



MURRAY
CITY COUNCIL

Committee of the Whole Meeting August 13, 2024



Murray City Municipal Council Committee of the Whole Meeting Notice August 13 2024

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 4:00 p.m. on Tuesday, August 13, 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

4:00 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes – None scheduled.

Discussion Items

1. Discuss an ordinance relating to land use; amends the General Plan from Office to Low Density Residential and amends the Zoning Map from G-O (General Office) to R-1-8 (Low Density Single Family) for the property located at 5172 South 935 East. Zac Smallwood presenting. (10 minutes)
2. Discussion on an ordinance relating to Land Use; Amending the Zoning Map from A-1 (Agricultural) to R-1-8 (Low Density) for the property located at 5712 South 800 West, Murray City. David Rodgers presenting. (10 minutes)
3. American Public Power Association (APPA) Conference Report. Rosalba Dominguez presenting. (10 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, August 9, 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



Discussion Items



Discussion Item #1



Yubaraj Saptoka

Committee of the Whole

Meeting Date: August 13, 2024

<p>Department Director</p> <p>Phil Markham</p> <p>Phone #</p> <p>801-270-2427</p> <p>Presenters</p> <p>Zachary Smallwood</p> <p>Required Time for Presentation</p> <p>10 Minutes</p> <p>Is This Time Sensitive</p> <p>No</p> <p>Mayor's Approval</p> <p></p> <p>Date</p> <p></p>	<p>Purpose of Proposal</p> <p>Amend General Plan & Zone Map. General Plan: Office to Low Density Residential. Zoning: G-O to R-1-8</p> <p>Action Requested</p> <p>General Plan Amendment & Zone Map Amendment</p> <p>Attachments</p> <p>Slides</p> <p>Budget Impact</p> <p>None Anticipated</p> <p>Description of this Item</p> <p>Yubaraj Sapkota has requested amendments to the Future Land Use and Zoning Maps in order to allow construction of a single-family residence on the subject property. The property is owned by the applicant.</p> <p>The subject property is comprised of one parcel with approximately 0.20 acres in the G-O, General Office Zoning District on the south side of Searle Ave and west of 1000 East.</p> <p>The Planning Commission voted 6-0 to recommend approval of the plan on June 6th, 2024.</p>
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Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 10th day of September, 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 consideration of amending the General Plan from Office to Low Density Residential and amending the Zoning Map from the G-O (General Office) zoning district to the R-1-8 (Low Density Single Family) zoning district for the property located at 5172 South 935 East, Murray, Utah.

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

DATED this 1st day of August 2024.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATE OF PUBLICATION: August 30, 2024
PH24-30

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 (*Murray City Code 17-04-140*)

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM OFFICE TO LOW DENSITY RESIDENTIAL AND AMENDS THE ZONING MAP FROM G-O (GENERAL OFFICE) TO R-1-8 (LOW DENSITY SINGLE FAMILY) FOR THE PROPERTY LOCATED AT 5172 SOUTH 935 EAST, MURRAY CITY

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

WHEREAS, the owner of the real property located at 5172 South 935 East, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property located at 5172 South 935 East as low density residential and to amend the Zoning Map to designate the property in an R-1-8 (Low Density Single Family) zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Murray City General Plan be amended to show a low density residential projected land use for the following described properties located at 5172 South 935 East, Murray, Salt Lake County, Utah:

Legal Description

Beginning at the intersection of the South right of way line of Searle Avenue and the West right of way line of 935 East street, said point being South 1058.477 feet, more or less, and West 616.29 feet, more or less, from the center of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 86°41' 00" West along the Monument line of said Searle Avenue 298.10 feet and South 25.04 feet and South 86°41' East along said South right of way line 87.24 feet; from a brass cap Monument located at the intersection with Searle Circle, and running thence North 86°41' West along said South right of way line 87.24 feet; thence South 103.67 feet; thence East 87.10 feet to a point on said West right of way line; thence North along said West right of way line 98.62 feet to the point of beginning.

Section 2. That the Zoning Map and the zone district designation for the described properties located at 5172 South 935 East be amended from the G-O (General Office) zone district to the R-1-8 (Low Density Single Family) zone district.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 10th day of September, 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2024.

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

FINDINGS OF FACT

There were no findings of fact for this meeting.

BUSINESS ITEMS

The applicants for the first two agenda items were not present. The Planning Commission moved on to the next agenda item.

GENERAL PLAN / ZONE MAP AMENDMENT

Yubaraj Sapkota - 5172 South 935 East - General Plan Amendment from Office to Low Density Residential and Zone Map Amendment from General Office (G-O) to Single Family Low Density Residential (R-1-8) - Project # 24-057 & 24-056

Yubaraj Sapkota and Subhadra k. Chaulagain were present to represent the request. Zachary Smallwood presented the applications for a general plan amendment from Office to Low Density Residential, as well as a zone map amendment from G-O (General Office) to R-1-8 Single-Family Low Density residential. He discussed the zoning standards and allowed uses for the G-O zone versus the R-1-8 zone. The request for the rezoning is so that the applicant can build a single-family home on the lot.

Chair Patterson opened the public comment period for this agenda item.

Keith Burnett spoke. He is the property owner to the south. He supports this application. He indicated that his sewer line runs through applicant's property. He wants to make sure the property owner is aware of it and takes that into consideration when building. Mr. Burnett provided a map to the applicant.

Chair Patterson closed the public comment for this agenda item.

Mr. Smallwood said the issue regarding the sewer line will be addressed when the applicant applies for a building permit. The applicant will need to work with Cottonwood Improvement District regarding the sewer line to determine what needs to be done.

Commissioners Milkavich and Henrie expressed concern about the viability of building a home on the property due to the issues with the sewer line. Mr. Smallwood said that will be determined in the next phase of development.

Vice Chair Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5172 South 935 East from Office to Low Density Residential.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Hacker
A Milkavich

A Henrie
A Hristou
A Pehrson

Motion passes: 6-0

Vice Chair Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map designation of the property located at 5172 South 935 East from G-O, General Office, to R-1-8, Single Family Low Density Residential as described in the Staff Report.

Seconded by Commissioner Pehrson. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson

Motion passes: 6-0

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

Halatapu Community Cultural Center - 5284 South Commerce Drive C154, C134, C104 - Community Cultural Center - Project # 24-059

Kalolaine (Karyl) Vaitai was present to represent the request. Zachary Smallwood presented the request for conditional use permit approval to operate a community center at the property. He provided a map of the floor plan for the commissioners to review. The business is in the C-D (Commercial Development) zone, which allows for community gathering spaces. They will share access to parking with three buildings on the site. He said that the parking for the center is more complicated than usual because the city doesn't have specific standards for a cultural center. He said it will be within the Planning Commission's purview to make a recommendation on parking based upon sound judgment. He said, per the Building Division's review, that as long as the occupancy stays below 49 building occupants at any given time that they're not required to go through a change-of-use procedure. Staff felt this would be sufficient parking and they don't foresee an issue. Mr. Smallwood said that the property landscaping needs to be addressed. Mark Boren, Murray City Code Enforcement Administrator, will work with them during the business licensing section to do some updates to the landscaping. The proposed use for community cultural center is allowed in the C-D zone, subject to a conditional use permit approval. Staff recommends that the Planning Commission approve the conditional use permit to allow the community cultural center.

