner, I think people should be able to own wherever it is they live, and I think apartments are an abomination. If these are townhomes that people will buy and upkeep, I am way more for this than anything else that I have seen so far proposed. Commercial businesses

would be nice, I do think that people need a place to work. I don't know how many single-family homes are there that are three stories and forty feet. I have mixed views on that, changing the zoning in any case and leaving it open for a "bait and switch" is kind of a big deal and there isn't a lot of property in Murray that can be made commercial any longer and I think it should stay that way.

Burrell Greenhalgh – Murray Resident

I don't know exactly the process that continues on from here, I know we can't put a conditional use on a zoning change. It would be my preference to do so to avoid a bait and switch, but the mathematics don't really allow that to happen much, as Mr. Hall has said. The most they could go up in density is three, which is not bad on there. I want to address the idea of commercial, if there is any property that is affected more than mine and the Richardson's, I don't know what they would be. Surely, if they tear down RC Willey and put commercial that would be very difficult for my home. We would lose not only a view, we would lose light that wouldn't be able to enter into our home with the commercial that would be that close. As an alternative to commercial and high density I think this is a reasonable request.

John Nelson – Murray Resident

Our property is just like the Horn's, a little bit north, and I don't know that we'd oppose townhomes, and I don't know what the procedure is but like Dave Godfrey mentioned I think ownership is a big deal. If it could be something that is put in there that someone is going to own and occupy, it is a bigger deal. If it is something that someone with a lot of money is going to buy and then rent out, I don't like that notion at all but I think something real nice going in my backyard that somebody wants to own and take care of, if not a single-family home maybe a townhome somebody is going to take pride in how their backyard or porch looks, then I am not opposed to it. I am adamantly opposed to anything more than what the plan shows, and I am more concerned about ownership. If they want to build something high dollar, like they did down the street where they sold duplexes for \$750,000 a piece, I'd love that to be in my backyard. If we can't have that, then I am okay with something that has some ownership, I feel that changes the people and there is more pride involved. I am not opposed to the planning change if it means that we can get some ownership type of home in our backyard.

Mr. Lowry closed the public comment.

Mr. Hall said regarding density, R-M-15 zoning has a max of 15 units per acre that can be put on the property if you go through a very intense density bonus incentive that's written into the code; he has yet to see anyone successfully get the full density bonus of three additional units, let alone the one extra unit per acre. This zone is technically 12 units per acre since no developers are interested in the work required for more at this point. At R-M-15 he has zero concerns that this will be anything but townhomes, as anything else with this density is not possible in the market today.

Mr. Lowry asked if as a city, can they require ownership versus for-rent housing. He also asked staff to talk about the process required to get this finally approved and to get the building permit.

Mr. Hall said that as a city they are not able to dictate ownership versus rentals, they can encourage things and they already know that if the price and market are right the return on that

investment as an owned unit can be even greater. Some projects are more likely to be owned units and the R-M-15 zone does that, where the R-M-20 or R-M-25 does not unless it is a higher density condo complex. In terms of the process, we cannot rely on the concept plan because things get changed sometimes through necessity as they look at laying things out for real and they get into the details. The process of laying this out in a design for this project will be a public process that happens with the planning commission. If the planning commission recommends approval of this zone change and the city council takes that recommendation and changes the zoning to R-M-15, the Boyer Company will have to come back with an application for site plan and a conditional use permit to allow this housing to go in. During that process staff looks at mitigating the impacts of the development and that's where they impose conditions like creating space between that north residential area and buffering that with park features, open space, etc. Parking in townhomes is also not as big a problem as apartments because each of these homes is going to have a two-car garage, which is another reason why people stay longer in these kinds of projects. Once approved by the planning commission, the neighbors that were noticed for this will be noticed again so they can come out, view that process and be part of that. Once approved they move to building permits. There are still a lot of steps to go through, but the zone change is just the first of those steps.

Mr. Verhaaren Seconded what Mr. Hall said, in the R-M-15 zone, 15 units per acre is very problematic. As shown on a concept plan, their intention is to go with 12 units to the acre. In regard to ownership versus rental, they will determine that as they go through the process. When there is a group that owns the entire project and can control how it is managed and taken care of, there is some advantage in that. Their name will be on it, and that is very important to them. They have also found that when these types of things are sold to individuals it does become problematic, if the HOA isn't done correctly they can be rented out anyways. They are very aware of the storm issue on the west end of the property, they hadn't thought of retention and maybe that will work, and those are issues they will address when they've had conversations with staff about how to address them.

