



MURRAY
CITY COUNCIL

Committee of the Whole Meeting February 4, 2025



Murray City Municipal Council Committee of the Whole Meeting Notice February 4, 2025

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 5:00 p.m. on Tuesday, February 4, 2025 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

5:00 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes

Committee of the Whole – January 7, 2025

Discussion Items

1. Discuss an ordinance relating to land use; amends the General Plan from Office to High Density Residential and amends the Zoning Map from G-O (General Office) to R-M-25 (Multi-Family High Density Residential) for the property located at 825-865 East 4800 South, Murray City. Zachary Smallwood presenting. (15 minutes)
2. Legislative updates. Pam Cotter presenting. (10 minutes)
3. Reports from Interlocal Boards and Commissions. (5 minutes per report).
 - a. Trans-Jordan Cities Board – Russ Kakala
 - b. Jordan River Commission – Kim Sorensen
 - c. Central Valley Water – Mayor Hales
 - d. NeighborWorks and Murray Chamber of Commerce – Elvon Farrell
 - e. Association of Municipal Councils – Diane Turner

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, January 31, 2025, 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>.

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

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole Minutes

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

Work Session Minutes of Tuesday, January 7, 2025
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
Vacant	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Joey Mittelman	Fire Chief
Theddi Chappell	Utah C-Space	Rob White	IT Director
Chad Wilkinson	CED Director	Greg Bellon	Power Director
Elvon Farrell	Economic Development Specialist	Brenda Moore	Finance Director
Anthony Semone	NeighborWorks	Greg Bisping	EDCUtah
Camron Kollman	IT	Scott Cuthbertson	EDCUtah
Citizens			

Conducting: Council Chair Cotter called the meeting to order at 3:45 p.m.

Approval of Minutes: Committee of the Whole, November 19, 2024 and Committee of the Whole, December 3, 2024. Ms. Turner moved to approve, and Mr. Pickett seconded the motion. All in favor 4-0.

Discussion Items:

- **Economic Development Corporation of Utah (EDCUtah) presentation.** Economic Development Specialist Elvon Farrell said Murray City was a member of the non-profit organization EDCUtah that focused on promoting economic growth throughout Utah. Murray City has been a member of EDCUtah for approximately 12 years.

Scott Cuthbertson, EDCUtah, shared background information about EDCUtah and reviewed Murray City's economic contributions through EDCUtah during Fiscal Year 2023-2024. He acknowledged EDCUtah's founders and highlighted the role of community members and businesses that created jobs and made substantial capital investments in the State. He explained specific marketing tools and research that helped EDCUtah to market Murray as a place of opportunity and a location for networking with significant private retailers and public sector members. He stressed the importance of retail and commercial business conferences attended annually by Murray's CED staff where EDCUtah helps to identify Murray's specific strengths and weaknesses for attracting and recruiting retail companies to the City. Mr. Cuthbertson said nationally the Wasatch Front is now compared to cities like Orlando, Florida, Charlotte, North Carolina, Cleveland, Ohio and Sacramento, California as locations noticed by most companies looking to move.

- **A resolution opting into and authorizing participation in the Utah C-Pace Program to facilitate and finance C-Pace projects; approving and authorizing an agreement with Sustainable Real Estate Solutions, Inc., to administer the City's C-Pace Program.** Mr. Farrell said C-Pace (Commercial Property Assessed Clean Energy Financing) is a program the City could use with local businesses and property owners to support sustainable and energy friendly environmental goals. Theddi Chappell with SRES (Sustainable Real Estate Solutions) said C-Pace is a financing organization that helps commercial property owners secure private funding for construction projects to promote energy efficiency and water

conservation. The Utah program enabled as part of Utah State statute also includes seismic upgrades.

Ms. Chappell explained that property owners voluntarily request an assessment of their property which applies to both existing and new construction. She reviewed the benefits and characteristics of the program, discussed who is eligible and reviewed other expenses that could be included in an assessment. She said the ultimate goal of the program is to generate savings that offset or exceed energy expenses, noting that third-party lenders provide the lending options. She explained how the program works, gave examples of conceptual lending scenarios, discussed the process once finance negotiations are complete and confirmed there would be no cost to cities who approve the agreement with SRES. Ms. Chappell said if approved, Murray property owners do not have to use the program, it requires no land use change and it has no effect on property tax revenue.

Mr. Farrell clarified the opt-in resolution only allows the program in Murray and the professional services agreement with SRES allows them to help property owners get assessments completed using SRES engineers not City staff. He said the State specifically identified SRES as the administrator by an RFP (request for proposal) process. City staff would make developers aware of the program as projects come forward in the City.

- **Power Department Report.** Power Director Greg Bellon shared about the forestry division, the reliability of the Murray City Power System and provided data to compare the 2023 peak load of 98.64 megawatts to the 2024 peak load of 101.26 megawatts.

Mr. Bellon gave project updates noting that a glitch occurred in the Advance Metering System- installation project and that one thousand meters are now waiting to be installed after being reprogrammed.

The penstock at the Little Cottonwood hydro plant will be operating this year, however it will need to be relined one year from now.

The system controls for the City's gas turbines are being analyzed and the RFP process is underway for constructing a new Central Substation. Once the RFP is completed, bonding needs for the construction project will be discussed with the Council.

Currently crews are working to complete 60 open work orders, there was one retirement last month and there are two open positions that need to be filled.

- **An ordinance amending the City's Fiscal Year 2024-2025 Budget.** Finance Director Brenda Moore said the budget opening includes a request to receive and allocate several grants and various reimbursements and request funding for new projects to cover various anticipated and unexpected needs. The ordinance would increase the budgets for General Fund transfer to the CIP Fund, and the CIP Fund transfer from the General Fund. Ms. Moore said the transportation sales tax received in the General Fund was restricted to Street projects and is spent in the CIP fund. If higher amounts are received increasing the original budget, the transfer budget to the CIP fund would be adjusted. The ordinance would also allow her, at year end, to transfer the amount necessary to keep the General Fund reserves between 25% and 26% of revenue to the CIP fund, adjust the budget and avoid getting an audit finding. Ms. Moore gave a thorough review on all proposed transactions involved in the budget opening.
- **Reports from Interlocal Boards and Committees.**
 - Utah Infrastructure Agency – Ms. Moore said UIA (Utah infrastructure Agency) would issue another bond needed to fund new connections and build out new development areas. Revenues currently

exceed debt payments by at least \$1 million and a rate increase of four dollars to ISPs (internet service providers) will occur for the first time. To increase take rates of original cities UIA hopes to implement remarketing strategies.

