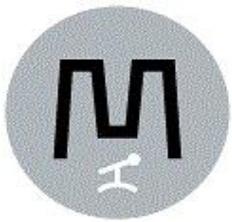




MURRAY
CITY COUNCIL

Committee of the Whole Meeting

May 21, 2024



Murray City Municipal Council

Committee of the Whole

Meeting Notice

May 21, 2024

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 4:30 p.m. on Tuesday, May 21, 2024 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Committee of the Whole Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

4:30 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes

Committee of the Whole – April 16, 2024

Discussion Items

1. Public Works Department Report. Russ Kakala presenting. (30 minutes)
2. Discussion on an ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low Density) to R-1-6 (Single Family Low/Medium Density) for the properties located at 5991 and 6001 South Belview Avenue, Murray City. Zachary Smallwood presenting. (20 minutes)

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 Poplar Meeting Room will be able to hear all discussions.

On Friday, May 17, 2024, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, 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>.

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole Minutes

**MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, April 16, 2024

Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3 – Arrived at 3:29 p.m.
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Brenda Moore	Finance Director	Elvon Farrell	CED Economic Development Specialist.
Kory Holdaway	Consultant/Lobbyist	Dave Stewart	Consultant/Lobbyist
Brooke Smith	City Recorder	Jake Larsen	Developer
Jeff Puls	Fire Department	Phil Markham	CED Director
Ben Gray	IT	Anthony Semone	NeighborWorks
Citizens			

Excused: Diane Turner – District #4

Conducting: Council Chair Ms. Cotter called the meeting to order at 3:15 p.m.

Approval of Minutes: Committee of the Whole – March 19, 2024

Mr. Hock moved to approve, and Mr. Pickett seconded the motion. All in favor 3-0.

Discussion Items:

- **2024 Legislative Wrap-up.** City Attorney G.L. Critchfield introduced Murray City's lobbyists Kory Holdaway and Dave Stewart to give an overview of the 2024 Utah Legislative Session.

Mr. Holdaway said the State budget this year was \$29 billion, and that affordable housing, transportation and energy were big topics. He discussed HB (House Bill) 572–State Treasurer Investment Amendments, a treasury bill in the amount of \$300 million derived from transportation tax increment funding money that would affect Utah cities. The money will help developers provide payback loans if they include affordable housing in their projects. He reported that SB (Senate Bill) 161–Energy Security Amendments, finally passed and was signed by Governor Cox.

Mr. Stewart said the fight between the State and Intermountain Power Agency started three years ago when the coal fired plant began to transition to a natural gas plant. With some State Legislators desiring to keep coal in operation and the deadline approaching to shut down the coal units, SB–161 was proposed and passed. Final legislation mandates a new study be conducted to verify reasons for keeping coal units operating; and that a buyer be identified to acquire and operate coal units moving forward. Mr. Holdaway explained the legislative negotiation process, noting that it was the sixth version of SB–161 that eventually passed. Mr. Stewart said the State would be fighting against Federal

Environmental Protection Agency permit laws and described many other challenges in keeping the coal units functioning. A special session is expected to occur during the interim in June of 2024 to address and fix many of the mandates of the bill.

Mr. Holdaway said each year a record number of bills are proposed and passed, exceeding those of the previous year. Overall it is the ULCT (Utah League of Cities and Towns) that does a great job in tracking any bills of concern to ULCT member cities. He noted that SB-185 – Residential Building Inspection Amendments was revised for the better at the end of the session, which was not problematic for Murray.

Mr. Stewart discussed the Quarter of the Quarter Fund, which is money held by the Utah Department of Transportation until prioritized and directed for spending by the legislature on transportation projects located in Salt Lake County. Beginning July 1, 2024, Murray would receive \$1.25 million to put towards local road projects.

- **Discussion on the MCCD (Murray City Center District) Strategic Area Plan and ordinance related to land use, amending the General Plan to adopt the MCCD Strategic Area Plan.** CED (Community and Economic Development) Director Phil Markham presented the MCCD strategic plan, discussed the findings of the plan and confirmed that the Murray Planning Commission voted 6-0 to forward a positive recommendation of approval to the City Council on March 7, 2024. He gave a review of the current MCCD boundaries and provided a history about the MCCD zone that was adopted in 2017. He noted that the strategic plan focused exclusively on Block One. He displayed conceptual maps and drawings of a multi-phased downtown development project proposed in 2011 that was never executed; and provided initial renderings to show how the initial concept was more dense and taller in height. He said the plan failed because Murray citizens did not support the idea. The MCCD zone has had six text changes since 2017. A public survey was completed in 2022, and in 2023 the RDA (Redevelopment Agency) began working on the strategic plan to determine materiality, massing and the overall look for the downtown, which is the new recommendation.

Mr. Markham compared the existing conditions of Block One to conditions and recommendations of the strategic plan. He shared conceptual drawings related to a FBC (Form Based Code) which was suggested in the strategic plan. It was noted that the City Council recently approved funding to have a FBC written to replace the existing MCCD zone Code. Mr. Markham said that bids for selecting a FBC consultant would start April 17, 2024, writing a new Code would begin in May of 2024, and the process should take about 6 months to complete. He noted that the strategic plan suggested a two-year recommended timeframe for rewriting the code, but their hope and primary goal is to work aggressively faster than that.

Mr. Markham noted conceptual renderings of Block One in the strategic plan and pointed out brick construction and low-profile buildings as what citizens wanted to see. He clarified that drawings of two-story buildings along State Street did not necessarily mean that two-story buildings would be constructed; nor would it mean that a 10-story building would be constructed even though currently a 10-story building is allowed at Block One. He discussed recommendation number one in the strategic plan, which is write a brand new FBC which would ensure that the current 10-story limit would be reduced.

Mr. Markham reviewed additional recommendations like updating and strictly enforcing the

downtown design guidelines, perform a parking warrant analysis, improve multimodal accessibility the City-owned right-of-way, and partnering with the Utah Department of Transportation to improve multimodal accessibility on State Street. Also recommended is to program public spaces in the downtown area, negotiate and enter into a Master Development Agreement for the RDA owned property in downtown Murray, and lastly, if the downtown revitalization efforts are successful, expand the scope of the study to the east side of State Street.

Mr. Hock expressed concern about connecting the eastside of downtown Murray to the westside in a safe walkable way. Mr. Markham agreed the City had more control over the westside of downtown Murray and crossing State Street anywhere was challenging, so they would work to improve accessibility potentially at 5th Avenue where a walkable crossing could be enhanced.

He encouraged the Council to study the strategic plan and welcomed calls and questions before the Council would consider the ordinance. A brief discussion followed about local building owners removing themselves from the historic status simply by submitting a letter of request to do so.

- **Discussion on an ordinance relating to land use, amending the Zone map for the property located at 1177 West Bullion Street, Murray City, Utah from A-1 (Agricultural Zoning District) to R-1-6 (Medium Density Single Family).** CED Director Phil Markham said Jake Larsen of Lartet Properties requested the General Plan and zone map amendment. The property owners, Salt Lake County Fish and Game Foundation had already met with Mr. Larsen to pursue the rezone for a residential development. Mr. Markham reviewed objectives of the General Plan that satisfied the request and were in harmony with the goals and guidelines of the General Plan. He stated that the Planning Commission voted 6-0 in a public hearing recommending that the Council approve the requested change. A concept plan was not available yet, which would come later if the rezone were approved. Mr. Pickett said residents in his district favored the rezone and future residential development.
- **Discussion on Non-monetary Assistance or Fee Waivers for Non-Profits.** City Council Executive Director Jennifer Kennedy presented two financial requests that would be allocated to this year's fiscal budget, ending June 30, 2024 if approved. She clarified that both requests were not associated with applications submitted for the coming Fiscal Year 2024-2025 budget.

The first request by the Power Department was for City services to the Navajo Tribal Utility Authority's "Light Up Navajo" Initiative Project. There was a delay in asking for assistance until now because crews were not sure if they would participate this year or next year. The non-monetary request for \$29,000 would cover labor, equipment and per diem for employees traveling to the Navajo reservation to install power lines in areas that do not have electricity. The second request was from the Murray Chamber of Commerce who would like golf cart fees waived for their annual charity golf tournament. Ms. Kennedy noted that this was the second request from the Chamber for golf cart fee waivers this budget year. The reason being was that another scheduled event for next year was in conflict with the initial golf tournament date, causing them to push the golf event back to May of 2024. She pointed out there were no guidelines specifying that only one request can be made per year.

Adjournment: 4:27 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Murray City Council

Public Works Department Report

Council Action Request

Committee of the Whole

Meeting Date: May 21, 2024

Department Director Jennifer Kennedy	Purpose of Proposal Monthly Department Report
Phone # 801-264-2622	Action Requested Information only.
Presenters Russ Kakala	Attachments
Required Time for Presentation 30 Minutes	Budget Impact None
Is This Time Sensitive No	Description of this Item The Public Works Department will provide an update on their department.
Mayor's Approval	
Date May 7, 2024	



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Community and Economic Development

Paul Dodge - Zoning Amendment 5991 & 6001 Sout Belview Ave

Committee of the Whole

Meeting Date: May 21, 2024

Department Director Phil Markham	Purpose of Proposal Amend the Murray City Zoning Map for the referenced properties from R-1-8 to R-1-6
Phone # 801-270-2427	Action Requested Approval of the Zoning Map Amendment
Presenters Zachary Smallwood	Attachments Presentation Slides
Required Time for Presentation 20 Minutes	Budget Impact None Anticipated
Is This Time Sensitive No	Description of this Item Paul Dodge with Down Home LLC has requested amendments to the Zoning Map in order to allow residential development of the property. The properties are currently owned by Paul Dodge. The subject properties are comprised of two lots totaling approximately .79 acres in the R-1-8, Residential Single Family Zoning District on the east side of Belview Avenue. The surrounding properties have been developed as single-family homes in the R-1-8 Zone. The existing properties are currently nonconforming to the required 80' lot width of the R-1-8 zone. One lot is 70' wide and the other is 75' wide.
Mayor's Approval	The Planning Commission held a public hearing on 3/21/24. The commission voted 5-0 to forward a recommendation of approval for the requested zone map amendment.
Date May 7, 2024	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4th day of June, 2024, at the hour of 6:30 p.m. in the Council Chambers of the Murray City Hall, 10 East 4800 South, 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 (Single Family Low Density) zoning district to the R-1-6 (Single Family Low/Medium Density) zoning district for the properties located at 5991 and 6001 South Belview Avenue, 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 8th day of May 2024.



MURRAY CITY CORPORATION



Brooke Smith
City Recorder

DATE OF PUBLICATION: May 24, 2024
PH24-15

UCA §10-9a-205(2)

LOCATIONS OF POSTING – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Mailed to Each Affected Entity
2. Utah Public Notice Website
3. City's Official Website
4. City Hall - Public Location Reasonably Likely to be Seen By Residents
5. Mailed to each property owner within 300 feet

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM R-1-8 (SINGLE FAMILY LOW DENSITY) TO R-1-6 (SINGLE FAMILY LOW/MEDIUM DENSITY) FOR THE PROPERTIES LOCATED AT 5991 AND 6001 SOUTH BELVIEW AVENUE, MURRAY CITY

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

WHEREAS, the owner of the real properties located at 5991 and 6001 South Belview Avenue, Murray, Utah, has requested a proposed amendment to the Zoning Map to designate the property in an R-1-6 (Single Family Low/Medium 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 for the described properties located at 5991 and 6001 South Belview Avenue, Murray, Utah be amended from the R-1-8 (Single Family Low Density) zone district to the R-1-6 (Single Family Low/Medium Density) zone district:

Legal Description

5991 South Belview Avenue Property:

LOT 9, MURRAY BURTON ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

6001 South Belview Avenue Property:

LOT 10, MURRAY BURTON ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "J" OF PLATS, AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

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 _____, 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2024.

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 _____, 2024.

Brooke Smith, City Recorder

A Hacker
A Milkavich
A Hristou
A Henrie
A Richards

Motion passes: 6-0

Commissioner Henrie excused himself for the remainder of the meeting.

GENERAL PLAN/ZONE MAP AMENDMENT

Paul Dodge - 5991 & 6001 S Belview Avenue - Zoning Map Amendment from R-1-8 to R-1-6

Paul Dodge was present to represent this agenda item. Susan Nixon presented the application to amend the zoning of the subject properties to facilitate a residential development in the R-1-8 zone, Single-Family Low Density. This application is for a zone map amendment request made by Paul Dodge. The applicant's request is consistent with the future land use map within the General Plan. She showed a map of the properties currently, as well as well as with the proposed zoning changes.

She indicated that the primary difference is lot size. The R-1-8 zone requires 8,000 square feet per lot and the R-1-6 zone requires 6,000 square feet per lot. Ms. Nixon reviewed and compared the zoning standards for both the R-1-8 and R-1-6 zones. Ms. Nixon showed a map indicating that about 30% of the currently zoned R-1-8 properties are below the 8,000 square feet within the greater neighborhood. She then showed a future land use map, indicating the low density residential area. The General Plan outlines objectives and goals to provide a mix of housing options and residential zones to meet a diverse range of needs related to the lifestyle and demographics including age, household size and income. The strategy is to ensure that residential zoning designations offer the opportunity for a spectrum of housing types. If the zoning is approved for R-1-6, staff anticipates that the best-case scenario for these two properties would be to have an additional two homes, for a total of four homes.