Mr. Lowry said that he voted against their proposals when they were here before, and his comment was that he thought there should have been more communication with the neighbors; he is pleased to see that it appears that has happened.

Mr. Pehrson moved to 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 861 East Winchester Street and at 6520, 6550 and 6580 South 900 East from General Commercial to Medium Density Residential. Seconded by Mr. Nay.

Roll call vote

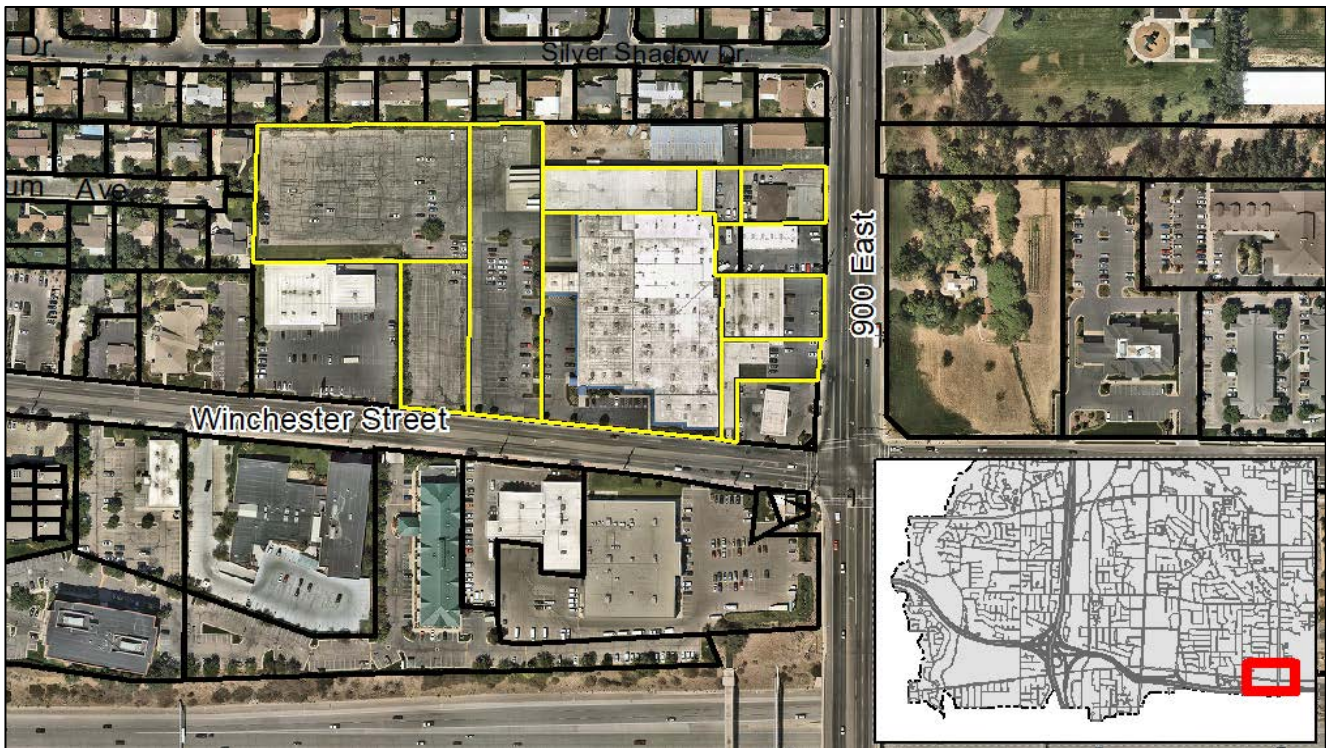
<u>A</u>	Pehrson
<u>A</u>	Nay
<u>A</u>	Milkavich
<u>A</u>	Lowry

Motion passed 4-0, unanimous in favor.



AGENDA ITEM #8

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	861 E. Winchester, 6520, 6550, & 6580 S. 900 East	MEETING DATE:	July 21, 2022
APPLICANT:	The Boyer Company	STAFF:	Jared Hall, CED Director
PARCEL ID:	22-20-176-002, 012, 011, 019, & 020 and 22-20-156-020, 021, & 007	PROJECT NUMBER:	22-084, 22-085
CURRENT ZONE:	C-D, Commercial Development	PROPOSED ZONE:	R-M-15, Multi-Family Residential, Medium Density
Land Use Designation	General Commercial	PROPOSED DESIGNATION	Medium Density Residential
SIZE:	9.11 acres		
REQUEST:	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

The subject property had been previously used as an RC Willey furniture store. RC Willey ceased operations in early 2021 at this location and the building and properties were purchased by the Boyer Company with the intent to redevelop. The building was constructed specifically to accommodate RC Willey's operations. Unable to find a suitable, profitable commercial tenant for the building, the Boyer Company has requested amendments to the General Plan's Future Land Use designation and the Zoning Map designation of the property to allow rezone to R-M-15, and a subsequent development of the properties as a townhome project.