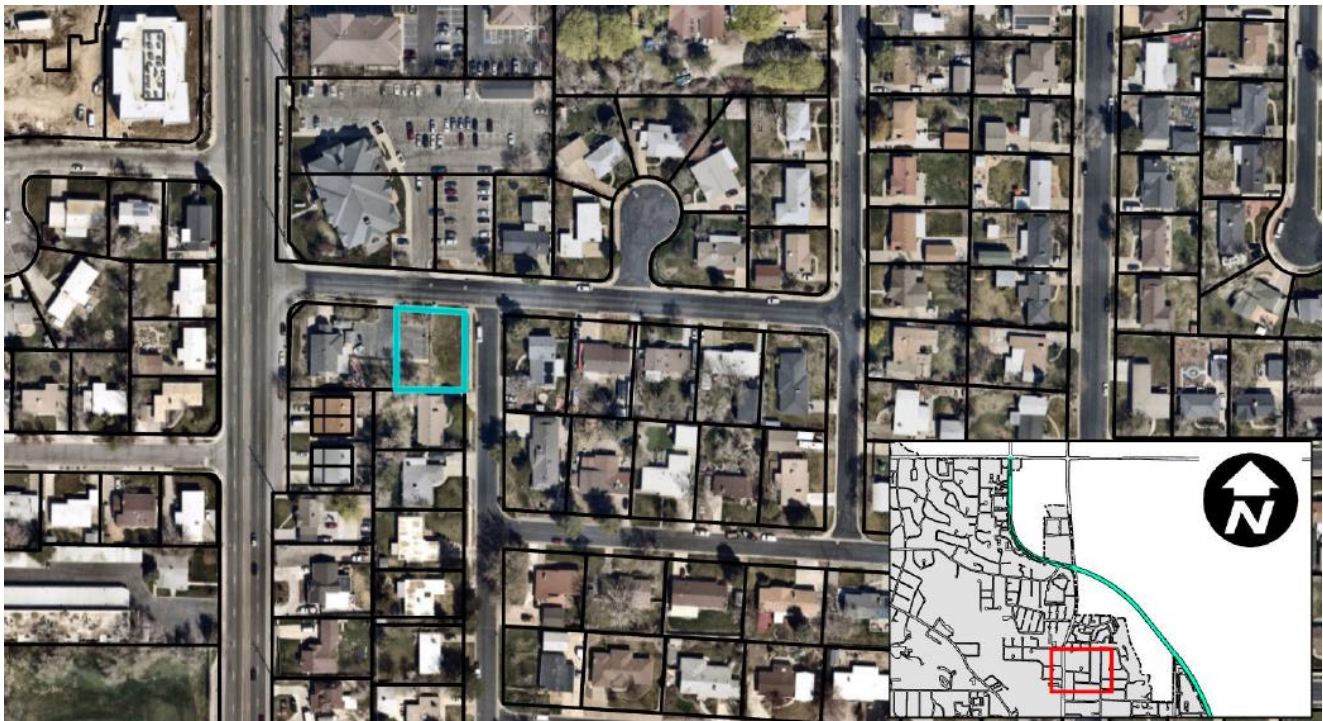
Commissioner Henrie asked if the community center will be sharing restroom facilities with other businesses on that floor. Mr. Smallwood said that they will.

Commissioner Henrie confirmed that the hours of operation would be outside standard office hours. Mr. Smallwood said that's correct.



AGENDA ITEMS # 06 & 07 - Yubaraj Sapkota

ITEM TYPE:	General Plan & Zone Map Amendment		
ADDRESS:	5172 South 935 East	MEETING DATE:	June 6 th , 2024
APPLICANT:	Yubaraj Sapkota, Subhadra k. Chaulagain	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	22-08-377-028	PROJECT NUMBER:	24-019 & 24-020
CURRENT ZONE:	G-O, General Office	PROPOSED ZONES:	R-1-8, Single Family Low Density
Land Use Designation	Office	PROPOSED DESIGNATION	Low Density Residential
SIZE:	0.20 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject property to construct a home on the property.		



I. BACKGROUND

Yubaraj Sapkota has requested amendments to the Future Land Use and Zoning Maps in order to allow construction of a single-family residence on the subject property. The property is owned by the applicant.

The subject property is comprised of one parcel with approximately 0.20 acres in the G-O, General Office Zoning District on the south side of Searle Ave and west of 1000 East.

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

II. ANALYSIS

Zoning Considerations

The subject property is in the G-O, General Office Zoning District. Most of the properties nearby have been developed as single-family residential subdivisions except for properties facing 900 East. Staff supports the proposed general plan and zone map amendments noting that the potential development into a single-family residence facilitates additional reinvestment into the area and provides much-needed housing into the city.

Allowed Land Uses

The most significant difference between the allowable uses in the existing G-O Zone and the proposed R-1-8 Zone is the allowed residential density. Differences and similarities of the two different zones are shown below:

- **Existing G-O, General Office Zone:**
Permitted Uses in the G-O Zone largely include professional office type uses and is used as a buffer between residential and heavier commercial and/or industrial uses. These typically include: utilities, medical cannabis pharmacies, Massage therapy, Business services, Governmental services, Charter Schools, Miscellaneous services, Shoe repair services, and Optical Shops.

Conditional Uses in the G-O Zone include: retirement homes, communications, Utilities, Travel agencies, Restaurants, Body art studios, as well as Nursery, primary, and secondary education.
- **Proposed R-1-8, Single Family Low Density Residential Zone:**
Permitted Uses in the proposed R-1-8 include single-family detached dwellings on 8,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-8 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 G-O and proposed R-1-6 zones are summarized in the table below.

	G-O (existing)	R-1-8
Single-Family Lot Size	Not allowed	8,000 ft ² min per lot
Height	30'	35'
Front yard setback	20'	25'
Rear Yard setback	None (20' if abutting residential)	25'
Side Yard setbacks	10'	8' minimum, with 20' total
Corner Yard setback	20'	20'
Parking Required	4 off-street parking per 1000 square feet.	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zones.

General Plan Considerations

For staff to support the Zone Map amendment to R-1-8, the applicant has also made an application for a General Plan amendment to modify the Future Land Use designations of the subject property from Office to Low Density Residential. General Plans are not intended to be static documents and may be reviewed as changes in attitudes, market conditions, and individual property circumstances occur. Significant evaluations and revisions are common every five to ten years, and in growing and complex communities like Murray, it is reasonable to expect that additional adjustments may be appropriate and should be considered individually.

Future Land Use Map Designations

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

Use designations described above to “Low Density Residential”.

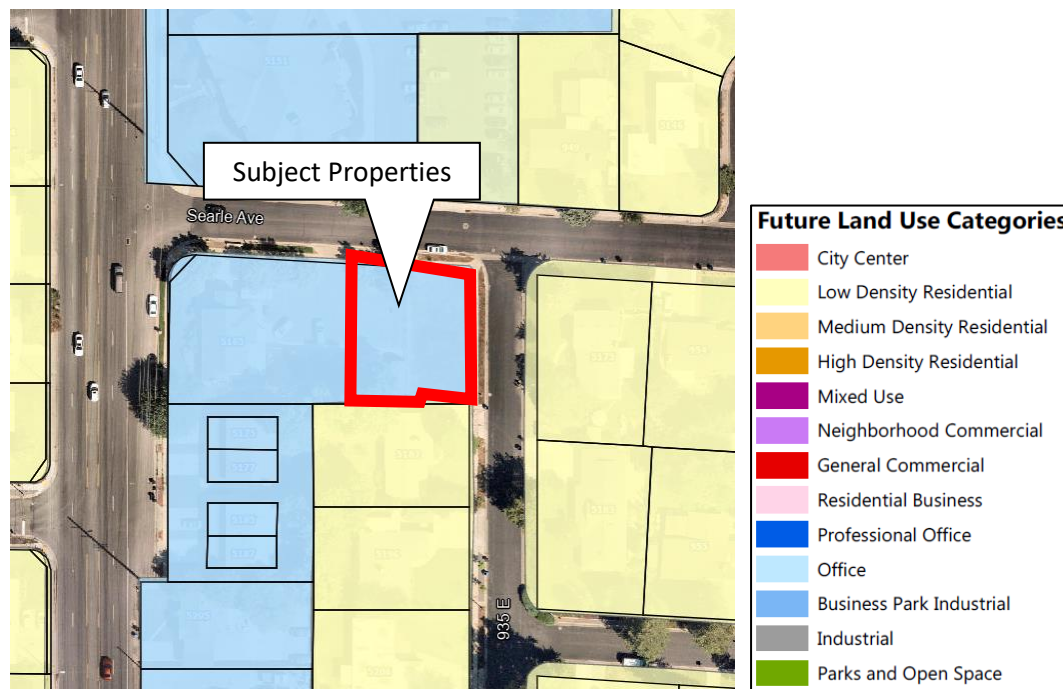


Figure 2: Future Land Use Map segment

- Existing: The properties are currently designated as “Office”. This was anticipated to be redeveloped as the neighboring property built a larger office building. Since the COVID-19 pandemic, there has been a significant decline in office users and an increased need in housing. The owner of the office to the west, previously owned both parcels, and submitted a lot line adjustment to allow for this property to be large enough to develop into a single family dwelling.
- Proposed: The Low-Density Residential 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. Densities should range between 1 and 8 units per acre. Corresponding Zones are:
 - 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

The Low-Density Residential categories assume that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).”