- Utah Telecommunications Open Infrastructure Agency – Chief Administrative Officer Doug Hill shared background information about how UTOPIA (Utah Telecommunications Open Infrastructure Agency) became UIA.

He reported that UTOPIA now has 70,000 subscribers, is located in 55 cities and associated with 30 ISPs. They will be expanding to Bountiful, Utah, Bozeman, Montana and Idaho Falls, Idaho. As of October 2024 there were 17,500 properties available for service in Murray, but so far only 4,700 subscribers, which is a 30% take rate. Compared to other cities, Murray's take rate is considered low due to network competition.

- Valley Emergency Communications Center – Mr. Hill said that as of October 2024, emergency calls increased to 71,740 per month, which was the highest they have been for some time. Of that amount 23,000 were 911 calls and 48,000 were non-emergencies. He discussed standard performance statistics and transfer call rates as required by the State of Utah and reviewed current projects that are underway. Data was analyzed comparing Murray's call counts for the month of October 2024 to other police and fire departments in the county placing Murray in the mid-range comparatively.
- Metro Fire – Nothing to report.
- Council of Governments – Mr. Hill said agenda items for August and November 2024 COG (Council Of Governments) meetings involved conversations about homelessness issues and learning about corporate entities that continue to buy homes in Salt Lake County, resulting in less housing opportunities for residents. Housing plan presentations were made for Statewide and Salt Lake County housing challenges and a report was presented by the Lincoln Land Institute which identified corporate housing locations in Salt Lake County. Mr. Hill said the hope is that new policies related to corporate ownership would be developed during the 2025 Legislative Session. Other COG agenda items were related to airsoft gun awareness, the public safety bond that was not approved in 2024 and TRCC (Tourism, Recreation, Culture and Convention) funding information. He noted that the City did not apply for TRCC funding this year because the City has currently reached the project number limit for receiving TRCC grant assistance.
- Wasatch Front Waste and Recycling District – Mayor Hales said the December meeting was brief, however paid time off was discussed for WFWRD employees. Mayor Hales announced that he requested Ms. Turner to serve on the WFWRD board for the year 2025.

- **Adjournment:** 5:32 p.m.

Pattie Johnson
Council Administrator III



Discussion Items



Discussion Item #1

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18TH day of FEBRUARY, 2025, 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 High Density Residential and amending the Zoning Map from the G-O (General Office) zoning district to the R-M-25 (Multi-Family High Density Residential) zoning district for the property located at 825-865 East 4800 South, Murray, Utah.

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

DATED this 13th day of January 2025.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATE OF PUBLICATION: FEBRUARY 7, 2025
PH25-03 **Updated*

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 HIGH DENSITY RESIDENTIAL AND AMENDS THE ZONING MAP FROM G-O (GENERAL OFFICE) TO R-M-25 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 825-865 EAST 4800 SOUTH, MURRAY CITY

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

WHEREAS, the owner of the real property located at 825-865 East 4800 South, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property located at 825-865 East 4800 South as High Density Residential and to amend the Zoning Map to designate the property in an R-M-25 (Multi-Family High Density Residential) zone district; and

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

WHEREAS, it appearing to be in the best interest of the City and the inhabitants thereof that the proposed amendment of the 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 High Density Residential projected land use for the following described property located at 825-865 East 4800 South, Murray, Salt Lake County, Utah:

Legal Description

BEGINNING AT A POINT AT THE CENTER OF A COUNTY ROAD AT THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ALEXIS PARK P.U.D. AS RECORDED IN THE OFFICE, AS RECORDED IN BOOK 94-12P OF PLATS AT PAGE 377 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 4°54'30" WEST ALONG THE MONUMENT LINE OF 900 EAST STREET 1110.14 FEET TO A BRASS CAP MONUMENT AT THE INTERSECTION WITH VAN WINKLE EXPRESS WAY AND NORTH 76°29'41" WEST ALONG THE MONUMENT LINE OF SAID EXPRESS WAY 97.76 FEET TO A FOUND BRASS CAP MONUMENT AND NORTH 75°56'31" WEST 357.54 FEET TO THE INTERSECTION WITH THE CENTERLINE OF 4800 SOUTH STREET AND ALONG THE CENTERLINE OF SAID 4800 SOUTH STREET THE FOLLOWING FOUR COURSES: 1) SOUTH 14°04'29" WEST 103.68 FEET TO A POINT OF CURVATURE, 2)

SOUTHWESTERLY ALONG THE ARC OF A 476.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°41'47" A DISTANCE OF 688.32 FEET, CHORD BEARS SOUTH 55°25'23" WEST 630.02 FEET, 3) SOUTH 6°34'56" WEST 3.01 FEET, 4) NORTH 83°14'30" WEST 143.67 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT 4905 SOUTH 900 EAST STREET, SAID POINT BEING SOUTH 948.30 FEET (959.64 FEET OR 14.54 CHAINS BY DEED) AND SOUTH 83°14'30" EAST ALONG SAID CENTER 917.40 FEET (SOUTH 83°20'00" EAST BY DEED) FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION 483.91 FEET (478.50 FEET OR 7.25 CHAINS BY DEED), MORE OR LESS TO THE CENTER OF BIG COTTONWOOD CREEK; THENCE SOUTH 86°36'58" EAST ALONG SAID CENTER 99.44 FEET (NORTH 82°30'00" WEST 98.10 FEET BY DEED); THENCE SOUTH 0°50'45" WEST 29.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BIG COTTONWOOD CREEK; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: 1) SOUTH 82°29'15" EAST 139.50 FEET (SOUTH 82°30'00" EAST BY DEED), 2) SOUTH 48°59'15" EAST 66.00 FEET (SOUTH 49°00'00" EAST BY DEED), 3) SOUTH 72°11'45" EAST 318.96 FEET (SOUTH 72°11'45" EAST BY DEED) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET, SAID POINT ALSO BEING ON THE ARC OF A 426.83 FOOT NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°05'18" A DISTANCE OF 313.54 FEET, CHORD BEARS SOUTH 44°33'40" WEST 306.54 FEET TO A POINT ON THE ARC OF A 340.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°54'56" A DISTANCE OF 224.99 FEET, CHORD BEARS SOUTH 75°11'21" WEST 220.91 FEET; THENCE NORTH 0°50'45" EAST 133.80 FEET (NORTH 0°50'00" EAST BY DEED); THENCE NORTH 89°59'15" WEST 69.53 FEET (WEST BY DEED); THENCE SOUTH 0°50'45" WEST 169.73 FEET TO A POINT ON THE SAID CENTER OF THE COUNTY ROAD; THENCE NORTH 83°14'30" WEST FEET TO THE POINT OF BEGINNING.