Surrounding Land Uses & Zoning

The subject property is comprised of nine parcels in the C-D Zone. Seven of the parcels were used directly by RC Willey for the operations of the large furniture store and associated parking lot and the two smaller parcels are used by Apple Spice Junction, a catering and restaurant business fronting 900 East. Altogether the parcels total 9.11 acres.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential / Commercial	R-1-8 & C-D
South	Commercial	C-D (across Winchester Street)
East	Vacant / Open Space	A-1 & O-S (across 900 East)
West	Single Family Residential / Commercial	R-1-8 & C-D

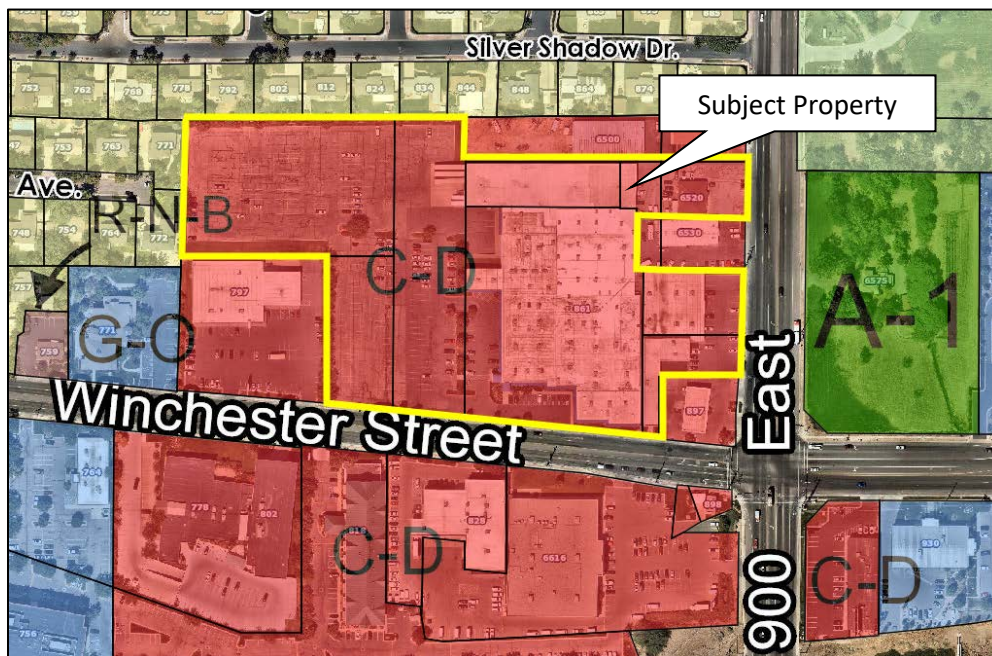


Figure 1: Zoning Map Segment

Zoning Considerations

The subject property is located in the C-D, Commercial Development Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts and land uses including single-family detached homes, hotels, parks, small scale businesses, offices, apartments, and condominiums. Staff supports the proposed zone map amendment. The potential development into a townhome project would not be incompatible with the adjacent single-family neighborhood when considered to represent a transition and buffer from the traffic and commercial uses at Winchester Street. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

Allowed Land Uses: The existing C-D Zone is a broad, commercial zoning designation and allows for most office, retail, and business and professional service uses at a commercial scale. It does not allow for any residential activity other than retirement/assisted living establishments, which are generally not considered residential. The R-M-15 Zone allows for multi-family housing at a base density of twelve units per acre. While there are allowances for certain other uses, they are residential-adjacent in nature; this is a medium density, multi-family zone.

- **Existing C-D, Commercial Development Zone:**
Permitted & Conditional Uses allowed in the existing Commercial Development (C-D) Zone include hotels, retail stores, restaurants, grocery stores, funeral homes, assisted living facilities, beauty salons, personal services, business services, professional services, entertainment and sports, contractors, vehicle sales, rental, and repairs, convenience stores and gas stations, and athletic clubs. No residential uses are allowed in the C-D Zone.
- **Proposed R-M-15, Multi-Family Medium Density Residential Zone:**
Permitted and Conditional Uses in the proposed R-M-15 include single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, 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.