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-1-8 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”.

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. 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.

III. 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. All departments indicated that there are no concerns with the proposed request to change the Future Land Use Map or Zone Map.

IV. PUBLIC COMMENTS

Twenty-Eight (28) 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.

V. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for greater cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from G-O to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-8 Zone.

4. The proposed Zone Map Amendment from G-O to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow appropriate development of the subject property.

VI. STAFF RECOMMENDATION

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

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5172 South 935 East from Office to Low Density Residential.**

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 5172 South 935 East from G-O, General Office to R-1-8, Single Family Low Density Residential as described in the Staff Report.**

Call is Better!!

GENERAL PLAN AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: _____

Map Amendment: X

Applicant Information

Name: YUBARAJ SAPKOTA / SUBHADRA K CHAULAGATIN

Mailing Address: 1084 E Chevy Chase Dr City: Murray State: UT ZIP: 84117

Phone #: 801 541 1744 Fax #: _____ Email Address: naba_sapkota@yahoo.com

Property Owner's Information (If different)

NABA

Name: 935 E 5172 South

Mailing Address: _____ City: Murray State: UT ZIP: 84117

Phone #: 801 541 1744 Fax #: _____ Email Address: Same as Both

Application Information

For Map Amendments:

Property Address: 935 E 5172 South Murray UT 84117

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): .02 Land Use Designation: G O Proposed: R. 1.8

For Text Amendments:

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

Please change it as soon as possible

Authorized Signature: A219 Date: 05-08-24

For Office Use Only

Project Number: P2-24-057 Date Accepted: 5/9/24

Planner Assigned: _____

Property Owners Affidavit

I (we) YUBARAJ SAPKOTA/SUBHADRA K. CHAULAGAIN, 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.

Yubraj Sapkota
Owner's Signature

Subhadra K. Chaulagain
Owner's Signature (co-owner if any)

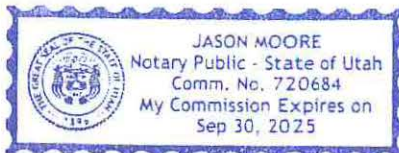
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 26 day of April, 2024.

[Signature]
Notary Public



Residing in Salt Lake county
My commission expires: Sep 30, 2025

Agent Authorization

I (we), YUBARAJ SAPKOTA/SUBHADRA K. CHAULAGAIN, the owner(s) of the real property located at 935 E 5172 SOUTH MURRAY in Murray City, Utah, do hereby appoint YUBARAJ SAPKOTA, 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.

Yubraj Sapkota
Owner's Signature

Subhadra K. Chaulagain
Owner's Signature (co-owner if any)

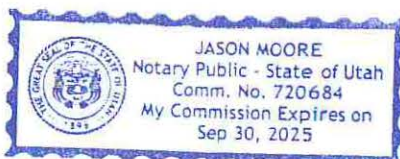
State of Utah

§

County of Salt Lake

On the 26 day of April, 2024, personally appeared before me Yubraj Sapkota & Subhadra Chaulagain the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public



Residing in: Salt Lake county
My commission expires: Sep 30, 2025

ZONING AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: _____

Map Amendment: X

Applicant Information

Name: YUBARAJ SAPKOTA / SUBHADRA K CHAULAGAIN

Mailing Address: 1084 E CHEVY CHASE DR City: MURRAY State: UT ZIP: 84117

Phone #: 801 541 1744 Fax #: _____ Email Address: naba-sapkota@yahoo.com

Property Owner's Information (If different)

Name: YUBARAJ SAPKOTA / Subhadra K CHAULAGAIN

Mailing Address: 1084 E Chevy Chase Dr City: Murray State: UT ZIP: 84117

Phone #: 801 541 1744 Fax #: _____ Email Address: naba_sapkota@yahoo.com

Application Information

For Map Amendments:

Property Address: 935 East 5172 South Murray UT 84117

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): .20 Existing Zone: G.O Proposed: R-1.8

Request Complies with General Plan: Yes: _____ No: X

For Text Amendments:

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

I want to build the house on this parcel that why I want CHANGE
Zoning from General office to R-1.8. I will submit the
plan detail After Zone change APPROVAL (04-25-2024)

Authorized Signature: AzA Date: 04-25-2024

For Office Use Only

Project Number: PZ-24-056 Date Accepted: 5/9/24

Planner Assigned: _____

Property Owners Affidavit

I (we) YUBARAJ SARKOTA/SUBHADRA K. CHAULAGAIN, 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.

Arin Arin
Owner's Signature

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

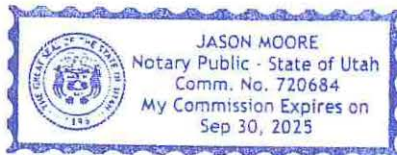
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 26 day of April, 2024.

[Signature]
Notary Public



Residing in Salt Lake county
My commission expires: Sep 30, 2025

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.

Arin
Owner's Signature

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

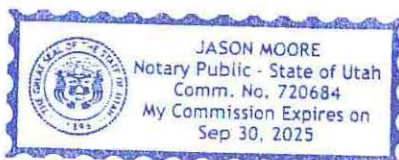
State of Utah

§

County of Salt Lake

On the 26 day of April, 2024, personally appeared before me Yubraj Sarkota & Subhadra Chaulagain the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public



Residing in: Salt Lake county
My commission expires: Sep 30, 2025

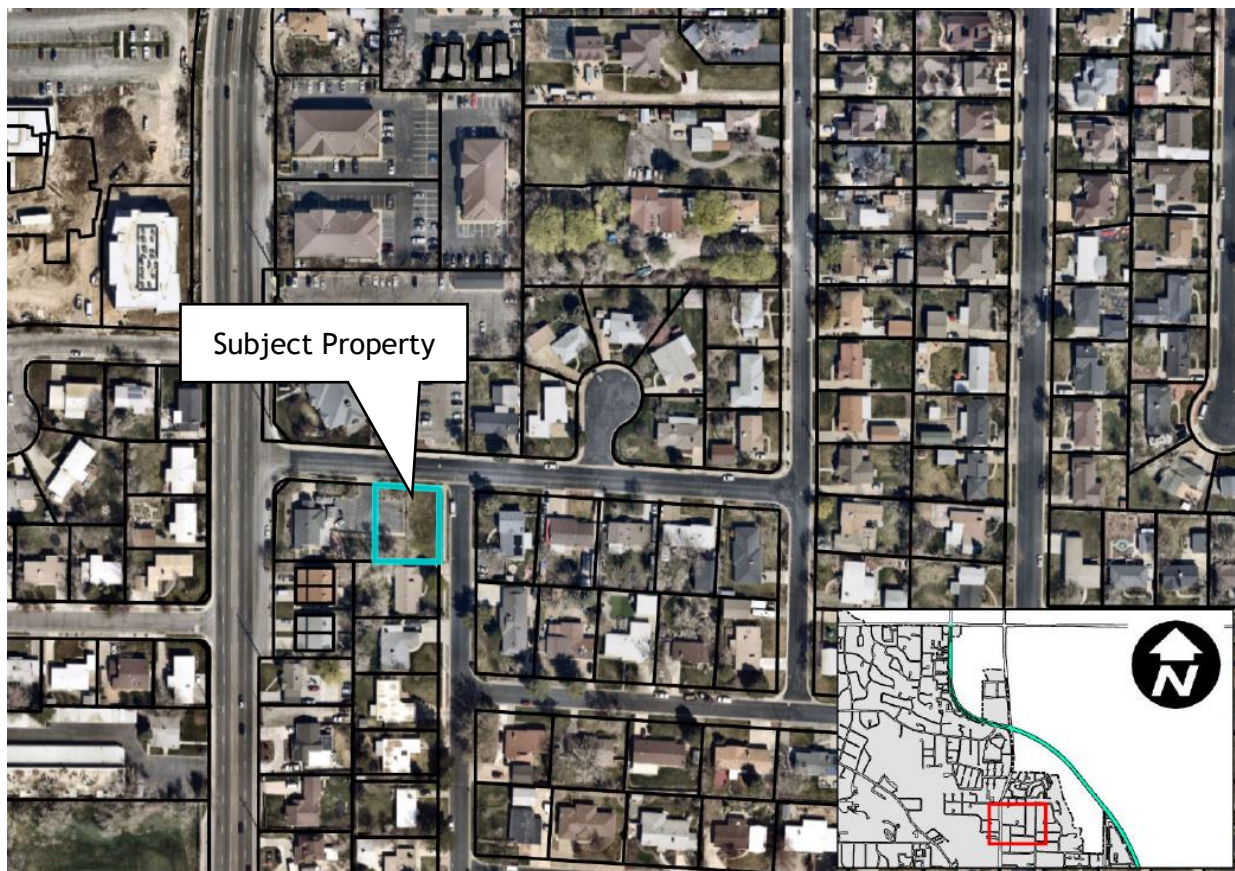


NOTICE OF PUBLIC HEARING

June 6th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, June 6th, 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 **Yubaraj Sapkota & Subhadrak Chaulagain** for the property located at 935 East 5172 South. The applicant's request is a General Plan and a Zoning Amendment to change the property from G-O, General Office to R-1-8, Single Family Low Density. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please 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