Section 2. That the Zoning Map and the zone district designation for the described property located at 825-865 East 4800 South be amended from the G-O (General Office) zone district to the R-M-25 (Multi-Family High Density Residential) 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 18TH day of FEBRUARY, 2025.

MURRAY CITY MUNICIPAL COUNCIL

_____, Council Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2025.

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025.

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 _____, 2025.

Brooke Smith, City Recorder

Motion passes: 7-0

Jarred Cameron - Project # 24-112 – 6271 South 900 East - Zone Map Amendment from R-1-8, - Low Density Single-Family Residential to G-O, General Office

Commissioner Pehrson made a motion to forward a recommendation of denial to the City Council for the Zone Map amendment of the property located at 6271 South 900 East from R-1-8 Low Density Single-Family Residential to G-O, General Office.

Seconded by Commissioner Milkavich. Roll Call Vote:

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

Motion passes: 7-0

Lotus Development Group - Project # 24-092 - 825-865 East 4800 South – General Plan Future Land Use Map and Zoning Map Amendment from Office to High Density Residential

Adam Hughes and Jake Bird were present to represent the request. Zachary Smallwood presented the application for a General Plan Future Land Use Map Amendment and Zoning Map Amendment from Office to High Density Residential. Mr. Smallwood said that this is a change from the previous application that was heard on September 5, 2024. Mr. Smallwood explained that the applicants spoke with the neighbors and amended their request to remove the R-1-8 Single-Family Low-Density property from their application. This request is to change only the current office property to R-M-25, Residential Multi-Family High Density. He described what the G-O, General Office zoning allows for in its permitted and conditional uses. He explained the differences between the G-O and R-M-25 zones. Notices were sent to the surrounding affected properties, with no email comments being received. He said the request is in harmony with the General Plan. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for both the General Plan Amendment and the Zoning Map Amendment.

Mr. Hughes and Mr. Bird approached the podium. Mr. Hughes addressed issues raised by the Planning Commission and by neighbors during the Planning Commission meeting on September 5, 2024. He addressed the concerns regarding traffic. He said they've commissioned a traffic study, which they will share with the neighbors. This shows a comparison of existing traffic to the results of a traffic generator of potential impacts from development. The results show that the traffic is anticipated to be reduced by half, due to the development. He then addressed the power infrastructure concerns regarding energy consumption. He said that the current office buildings are inefficient, consuming large amounts of energy. The proposed townhomes would be built to current energy-efficient standards. Mr. Bird met with the neighbors, including Rob Benedict, who commented during the September 5th meeting. They proposed a compromise to those in attendance that they would remove the R-1-8 property from the application for a rezone if the

neighbors would support the R-M-25 rezone. This was received favorably by the neighbors in attendance. He said the removing the R-1-8 property from the application guarantees that the property will not be subdivided. He described the request in detail and the number of units proposed for development on the number of acres being rezoned, which would be 22 units an acre on 2.93 acres.

Mr. Hughes and the commissioners had a discussion regarding the number of units and acreage. They also discussed that they are looking for a zoning, and not considering the specific project. Some commissioners had questions about the other acre that wasn't included, wondering why it couldn't be added at another zoning density. Mr. Hughes said the neighbors do not want any development along the R-1-8 zone. Mr. Smallwood added that the public comment supports this claim.

Chair Patterson asked Mr. Hughes to explain what occurred when they previously applied for R-M-15. He said that, two years ago, the City Council denied his request for R-M-15 zoning, due concerns neighbors had raised directly to the City Council. He added that they are trying to find a solution to dealing with an obsolete business park or it will become blighted. Commissioner Milkavich expressed frustration with the City Council's denial of the lower density request.

Commissioner Milkavich asked why Mr. Hughes couldn't just put single-family houses on that land. He said it's because he purchased a business park, not raw land that was ready to develop. He has the additional expense of demolishing the existing structures. He also said that the price he paid was for a multiple cash flow business, so it was more expensive than raw land. As a result, he needs to generate more revenue from the development of the land, which is accomplished by increasing the density of the development.

Chair Patterson opened the agenda item for public comment.

Mr. Smallwood read an email from Cindy Paulson. She said that she was invited by Lotus Company to attend a meeting to discuss the development of the land adjacent to her neighborhood. She said she did not attend, due to lack of sufficient notice. She said she's open to further discussion of proposed changes at a future date. She said she didn't appreciate her email address being given to Lotus Company. She feels the Planning Commission misrepresented the concerns of homeless in the area. She asked what will be done to preserve the mature trees and wildlife. She said Murray used to be known as Tree City USA, but so much development has ruined that. She wants to know how traffic will be affected on 4800 South and Van Winkle and how will issues with infrastructure be dealt with. She doesn't feel the current Murray City power grid will be able to handle the additional load of new homes, siting power outages occurring in the area, due to another new development. She said she intends on submitting a GRAMA request to find out the number of accidents that occur on the Vanwinkle Expressway between 4800 South and 6400 South, as well as to Murray Power to see how many power outages have occurred over the past few years. She believes that recent development of apartment complexes in the area have put a strain on the Murray City infrastructure. She said it's the Planning Commission's duty to preserve the quality of life for Murray City residents and not to cater to developers.

Mr. Rodgers read an email comment from Robert M. Benedict. He said that when this project first came before the Planning Commission, he argued against the request for higher density zoning in order to maintain a buffer. He said he is pleased that the R-1-8 area will remain single-family.