Staff recommends that the Planning Commission make a positive recommendation and forward this zoning map amendment to the City Council.

Chair Patterson asked Ms. Nixon to clarify that this request is not for a specific project or site plan. This is a zoning request only.

Susan Nixon said that's correct. She said specific projects cannot be considered with a zoning map application.

Chair Patterson had Mr. Dodge come forward and asked if he had additional information to share.

Mr. Dodge approached the podium and stated that he is not a developer – he's just a homeowner. He discussed his history with the properties and being directly adjacent to them, he decided to develop the

property himself, so that he can have full control over what will be developed there. He indicated that he asked his builder, Sterling Tholen, to attend this meeting and answer any questions.

Chair Patterson opened the public comment period.

Debbie Black, a resident living north of the subject properties, expressed concerns with the loss of open space within the city. She is concerned with Mr. Dodge's lack of upkeep on the rental properties that he owns and his unwillingness to engage with the neighbors.

Dale Bennett, representing Benchmark Engineering and Land Surveying, spoke on behalf of Paul Dodge and Sterling Tholen. Mr. Bennett emphasized that Mr. Dodge's goal is to make the flag lots viable, with single-family homes that will have a very low impact on the surrounding area. Mr. Bennett explained that the property has the required area, but the flag lot configuration requires a little more than what Mr. Dodge currently has and is the reason for the zone change.

Mark Lurie, the owner of the property to the south of the subject properties stated that he has dealt with issues such as waste coming over his fence from the rental property. He added that there are currently five vehicles parked outside the rental property, two of which are parked illegally on the wrong side of the street. Mr. Lurie expressed concerns that if two more properties are added, there could be up to 20 vehicles in an area designed for only two or three. He expressed concern about Mr. Dodge's statement about what he didn't want to look at from his house, yet the rest of the neighbors have to deal with looking at Mr. Dodge's properties. Mr. Lurie added that Mr. Dodge claimed to have reached out to the people affected by the proposal, but he did not reach out to him or Ms. Black, the two people who would be most directly impacted. Lastly, Mr. Lurie raised concerns about the potential timeline of construction, affecting the daily lives of the residents in the area.

Carol Willis, who lives on a flag lot around the corner from the subject properties, spoke about the challenges she faces as a resident of a flag lot. She mentioned that someone's front yard may be someone else's backyard and vice versa, which requires residents to be very mindful of what they put in their yards. She added that the long driveway is difficult to shovel, especially when there is no place to push the snow due to neighboring fences or garages. Ms. Willis also addressed parking issues, explaining that while two spaces may seem sufficient, families with growing children and visiting relatives may require more parking. Additionally, she mentioned that she has no street footage and no place to put her garbage cans on her side of the street, as she doesn't have a curb. She acknowledged that these issues are not necessarily zoning issues but emphasized that the proposed development would clearly require flag lots, which would lead to these long-term challenges for both the future residents and their neighbors, extending well beyond the construction phase.

Geneal Smith, who lives a near the subject properties, expressed her concerns about the proposed zoning changes. She stated that she was proud to live in Murray and had purchased her property for the lot size, neighborhood safety, uniqueness, and country feel of the area. Ms. Smith felt that the proposed zoning changes would alter the very reasons she and others, including Mr. Dodge, chose to live in the area. She pointed out that the lots were narrow, and there would be limited parking at the properties, especially if they were split or turned into flag lots. Ms. Smith believed that changing the zoning would open the possibility for more people to sell their homes and attempt to do the same thing. She

mentioned that the increased number of cars parked on the street would ruin the uniqueness, aesthetics, and safety of the area, potentially diminishing home values, despite a higher tax base. Ms. Smith emphasized that adding two more homes to the property would mean an additional four to six cars driving in and out of the neighborhood, which lacked sidewalks which she explained as a positive and hopes are never installed. The increased traffic would cause more safety issues for the residents that use this to walk or play on the street affecting visibility. Ms. Smith urged the planning commission to take these issues into consideration when making their decisions.

Aaron Abeyta expressed his concerns about the proposed zoning changes, clarifying that he had nothing against Mr. Dodge or the quality of the homes he would build. Instead, Mr. Abeyta's primary worry was that many homes in the subdivision had over 12,000 square feet, making it easier for them to subdivide their properties. He pointed out that many residents in the area had nice, expensive homes, with most having well over 0.27 acres (12,000 square feet), which was the minimum requirement for subdividing into two lots. Mr. Abeyta emphasized that many residents had invested large amounts of money into their properties. They chose to live in East Murray because of the high standards and expensive homes in the area. He believed that the presence of smaller single-family homes on R-1-6 lots with 10,000 square feet would drastically affect the value of the larger properties. He inquired about the potential construction of sidewalks in the area and whether the square footage of the proposed lots factored in the sidewalks. Additionally, he questioned why two of the properties couldn't be accessed from the private lane, suggesting that this could be a good compromise. Mr. Abeyta saw no reason why the properties should not be accessible from the private lane.

Doug Smith, who purchased his home 18 years ago, expressed his concerns about the proposed zoning change. He mentioned that when he first arrived, he didn't understand the uniqueness of the neighborhood, but as he lived there longer, he grew to appreciate how the area and homes were put together. A meeting was held last Sunday with homeowners in the neighborhood which resulted with a petition including 29 signatures from homeowners in the area who opposed the change, and out of the 30 people in attendance, only one person supported the proposal. He also noted that 10 people who signed the petition lived within a short distance of the property in question. Mr. Smith questioned whether the Planning Commission took into consideration the opinions of the homeowners in the area. He emphasized that the signed letters clearly stated that the residents did not want this change to happen and move forward. Mr. Smith expressed his concern about the apparent prioritization of one individual's desires over the wishes of the entire neighborhood. He urged the planning commission to consider the neighborhood's opinions and the signed papers before them, asserting that the change was not for the betterment of their community.

Kimbell Stewart, who lives around the corner from the subject properties, agreed with the concerns raised by the other residents. He drew attention to the map, pointing out that the 30% of homes under 8,000 square feet were primarily located south, not in the immediate area where they lived. Mr. Stewart mentioned that there was already a significant amount of traffic in their small circle, which posed a danger to his three young daughters. He expressed concern about Amazon drivers speeding through the neighborhood and the potential increase in cars that typically comes with renters, further endangering children. Mr. Stewart added that this could set a precedent for future zoning changes in the future. He acknowledged the challenges of buying and living in expensive areas but emphasized that allowing this change could lead to more residents attempting to build multiple houses on their large properties,

which would not be beneficial for the city, especially their small block. As someone involved in real estate, Mr. Stewart understood the concept of maximizing square footage; however, he believed that the main goal should be to build beautiful homes that enhance the view from the front window of the existing properties. He suggested that this could be easily accomplished by constructing two nice homes with ample space, avoiding issues related to flag lots and street parking. Mr. Stewart noted that there wasn't a single valid concern or comment that opposed the idea of building two nice homes instead of four.

Catalina Ochoa expressed her disappointment in not being able to see the project plans, which she considered the most important factor in deciding about the proposed zoning change. She understood that the commission did not review the plans at this stage but questioned what guarantees there were that the proposal would not change in the future. Ms. Ochoa pointed out that there was still conflicting information on the city's website regarding the zoning classification R-1-6, which described it as "single-family medium-density residential, intended to provide varied housing style and character, PUD as conditional use." She emphasized that this information was incorrect and contributed to the confusion surrounding the proposal. Ms. Ochoa expressed concern that the development might not be limited to what was currently being proposed, given the discrepancies in the available information. She reiterated her desire to see the plans to make a more informed decision, acknowledging that she understood the city's planning process but questioned whether it was more beneficial for the residents to truly comprehend what was going to happen. Ms. Ochoa agreed with the concerns raised by the other residents and stated that the potential changes were her main concern regarding the proposal.

Sean Mason, who purchased his house on the street 22 years ago, specifically sought an R-1-8 property and found this neighborhood. He expressed his disappointment in the planning staff's recommendation to proceed with the zone change process. Mr. Mason pointed out that, according to the Murray website and the General Plan, only 2% of properties in Murray are zoned R-1-6, and he believed that recommending this change based on a single applicant's request was a poor choice. He mentioned that flag lots were added to the street years ago, and they appeared out of place in the neighborhood, which has great character and livability, apart from the lack of sidewalks. Mr. Mason's children grew up in the area, playing in the street, and he believed that increased traffic would be an issue. He referred to the Murray General Plan, which states the goal to "preserve and protect viable residential neighborhoods" and argued that denying this request would align with that objective. Mr. Mason acknowledged that there were many reasons why the proposed project was not a good fit for the neighborhood and that approving it would open a door that the residents did not want to open. He expressed his desire to maintain what they have, even if it might be considered selfish, and stated that while the change was called an improvement, he did not see it as such, but rather as a loss for the neighborhood.

Julia McMillan, who lives directly west of the properties in question, acknowledged that like other residents, she has children and a dog that frequently used the road. However, she believed that one of Murray City's goals was to allow for more medium-density housing to provide places for people to live. Ms. McMillan recognized that more cars would lead to parking in front of her house and increased traffic, but she felt it was important to move away from some of the deep traditions in Murray. Despite being part of a pioneer family in the area, she believed that sometimes tradition could hinder progress and prevent necessary changes. Ms. McMillan expressed her minority opinion among the 30 residents, stating that she was okay with building the houses and believed it would add to the neighborhood by

bringing in more families. She mentioned that due to the aging population in Murray, her children didn't have many opportunities to interact with neighbors, and adding new families with children would be a positive change. Ms. McMillan emphasized that she didn't mind who moved in and wanted to represent the minority in the neighborhood that supported the construction of these properties and the changes they would bring. She extended her approval to any future similar developments on other blocks, as she believed change was acceptable. Recognizing the limited space available in Murray, a landlocked area, Ms. McMillan appreciated the convenience of living in Salt Lake County and expressed her love for Murray, encouraging more people to move to the city.

Marissa Kurby raised a question about whether she would benefit from the zoning change by potentially being able to sell the back of her land in the future, even if it was right in front of Mr. Dodge's property. She wondered whether he would appreciate her building two houses to sell. She added that Mr. Dodge had made her life difficult since she moved in, nailing the back gate on the private lane, preventing people from walking their dogs or accessing the area. Ms. Kurby felt that Mr. Dodge had bought his way into the neighborhood. Despite these issues, she expressed her support for progress, believing that the addition of only two more houses was manageable. She acknowledged the possibility of plans changing and expressed her desire to see what Mr. Dodge intended to build. Ms. Kurby also shared a positive experience with her neighbors, who were kind and helpful during her transition into the neighborhood.

Sterling Tholen stated his appreciation for the comments made by the residents. He acknowledged their concerns about change and the potential impact on their lives. Mr. Tholen recognized the inconvenience that construction projects can cause but pointed out that everyone lives in homes that were built at some point, likely inconveniencing others in the process. Although the meeting was not focused on design specifics, Mr. Tholen addressed the concerns raised about parking, traffic, and the perceived negative impacts of increased density. He clarified that the proposed homes would likely have three-car garages, allowing for three additional parking spaces in front of each garage, and some homes might even have RV parking for added parking capacity. While some residents might have five or six cars, he questioned whether this was the case for everyone. Mr. Tholen also challenged the notion that the neighborhood's quality of life would be dramatically diminished, stating that while it's easily claimed, the reality is that the impact would be marginal once the dust settles, as two additional homes would be added to the street. Regarding parking and traffic concerns, he doubted that there would be an extra 40 to 50 cars in traffic per day, as some residents had suggested, although he acknowledged that it might be a possibility.

Casey Butcher, who grew up on the street next door to the rental properties, highlighted the unique nature of the neighborhood compared to the other houses shown on the map. He pointed out that the neighborhood consists of only two streets that are not through streets, requiring residents to loop back out the same way they entered, which keeps the area more private. Mr. Butcher raised a concern about adding multiple smaller houses right next to, across from, and in front of very large houses, questioning whether the new residents would be as happy and if that would result in a different neighborhood dynamic that may not fit well. Regarding the concerns about the private lane and easements, Mr. Butcher acknowledged that the homeowners have invested a lot of money into the lane, but he believed that buying the property was the only way to control access to it, and any arising issues could be addressed through other means. He also mentioned that there is enough space to further develop the properties, even without resorting to flag lots, by focusing on quality rather than quantity of houses. Mr.

Butcher stated that development itself is not the problem, and understands that there will always be renters, which he did not consider an issue. He noted that the quality of renters and the care for rental properties can be a concern. Mr. Butcher also pointed out that Murray has seen a lot of development over the years, including apartments and condos that add diversity to the city. Lastly, he expressed skepticism about the ability to fit four homes with three-car garages and RV parking on the two properties in question, stating that it didn't make sense to him, acknowledging that the actual plan was unknown. Mr. Butcher concluded by expressing his thoughts as someone who grew up in and loved the neighborhood and still feels a strong connection to it.

Heidi Anderson, who has lived in the neighborhood with her husband for about 22 years, expressed her confusion regarding the public hearing portion of the meeting. She wanted to go on record stating that she agreed with most of the comments made by the other residents during the hearing. Ms. Anderson felt the need to stand up and verbally express her agreement with what had been said by others.