	C-D Zone (existing)	R-M-15 Zone (proposed)
Height of Structures	35' max if located within 100' of residential zoning. 1' of additional height per 4' of additional setback from residential zoning	Up to 40' max as approved by the Planning Commission

Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net Office – 4 per 1,000 sf net	2.5 per dwelling unit
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	None	20'

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 General 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. Considerations of the existing and proposed designations follow.

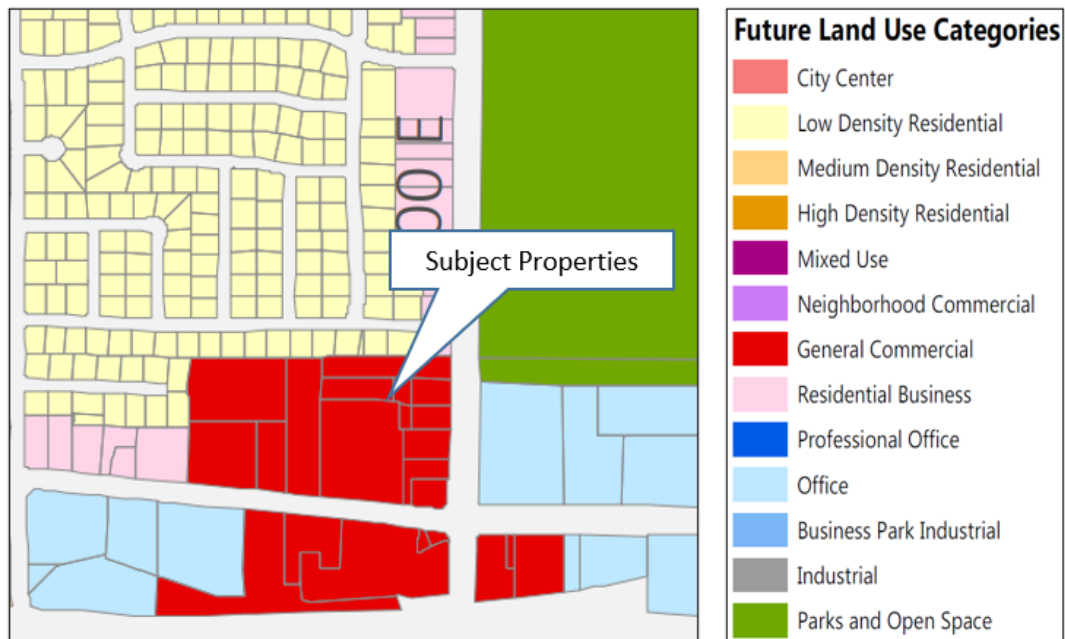


Figure 3: Future Land Use Map segment

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 General Commercial.

- Existing: The subject property is currently designated as “General Commercial”. No dwelling units of any kind are contemplated by this designation. The General Commercial designation is intended primarily for larger retail destinations and shopping centers. The only directly corresponding zoning designation identified for General Commercial is the C-D, Commercial Development Zone.
- 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.

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



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

General Plan Objectives: There are several goals and objectives taken from elements of the General Plan that are 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 support the change, including the first objective to “Preserve and protect the quality of life for a range of viable residential neighborhoods.” The medium-density residential development of the subject property can provide re-investment in the area, and a transition and buffer from commercial uses to the established, single-family neighborhoods adjacent to the north.

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 amendments will result in a development that provides an additional mix of housing types and densities in the community at an appropriate scale. The overall density will not have unmanageable impacts.

The proposed amendments also 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. Notes regarding potential future development were provided to the applicant, but no concerns or issues were raised with the requested amendments.

III. PUBLIC COMMENTS

135 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. As of the writing of this report Staff has received an email comment in opposition to the requests. That email has been attached to 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-D to R-M-15 will allow medium density residential development at a scale and density that is appropriate as a transition from commercial uses and the traffic on Winchester to the residential neighborhood. Redevelopment of the property will 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. Townhomes are the most readily supported multi-family development type at the allowed density and provide a good transition to single-family residential.

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?

Based on the public service reviews of the proposed changes, available utilities and services at this location are not significantly impacted by the proposed change in zoning. Reviewing service providers include sewer, power, fire, and engineering department personnel. The notes provided to the applicants are issues that can be addressed during development if the amendments are granted.

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-D 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 Zone.
3. The proposed Zone Map Amendment from C-D 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 861 E. Winchester Street, and at 6520, 6550, & 6580 S. 900 East from General 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, re-designating the properties located at 861 E. Winchester Street, and at 6520, 6550, & 6580 S. 900 East from the C-D, Commercial Development to the R-M-15, Multi-Family Medium Density Residential Zone.