He feels the current plan is the best possible outcome for Lotus Company and for the neighborhood. He appreciates their sincerity in wanting to compromise with the neighborhood. He believes they are trying to preserve paradise.

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

Chair Patterson asked Mr. Smallwood to confirm that, because their request is only to rezone 2.93 acres, they are limited to 64 units. He said that's correct, unless they requested an incentive density bonus, which has not been done in Utah for decades because so much would be required to make that happen.

Chair Patterson commended the developer for their efforts to save the trees on the land and giving the neighborhood a buffer.

The Commissioners and Mr. Smallwood had a discussion about the future use of area with trees, stating that the owner could decide to cut them down later. Chair Patterson said they would still have to go through the process of coming before the Planning Commission to make changes.

The Commissioners and Mr. Smallwood discussed how well the proposed zoning fits the area. They talked about the zoning of other complexes nearby. They discussed property rights of neighbors who already live there not to have their land encroached upon by developers. For that reason, several commissioners said they would be in greater favor of R-M-15 instead of R-M-25.

The Commissioners and Mr. Smallwood discussed density of various zones and how they are calculated. They discussed the density of office complexes. They hoped that the next General Plan would update ordinances and make the process less complex.

Commissioner Henrie made a motion to forward a recommendation of approval to the City Council for the requested amendments to the Future Land Use Map, redesignating the property located 825- 865 East 4800 south, from Office to High-Density Residential.

Seconded by Commissioner Richards. Roll call vote:

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

Motion passes: 7-0

Lotus Development Group - Project # 24-093 - 825-865 East 4800 South
Zone Map Amendment from G-O, General Office to R-M-25, High Density Single-Family Residential

Commissioner Henrie made the motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the property located at 825-865 East 4800 South, from G-O, General Office, to R-M-25 Multi-Family High Density Residential.

Seconded by Commissioner Pehrson. Roll call vote:

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

Motion passes: 7-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Land Use Ordinance Text Amendment - Project # 24-100 - Sections 17.76.020 & 17.84.060 and
Enacting 17.76.190 - Amending Language Regarding Permitted and Conditional Uses and
Enacting Regulations Regarding Short-term Rentals

Zachary Smallwood presented the request from staff to amend sections 17.76.020 & 17.84.06, related to permitted and conditional uses and the creation of section 17.76.190 residential short-term rentals in the Murray City Land Use Ordinance. Mr. Smallwood said that the City Council instituted a temporary land use regulation, also known as a moratorium on short-term rentals because of a loophole found in the above referenced sections of the land use ordinance, which expires in January 2025, per Utah State Statute. Staff is asking the Planning Commission for a recommendation to forward to the City Council. He said that if the Planning Commission does not move forward with a recommendation, they will need to provide a date that the item will be heard again. He provided a definition of a short-term rental, being a dwelling or portion thereof available for accommodations/lodging for compensation provided for a period of less than thirty days. He indicated that the proposed ordinance defines three types of short-term rentals, which include hosted, unhosted and dedicated vacation rental. These proposed regulations disallow unhosted and dedicated vacation rentals. He outlined the parking requirements in the proposed regulations.

Mr. Smallwood and the commissioners discussed the parking requirements. The commissioners wanted to understand how the required number of parking spaces is determined. Mr. Smallwood said that owners are only allowed to rent to one party, but the number of spaces is determined by the number of bedrooms.

Chair Patterson asked if staff has looked at other cities short-term rental requirements. Mr. Smallwood said that many cities don't regulate them. The premise is that since there's no



AGENDA ITEM # 8 & 9 Lotus Development

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	825-865 East 4800 South	MEETING DATE:	October 17, 2024
APPLICANT:	Lotus Company	STAFF:	Zachary Smallwood, Planning Division Manager
PARCEL ID:	22-08-108-022	PROJECT NUMBER:	24-092 & 093
CURRENT ZONE:	G-O, General Office	PROPOSED ZONES:	R-M-25, Multiple Family High Density Residential
Land Use Designation	Office	PROPOSED DESIGNATION	High Density Residential
SIZE:	2.93 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning Map for the subject property to facilitate a residential development.		



I. BACKGROUND & REVIEW

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

Surrounding Land Uses & Zoning

The subject property is comprised of a single parcel approximately 2.93 acres in the G-O, General Office zone located on the north side of 4800 South as it bends to connect to the Van Winkle Expressway. There is a large apartment complex to the southeast and a mix of single-family residential to the southwest. The staff report will focus on review and comparison of the differences between the existing and proposed Future Land Use and Zoning Map designations of the 2.93-acre subject property.

Miller estates located to the southeast is in the R-M-10 Zoning District. It has approximately fifteen (15) acres and 294 residential units this comes out to about twenty (20) units per acre, much higher than the zone allows currently and would be more in line with an R-M-25 that allows up to twenty-two (22) units per acre.

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

Zoning Considerations

The subject property is in the G-O, General Office Zone. The properties surrounding the subject property, both immediately adjacent and in the larger area, are in a mix of zoning districts. There are a mix of apartments, townhouses, and single-family residential adjacent to the subject property. Staff supports the proposed amendments noting that the potential redevelopment of the office complex into a multi-family project would help reinvest in the area bringing new housing to compliment the existing adjacent single-family neighborhood, and that there is precedent for a multi-family use in the immediate area. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

Allowed Land Uses

The existing G-O Zone largely allows for commercial uses and is flexible on the types of uses. Properties that are built in this zone are of a smaller scale of office buildings. The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-M-25 Zone allows for multi-family housing at a base density of twenty-two (22) units per

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

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

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

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

- **Proposed R-M-25, Multi-Family Medium Density Residential Zone:**

Permitted uses in the proposed R-M-25 include single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses in the R-M-25 Zone include attached single-family dwellings, multi-family dwellings (22 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and retirement homes.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing G-O and proposed R-M-25 zones are summarized in the table below.

	G-O(existing)	R-M-25
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot (for single family) 22 units per acre
Height	30' with additional height with additional setback.	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None (20' next to residential)	25'
Side Yard setbacks	10' (20' next to residential)	8' (total of 20')
Corner Yard setback	20'	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2.5 spaces per unit

Figure 1: Compared Regulations in existing and proposed zones

General Plan Considerations

In order to support the Zone Map amendment to R-M-25, the applicant has also made an application for a General Plan amendment, specifically to amend the Future Land Use designation of the subject property from Office to High Density Residential. General Plans are not intended to be static documents. Significant evaluations and revisions are common every five to ten years, 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 Office. The applicant proposes to amend the Future Land Use designation to “High Density Residential”.