Public Notice Dated | May 21st, 2024

935 East 5172 South

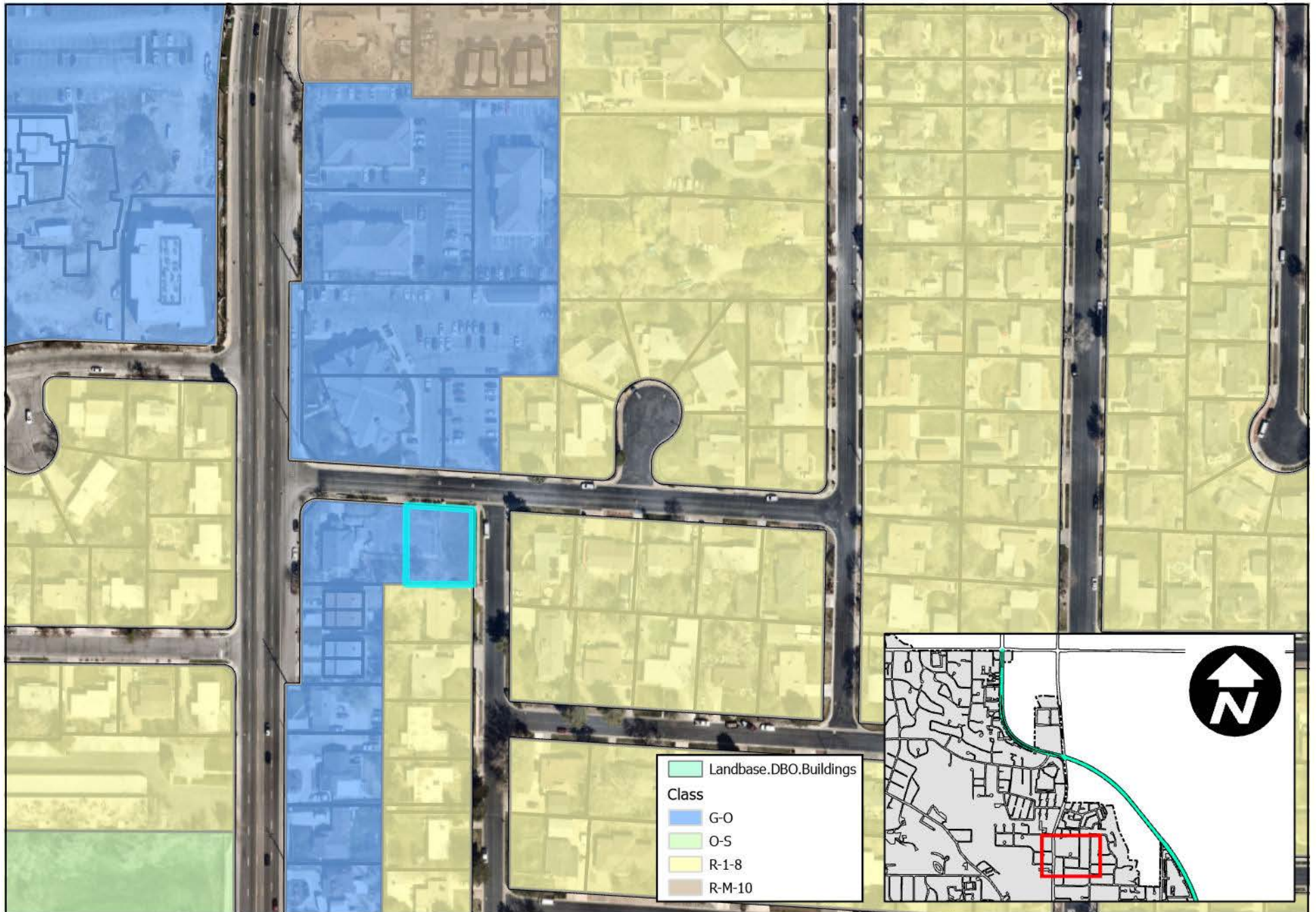


Exhibit "A"

Beginning at the intersection of the South Right of way line of Searle Avenue and the West right of way line of 935 East street, said point being South 1058.477 feet, more or less, and West 616.29 feet, more or less, from the center of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 86°41'00" West along the Monument line of said Searle Avenue 298.10 feet and South 25.04 feet and South 86°41' East along said South right of way line 87.24 feet; from a brass cap Monument located at the intersection with Searle Circle, and running thence North 86°41' West along said South right of way line 87.24 feet; thence South 103.67 feet; thence East 87.10 feet to a point on said West right of way line; thence North along said West right of way line 98.62 feet to the point of beginning.

Tax I.D. Number: 22-08-377-028

14167449 B: 11452 P: 7525 Total Pages: 2
10/25/2023 03:26 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - HIGHLAND
6975 S UNION PARK CTR STE 120 MIDVALE, UT 840476094

Recording Requested by:
First American Title Insurance Company
6975 S Union Park Center, Ste 120
Cottonwood Heights, UT 84047
(801)924-5370

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Yubaraj Sapkota and Subhadra K.
Chaulagain
1084 E Chevy Chase Lane
Salt Lake City, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **13742-6277390 (JV)**
A.P.N.: **22-08-377-028-0000**

Ashlind Enterprises, LLC, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Yubaraj Sapkota and Subhadra K. Chaulagain, Joint Tenants, Grantee, of **Salt Lake City**, County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SEARLE AVENUE AND THE WEST RIGHT OF WAY LINE OF 935 EAST STREET, SAID POINT BEING SOUTH 1058.477 FEET, MORE OR LESS, AND WEST 616.29 FEET, MORE OR LESS, FROM THE CENTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 86°41'00" WEST ALONG THE MONUMENT LINE OF SAID SEARLE AVENUE 298.10 FEET AND SOUTH 25.04 FEET AND SOUTH 86°41' EAST ALONG SAID SOUTH RIGHT OF WAY LINE 87.24 FEET; FROM A BRASS CAP MONUMENT LOCATED AT THE INTERSECTION WITH SEARLE CIRCLE, AND RUNNING THENCE NORTH 86°41' WEST ALONG SAID SOUTH RIGHT OF WAY LINE 87.24 FEET; THENCE SOUTH 103.67 FEET; THENCE EAST 87.10 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE 98.62 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 25**, 2023.

Ashlind Enterprises, LLC

By: Michael T. Singleton
Name: Michael T. Singleton
Title: Member

By: Susan M. Singleton
Name: Susan M. Singleton
Title: Member

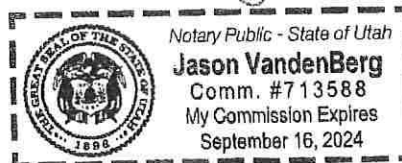
STATE OF UTAH)
County of SALT LAKE) ss.

On October 25, 2023, before me, the undersigned Notary Public, personally appeared **Michael T. Singleton and Susan M. Singleton, Members of Ashlind Enterprises, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/16/24

Notary Public





MURRAY CITY COUNCIL



Yubaraj Sapkota

General Plan Amendment from Office to Low
Density Residential

Zone Map Amendment from G-O to R-1-8

5172 South 935 East

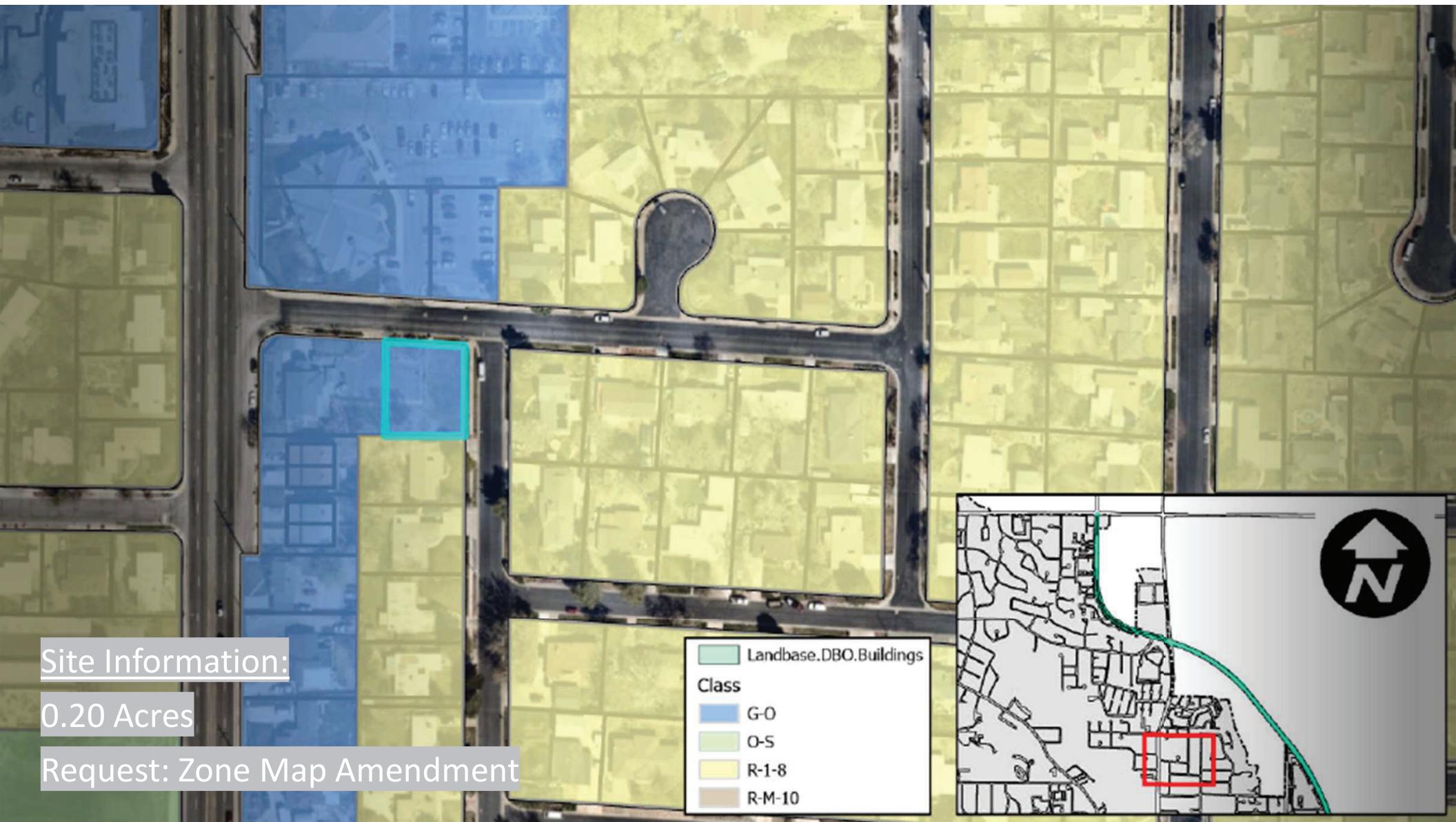




Site Information:

0.20 Acres

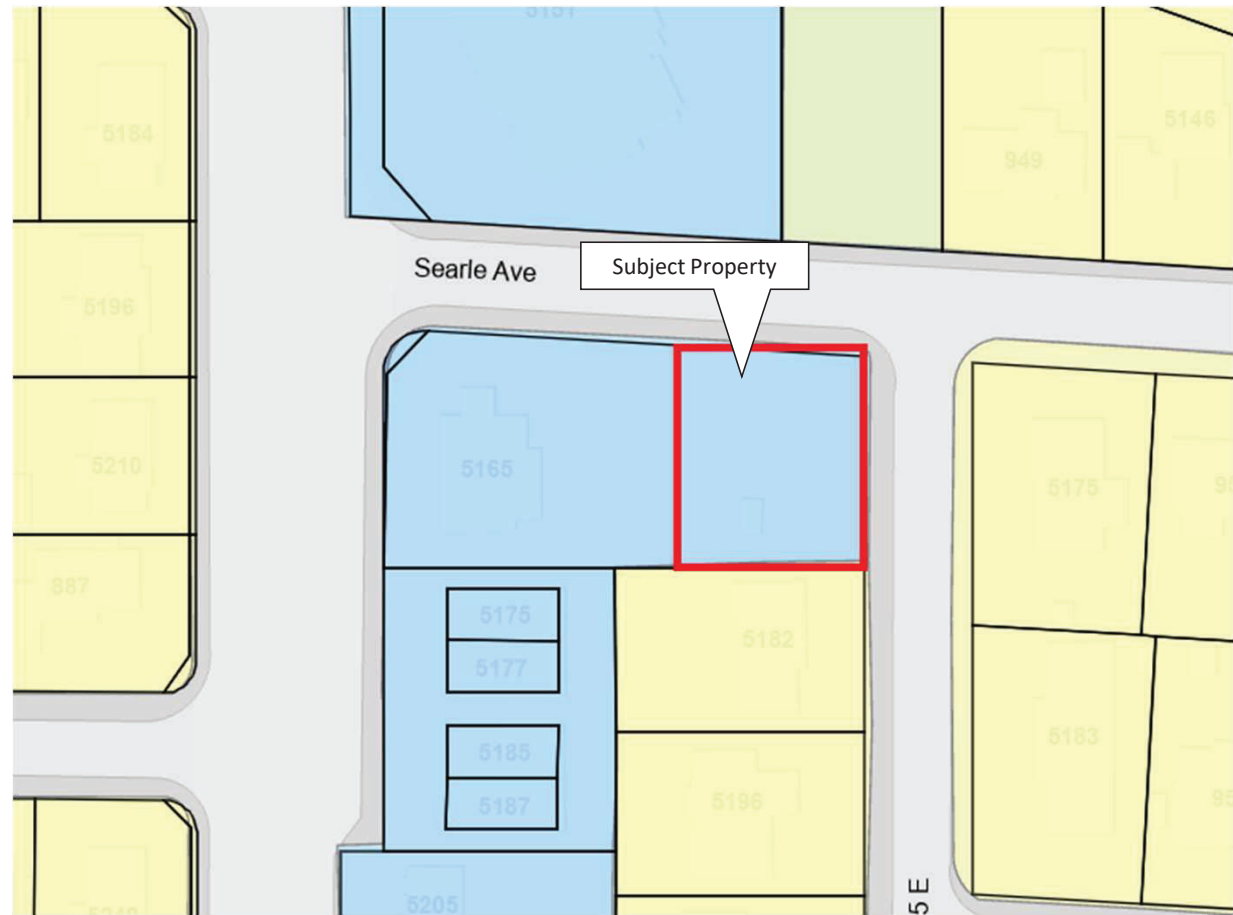
Request: Zone Map Amendment



Future Land Use Map

Future Land Use Categories

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



Zoning Standards

	G-O	R-1-8 (proposed)
Single-Family Lot Size	None	8,000 ft² min per lot
Height	30'	35'
Front yard setback	20'	25'
Rear Yard setback	20'	25'
Side Yard setbacks	None, 20' if abutting a residential zone.	8', total 20'
Corner Yard setback	20'	20'
Parking Required	General Office is 4 stalls per 1000sqft.	2 spaces per dwelling

Allowed Land Uses

The most significant difference between the allowable uses in the existing G-O Zone and the proposed R-1-8 Zone is the allowed residential density. Differences and similarities of the two different zones are shown below:

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

Permitted Uses in the G-O Zone largely include professional office type uses and is used as a buffer between residential and heavier commercial and/or industrial uses. These typically include: utilities, medical cannabis pharmacies, Massage therapy, Business services, Governmental services, Charter Schools, Miscellaneous services, Shoe repair services, and Optical Shops.

Conditional Uses in the G-O Zone include: retirement homes, communications, Utilities, Travel agencies, Restaurants, Body art studios, as well as Nursery, primary, and secondary education.

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

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

Conditional Uses in the proposed R-1-8 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.

Findings

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for greater cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from G-O to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-8 Zone.
4. The proposed Zone Map Amendment from G-O to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow appropriate development of the subject property.
5. The Murray City Planning Commission held a Public Hearing on June 6, 2024 and voted 6-0 to forward a recommendation of approval.

Recommendation

The Murray City Planning Commission and Planning Staff recommends that the City Council approve an ordinance relating to Land Use; Amends the General Plan from Office to Low Density Residential and amends the Zoning Map from G-O, General Office to R-1-8, Low Density Single Family for the property located at 5172 South 935 East, Murray City.



THANK YOU!





MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Community and Economic Development

Brent & Lucinda Milne
5712 South 800 West

Council Action Request

Committee of the Whole

Meeting Date: August 13, 2024

Department Director Phil Markham Phone # 801-270-2427 Presenters David Rodgers	Purpose of Proposal Amend Zone Map. Zoning: A-1 to R-1-8 Action Requested Zone Map Amendment Attachments Slides Budget Impact None Anticipated Description of this Item Lucinda and Brent Milne are requesting a zone map amendment of a parcel with a single-family home from the A-1 Zone to the R-1-8 Zone. This zone change is to facilitate a future subdivision amendment which will adjust the lot line between the neighbors to the south to allow for future in-fill development. The reason for the zone change is to ensure that when the lot lines are adjusted that there will not be a parcel located within the city that staggers two zones. The Planning Commission conducted a public hearing on June 6, 2024 and voted 7-0 recommending that City Council approve the requested changes.
Required Time for Presentation 10 minutes Is This Time Sensitive No Mayor's Approval Date July 18, 2024	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 10th day of September, 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 A-1 (Agricultural) zoning district to the R-1-8 (Single Family Low-Density) zoning district for the property located at 5712 South 800 West, 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 1st day of August 2024.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATE OF PUBLICATION: August 30, 2024
PH24-31

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 (*Murray City Code 17-04-140*)

ORDINANCE NO. 24-_____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM A-1 (AGRICULTURAL) TO R-1-8 (SINGLE FAMILY LOW-DENSITY) FOR THE PROPERTY LOCATED AT 5712 SOUTH 800 WEST SOUTH, MURRAY CITY

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

WHEREAS, the owner of the real property located at 5712 South 800 West, Murray, Utah, has requested a proposed amendment to the Zoning Map to designate the property in an R-1-8 (Single Family Low-Density) zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation for the described property located at 5712 South 800 West, Murray, Utah be amended from the A-1 (Agricultural) zone district to the R-1-8 (Single Family Low-Density) zone district:

Legal Description

LOT 6, MILNE-AIRE ESTATES SUBDIVISION, according to the official plat thereof as recorded in the office 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 10TH day of September, 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2024.

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

Kalolaine (Karyl) Vaitai approached the podium. Chair Patterson asked if she had reviewed and could comply with the conditions. She indicated that she could.

Chair Patterson asked if they will be able to keep the occupancy below 49 occupants. Ms. Vaitai said they can. She also said that parking won't be an issue due to the hours of operation.

Ms. Vaitai shared how important it is to have the cultural center for the Polynesian community in helping them to maintain and pass on their culture.

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

Commissioner Pehrson made a motion to approve a Conditional Use Permit to allow a Community Cultural Center business at the property addressed 5284 South Commerce Drive Units C154, C134, and C104, subject to the following conditions:

1. The applicant shall ensure that a minimum of 49 parking spaces (or if a change of occupancy is required, the maximum occupant load) are provided on site.
2. The property owner shall work with the Code Services Administrator and Planning Division staff to provide a landscaping plan that meets the requirements of Chapter 17.68 Landscape Requirements.
3. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain Murray City Building permits for any interior remodeling or changes to the building.
6. The applicant shall obtain a sign permit for any new attached or detached signs proposed for the business.

Commissioner Pehrson seconded. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson

Motion passes: 6-0

ZONE MAP AMENDMENT (Continued)

Brent and Lucinda Milne - 5712 South 800 West - Zone Map Amendment from A-1, Agricultural to R-1-8, Single Family Low Density Residential - Project # 24-054

The applicant was not present for this agenda item. They had a representative present. The commissioners discussed whether they could proceed with the agenda item without the applicant

present. They decided that, because there were no conditions associated with this application, they could proceed.

David Rodgers presented the application to amend the zoning of the subject property. This change is to facilitate a future subdivision amendment, which will adjust the lot line between the neighbors to the south to allow for future infill development. The reason for the zone change is to ensure that when the lot lines are adjusted, that there will not be a parcel located within the city that staggers two different zones. Mr. Rodgers described the similarities and differences between the A-1 zone and the R-1-8 zone. The zone map amendment conforms to goals and objectives of the Murray General Plan. Staff recommends the planning commission forward a recommendation of approval to the City Council.

Chair Patterson had the applicant's representative, Neil Milne, approach the podium to discuss the application.

Mr. Milne explained that the main reason for the request is so that property lines aren't going through existing structures.

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

Commissioner Milkavich made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map designation of the property located at 5712 South 800 West from A-1, Agricultural to R-1-8, Single Family Low Density Residential as described in the Staff Report.

Vice Chair Hacker seconded. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

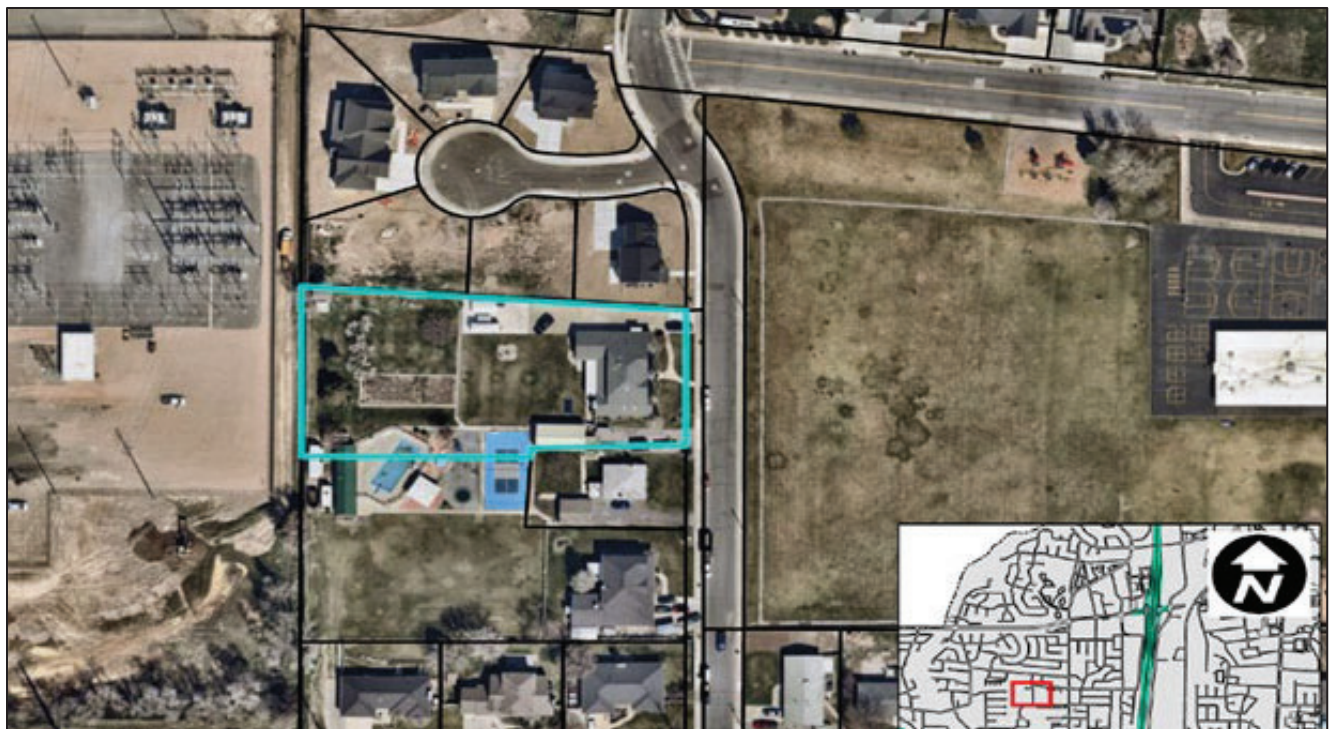
Mr. Smallwood informed the commissioners that the June 20th meeting will have several agenda items to attend to – there will be nine items.

The next scheduled meeting will be held on Thursday, June 20, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.



AGENDA ITEMS # 07 - Milne Property

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	5712 South 800 West	MEETING DATE:	June 6 th , 2024
APPLICANT:	Brent & Lucinda Milne	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-14-270-011	PROJECT NUMBER:	24-054
CURRENT ZONE:	A-1, Agricultural	PROPOSED ZONES:	R-1-8, Single Family Low Density
Land Use Designation	Residential Single Family Low Density	PROPOSED DESIGNATION	Low Density Residential
SIZE:	1.07 acres		
REQUEST:	The applicant would like to amend the Zoning of the subject property to bring it in line with most of the surrounding properties that share the same use.		



I. BACKGROUND

Lucinda and Brent Milne are requesting a zone map amendment of a parcel with a single-family home from the A-1 Zone to the R-1-8 Zone. This zone change is to facilitate a future subdivision amendment which will adjust the lot line between the neighbors to the south to allow for future in-fill development. The reason for the Zone change is to ensure that when the lot lines are adjusted that there will not be a parcel located within the city that staggers two zones.

The subject property consists of one parcel that is 1.07 acres in the A-1, Agricultural Zoning District on the west side of 800 W. and north of Tripp Lane, which is adjacent to Riverview Junior High School. Most of the surrounding properties are in the R-1-8 Zone and include single family homes and schools. The property to the west is Zoned A-1 and is a Murray Power substation.

<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	Utilities	A-1

IV. ANALYSIS

Zoning Considerations

The subject property is in the A-1, Agricultural Zoning District. Most of the surrounding properties are either single family homes or schools except for the Murray Power substation to the West which is also Zoned A-1. Staff supports the proposed zone map amendment noting that the area surrounding the property is almost entirely R-1-8 and with a future lot line adjustment that will be facilitated by this update this will ensure that the parcel is only located within a single zone.

Allowed Land Uses

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

- **Existing A-1, Agriculture Zone:**
Permitted Uses in the A-1 Zone include single-family dwellings on lots with a minimum area of 1-acre, utilities, medical cannabis pharmacies, cannabis production establishments, parks, field and seed crops, orchards and vineyards, non-commercial beef cattle, horses, chickens, rabbits, apiaries, aviaries and general agriculture including range and pasture land.

Conditional Uses in the A-1 Zone include communications, radio and television transmitting stations, nurseries, cemeteries, protective functions, schools and churches, various commercial recreational uses, commercial animal husbandry uses and services, and commercial agriculture.

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

Conditional Uses in the proposed R-1-8 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 A-1 and proposed R-1-8 zones are summarized in the table below.

	A-1 (existing)	R-1-8
Single-Family Lot Size	1 acre min per lot	8,000 ft ² min per lot
Height	35' or 40' with CUP	35'
Front yard setback	30'	25'
Rear Yard setback	25'	25'
Side Yard setbacks	10'	8' minimum, total of 20'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zones

General Plan Considerations

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

The subject property is designated as Low Density Residential on the Future Land Use Map. This designation states that it is intended for residential uses in established as well as low density residential on former agricultural lands. Staff finds that the request is in harmony with the General Plan.



Figure 2: Future Land Use Map segment

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-1-8 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”.

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 allow for future 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. If approved, this will allow the neighboring property owner to potentially move forward with a flag lot on their property.

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.

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. All departments indicated that there are no concerns with the proposed request to change the Zoning Map.

III. PUBLIC COMMENTS

Twenty Five (25) notices of the public hearing for the requested amendment to the Zoning Map were sent to all property owners within 400' of the subject property and to affected entities. As of the writing of this report no comments have been received.

V. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from A-1 to R-1-8 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-1-8 Zone.
3. The proposed Zone Map Amendment from A-1 to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will permit the appropriate use of the subject property.

VI. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 5712 South 800 West from A-1, Agricultural to R-1-8, Single Family Low Density Residential as described in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 24-054

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

Subject Property Address: 5712 So 800 W

Parcel Identification (Sidwell) Number: 21-14-278-011-0000

Parcel Area: _____ Current Use: Home, sports Court, Pool

Existing Zone: R1 Proposed Zone: R18

Applicant Name: Brent & Lucinda Milne

Mailing Address: 5712 So 800 W

City, State, ZIP: Murray ut. 84123

Daytime Phone #: 801-230-7460 Fax #: _____

Email address: rbrentmilne@gmail.com

Business or Project Name: Milne-Aire Estates Subdivision

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, Zip: _____

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

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

clean up property lines

Authorized Signature: _____ Date: _____

Lucinda Milne

Property Owners Affidavit

I (we) R. Brent Milne & Lucinda Milne, 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.

R. Brent Milne

Owner's Signature

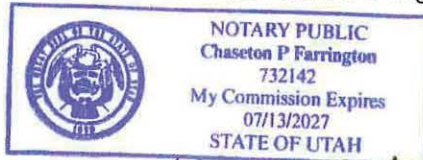
Lucinda Milne

Co- Owner's Signature (if any)

State of Utah

County of Salt Lake

§



Subscribed and sworn to before me this 6 day of May, 20 24.

[Signature]

Notary Public

Residing in Murray, UT

My commission expires: 7/13/2027

Agent Authorization

I (we), _____, the owner(s) of the real property located at

_____, in Murray City, Utah, do hereby appoint

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

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

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

County of Salt Lake

§

On the _____ day of _____, 20 _____, personally appeared before me

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

Notary Public

Residing in _____ My commission expires: _____

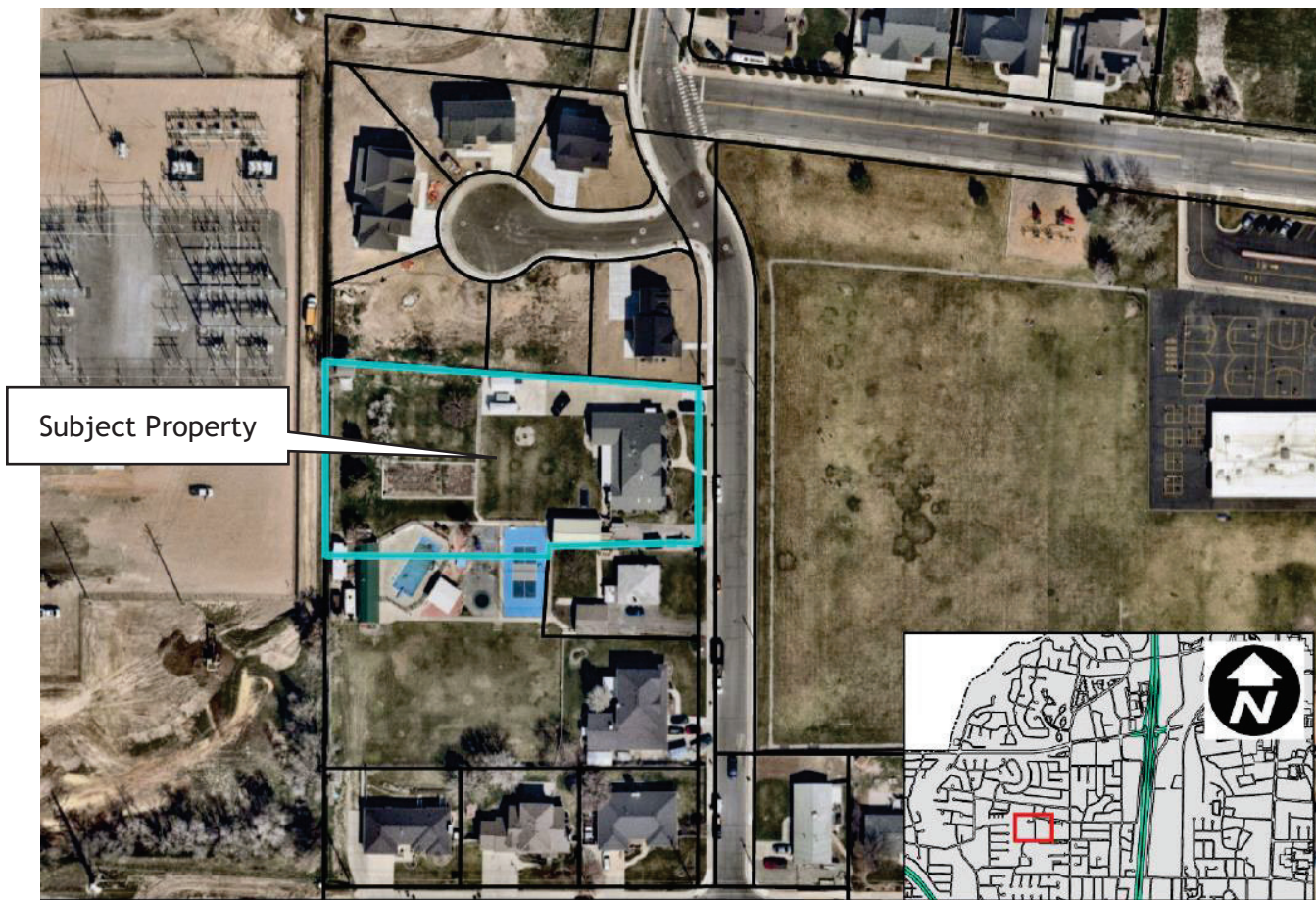


NOTICE OF PUBLIC HEARING

June 6th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, June 6th, 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 **Brent & Lucinda Milne** for the property located at 5712 South 800 West. The applicant wants to change the zoning from A-1, Agricultural to R-1-8, Single Family Low Density. meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please 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.

Public Notice Dated | May 21st, 2024

5712 South 800 West



LOT 6, MILNE-AIRE ESTATES SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.



MURRAY CITY COUNCIL



Brent & Lucinda Milne

Zone Map Amendment at
5712 South 800 West

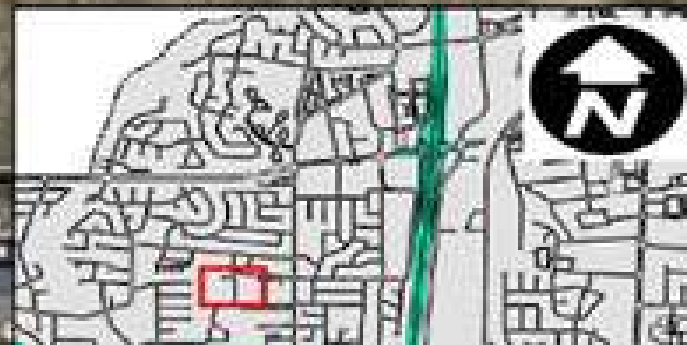




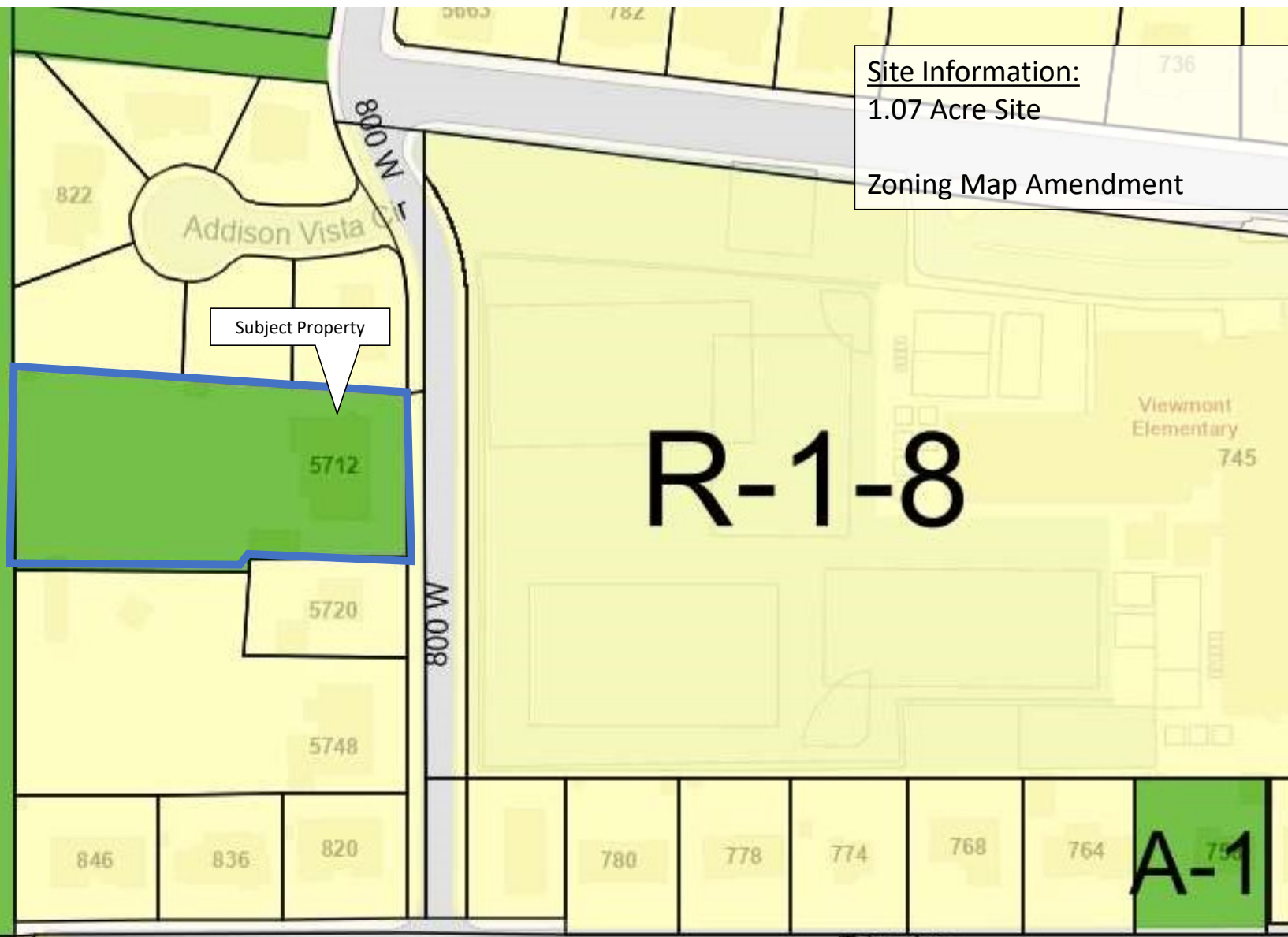
Site Information:

1.07 Acre site

Zoning Map Amendment



A-1



Site Information:
1.07 Acre Site
Zoning Map Amendment

	A-1 (existing)	R-1-8
Residential Density	1 Acre minimum lot size	8,000 sq ft min lot size
Height	35' and 2.5 Stories	35' and 2.5 Stories
Front yard setback	30'	25'
Rear Yard setback	25'	25'
Side Yard setbacks	10'	Minimum 8' total of 20'
Corner Yard setback	20'	20'
Parking Required	2 parking spaces for each single-family dwelling unit	2 parking spaces for each single-family dwelling unit



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 A-1 to R-1-8 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-1-8 Zone.
3. The proposed Zone Map Amendment from A-1 to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will permit the appropriate use of the subject property.
4. The Murray City Planning Commission held a public hearing on June 6, 2024 and voted 6-0 to forward a positive recommendation to the City Council.



Staff Recommendation

The Murray City Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5712 South 800 West from A-1, Agricultural to R-1-8, Single Family Low Density Residential as described in the Staff Report.



THANK YOU!





Discussion Item #3



MURRAY

City Council

2024 APPA Conference Reports

Council Action Request

Committee of the Whole

Meeting Date: August 13, 2024

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Rosalba Dominguez Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval Date July 19, 2024	Purpose of Proposal Information will be shared about the recent APPA conference. Action Requested Information and decision. Attachments Budget Impact None Description of this Item Council members who attended a recent APPA Conference will report on the conference.
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MURRAY
CITY COUNCIL

Adjournment