NOTICE OF PUBLIC HEARING

July 21, 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 applications made by representatives of the Boyer Company regarding the properties addressed 861 East Winchester Street and 6520, 6550, & 6580 South 900 East:

Amend the Future Land Use Map designation of the properties from General Commercial to Medium Density Residential.

Amend the Zoning Map designation of the properties from C-D, Commercial Development to R-M-15, Residential Multi-Family Medium Density.

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. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please contact Jared Hall in the Murray City Planning Division at 801-270-2427, or e-mail jhall@murray.utah.gov.

GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

Project # PZ-22-084

Subject Property Address: 861 Winchester Street and
6520, 6560 & 6580 900 East

Parcel Identification (Sidwell) Number: 22-20-176-022, 012, 011, 019 & 20,
22-20-156-020, 021 & 007

Parcel Area: 9.11 acres Current Use: vacant - former R.C. Willey furniture store

Land Use Designation: General Commercial
(CD) Proposed Designation: R-M-15

Applicant Name: The Boyer Company

Mailing Address: 101 South 200 East, Suite 200

City, State, ZIP: Salt Lake City, Utah 84111

Daytime Phone #: 801-521-4781 Fax #: 801-521-4793

Email Address: sverhaaren@boyercompany.com or smoffat@boyercompany.com

Business Name (If applicable): The Boyer Company

Property Owner=s Name (If different): Boyer KCK MOB, L.C.

Property Owner=s Mailing Address: 101 South 200 East, Suite 200

City, State, Zip: Salt Lake City, Utah 84111

Daytime Phone #: 801-521-4781 Fax #: 801-521-4793 Email: sverhaaren@boyercompany.com
smoffat@boyercompany.com

Describe your request in detail (use additional page if necessary): The demand for new development

has dropped significantly the last several years. The demand is primarily focused around large, established retail projects

such as Fashion Place and the Fort Union area. Given the recent changes, the parcel's highest and best use now matches

the requirements of the City's multiple-family medium density residential district R-M-15

Authorized Signature:  Date: May 20, 2022

Property Owners Affidavit

Project # _____

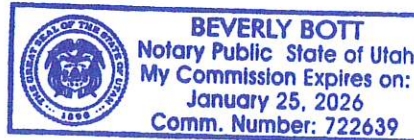
I (we) Brian Gochmour, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §



Subscribed and sworn to before me this 20th day of May, 2022.

Beverly Bott
Notary Public

Residing in Salt Lake County
My commission expires: 1/25/2026

Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

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

Notary public

Residing in: _____
My commission expires: _____

From: byuverl@gmail.com
To: [Planning Commission Comments](#)
Cc: "Shauna Gmail"; richardson.alisha@gmail.com; richardson.timmy@gmail.com; little.christy@gmail.com; ghamerfamily@q.com; annjgreenhalgh@gmail.com
Subject: RC Willey Re-Zone
Date: Wednesday, July 20, 2022 7:41:27 PM
Attachments: [Boyer Proposal 052122.pdf](#)

Murray Planning Commission:

My name is Verl Greenhalgh. My wife, Ann and I live at 771 E. Labrum Ave.

Pertaining to the rezoning of the former RC Willey property from C-D (Commercial Development) to R-M-15 (Medium Density Multi-Family Residential):

We would not oppose this rezoning... provided the development matches the proposal shown to us by representatives of the Boyer Company, showing 110 townhomes. This option seems to be reasonable development.

We strongly encourage Murray City Public Works to address Storm Water concerns as the development progresses. We would prefer a **Retention**, rather than a **Detention** option for Storm Water. We suspect a geotechnical soils report will show a percolation rate that would accommodate a Retention option. The less water entering into the Storm Drain line that runs N/S along the Boyer east property line will help prevent flooding at the bottom of Labrum Ave.

I have attached the proposed development show to us by the Boyer representative.

Thanks for your consideration,

Verl & Ann Greenhalgh

Verl

From: [cc williams](#)
To: [Jared Hall](#)
Subject: Zoning change on the old RC Willey property - oppose
Date: Wednesday, July 13, 2022 9:12:25 AM

July 13, 2022

RE: Public Hearing regarding the General Commercial Village and Centers Mixed Use zoning amendment (861 E Winchester St. and 6520, 6550.6580 S 900 E. Murray, Ut.

TO: VMU Zoning

I request that this be read into the July 21, 2022 meeting:

I am deeply concerned regarding the zoning and usage of the old RC Willey property. I do not want high density apartments sprawl adjacent to the existing well established residential area where we live.