Joann Hanson expressed her concern about rental properties and the need for Mr. Dodge to monitor their renters' behavior. She mentioned that every morning, they hear a car with a loud engine speeding down their street when children are walking to school. Ms. Hanson also raised the issues of the high crime rate associated with the rental property, urging the commission to review police reports. She stated that police visit the rental house frequently and have had the Drug Enforcement Administration (DEA) and SWAT teams present as well. Ms. Hanson emphasized that the crime rate from this home is a significant concern for the residents, who all have families and do not want to see an increase in crime. She stated that if Mr. Dodge cannot properly manage his renters, he should not be allowed to build more rental homes. Ms. Hanson added that the police are familiar with the renters by name and stressed that the residents must worry about the crime rate stemming from these rental properties.

Egon Feday stated he is a relatively new resident compared others in the neighborhood and shared his experience of moving to the area with his family after their apartment building burned down. They were seeking a quiet space to raise their two children and now live in the vicinity of 15 to 20 kids. While appreciating the concerns raised by other residents, Mr. Feday found himself more on the fence regarding certain aspects of the issue. He acknowledged that the current renters on the property might not be ideal, but he believed that the quality of the houses would improve, leading to higher rental prices and the eventual relocation of the current renters, which could potentially resolve that issue. Mr. Feday agreed with the concerns about traffic and lack of sidewalks in the area. Mr. Feday's main concern was the lack of information and the disconnect between this part of the procedure and the actual plan itself, making it difficult for residents to make an informed decision without knowing what's coming. He indicated that the numerous previous rezoning instances suggest that the General Plan and zoning areas have not been adhered to, and he didn't believe that this should be a reason to continue the practice. Mr. Feday also criticized the analysis provided in the information packet, stating that it was more of an opinion piece advocating for the rezoning rather than a balanced analysis presenting both pros and cons. He noted that while the conditional uses might be similar between R-1-6 and R-1-8, the underlying purposes are very different. Additionally, he referred to the General Plan, which emphasizes protecting the integrity and quality of life in neighborhoods and ensuring a smooth transition from commercial to residential areas. Mr. Feday expressed that he didn't see any master plan on how this change would fit into the wider context, which he considered essential for residents to understand whether they should support the rezoning or not.

Lorilee Berry, who moved to the neighborhood 25 years ago, expressed her agreement with almost everyone who opposed the division of the lots. She stated that they chose to live in the area because of the large lots and she doesn't want to see that aspect of the neighborhood disappear. Ms. Berry emphasized her agreement with all the people who don't want the rezoning to happen and urged the Planning Commission to keep the residents' opinions in mind.

Colleen Abeyta addressed a specific concern regarding the map shown during the meeting, which displayed properties below 8,000 square feet. She pointed out that the map did not indicate whether those properties were zoned as R-1-6, and the quoted zoning percentage of 2% in Murray referred to properties zoned for R-1-6. Ms. Abeyta added that the properties built prior to zoning, or those that were not as critical to the zoning, should not be taken into consideration. Ms. Abeyta expressed concern that a change in zoning could lead to the potential increase in population in the area. Ms. Abeyta, a parent herself, acknowledged that while parents are responsible for ensuring their children's safety and the safety of the roads, they bought homes in Murray for the environment they desired. She expressed concern that if the zoning change is approved, it would not only impact the number of cars and the safety of children but also alter the character of Murray. Ms. Abeyta described Murray as a "small town in a big city" and feared that this aspect would disappear if the grassy areas for future generations to play in were lost and the smaller, close-knit communities were replaced by increased density. She pointed out that there are many dense areas and rental options available in the valley for those seeking such accommodations, and property owners can sell their properties and buy elsewhere that already has 6,000 square foot requirements. Ms. Abeyta emphasized that while property owners can do what they want with their property within the current zoning requirements, changing the zoning would change Murray, which she believes is not what any of the residents bought into Murray for.

Seta Ochoa said she really likes living in Murray. She says it's very quiet and beautiful. She doesn't want to see anything destroy that.

Mr. Smallwood read an email from Mike Conway. Mr. Conway has lived in the neighborhood for 17 years and expressed his support for Mr. Dodge's request. He pointed out that the area has many older homes situated on large lots, which can present difficulties and obstacles for the owners when it comes to maintaining and managing their properties. Mr. Conway, having known Mr. Dodge for many years, described him as someone who is deeply concerned about what is best for the neighborhood. He believed that the plan Mr. Dodge has presented, compared to all other possible options, would be the most beneficial for both Mr. Dodge and the neighborhood. Mr. Conway expressed concern of a trend replacing small homes in a neighborhood with large, expensive homes that seem out of place and do not fit well on the lots. He expressed his belief that Mr. Dodge had thoroughly investigated all possible options and that his plan does what is best for the neighborhood.

Mr. Smallwood read an email from Patty Dodge, a homeowner in the neighborhood and a partner in Down Home LLC, which owns the subject properties. She explained the decision-making process behind their plans for the properties. When the home was vacated, they initially chose to keep the two properties together with the intention of either selling, fixing, or building on them. Although there were interested parties who wanted to purchase both lots, Ms. Dodge and her partner realized that they would have no control over how the properties would be developed or what they would look like. Ms.

Dodge stated their reluctance to build on the lots, but upon assessing the two existing houses, they determined that they were old, small, and would require too much investment to improve them to a point where they could be viable options for selling or renting. Ms. Dodge also mentioned that when they first moved to the area, and for many years until they found someone to garden, the back half of both lots was nothing more than mowed down weeds. After considering the properties, Ms. Dodge concluded that it would be much more attractive to see nice single-family homes on the back lots rather than the state they had been in for the past 13 years. While it would be easier for them to sell both properties and let someone else develop them as they wished, Ms. Dodge and her partner decided to invest their time and money in ensuring that the changes made would be an improvement to the neighborhood and community, as they also live in the area. Recognizing that the aging neighborhood is likely to face changes in the coming years, they wanted to ensure that the changes made on those lots would be attractive and welcoming to both new families and the existing residents.

Mr. Smallwood read an email from Justin Bird, who said he's reviewed Paul Dodge's proposal and has decided that it's in the best interest of the neighborhood and surrounding area, and he believes it will improve and add value to our community.

Mr. Smallwood read an email from Gwyn Anglesey that stated she lives in the neighborhood and is not opposed to Paul Dodge building a low-density to medium-density single-family home on his property at 5991 & 6001 South Belview Avenue.

Mr. Smallwood read an email from Melissa Genaux, who expressed her strong opposition to the proposed change in their neighborhood's zoning from low-density to medium-density. She understood that Mr. Dodge had made this request to tear down the bungalows on his adjoining properties at 5991 and 6001 South Belview Avenue and build multiple dwelling buildings on each lot. Ms. Genaux opposes this proposal for several reasons. Firstly, she believed that large modern structures such as townhomes would not be in keeping with the nature and historic value of the neighborhood. Secondly, she expressed concern of increased traffic that multiple dwellings like townhomes would bring. Ms. Genaux pointed out that Mr. Dodge did not plan to allow access to the proposed structures from the existing lane at 450 East, meaning that a single driveway entrance on Belview Avenue would need to accommodate multiple units on each property. She believed this would have a serious negative impact on garbage pickup, snow removal, and parking in the neighborhood. Furthermore, Ms. Genaux suggested that there are numerous buyers who would be interested in purchasing the existing homes on these properties, and they could improve the homes with plumbing and electrical upgrades while maintaining the area's historical value. She thanked the Planning Commission for their attention to this matter and urged them to consider doing their part to prevent the further defacement of historical homes and neighborhoods for the short-term profit of a few property owners.

Mr. Smallwood read an email from Brian Peek. He stated that they could not support the proposal, as he believed it would be detrimental to their neighborhood. Mr. Peek mentioned that he understood from Mr. Dodge that the property would be developed into a group of townhomes. He was informed that there would not be a street connecting Belview Avenue to the lane at 450 East, but rather a driveway without curb and gutter to serve the dwellings. Mr. Peek expressed concern that the increased traffic, as well as issues related to garbage pickup and snow removal, had apparently not been addressed. He found it distressing to hear that no road would infringe upon the homes on 450 East,

leaving the problems for their neighborhood to deal with. Mr. Peek and his wife could not support the proposal, and they suggested that if the properties involved do not generate the income the owner desires, they should be sold to those who would be interested in improving the existing homes. They firmly stated their opposition to any change in the use of the property, emphasizing that any such change needs to benefit their neighborhood, not a business interest.

Mr. Smallwood read an email from Valeen Afualo, who expressed her support for the development. She has lived in the area since 2004 and noticed the increase in population within the city. Ms. Afualo acknowledged that people need to live somewhere, and she would rather see a small growth project in her neighborhood, involving one to four homes, than the large apartment blocks or projects of 50 to 100 people that she has observed in other parts of Murray, as well as in Midvale and South Salt Lake. She described Mr. Dodge as a kind and sensitive landlord who would consider community feedback in his project design and aesthetic. Ms. Afualo expressed her preference for having single-family homes built in her neighborhood rather than condos or apartments. She stated that she trusts Mr. Dodge to build homes that will blend in with the neighborhood and retain the spirit of Murray as a city.

Mr. Smallwood read an email from Cory Lains. He expressed his concerns regarding the proposed zoning changes for the lots in question. Mr. Lains' concerns were increased traffic and the risk that poses to children and secondly his fear that zoning change would lead to the creation of two additional poorly maintained rental units on their street, which could impact the safety of the area and the value of the surrounding homes. He noted that the current rental properties on the street are very poorly looked after. If the zoning change were to be approved, Mr. Lains believes that the new houses should be sold to families or owners who would live in them. Otherwise, he stated that he would not be in favor of additional rental homes on their street.

Mr. Smallwood read an email from Tarra Rossland. She expressed her opposition to the proposed zoning change for the subject properties, stating that these properties should remain single-family low-density lots. She indicated that one of the reasons her family chose their home was because the neighborhood's design allows for minimal traffic, making it ideal for raising their son, who can easily ride his bike, scooter, or skateboard around the block loop with minimal traffic encounters. Ms. Rossland pointed out that the neighborhood does not have any sidewalks, so children often ride their bikes in the road. She stated that with increased housing on the street, there would be an increase in the number of cars, as each dwelling requires two parking spaces, and average homes have two or more cars. Ms. Rossland urged the commission to visit the neighborhood to understand the huge impact this change would have. Beyond the practical concerns that increased density brings, such as traffic, power, electrical, and fire response issues, Ms. Rossland worried that any new medium-density development would cram houses onto these narrow lots, resulting in designs that are inconsistent with the look and feel of the neighborhood. She also pointed out that, as far as she could tell, there were no medium-density lots approved in this neighborhood or any of the surrounding areas, as shown in the future land use map in the meeting packet. While acknowledging that there are locations within Murray where approving these kinds of zoning changes would make sense, and she would fully support them, Ms. Rossland stated that the Afton-Belview subdivision is not the right location. She referred to the overall goal of Chapter Five Land Use and Urban Design Elements, which aims 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. Ms. Rossland believed that by denying the zoning

change, the Planning Commission would be supporting a livable neighborhood, as adding housing would not increase the livability of this area. She emphasized that one of the most appealing factors of the neighborhood is the large lots, describing it as an oasis tucked into the city, and any modifications to the lots would change that. Ms. Rossland strongly opposes any zoning change to the Belview and Afton neighborhood lots, urging the Planning Commission to protect the uniqueness of the area by voting against the proposed rezoning of 5991 and 6001 Belview Avenue.

Mr. Smallwood read and email from Ryan Stock. He stated his support of the zoning change from R-1-8 to R-1-6. This allows additional units of housing which the city and state are in desperate need of while still being residential and maintaining a great neighborhood feel. He thought this would be the best fit for the parcels in question and welcomed the zoning change in our neighborhood.

Chair Patterson closed the public comment period.

Ms. Nixon clarified that the proposal would not allow for multifamily or townhomes, as they are not permitted in the R-1-6 zone. Regarding the construction of potential new homes, Ms. Nixon acknowledged that construction can be an inconvenience for neighbors and pointed out that everyone lives in homes that have inconvenienced someone else during their construction. Ms. Nixon noted that there are regulations in place to mitigate some of the issues associated with construction, such as dust control and limits on hours of operation.

Ms. Nixon agreed with the difficulties associated with flag lots, such as one home's front yard facing another's backyard. She emphasized that when purchasing a home on a flag lot, buyers should be aware of what they are getting into. She also mentioned that flag lots have longer driveways due to the private drive accessing the property alongside another home. Ms. Nixon pointed out that flag lots are permitted uses throughout the city, with three flag lots already existing within the subdivision.

Chair Patterson asked Ms. Nixon if she would address some people's questions about the requirements for a flag lot and if other properties in this neighborhood meet those requirements what that would mean.

Ms. Nixon said there are three in the subdivision. The one on the west side of Belview, predates the city's current flag lot regulations. The regulation states that residents are only allowed one flag lot per existing dwelling, which requires a 28-foot-wide access way to the new home. Twenty feet of which must be hard asphalt and four feet must be landscaping on each side. It does require 125% of the underlining zone for the minimum area for a flag lot. In this case, 8,000 square feet is the standard minimum lot size. But if they were to have a flag lot, they would be required to have 10,000 square feet.

Chair Patterson clarified that if a property can meet those requirements, they would be able to do a flag lot.