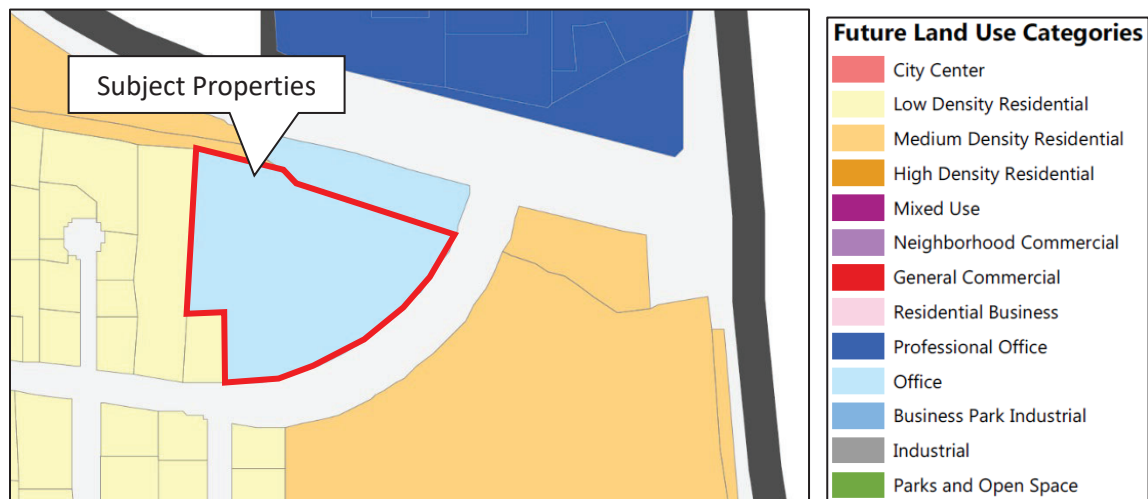


Figure 2: Future Land Use Map segment

- Existing: The existing property is designated as “Office”. This category is intended to be used for “a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods” Figure 4 is an illustration below from page 5-17 of the General Plan.
- Proposed: The applicants propose to amend the Future Land Use Map designation of the subject property to “High Density Residential.” The High Density Residential designation allows a mix of housing types that primarily include multi-dwelling structures. The designation is intended for areas near or along centers and corridors. Densities should range between 10 and 25 units per acre. Corresponding Zones are:

- R-M-20, Medium Density Multiple Family
- R-M-25, Medium Density Multiple Family

The High Density Residential category assumes that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).” Staff finds that the impacts of the change to High Density Residential can be adequately overcome through conditional use permit review combined with stabilizing the existing neighborhoods around the subject properties. Figure 6 below is from pg. 5-13 of the 2017 General Plan.

OFFICE

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

Corresponding zone(s):

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



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

HIGHER DENSITY RESIDENTIAL

This designation allows a mix of housing types, primarily multi-dwelling structures. Single-dwelling types may be mixed in, but at a denser scale than the other residential designations. This designation is intended for areas that are near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas are designed to be transit-supportive. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands).

Density range is between 10 and 25 DU/AC.

Corresponding zone(s):

- R-M-20, High density multiple family
- R-M-25, High density multiple family



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

General Plan Objectives

Chapter 3 of the General Plan is titled “Framework for the Future”. This chapter lays out the vision for the City:

Guide growth to promote prosperity and sustain a high quality of life for those who live, work, shop, and recreate in Murray.

To implement this vision, there are five (5) key initiatives. For this application the most appropriate initiative is #3, Livable + Vibrant Neighborhoods. The initiative lays out what is needed for success. It indicates the need for working towards allowing more housing types such as missing middle. Those being in between single-family detached units and large apartment complexes.

For each initiative, goals and objectives are listed from each chapter of the General Plan. When evaluating requests for amendments to the General Plan staff looks at these and makes a recommendation in support or against the request. Staff finds that the following goals are being met in relation to this application:

Land Use and Urban Design

- Provide a mix and range of housing options.

- Promote transitional development between commercial and neighborhoods.
- Stimulate reinvestment in deteriorating areas.

Transportation

- Promote the use of alternative transportation.

Housing

- Promote and stabilize current Neighborhoods
- Encourage housing options for a variety of age, family size, and financial levels.

Nature/Environment

- Promote low-impact development standards and the use of green infrastructure.
- Support the protection of areas that are less suitable for development.
- Capitalize on unsuitable areas for open space.
- Ensure development does not impact water quality.

Parks/Open Space/Trails

- New developments have parks and open space opportunities.
- Ensure new developments have parks and open space opportunities.
- Develop new and improve existing trailways.

Community/Culture/Preservation

- Balance new development and preservation of existing development patterns.

The applicant's proposed amendments are in harmony with the stated goals above. With the proposed amendments an appropriately scaled project will result in a development that helps to solidify the surrounding communities, including the apartments, and the single-family neighborhood with a mix of housing types and densities. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

II. CITY DEPARTMENT REVIEW

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

- Murray City Engineering:
 - Site access locations need to be carefully evaluated to maintain traffic flow and ensure safe turning movements – some turning movements may need to be restricted.
- Murray City Power:
 - No concerns about the proposed re-zoning. The future developer will need to be aware of the existing overhead and underground power lines throughout this area.

The power lines will need to be protected in place, or re-located at the contractors expense.

- Murray City Wastewater:
 - Sewer for the property is serviced by Cottonwood Improvement District. All future sewer infrastructure work for potential redevelopment will have to be approved by Cottonwood Improvement District.
 - No major obstacles with Cottonwood's infrastructure with moving this project forward.
 - Approve of the Rezone from G-O to R-M 25.
- Murray City Water:
 - Murray water has the capacity in the area to serve the proposed development with the below exception.
 - This development could require a looped water system design to ensure fire protection and the extra demand throughout. Hydraulic modeling might be required.
 - All water utility work must follow Murray City Water Specification and Requirements: <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>

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

III. PUBLIC COMMENTS

Eighty-seven (87) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 400' of the subject property and to affected entities. As of the date of this report no comments have been received.

IV. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The General Plan provides direction to the city in its initiatives and the application to amend the plan will meet important goals of the initiatives.
3. The proposed Zone Map Amendment from G-O to R-M-25 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-25 Zone.
4. The proposed Zone Map Amendment from G-O to R-M-25 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

V. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff, but the Planning Commission must take actions individually. The two separate recommendations 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 825-865 East 4800 South from Office to High 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 825-865 East 4800 South from G-O, General Office to R-M-25, Multiple Family High Density Residential as described in the Staff Report.**

GENERAL PLAN AMENDMENT APPLICATION

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

Applicant Information

Name: Nefi Vazquez

Mailing Address: 338 E S Temple Suite B City: Salt Lake City State: UT ZIP: 84111

Phone #: 480-238-9971 Fax #: N/A Email Address: nefi@lotuscompany.com

Property Owner's Information (If different)

Name: LOTUS PG LLC ET AL

Mailing Address: 338 E S Temple Suite B City: Salt Lake City State: UT ZIP: 84111

Phone #: 801-834-0456 Fax #: N/A Email Address: nefi@lotuscompany.com

Application Information

For Map Amendments:

Property Address: 825-865 E 4800 S Murray, UT 84107

Parcel Identification (Sidwell) Number: 22081080220000

Parcel Area(acres): 2.93 Land Use Designation: Low Density Office Proposed: High Density Residential

For Text Amendments:

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

Lotus Development owns the Spring Pines Offices (825-865 E 4800 S) in Murray. We intend to
demolish the existing property to construct for sale townhomes. The current zoning is G-O
(General Office), and we are requesting a zoning change to R-M-25.

Authorized Signature: Nefi Vazquez Date: 10/9/2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

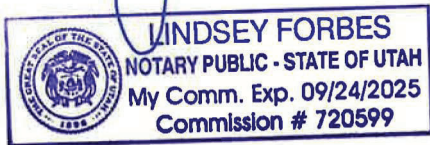
County of Salt Lake

Subscribed and sworn to before me this 9th day of August, 2024.

Notary Public

Residing in Salt Lake, UT

My commission expires: 9/24/2025



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.

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: _____

ZONING AMENDMENT APPLICATION

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

Applicant Information

Name: Nefi Vazquez

Mailing Address: 338 E S Temple Suite B City: Salt Lake City State: UT ZIP: 84111

Phone #: 480-238-9971 Fax #: N/A Email Address: nefi@lotuscompany.com

Property Owner's Information (If different)

Name: LOTUS PG LLC ET AL

Mailing Address: 338 E S Temple Suite B City: Salt Lake City State: UT ZIP: 84111

Phone #: 801-834-0456 Fax #: N/A Email Address: nefi@lotuscompany.com

Application Information

For Map Amendments:

Property Address: 825-865 E 4800 S Murray, UT 84107

Parcel Identification (Sidwell) Number: 22081080220000

Parcel Area(acres): 2.93 Existing Zone: Low Density Office Proposed: High Density Residential

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

For Text Amendments:

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

Lotus Development owns the Spring Pines Offices (825-865 E 4800 S) in Murray. We intend to
demolish the existing property to construct for sale townhomes. The current zoning is G-O
(General Office), and we are requesting a zoning change to R-M-25.

Authorized Signature: Nefi Vazquez Date: 10/9/2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 9th day of August, 2024.

[Signature]
Notary Public

Residing in Salt Lake, UT

My commission expires: 9/24/2025



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.

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: _____



NOTICE OF PUBLIC HEARING

October 17th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, October 17th, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Representatives of Lotus Development** for the property located at **825-865 East 4800 South**. The applicant is requesting a Future Land Use Map Amendment from Office to High Density Residential and a Zoning Map Amendment from G-O, General Office to R-M-25, High Density Multi-family Zone. The requirements of the zone are located on our website at www.murray.utah.gov.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

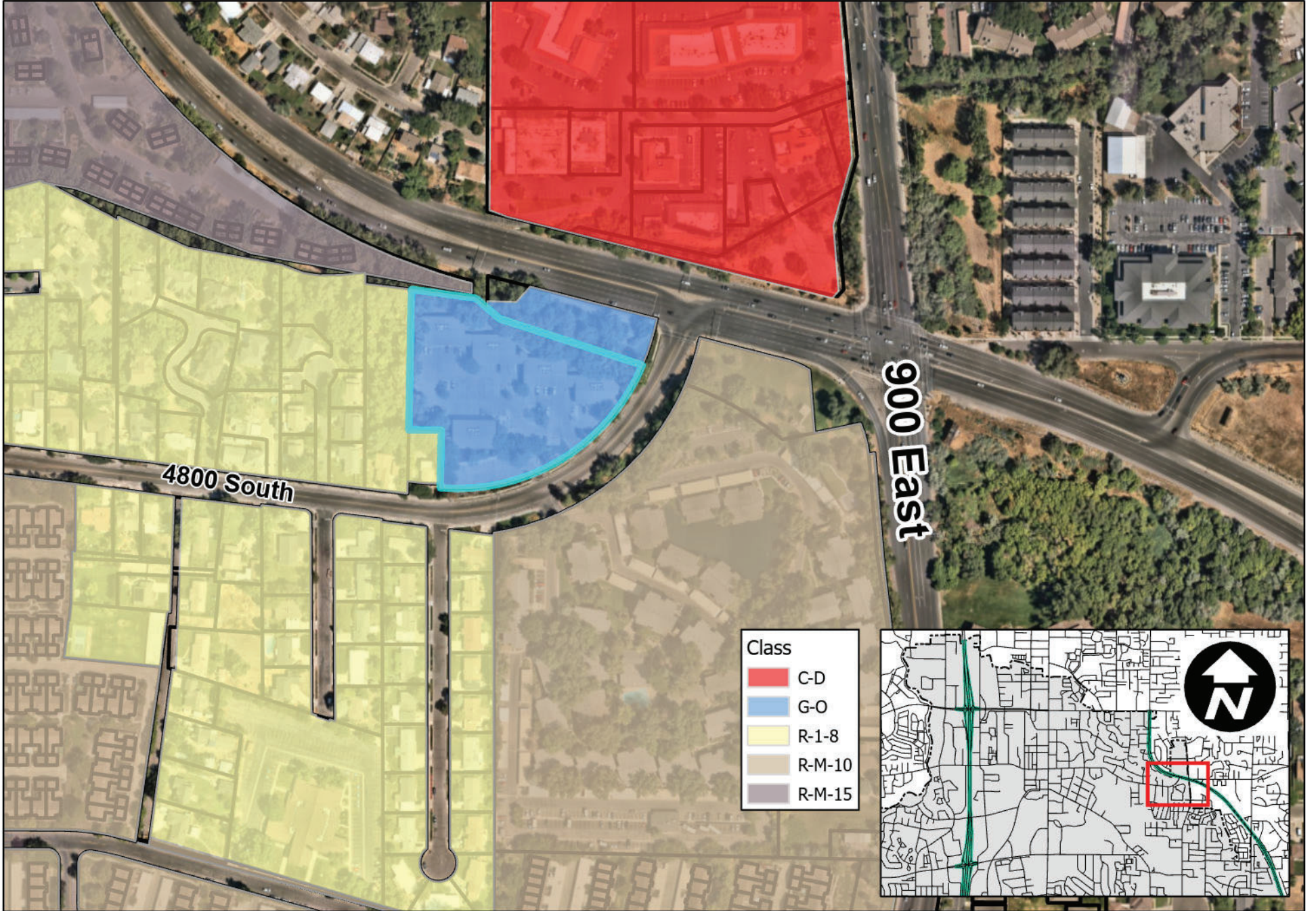
Comments are limited to 3 minutes or less, written comments will be read into the meeting record and provided to the Planning Commission and City Council.



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.





BEGINNING AT A POINT AT THE CENTER OF A COUNTY ROAD AT THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ALEXIS PARK P.U.D. AS RECORDED IN THE OFFICE, AS RECORDED IN BOOK 94-12P OF PLATS AT PAGE 377 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 4°54'30" WEST ALONG THE MONUMENT LINE OF 900 EAST STREET 1110.14 FEET TO A BRASS CAP MONUMENT AT THE INTERSECTION WITH VAN WINKLE EXPRESS WAY AND NORTH 76°29'41" WEST ALONG THE MONUMENT LINE OF SAID EXPRESS WAY 97.76 FEET TO A FOUND BRASS CAP MONUMENT AND NORTH 75°56'31" WEST 357.54 FEET TO THE INTERSECTION WITH THE CENTERLINE OF 4800 SOUTH STREET AND ALONG THE CENTERLINE OF SAID 4800 SOUTH STREET THE FOLLOWING FOUR COURSES: 1) SOUTH 14°04'29" WEST 103.68 FEET TO A POINT OF CURVATURE, 2) SOUTHWESTERLY ALONG THE ARC OF A 476.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°41'47" A DISTANCE OF 688.32 FEET, CHORD BEARS SOUTH 55°25'23" WEST 630.02 FEET, 3) SOUTH 6°34'56" WEST 3.01 FEET, 4) NORTH 83°14'30" WEST 143.67 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT 4905 SOUTH 900 EAST STREET, SAID POINT BEING SOUTH 948.30 FEET (959.64 FEET OR 14.54 CHAINS BY DEED) AND SOUTH 83°14'30" EAST ALONG SAID CENTER 917.40 FEET (SOUTH 83°20'00" EAST BY DEED) FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION 483.91 FEET (478.50 FEET OR 7.25 CHAINS BY DEED), MORE OR LESS TO THE CENTER OF BIG COTTONWOOD CREEK; THENCE SOUTH 86°36'58" EAST ALONG SAID CENTER 99.44 FEET (NORTH 82°30'00" WEST 98.10 FEET BY DEED); THENCE SOUTH 0°50'45" WEST 29.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BIG COTTONWOOD CREEK; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: 1) SOUTH 82°29'15" EAST 139.50 FEET (SOUTH 82°30'00" EAST BY DEED), 2) SOUTH 48°59'15" EAST 66.00 FEET (SOUTH 49°00'00" EAST BY DEED), 3) SOUTH 72°11'45" EAST 318.96 FEET (SOUTH 72°11'45" EAST BY DEED) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET, SAID POINT ALSO BEING ON THE ARC OF A 426.83 FOOT NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°05'18" A DISTANCE OF 313.54 FEET, CHORD BEARS SOUTH 44°33'40" WEST 306.54 FEET TO A POINT ON THE ARC OF A 340.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°54'56" A DISTANCE OF 224.99 FEET, CHORD BEARS SOUTH 75°11'21" WEST 220.91 FEET; THENCE NORTH 0°50'45" EAST 133.80 FEET (NORTH 0°50'00" EAST BY DEED); THENCE NORTH 89°59'15" WEST 69.53 FEET (WEST BY DEED); THENCE SOUTH 0°50'45" WEST 169.73 FEET TO A POINT ON THE SAID CENTER OF THE COUNTY ROAD; THENCE NORTH 83°14'30" WEST FEET TO THE POINT OF BEGINNING,

MURRAY CITY COUNCIL



Lotus Development

Future Land Use Map and Zoning Map
Amendment

825-865 East 4800 South



Site Information:

2.93-acre site

General Plan & Zone Map
Amendment

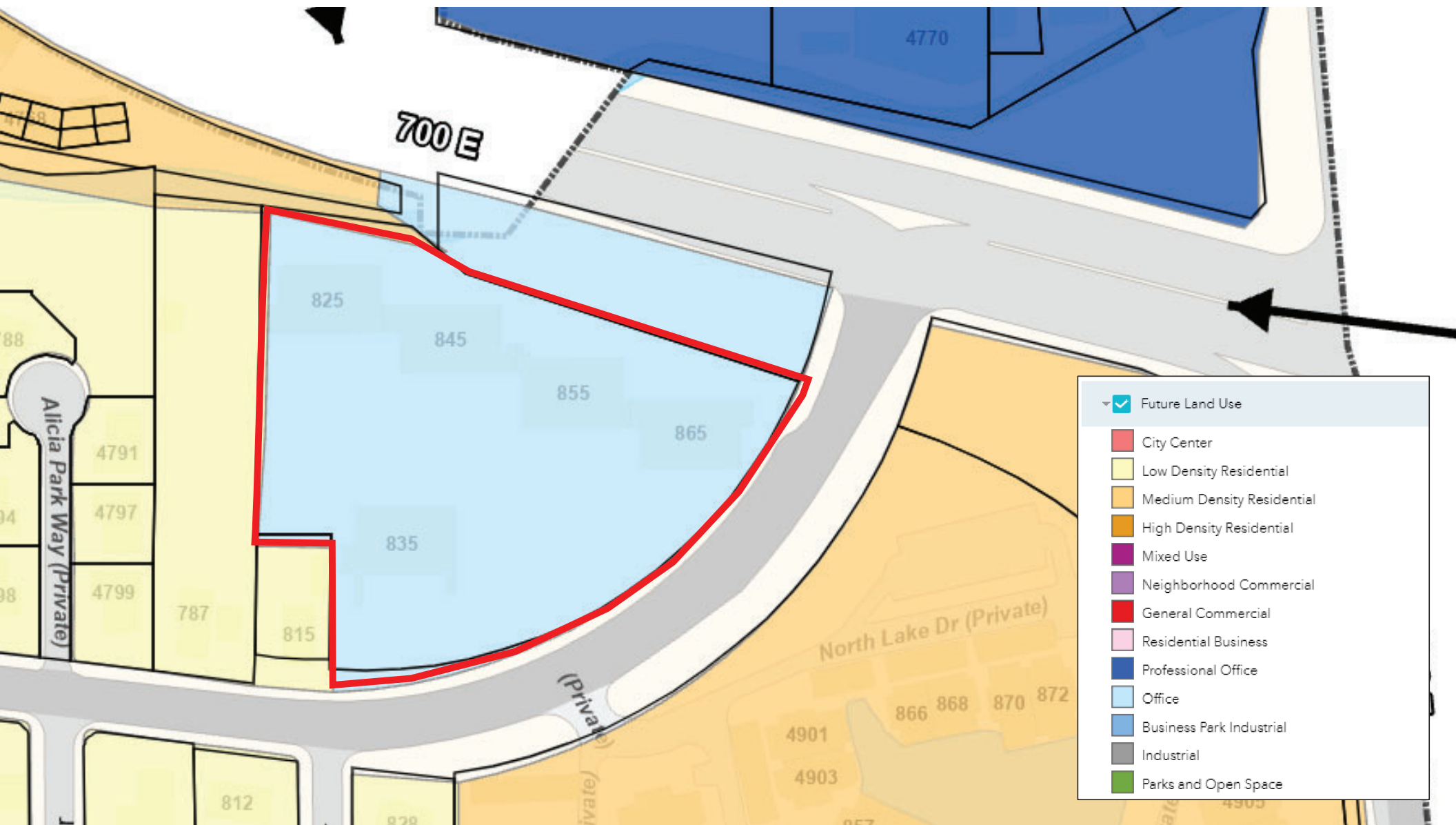


Site Information:

2.93-acre site

General Plan & Zone Map
Amendment





OFFICE

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

Corresponding zone(s):

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



HIGHER DENSITY RESIDENTIAL

This designation allows a mix of housing types, primarily multi-dwelling structures. Single-dwelling types may be mixed in, but at a denser scale than the other residential designations. This designation is intended for areas that are near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas are designed to be transit-supportive. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands).

Density range is between 10 and 25 DU/AC.

Corresponding zone(s):

- R-M-20, High density multiple family
- R-M-25, High density multiple family



	G-O (existing)	R-M-25
Residential Density	Residential not allowed except for assisted / retirement facilities.	8,000 sq ft min per lot 22 dwelling units per acre
Height	30' when within 100' of residential zone; may increase 1' in height per additional 4' of setback	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	10'	Minimum 8' total of 20'
Corner Yard setback	20'	20'
Parking Required	4-5 spaces for 1,000 square feet	2.5 off-street spaces per unit



Public Notice:

Eighty-seven (87) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 400' of the subject property and to affected entities.

Two public comments were received at the Planning Commission hearing held on October 17, 2024. One in opposition of the proposal and one in favor of the proposal.



Findings:

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The General Plan provides direction to the city in its initiatives and the application to amend the plan will meet important goals of the initiatives.
3. The proposed Zone Map Amendment from G-O to R-M-25 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-25 Zone.
4. The proposed Zone Map Amendment from G-O to R-M-25 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
5. The Planning Commission held a Public Hearing on October 17, 2024 and voted 7-0 to forward a recommendation of approval for both the General Plan Amendment and the Zoning Map Amendment.



Staff Recommendation

The Planning Commission and staff recommends that the City Council ADOPT an ordinance relating to land use; that amends the General Plan from Office to High Density Residential and amends the Zoning Map from G-O, General Office to R-M-25, Multiple-Family High Density Residential for the property located at 825-865 East 4800 South, Murray City



THANK YOU!





MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

City Council

Legislative Updates

Council Action Request

Committee of the Whole

Meeting Date: February 4, 2025

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Pam Cotter Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval Date January 22, 2025	Purpose of Proposal Update on the 2025 Legislative Session Action Requested Information Only Attachments None Budget Impact None Description of this Item Provide the council with an update on the 2025 Legislative Session.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Discussion Item #3



MURRAY

City Council and Administration

Interlocal Boards and Commissions Reports

Council Action Request

Committee of the Whole

Meeting Date: February 4, 2025

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters As Listed	Purpose of Proposal Reports from Murray City representatives who serve on interlocal boards, committees and commissions. Action Requested Informational only. Attachments None Budget Impact N/A Description of this Item Reports from City representatives who serve on Interlocal Boards and Commissions (5 minutes each) a. Trans-Jordan Cities Board - Russ Kakala b. NeighborWorks and Murray Chamber of Commerce - Elvon Farrell c. Association of Municipal Councils (AMC) - Diane Turner d. Jordan River Commission - Kim Sorensen e. Central Valley Water - Ben Ford
Required Time for Presentation 30 Minutes Is This Time Sensitive No Mayor's Approval Date January 8, 2025	



MURRAY
CITY COUNCIL

Adjournment