High density use in Murray and adjacent Midvale across the street already has a large number of high-density apartments in the area which have resulted in an increase in and will add to those existing issues we have been experiencing if more high density is allowed:

- Higher Traffic congestion on an already busy 9th East and Winchester St.
- Increased Crime
- Vandalism
- Trash – being thrown on our property, including cigarettes and all manner of junk.
- Stolen cars – breaking into garage
- Damage to locked vehicles not in garage
- Stolen tools in locked garage
- People drunk and on drugs wandering onto the property
- Noise increase in the area, including speeding motorcycles, blasting loud music from vehicles, especially at night, etc.
- Begging

We, the neighbors, hope to maintain the high integrity of Murrays residential neighborhoods for which Murray has been known in the past, which is already slowly degrading. We believe there are better uses for that area like medical or legal offices or small hospital. I have lived in the Murray area for much of my life and have appreciated the quality of life that Murray has maintained in the past.

Thank you for taking our issues into consideration.

Steve Blake
801-608-7000
757 E Winchester St.
Murray, Ut 84701

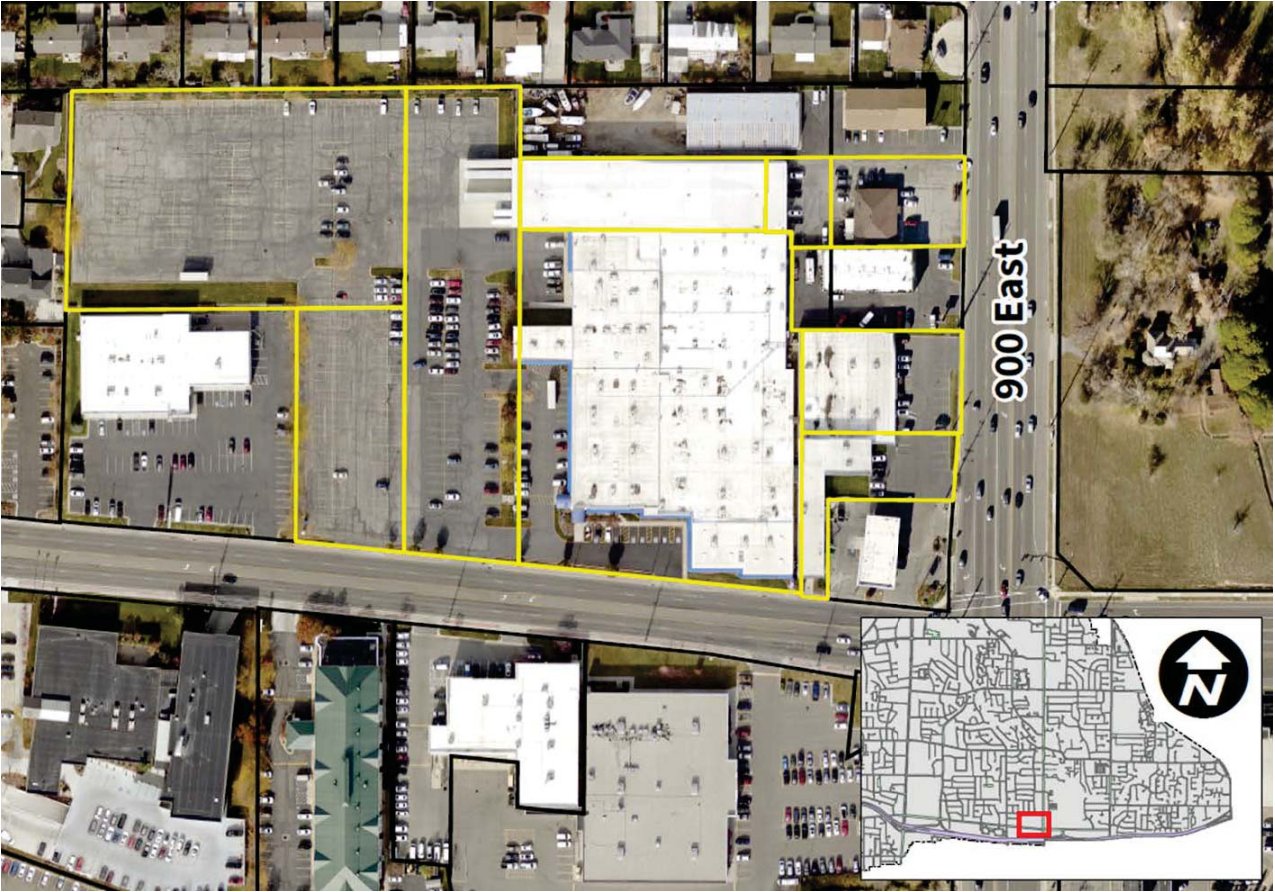
General Plan & Zone Map Amendment:

General Commercial to Medium Density Residential and C-D, Commercial Development
to R-M-15, Medium Density Multi-Family Residential

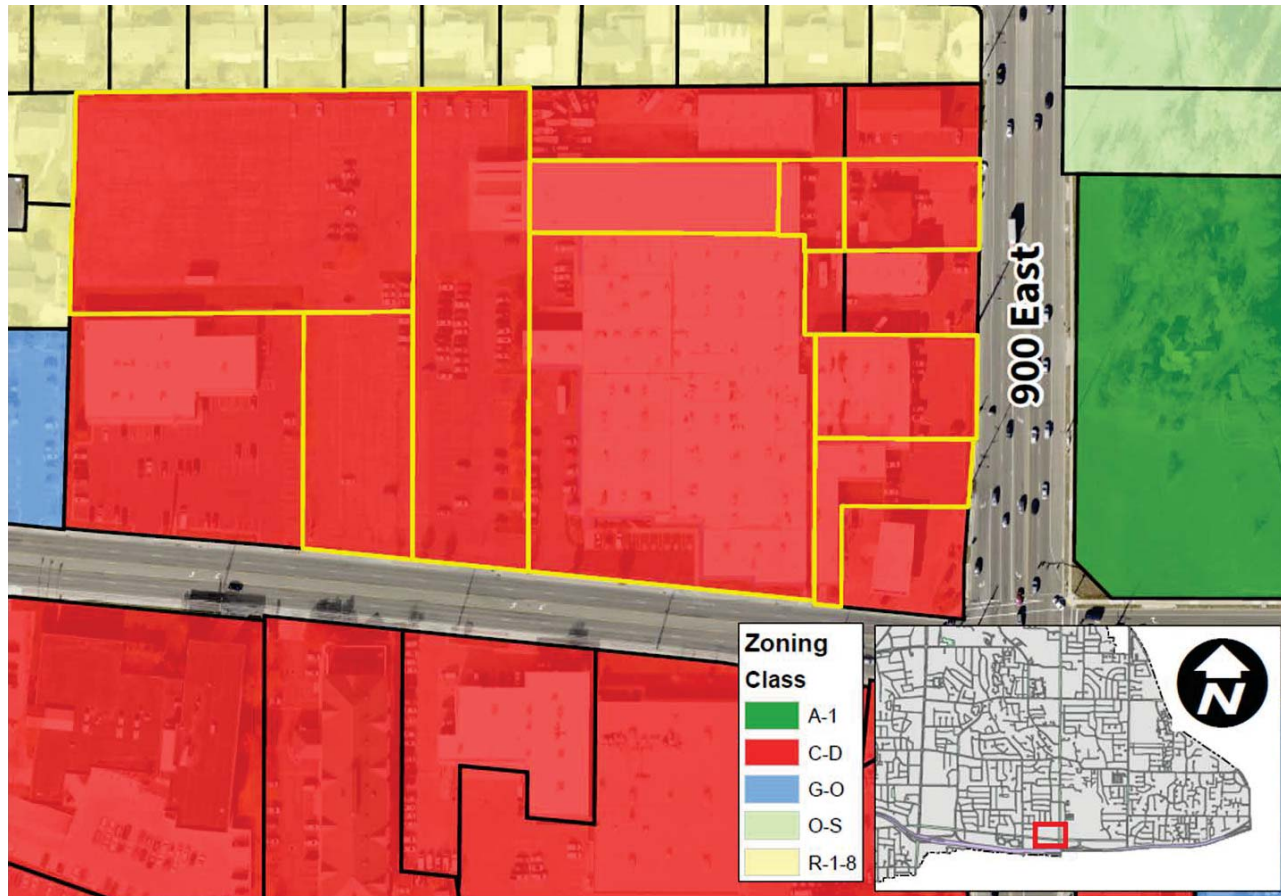
861 East Winchester Street and
6250, 6560, & 6580 South 900 East