Ms. Nixon said that's correct. She mentioned that another difference between the R-1-6 and R-1-8 zones is that the R-1-8 zone requires a minimum 80-foot width at the 25-foot front setback for an interior lot. The R-1-6 zone requires a 60-foot minimum lot width. She pointed out that Mr. Dodge's properties

currently are legal nonconforming to the current R-1-8 zone. As far as the lot width, they are less than the 80 feet.

Ms. Nixon stated that 450 East is a private lane and that the code was changed in 2008 which prohibited any new creation of single-family lots on a private road. It is not possible to have another lot or parcel access off 450 East.

Vice Chair Hacker asked if that is in Murray City ordinances.

Ms. Nixon said it's in the city's subdivision code.

Commissioner Richards asked if the code could be changed.

Ms. Nixon said the issue was discussed extensively. Staff held numerous meetings and it was studied for over a year. All the elected officials at the time, and many of the city departments agreed on this. She said it's possible, but not likely.

Commissioner Milkavich asked if this zoning change were approved, if there's an opportunity to build a townhomes or condos on this property.

Ms. Nixon said no.

Commissioner Milkavich asked if there were a chance the city would require that they put sidewalks in the subdivision.

Ms. Nixon said although there is a right-of-way as part of residents' front yards, she highly doubts that would happen because there would be two properties that would have sidewalks that went nowhere. She said the city could decide to do a special improvement district, and in that case, they might put sidewalks in.

Ms. Nixon then discussed parking issues. She said for single-family homes, the city only requires two spaces per home. For an apartment, the city requires 2.5 spaces, noting that apartments are not allowed. She mentioned the requirement for apartments to make the public aware that the city does require more spots for apartments.

Commissioner Milkavich asked Ms. Nixon if the city code can dictate whether homeowners must live on their property or if they can rent their property.

Ms. Nixon said that city code does allow for a single-family home to be rented as a single-family home, meaning that it must remain as one unit, not split into different units with different kitchens.

Commissioner Milkavich clarified that they cannot tell homeowners that they can't rent their property.

Ms. Nixon said that's correct. They can't prohibit someone from renting.

Mr. Smallwood pointed out that this isn't just city code. This is the Federal Housing Act.

Ms. Nixon then discussed traffic. She said that, per the Institute of Transportation Engineers, a single-family home generates an average 10 trips per day. This equates to about 20 vehicles.

Ms. Nixon addressed a comment that the Planning Commission has already recommended approval. She said that this is a staff presentation to recommend to the Planning Commission. The Planning Commission makes their own decision.

Chair Patterson asked Ms. Nixon to explain the process of presenting a staff report and why they are no pros and cons listed in the presentation, as well as if a project meets the requirements, how staff concludes recommending or denying a project.

Ms. Nixon said that when they get the application, they look to see if applicant's proposal is viable. Staff doesn't want to waste anyone's time if the project isn't viable, so they are very thorough in their work, in making sure the application meets the requirements of the zone. In this case, there is not an existing plan to look at yet, as this is a zoning request.

Chair Patterson asked Ms. Nixon to discuss what is the obligation of staff and the Planning Commission when an applicant can meet zoning requirement.

Ms. Nixon said that property owners have certain rights to their property. If a property owner can develop their property, according to the underlining zoning regulations and requirements, planning staff and the Planning Commission are obligated to approve the application. For example, if Mr. Dodge could meet the zoning requirements, they are obligated to approve that.

Chair Patterson said these are the same rights as any property owner in this area.

Commissioner Milkavich said it isn't about whether she likes an idea. If she voices her own opinion, and votes against a project based on her opinion, the applicant can sue the city, which will only waste tax dollars, since the applicant will win because their project meets city code.

Ms. Nixon clarified that a rezone or zoning map amendment is a legislative action. That is up to elected officials to vote upon, unlike the development of a property, which is determined by whether it's part of city code and a permitted use.

Commissioner Milkavich asked if residents wanted to voice their opinion in a legislative setting, would they do that with the City Council.

Ms. Nixon said that's correct. The Planning Commission is just a recommending body to the City Council, who will make the decision.

Ms. Nixon addressed the public comment regarding PUD's being allowed. She said that PUD's are allowed for single-family attached homes as a conditional use in the R-1-6 zone; however, there must be a minimum of two acres to have a PUD. That means this is not a possibility for this property.

Ms. Nixon said if the City Council approved the zoning, and if Mr. Dodge decides to subdivide it, there would be another public hearing with the Planning Commission that the public will receive notices for.

Vice Chair Hacker asked Ms. Nixon to define what a PUD is for the audience.

Ms. Nixon said it stands for planned unit development. They are allowed in most residential zones, but they are conditional use. She said they have strict regulations that they must meet, including a minimum of two acres of land.

Chair Patterson said that someone asked if the zoning change is applicable to the whole subdivision.

Ms. Nixon said no. This request is specific only to Mr. Dodge's property. The zoning is only for those two lots, not any other lots. Other property owners would have to petition if they wanted to do a zone change.

Chair Patterson confirmed that a property owner could do if they wanted to.

Commissioner Hristou said he feels that some of the concerns that were brought forward are very legitimate. He said there may be a disconnect as to what this commission's role is versus who ultimately makes approval. He said it's hard without the specific building plans and details.

Chair Patterson said she understands it is frustrating to have the zoning looked at independently of any kind of project. She said she's been on the commission long enough that she's seen situations occur where a project was approved that never ended up being developed because the developer's funding fell through. She feels this is a sound decision on the part of the city to not promise something that may not end up being delivered. The Planning Commission is only looking at whether this is worth forwarding a recommendation to the City Council, who will make this decision whether an R-1-6 single-family low-density residential zone is consistent with the General Plan for this property. She feels everyone's concerns are valid and she understands the frustration. She wants everyone to understand the role of the Planning Commission in this process and the experience they have in reviewing zoning changes of this nature.

Vice Chair Hacker addressed the audience with some comments. He said they know this development is going to be single-family homes if it gets developed at all. He said that some residents expressed concern that this development would decrease value of your property. He said that, based on the experience of the Planning Commission, they have not seen a decrease in property values from the development of such projects. He wanted to reiterate that anybody in this neighborhood can change their property from an ownership to a rental property. That is not going to change. He feels this project could add value to the neighborhood. He said there are already people in or properties in this area that can have flag lots on their properties. There are some bigger lots, so change is happening. Change is happening all over Murray. Like many residents, he would like to keep those neighborhoods the same, but he acknowledged that when property changes hands, it has the potential to become a rental property. That's the way things are going.

Vice Chair Hacker made a recommendation 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 5991 and 6001 South Belview Avenue from R-1-8 single-family low-density residential to R-1-6 single-family low/medium-density residential, because it is consistent with General Plan as described in the staff report.

Seconded by Commissioner Hristou. Roll call vote:

<u>A</u>	Patterson
<u>A</u>	Hacker
<u>A</u>	Milkavich
<u>A</u>	Hristou
<u>A</u>	Henrie
<u>A</u>	Richards

Motion passes: 6-0

Vice Chair Hacker asked to address the audience. He thanked them for coming and providing their thought-provoking comments. He said the Planning Commission appreciated them being here tonight.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, April 4th at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Richards made a motion to adjourn the meeting at 8:35 pm. Seconded by Vice Chair Hacker. A voice vote was taken, with all in favor of adjournment.

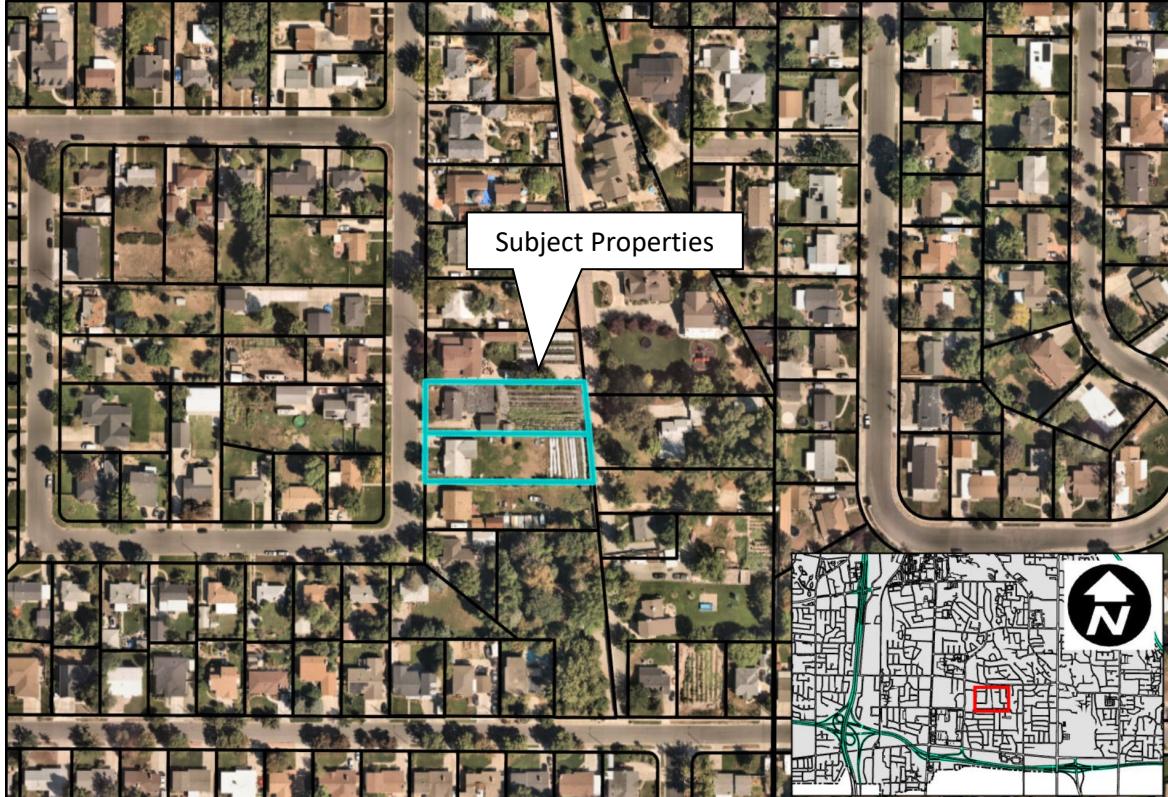


Philip J. Markham, Director
Community & Economic Development Department



AGENDA ITEM # 6 - Paul Dodge

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	5991 & 6001 South Belview Ave	MEETING DATE:	March 21, 2024
APPLICANT:	Paul Dodge	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	22-18-453-029 & 22-18-453-030	PROJECT NUMBER:	24-029
CURRENT ZONE:	R-1-8, Single Family Low Density	PROPOSED ZONE:	R-1-6, Single Family Low/Medium Density
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	Low/Medium Density Residential
SIZE:	.79 acre		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development.		



I. BACKGROUND

Paul Dodge with Down Home LLC has requested amendments to Zoning Map in order to allow residential development of the property. The properties are currently owned by Paul Dodge.

The subject properties are comprised of two parcels totaling approximately .79 acres in the R-1-8, Residential Single Family Zoning District on the east side of Belview Avenue. The surrounding properties have been developed as single-family homes in the R-1-8 Zone. The existing two properties are currently nonconforming to the required 80' lot width at of the R-1-8 zone. One parcel is 70' width and the other is 75' in width.

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

IV. ANALYSIS

Zoning Considerations

The subject properties are in the R-1-8, Residential Single Family Zoning District. Most of the properties nearby have been developed as single-family residential subdivisions. Staff supports the proposed zone map amendments noting that the potential development into two new flag lot subdivisions would facilitate additional reinvestment into the area and provide much needed housing into the city.

Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-8 Zone and the proposed R-1-6 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

- **Existing R-1-8, Single Family Low Density Residential Zone:**
Permitted Uses in the R-1-8 Zone include single-family dwellings on 8,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-8 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

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

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

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	R-1-8 (existing)	R-1-6
Single-Family Lot Size	8,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zone.

General Plan & Future Lane use Designation Considerations

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

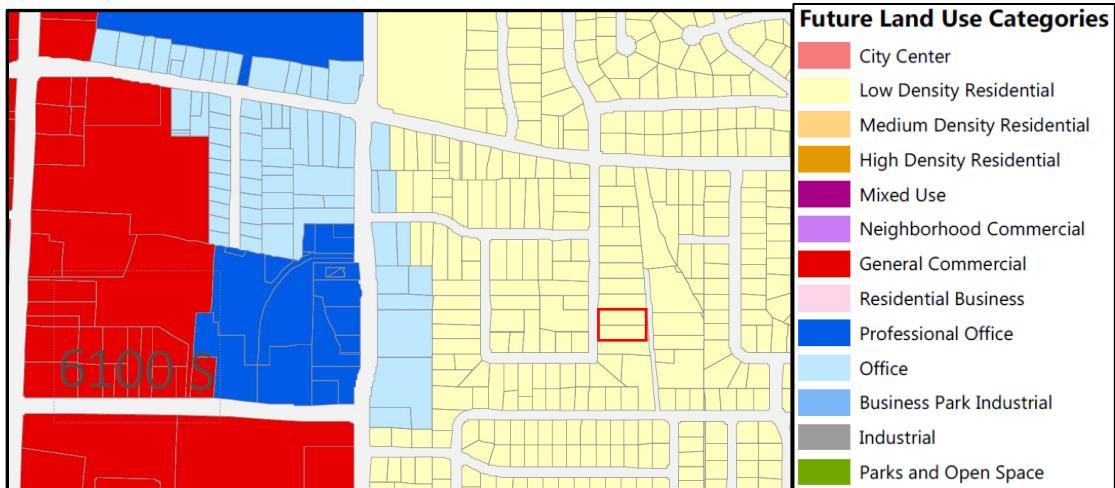


Figure 2: Future Land Use Map

The subject property is currently designated “Low Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-8 Zone and the proposed R-1-6 Zone. When the General Plan was updated in 2017, the R-1-6 Zone was included in both “Low Density Residential” and “Medium Density Residential” (see figure 3 below). Because of this, the proposed rezone is supported by the General Plan. Staff supports this proposal for a Zone Map amendment to R-1-6.

LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
<p>LOW DENSITY RESIDENTIAL</p> <p>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.</p> <p>Density range is between 1 and 8 DU/AC.</p> <p>Corresponding zone(s):</p> <ul style="list-style-type: none"> • 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 	<p>MEDIUM DENSITY RESIDENTIAL</p> <p>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.</p> <p>Density range is between 6 and 15 DU/AC.</p> <p>Corresponding zone(s):</p> <ul style="list-style-type: none"> • R-1-6, Low/Medium density single family • R-M-10, Medium density multiple family • R-M-15, Medium density multiple family

Figure 3: General Plan showing the corresponding Zoning Districts

General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-1-6 Zone. The overall goal of Chapter 5, 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”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

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 provides for widely asked for single family housing with smaller yards that can contribute to lower costs overall. 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 overall goal of Chapter 8, Neighborhoods and Housing is to “provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents”.

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

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

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

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

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

The first objective, shown above, encourages supporting residential infill projects and housing transitions that integrate well with the surrounding neighborhoods.

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

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

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

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

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

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

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types and reducing setbacks in implementing the plan. An R-1-6 Zone would allow the two properties to potentially be subdivided into flag lots.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. The following comments were submitted.

Engineering Department had no comments.

Water Department had no comments.

Police Department had no comments.

Wastewater Department made the following comments:

- Approve the Zone Map amendment.
- Will need to see a proposed utility layout in order to conduct a full review. Sewer modification will be required.

Fire Department made the following comment:

- Dead ends in excess of 150' length will require a turnaround to meet fire and city regulations.

Building Department made the comment to obtain any and all required building and demolition permits.

Power Dept stated the following:

- When the time comes to build the new building(s), we will want to have an on-site meet to plan the new electrical service(s) and figure best equipment placement for the development.
- The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
- Please contact John Galanis 801-264-2723 for meter placement on the building.

III. PUBLIC COMMENTS

Sixty-four (64) 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 writing of this report no comments have been received.

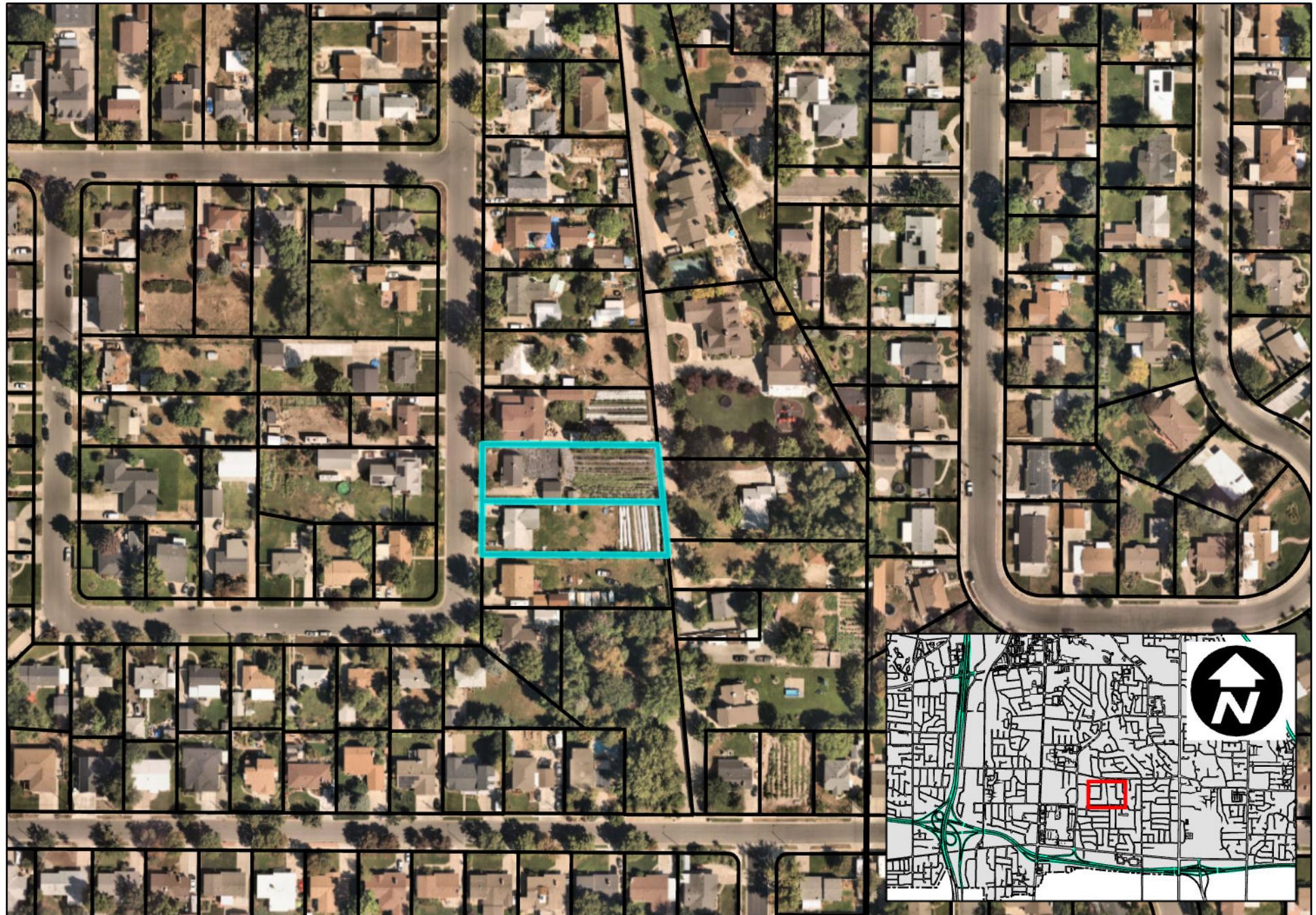
IV. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 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-1-6 Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

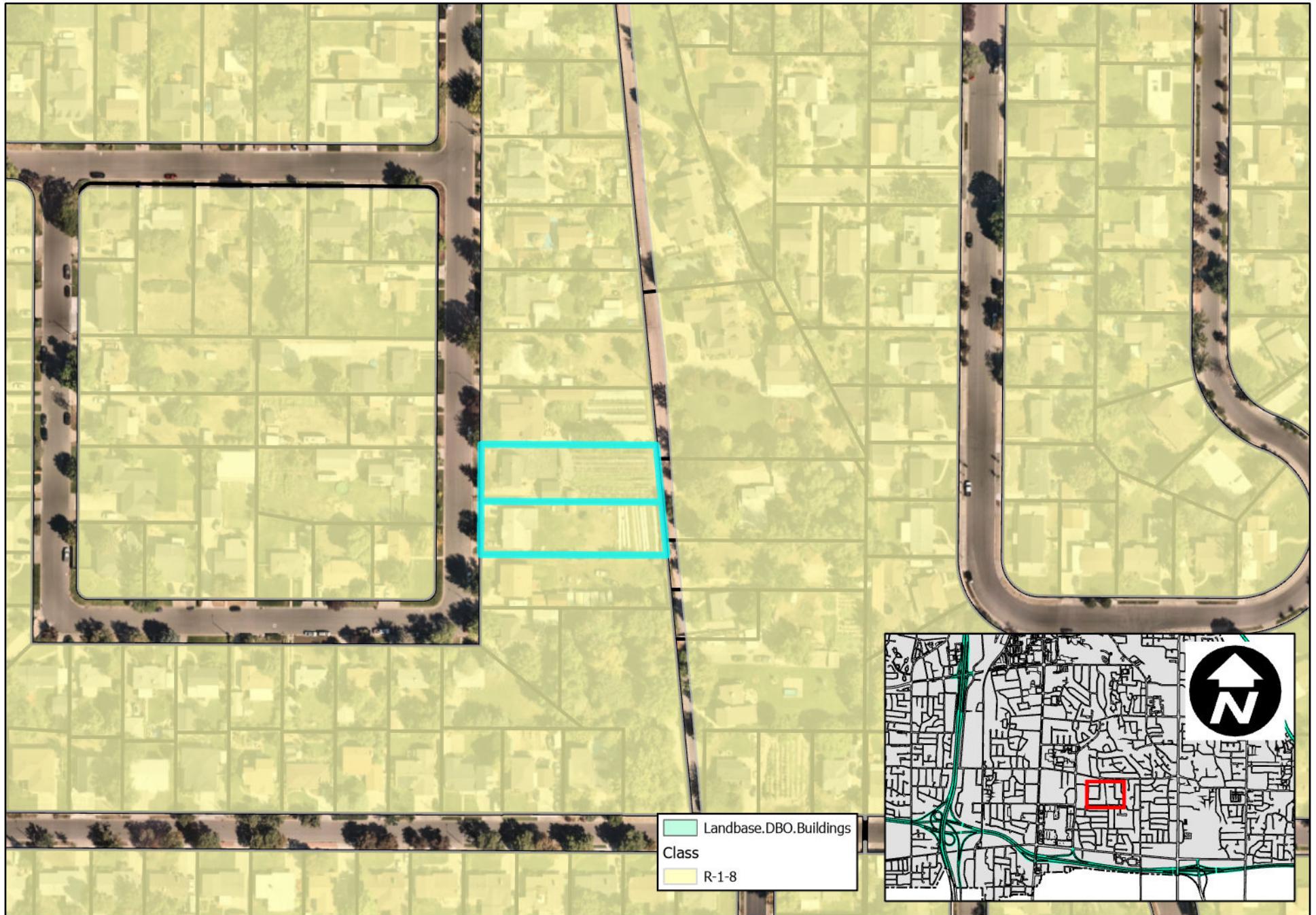
V. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 5991 & 6001 South Belview Avenue from R-1-8, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

5991 South & 6001 South Belview Dr



5991 South & 6001 South Belview Dr



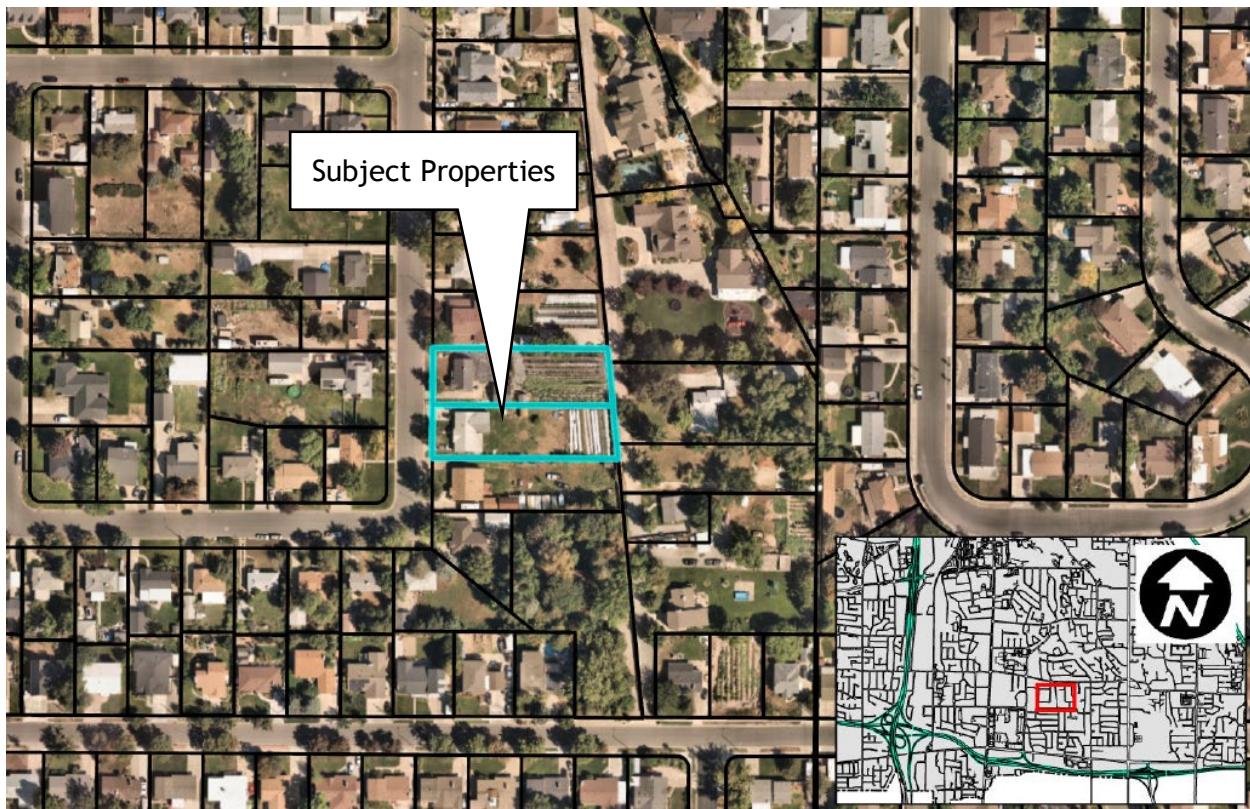


NOTICE OF PUBLIC HEARING

March 21st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, March 21st, 2024 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Paul Dodge** for the properties located at **5991 South Belview Ave & 6001 Belview Ave**. The requests are to amend the General Plan from low-density residential to Medium Density Residential and amend the Zone Map from R-1-8, Single Family Low Density to R-1-6, Single 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 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

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

ZONING AMENDEMENT APPLICATION

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

Applicant Information

Name: Paul Dodge

Mailing Address: 5969 So 450 E City: Murray State: UT ZIP: 84107

Phone #: 801 514 7749 Fax #: _____ Email Address: Paulwododge@yahoo.com

Property Owner's Information (If different)

Name: Dawn Home LLC

Mailing Address: 5969 So 450 E City: Murray State: UT ZIP: 84107

Phone #: 801 514 7749 Fax #: _____ Email Address: Paulwododge@yahoo.com

Application Information

For Map Amendments:

Property Address: 5991 So Belview Ave & 6001 Belview Ave

Parcel Identification (Sidwell) Number: 22-18-453-029-0000 22-18-453-030-0000

Parcel Area(acres): 0.40 0.39 Existing Zone: R-1-8 Proposed: R-1-6

Request Complies with General Plan: Yes: No: _____

For Text Amendments:

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

Authorized Signature: Paul W. Dodge Date: 2/20/2024

For Office Use Only

Project Number: 24-029 Date Accepted: 2/29/24

Planner Assigned: Susan Nixon

Property Owners Affidavit

I (we) Paul W Dodge for Down Home L.L.C, 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.

Paul W. Dodge, partner

Owner's Signature

Owner's Signature (co-owner if any)

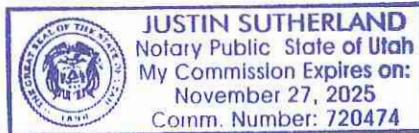
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 20th day of February, 20 24.

Notary Public



Residing in _____

My commission expires: _____

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: _____



Esc / CLEAR

Logoff

Applications

VTDI 22-18-453-029-0000	DIST 21	TOTAL ACRES	0.40
DOWN HOME, LLC	TAX CLASS	UPDATE	REAL ESTATE 258200
	LEGAL		BUILDINGS 100300
	PRINT P	TOTAL VALUE	358500

5969 S 450 E NO:

MURRAY UT 84107 EDIT 1 FACTOR BYPASS

LOC: 5991 S BELVIEW AVE EDIT 0 BOOK 10360 PAGE 1944 DATE 09/10/2015

SUB: MURRAY BURTON ACRES AMD & EXT TYPE SUBD PLAT

02/20/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOT 9, MURRAY BURTON ACRES 4860-1178 5821-1220 5821-1221

7799-2836 8796-8565 8796-8585 9991-8646 10319-8640

10319-8641

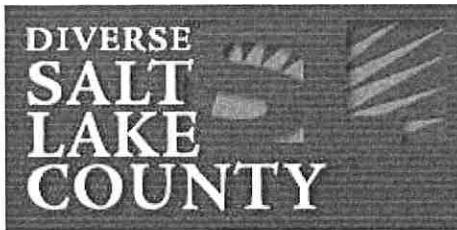
PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

HostKeyPad ▾

01/007

Salt Lake County Government Center – 2001 South State Street Salt Lake City, UT 84190 – 801 468-3000



Esc / CLEAR

Logoff

Applications



VTDI 22-18-453-030-0000	DIST 21	TAX CLASS	UPDATE	TOTAL ACRES	0.39
DOWN HOME, LLC				REAL ESTATE	255500
		LEGAL		BUILDINGS	162000
		PRINT P		TOTAL VALUE	417500

5969 S 450 E

NO:

MURRAY UT

84107 EDIT 1 FACTOR BYPASS

LOC: 6001 S BELVIEW AVE

EDIT 0 BOOK 10360 PAGE 1945 DATE 09/10/2015

SUB: MURRAY BURTON ACRES

TYPE UNKN PLAT

02/20/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOT 10 MURRAY BURTON ACRES 8862-8337 9371-3373 9982-4734

10319-8635

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

HostKeyPad ▾

01/007

Reset

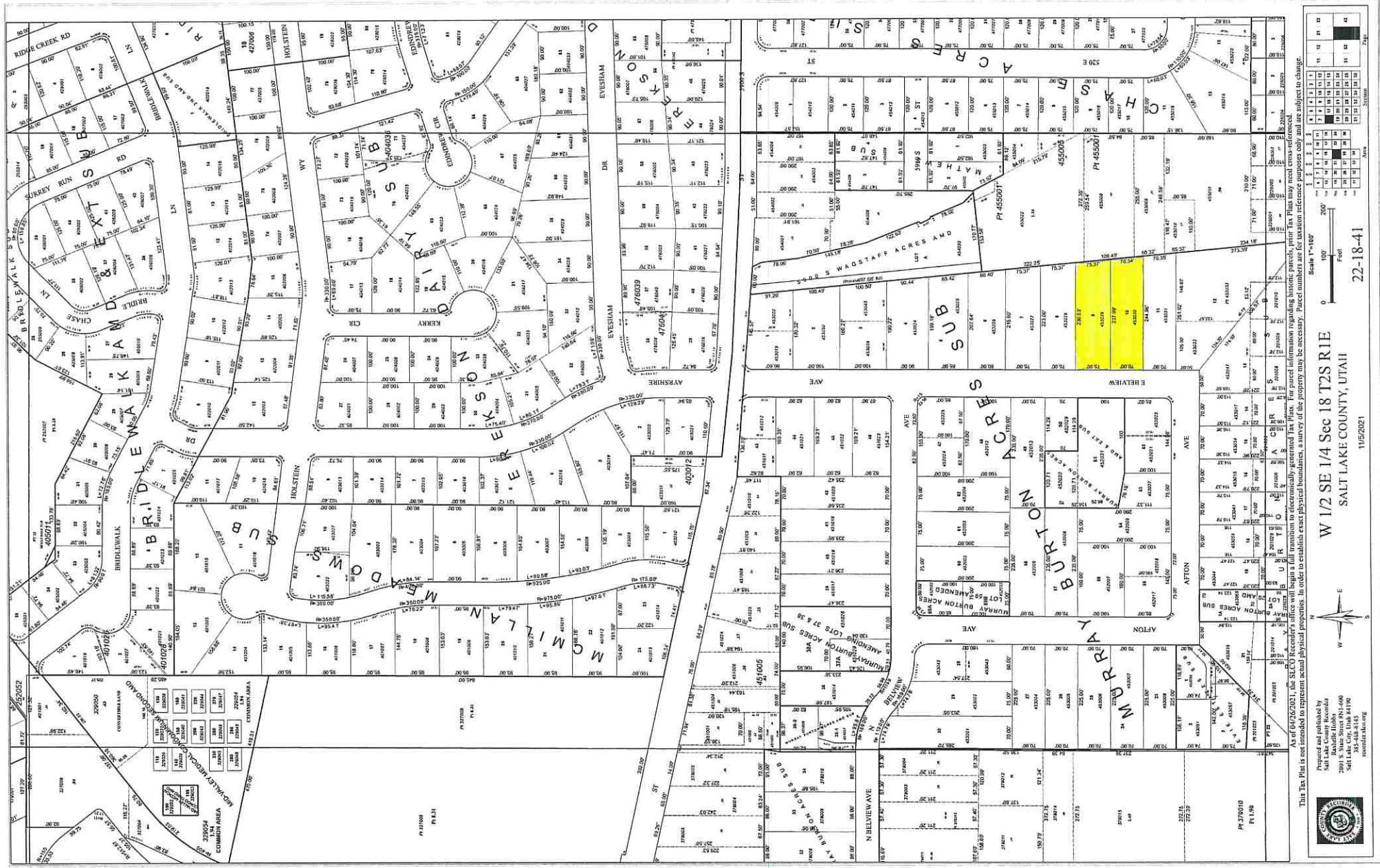
Default

Refresh

Disconnect

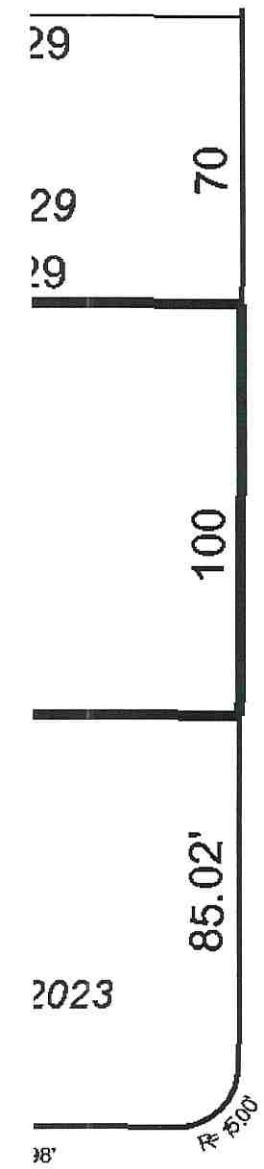
Turn Keyboard Off

Salt Lake County Government Center – 2001 South State Street Salt Lake City, UT 84190 – 801 468-3000

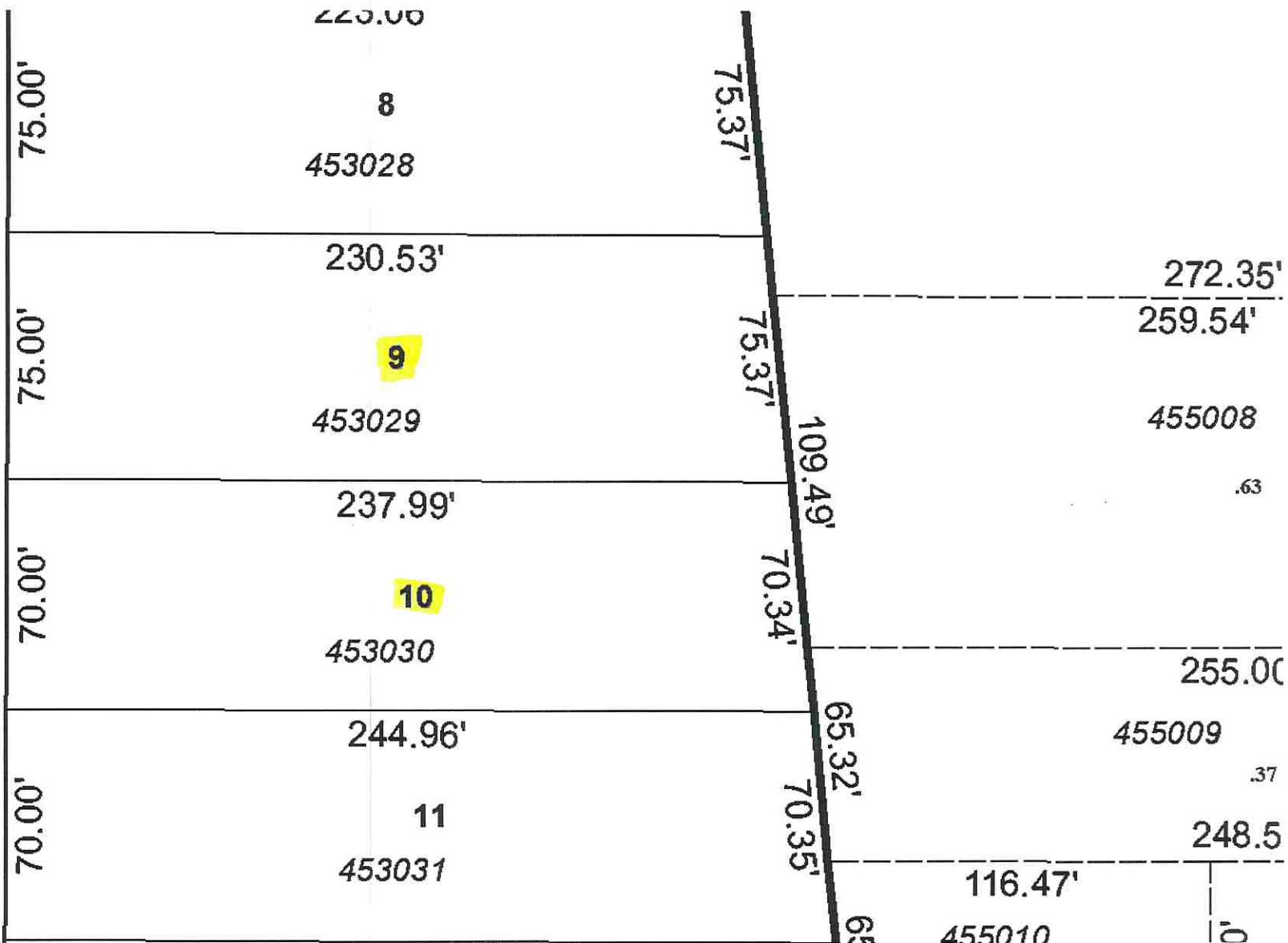


As of 04/26/2021, the SELC Records office will begin a full transition to electronically generated tax files. For tax parcels information regarding historic parcels, prior tax files may be necessary. Parcels numbers are for taxacion only and are subject to change. This Tax Plat is not intended to represent a legal and physical property. A survey of the property may be necessary.





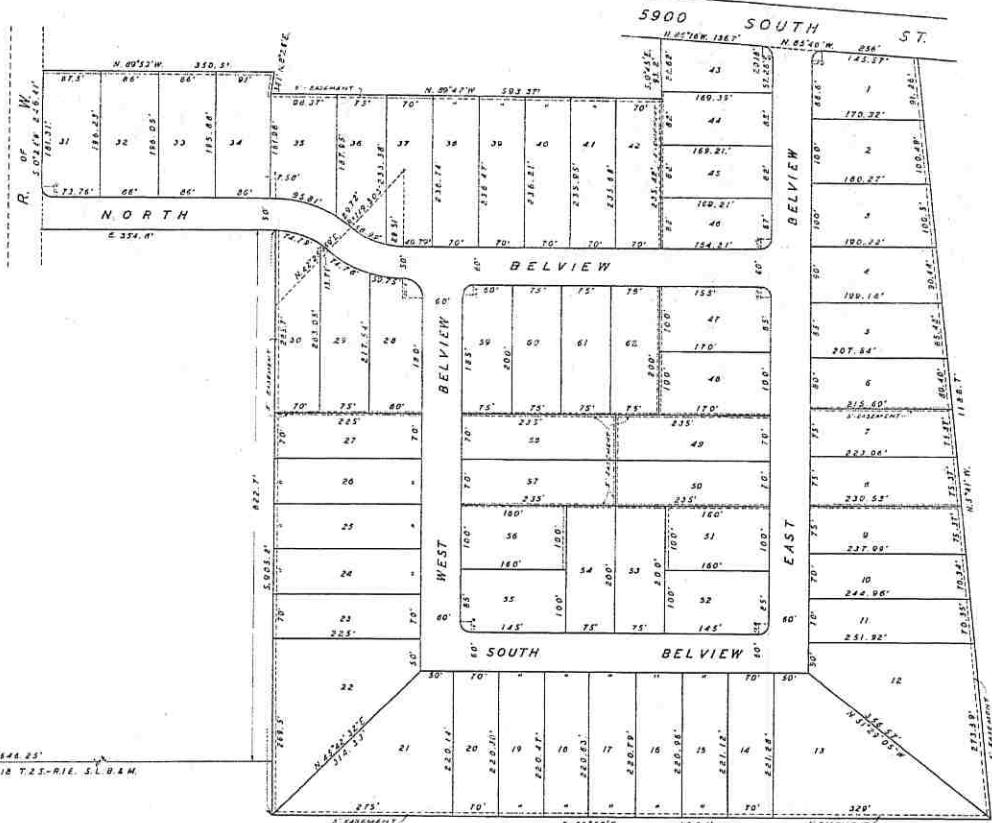
E BELVIEW



MURRAY BURTON ACRES

A SUBDIVISION
OF PART OF THE S.E. AND S.W.
QUARTER OF SECTION 18, T.2S.
R.1E. S.L.B. & M.

SCALE 1 IN. = 100 FT.



SW COR. SEC. 18 T.2S.-R.1E. S.L.B. & M.

SURVEYOR'S CERTIFICATE

GEORGE E. FISHER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED UNDER THE LAW OF THE STATE OF UTAH, AND HOLDS A CERTIFICATE NO. 603, DO HEREBY CERTIFY THAT THE TRACT OF LAND SHOWN ON THIS MAP AND OWNED BY MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD P. BURTON & ANNIE H. BURTON IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS TRUE NORTH 622.7 FEET AND TRUE EAST 642.2 FEET FROM THE NORTHEASTERLY CORNER OF SECTION 18, T.2S., R.1E., S.L.B. & M.; SAID POINT OF BEGINNING IS ALSO ABOUT 400.2 FEET SOUTH FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, T.2S., R.1E., S.L.B. & M., RUNNING THENCE TRUE SOUTH 800.2 FEET; THENCE S.49° 52' E. 1084 FEET; THENCE N.52° W. 1188.7 FEET TO THE SOUTH PROPERTY LINE OF 39TH SOUTH STREET; THENCE N.85° 4' W. 256 FEET; THENCE N.85° 6' W. 144.2 FEET; THENCE S.045° E. 882.2 FEET; THENCE N.85° 4' W. 532.3 FEET; THENCE N.85° E. 241 FEET; THENCE N.85° 4' W. 130.5 FEET TO THE EAST SIDE OF EXISTING RIGHT OF WAY; THENCE 1.024 W. 246.41 FEET; THENCE TRUE EAST 354.8 FEET TO POINT OF BEGINNING.

THAT I HAVE BY THE AUTHORITY OF SAID OWNERS SUBDIVIDED SAID LAND INTO LOTS AND STREETS TO BE KNOWN AS "MURRAY BURTON ACRES" THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND IS AS SHOWN ON THIS MAP.

George E. Fisher
SURVEYOR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD P. BURTON & ANNIE H. BURTON OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, NAMED AND CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS "MURRAY BURTON ACRES" A SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS MAP AS INTENDED FOR PUBLIC STREETS.

George E. Fisher
Clifford P. Burton
Afton S. Farnsworth
Vilite S. Chapman

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 17th DAY OF JUNE, A.D. 1946 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF SALT LAKE OF SAID STATE OF UTAH MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD P. BURTON & ANNIE H. BURTON THE SIGNERS OF THIS INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED.

RESIDING IN SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES 5/14/47

George A. Warden
NOTARY PUBLIC

PRESENTED TO THE BOARD OF COMMISSIONERS OF MURRAY CITY
AND THE CITY ENGINEER AUTHORIZED TO SIGN
Ernest Smith, Mayor
H. G. Holger, Engineer
P. P. Chapman, Recorder

DATE June 17, 1946 June 8, 1946 June 17, 1946

STATE OF UTAH - COUNTY OF SALT LAKE
Filed and recorded at the request of
R. J. CHAPMAN
July 26, 1946 #42374 In Book J of Plat Record
Page 10
County Recorder
County Recorder

1-104



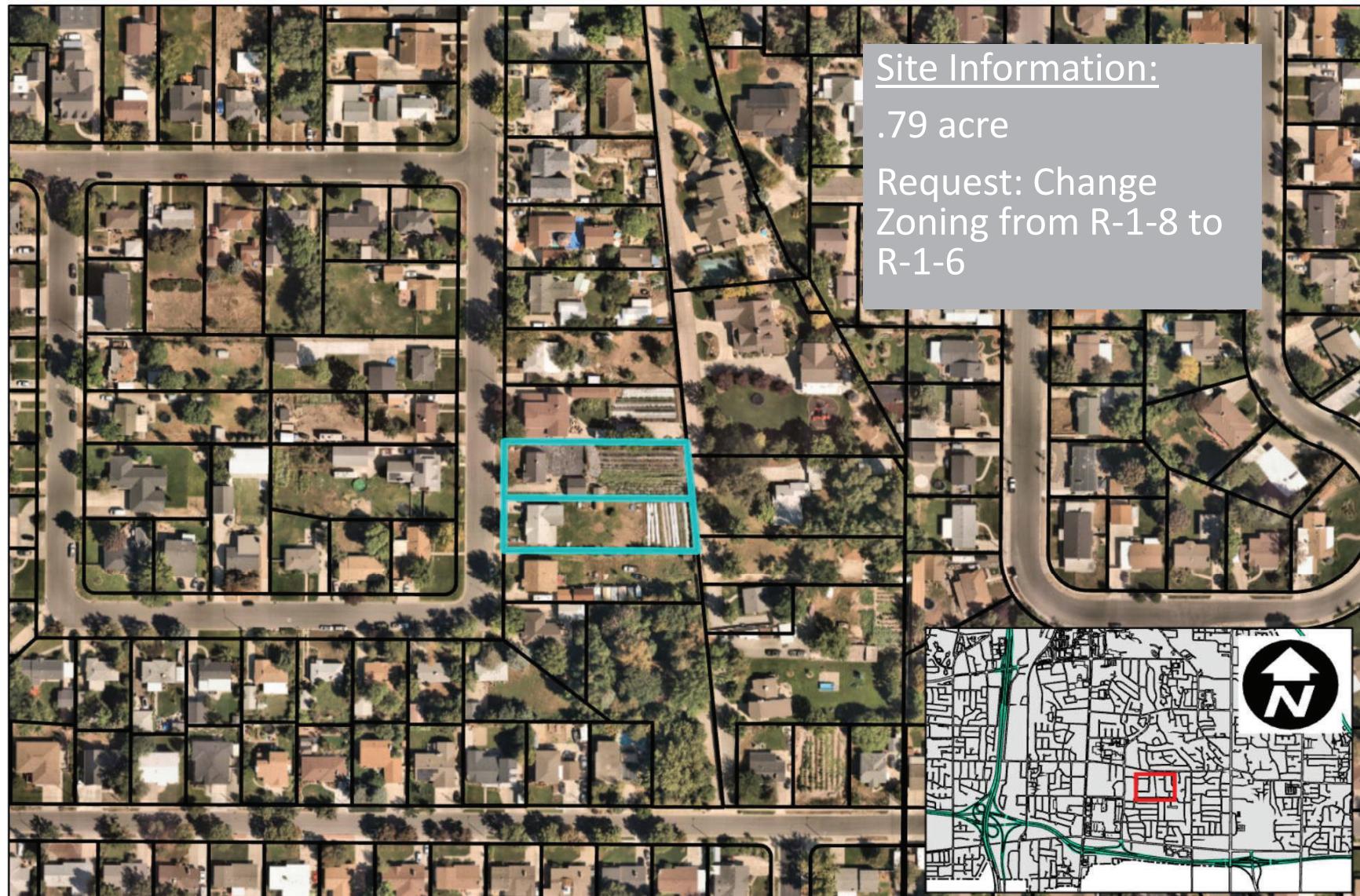
MURRAY CITY COUNCIL

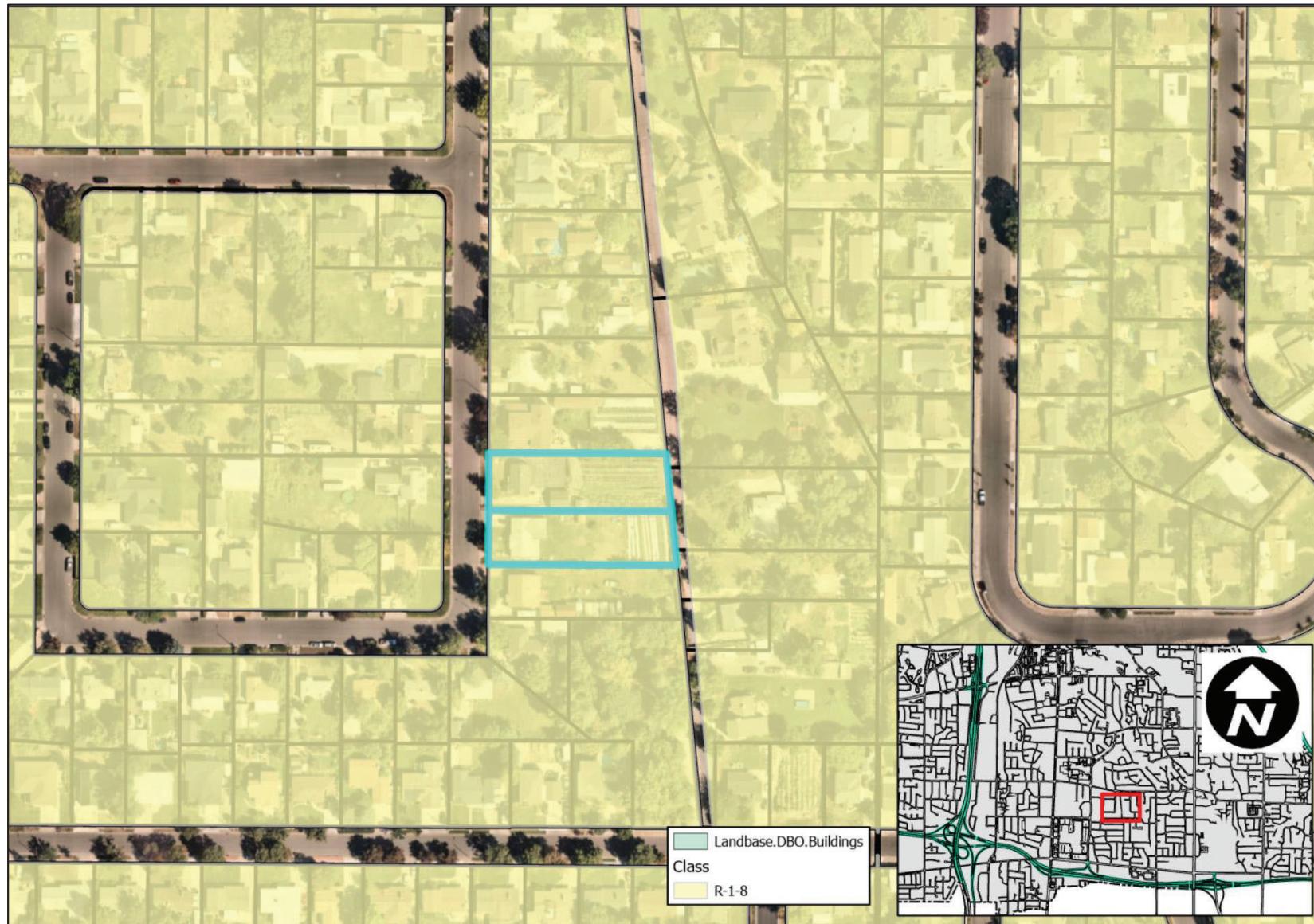


Paul Dodge

5991 & 6001 South Belview Avenue
Zone Map Amendment from R-1-8
to R-1-6









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


Permitted Uses in the R-1-8 Zone include single-family dwellings on 8,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-8 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**


Permitted Uses in the proposed R-1-6 include single-family dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

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



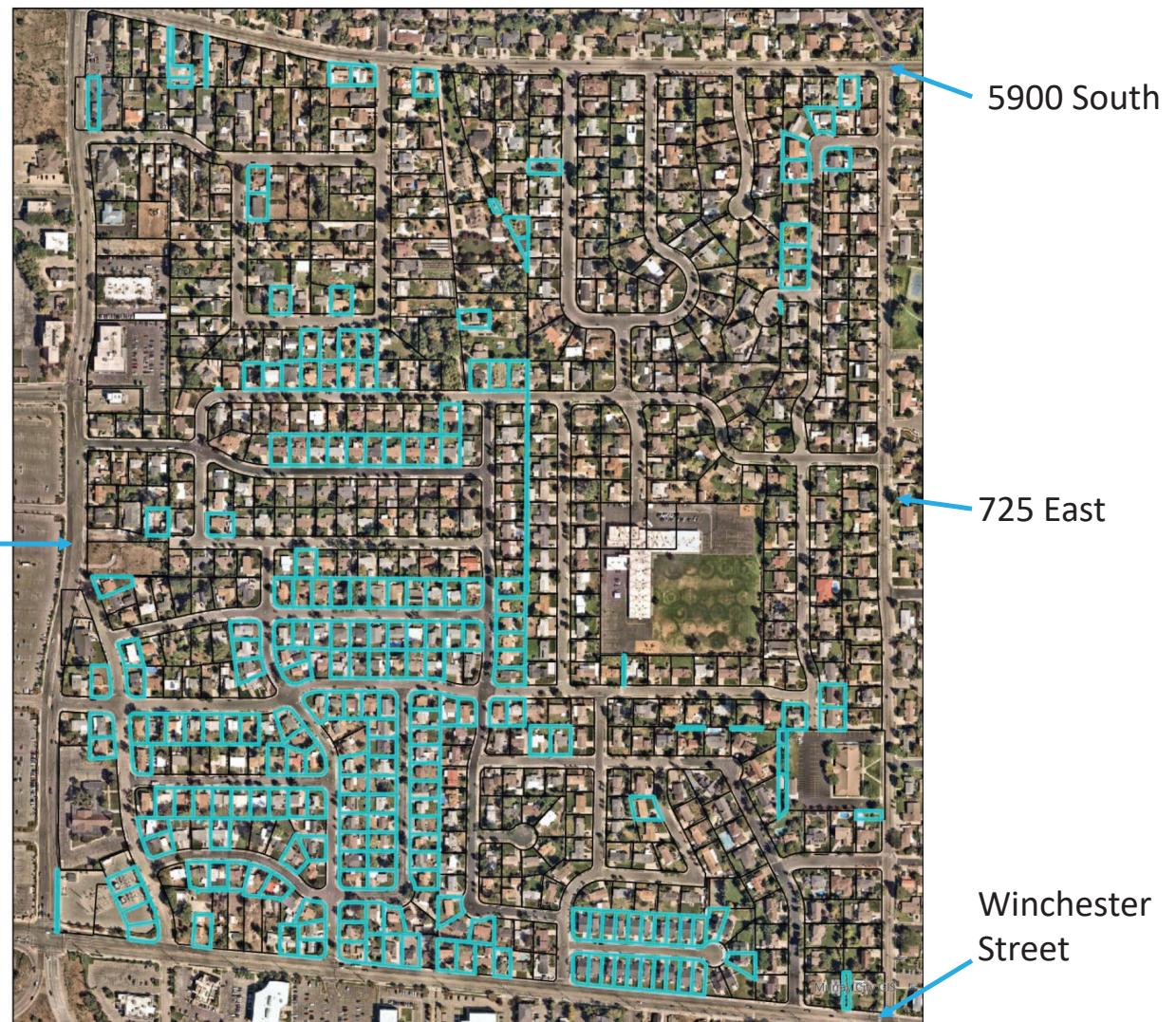
Zoning Standards

	R-1-8 (existing)	R-1-6
Single-Family Lot Size	8,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling



213 of 718 properties (29.6%)
are less than 8,000 sq.ft. all
located within the current
R-1-8 Zone.

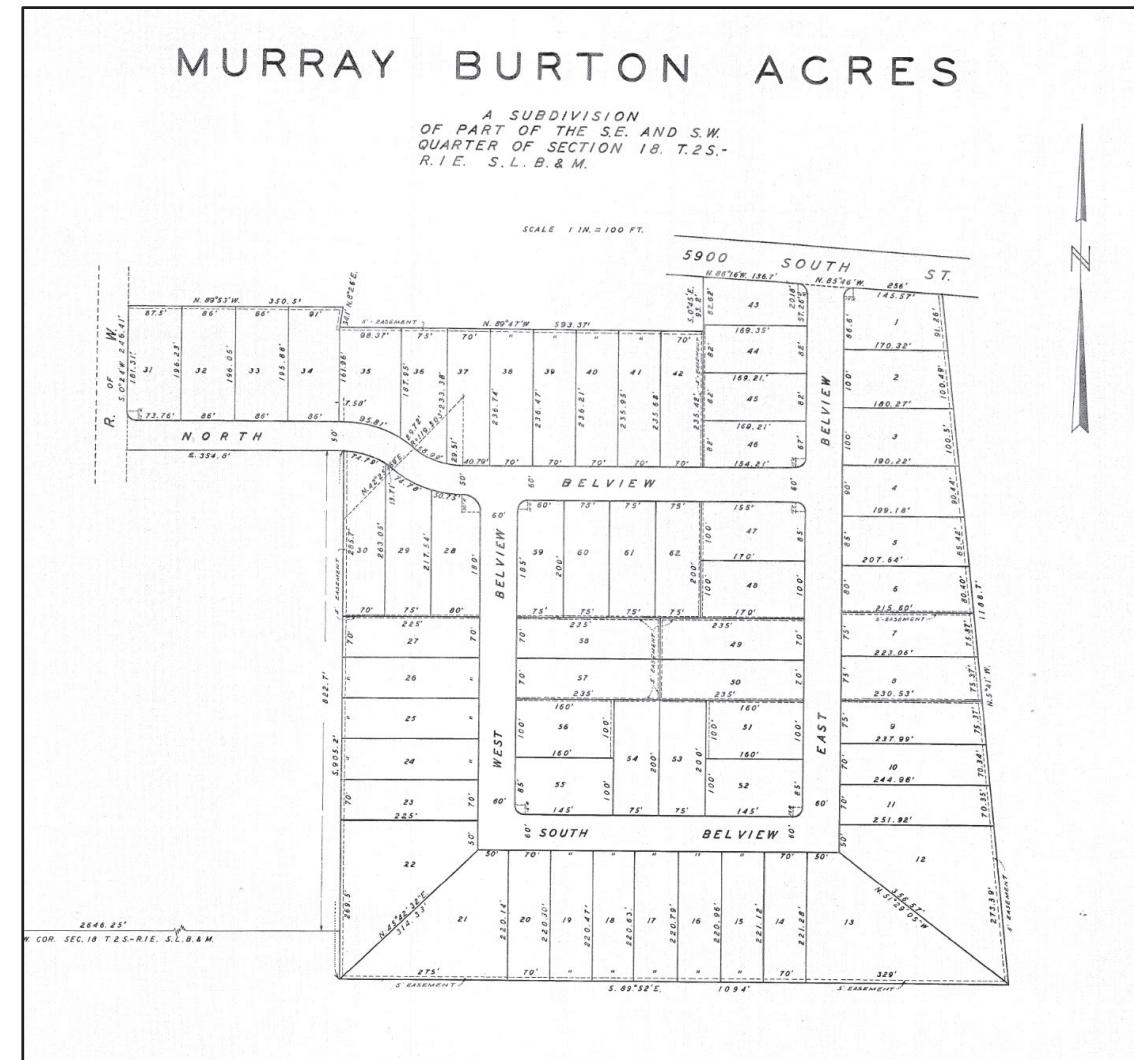
Fashion Blvd



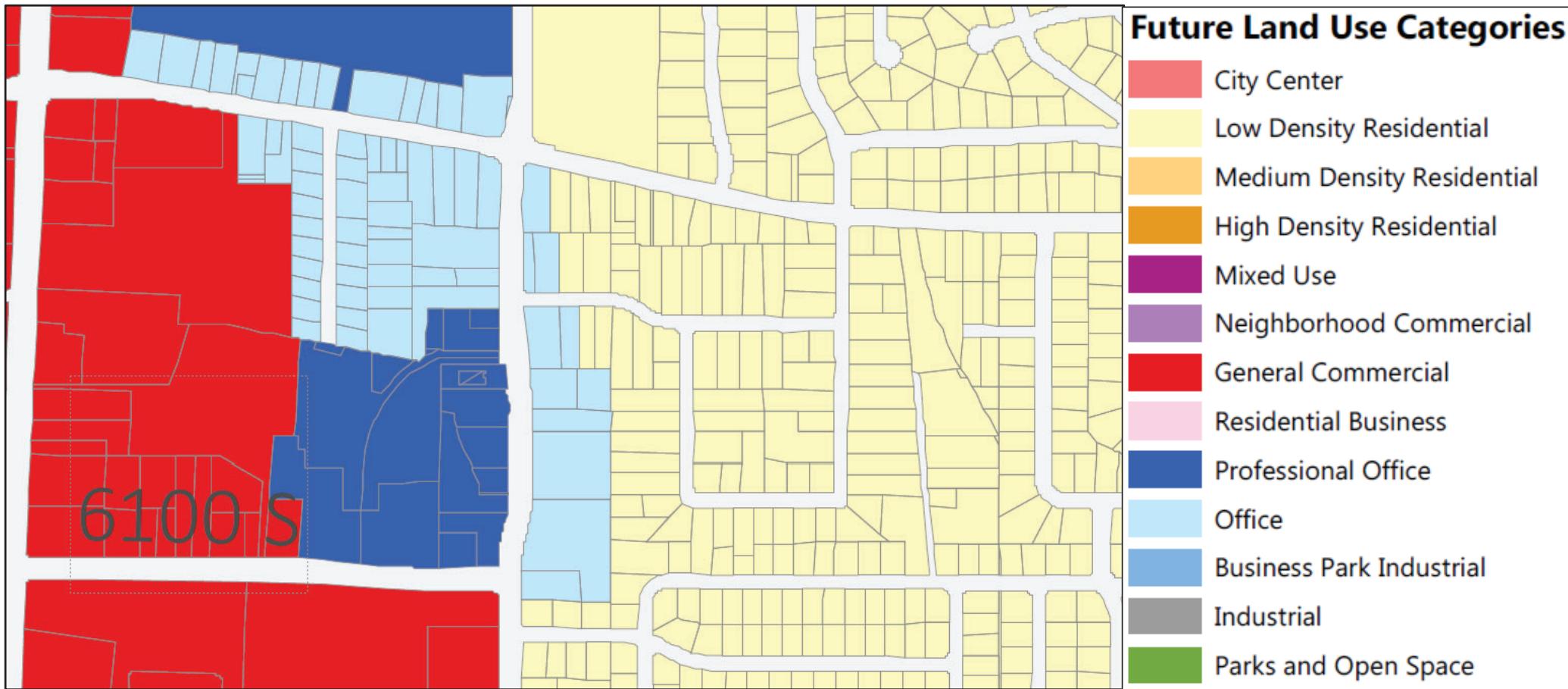
MURRAY BURTON ACRES

A SUBDIVISION
OF PART OF THE S.E. AND S.W.
QUARTER OF SECTION 18. T.2 S.-
R. I. E. S. L. B. & M.

Murray Burton Acres
Subdivision recorded in 1947.









General Plan

Objectives: Land Use & Urban Design

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

Objectives: Neighborhoods & Housing

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

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

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

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

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

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

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

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

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

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

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

FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 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-1-6 Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.
4. The proposed Zone Map Amendment is consistent with the 2017 General Plan.
5. The Murray City Planning Commission held a public hearing on March 21, 2024, and voted 5-0 to recommend approval of the request.

Staff & Planning Commission Recommendations

The Murray City Planning Commission and Planning Staff recommends that the City Council **APPROVE the requested amendment to the Zoning Map designation of the properties located at 5991 & 6001 South Belview Avenue from R-1-8, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential.**



MURRAY
CITY COUNCIL

Adjournment