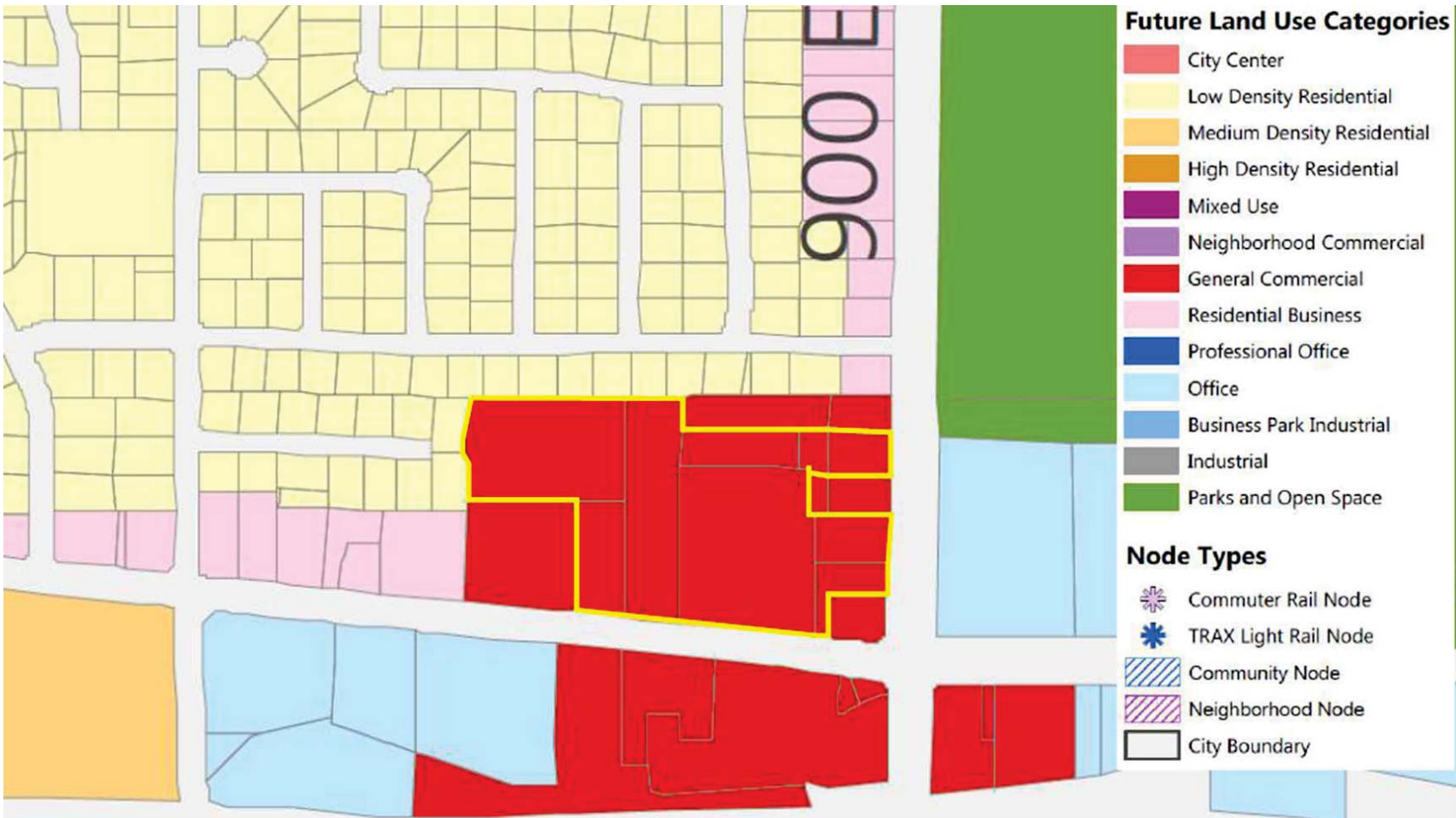
Subject Properties



Current Zoning



Future Land Use Map



Zoning Comparison

	C-D Zone (existing)	R-M-15 Zone (proposed)
Height of Structures	35' max if located within 100' of residential zoning. 1' of additional height per 4' of additional setback from residential zoning	Up to 40' max as approved by the Planning Commission
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net Office – 4 per 1,000 sf net	2.5 per dwelling unit
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	None	20'

General Plan Considerations

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



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.

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.

General Plan Considerations

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.

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-D 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 Zone.
3. The proposed Zone Map Amendment from C-D 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

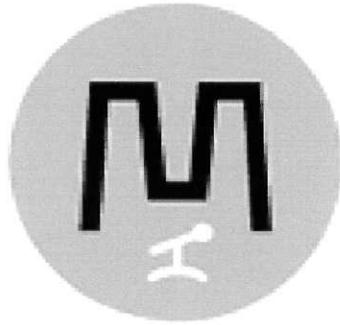
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MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment