



**MURRAY**  
CITY COUNCIL

# Council Meeting February 18, 2025



# **Murray City Municipal Council**

## **City Council Meeting Notice**

**February 18, 2025**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Murray City Municipal Council will hold a City Council meeting beginning at 6:30 p.m. on Tuesday, February 18, 2025 in the Murray City Council Chambers located at Murray City Hall, 10 East 4800 South, Murray, Utah.

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

### **Meeting Agenda**

**6:30 p.m.**      **Council Meeting** – Council Chambers  
Pam Cotter conducting.

#### **Opening Ceremonies**

Call to Order  
Pledge of Allegiance

#### **Approval of Minutes**

Council Meeting – January 21, 2025  
Special Council Meeting – January 21, 2025

#### **Citizen Comments**

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

#### **Special Recognition**

1. Murray City Employee of the Month, Kelly Lloyd, Parks/Equipment Operator 1. Pam Cotter, Brett Hales and Bruce Holyoak presenting.

#### **Consent Agenda**

Mayor Hales presenting.

1. Consider confirmation of the Mayor's appointment of Chuck Dillard to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.
2. Consider confirmation of the Mayor's appointment of Lisa Becerra to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.
3. Consider confirmation of the Mayor's appointment of Rosane Coleman to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.

#### **Public Hearing**

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

1. Consider 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

### **Business Items**

None scheduled.

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

### **Adjournment**

### **NOTICE**

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

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

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

On Friday, February 14, 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 Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



MURRAY  
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# Call to Order

# Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

**MURRAY CITY MUNICIPAL COUNCIL  
COUNCIL MEETING**

Minutes of Tuesday, January 21, 2025

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

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**Attendance:**

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	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	Brenda Moore	Finance Director
Chad Wilkinson	CED Director	Brooke Smith	City Recorder
Bailey Chism	City Journals	Kim Sorensen	Parks and Recreation Director
Craig Burnett	Police Chief	Elvon Farrell	Economic Development Specialist
Rob White	IT Director	Ben Gray	IT
Citizens and Guests		Camron Killman	IT

**Call to Order:** 6:45 p.m. – Council Member Pickett

**Special Recognition: Murray City Employee of the Month, Ben Gray, Support, Senior IT Technician.**

Mayor Hales, Mr. Pickett, IT Support Supervisor Mr. Madsen and IT Director Mr. White presented Mr. Gray with a certificate and a \$50 gift card. Gratitude was expressed for his problem solving skills and excellent work in the IT Department.

**Citizen Comments:**

Leann Parker Reed – Murray Resident

Ms. Reed asked Council Members to look at safety aspects when considering a proposed zone change for properties located at 825 and 865 East, 4800 South. She said 4800 South is a more narrow road in that area, it is already congested with traffic and sits on a blind curve where a school bus stop is located.

Clark Bullen – Murray Resident

Mr. Bullen suggested that the City Council implement a Neighborhood City Council in the future which he felt would help to engage more citizens in the municipal government process.

**Public Hearing:**

**Consider an ordinance amending the City's Fiscal Year 2024-2025 Budget.** Finance Director Ms. Moore explained that the ordinance would allow her to adjust a transfer to the CIP Fund if the Transportation Sales Tax Revenue goes over budget. It would also allow her to transfer the amount necessary to keep the General Fund reserves between 25% and 26% of revenue to the CIP Fund. Ms. Moore discussed thoroughly all proposed transactions involved in the budget opening including 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 the General Fund transfer to the CIP Fund, and the CIP Fund transfer from the General Fund.

The public hearing was open for public comments. No comments were given, and the public hearing was

closed.

**MOTION:** Ms. Turner moved to approve the ordinance. Mr. Hock SECONDED the motion.

**Council Roll Call Vote:**

Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Motion passed:	5-0

**Business Item:**

**Consider a resolution authorizing the City to enter into an agreement with Sustainable Real Estate Solutions, Inc. to provide administrative and professional services for C-PACE projects.** Economic Development Specialist Mr. Farrell thoroughly reviewed the C-PACE program and the steps involved in utilizing it.

**MOTION:** Mr. Hock moved to approve the resolution. Ms. Cotter SECONDED the motion.

**Council Roll Call Vote:**

Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Motion passed:	5-0

**Mayor's Report and Questions:** Mayor Hales reported that four firefighters and one fire engine were deployed to California to help with the Palisade wildfires. Murray fire fighters would assist for a total of 14 days. The back wall of the Murray Theater is under construction and the Murray Armory would be completed by May of 2025. The Power Department is installing new advanced metering infrastructure in their service area, which would be a two-to-three-year project.

**Adjournment:** 7:09 p.m.

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



## MURRAY MUNICIPAL COUNCIL

### SPECIAL MEETING

#### District #3 Interviews

Meeting Minutes - Tuesday, January 21, 2025

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

**Attendance:** Council Members and others:

Paul Pickett	District #1
Pam Cotter	District #2 - Chair
Vacant	District #3
Diane Turner	District #4
Adam Hock	District #5

**Others:**

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Chad Wilkinson	CED Director	Rob White	IT Director
David Rodgers	City Planner	Brooke Smith	City Recorder
Craig Burnett	Police Chief	Kim Sorenson	Parks and Recreation Director
Bailey Chism	City Journals	Anthony Semone	NeighborWorks
Camron Kollman	IT	Citizens & Guests	

**Call to order, conducting:** Council Chair Cotter called the meeting to order at 5:05 p.m. She announced that eight applicants were present for the interview:

1. Deondra Brown
2. Clark Bullen
3. Quang Dang
4. Ben Derrick
5. Anthony "Scott" Goodman
6. Lisa Milkavich
7. Leann Parker-Reed
8. Janice Strobell

**Interim Council Member District 1 Process** – City Attorney, Mr. Critchfield shared State law requirements about holding the interviews in an open public meeting, discussed how the interview process would be conducted and explained how Council Members would vote immediately following the interview process.

**Interviews:** Each candidate was asked the following four questions:

1. What have you done in the last 12 months to show that you are involved with Murray City and its residents?
2. Explain your understanding of the role of a city council member.
3. What is your understanding of our form of government and how does it differ from other cities' such as West Valley City or Holladay?
4. When making decisions, how would you determine what is in the best interest of the city?

**Voting:**

- **First Roll Call:**
  - Ms. Turner: Anthony "Scott" Goodman

- Mr. Hock: Anthony “Scott” Goodman
- Mr. Pickett: Clark Bullen
- Ms. Cotter: Janice Strobell
  
- Coin Toss
  - Heads: Clark Bullen
  - Tails: Janice Strobell
    - Coin Toss: Heads – Clark Bullen
  
- Second Roll Call:
  - Ms. Turner: Anthony “Scott” Goodman
  - Mr. Hock: Anthony “Scott” Goodman
  - Mr. Pickett: Clark Bullen
  - Ms. Cotter: Anthony “Scott” Goodman

**Consider a resolution appointing Anthony Scott Goodman as Interim Murray City Council Member for Council District 3, pursuant to Section 20A-1-510 of the Utah Code to serve until January 6, 2026.**

**MOTION:** Mr. Hock motioned to approve the resolution and Ms. Turner SECONDED the motion.

- Council roll call vote:

Ayes: Ms. Turner, Mr. Hock, Mr. Pickett, Ms. Cotter  
Nays: None  
Abstentions: None  
Motion passed 4-0

**Swearing-In Interim City Council Member District 1.** – City Recorder, Ms. Smith proceeded with the swearing in of Mr. Goodman.

**Adjournment:** 6:20 p.m.

**Pattie Johnson  
Council Office Administrator III**



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# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
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# Special Recognition



**MURRAY**

# City Council/Mayor

## Employee of the Month - Kelly Lloyd

### Council Action Request

### Council Meeting

Meeting Date: February 18, 2025

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Pam Cotter Brett Hales Bruce Holyoak          <b>Required Time for Presentation</b>       <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>       <b>Date</b> February 5, 2025	<b>Purpose of Proposal</b> Employee of the Month recognition  <b>Action Requested</b> Informational only  <b>Attachments</b> Recognition Form  <b>Budget Impact</b> None    <b>Description of this Item</b> See Employee of the Month Recognition Form
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## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Murray Parks and Recreation

1/7/2025

NAME of person to be recognized:

Submitted by:

Kelly Lloyd

Bruce Holyoak

DIVISION AND JOB TITLE:

Parks/ Equipment Operator I

YEARS OF SERVICE:

4

REASON FOR RECOGNITION:

Kelly started working part time for Murray City Parks department in 2008. He loves baseball and was active in coaching Liberty League while his children were young. In 2008 the parks division was in need of a caretaker for Ken Price baseball field. Kelly offered to do it. He did that faithfully until 2021 when a full time position opened up in the parks division, he applied and was given the job. Kelly pays great attention to detail. He never has to be told twice to do something. His work is always outstanding. He has been involved in the green industry for many years and having him in the parks has been a great boon. He is always willing to work at anytime he is needed and never complains. He gets along with all of his co-workers. I have never heard any negative comments about him. He is a wonderful public relations person interacting professionally and responsibly with the public. He has a tempering nature and can diffuse difficult situations easily. Kelly has a kind personality and can strike up and have a sincere conversation full of laughter and good will with anyone. He is a great listener. His work ethic is commendable. Kelly is an example of a true public servant.

COUNCIL USE:

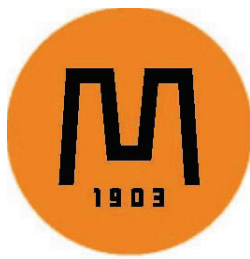
MONTH/YEAR HONORED





**MURRAY**  
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# Consent Agenda



**MURRAY**


# Mayor's Office

## Appointment - Chuck Dillard to the Senior Recreation Center Board

### Council Action Request

### Council Meeting

Meeting Date: February 18, 2025

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's Appointment of Chuck Dillard to the Senior Recreation Center Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Chuck Dillard will be appointed to the Senior Recreation Center Board from February 2025 - January 2028. He will be replacing Christine Clark.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> February 4, 2025	

Chuck Dillard

Murray 84123

- Grew up in Denver.
- I attended school at the University of Colorado graduating in 1976 with a degree in Biology and Medical Technology.
- Moved to Murray in 1981
- Started job as a Healthcare Information Systems Computer Analyst in 1981
- I retired after 34 years. My last job in that field was with McKesson.
- Retired since 2014
- I have worked for Murray since 2014 as a part time van driver for the Senior Recreation Center.
- Other volunteer positions since then include Salt Lake County aging services, Utah Food Bank, Volunteers of America Youth Shelter, ESL of Utah, and others.

I would like to help the community by serving on the Murray Senior Recreation Center Advisory Board

Thanks for your consideration.

Chuck Dillard



**MURRAY**


# Mayor's Office

## Appointment - Lisa Becerra Senior Recreation Center Board

### Council Action Request

### Council Meeting

Meeting Date: February 18, 2025

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's Appointment of Lisa Becerra to the Senior Recreation Center Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Lisa Becerra will be appointed to the Senior Recreation Center Board from February 2025 - January 2028. She will be replacing Sharon Baxter.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> February 4, 2025	

## **Lisa W. Becerra**

I was formerly a resident of Murray City and thoroughly enjoyed my nearly twenty-nine years there before moving to South Jordan in 2020. I raised my children in the Murray school district and loved the smaller community feel we found there. In my professional life I was a Medical Assistant for approximately six years and then became an Accounting Firm Office Manager for fifteen years followed by a Financial Planner Administrative Assistant. My opportunities to volunteer include The Festival of Trees, serving on the Salt Lake Area Communications Council for the LDS Church, helping citizens who cannot afford health care at The Hope Clinic, going to Mexico with Builders Without Borders to build homes and several various ecclesiastical positions as well as many opportunities to assist in the community and at my children's schools. My hobbies and interests include Pickleball, tap dancing, Yoga, musical plays and movies (with popcorn of course). I look forward to supporting the wonderful community the Murray Senior Recreation Center has created.



**MURRAY**


# Mayor's Office

## Appointment - Rosane Coleman Senior Recreation Center Board

### Council Action Request

### Council Meeting

Meeting Date: February 18, 2025

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's Appointment of Roseane Coleman to the Senior Recreation Center Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Roseane Coleman will be appointed to the Senior Recreation Center Board from February 2025 - January 2028. She will be replacing Ron Liljegren.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> February 4, 2025	

Rosane Coleman

Murray, Ut 84123

### Work Experience

2012 - Currently: Momentum Climbing Gym, Competitive Youth Team Manager

2004 - 2020: Murray School District, Reading Aide/ Teachers Assistant

1985-1997: State of Utah: Driver License Division & Bureau of Criminal Identification

### Volunteer Experience

South Valley Unitarian Universalist Society (SVUUS) - Religious Education Chairperson, Board member, and several other committees.

USA Climbing - Volunteer Judge for local, regional, divisional, national and world cup events.

Youth Resource Center - Provide meals for youth.

### References

Brenda Voisard - 801-703-4967

Katie Haskins - 801-554-8786



**MURRAY**  
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# Public Hearing



# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18<sup>TH</sup> 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 13<sup>th</sup> day of January 2025.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "B. 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 18<sup>TH</sup> 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 5<sup>th</sup> 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, citing 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

<b>ITEM TYPE:</b>	General Plan & Zone Map Amendments		
<b>ADDRESS:</b>	825-865 East 4800 South	<b>MEETING DATE:</b>	October 17, 2024
<b>APPLICANT:</b>	Lotus Company	<b>STAFF:</b>	Zachary Smallwood, Planning Division Manager
<b>PARCEL ID:</b>	22-08-108-022	<b>PROJECT NUMBER:</b>	24-092 & 093
<b>CURRENT ZONE:</b>	G-O, General Office	<b>PROPOSED ZONES:</b>	R-M-25, Multiple Family High Density Residential
<b>Land Use Designation</b>	Office	<b>PROPOSED DESIGNATION</b>	High Density Residential
<b>SIZE:</b>	2.93 acres		
<b>REQUEST:</b>	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 ft<sup>2</sup> lots, two-family dwellings on 10,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses in the R-M-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.

	<b>G-O(existing)</b>	<b>R-M-25</b>
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft <sup>2</sup> min per lot (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”.

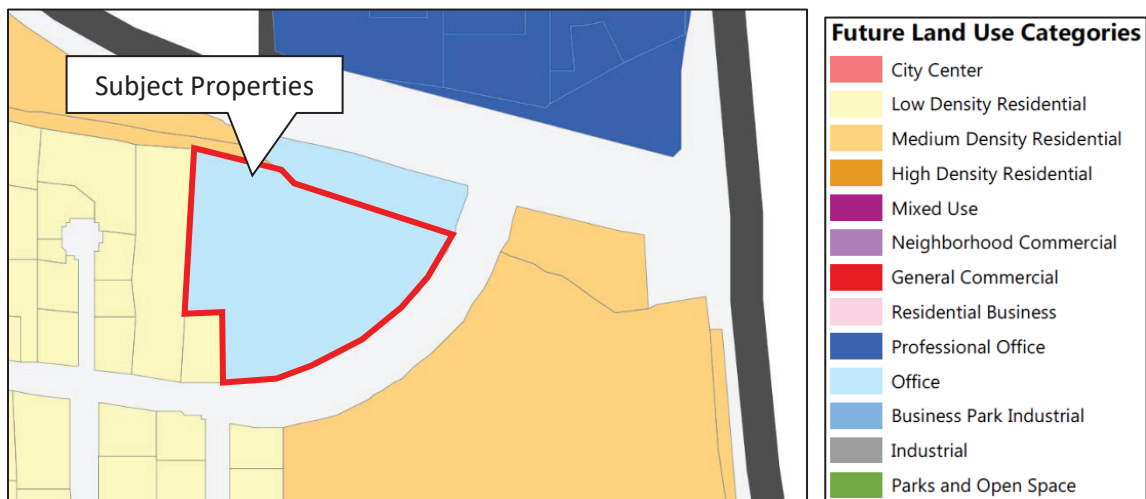


Figure 2: Future Land Use Map segment

- 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

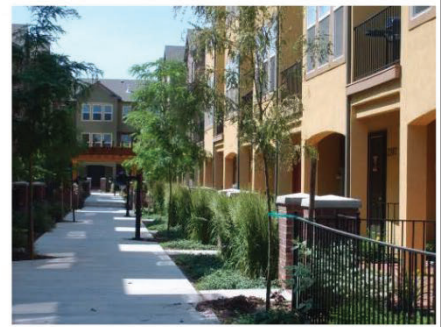


Figure 6: p. 5-13, Murray City General Plan 2017

### 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

§

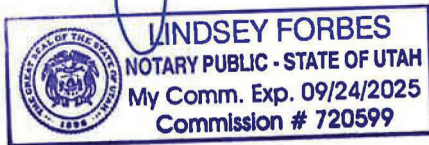
County of Salt Lake

Subscribed and sworn to before me this 9<sup>th</sup> 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

§

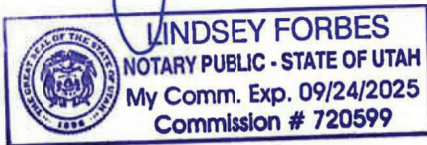
County of Salt Lake

Subscribed and sworn to before me this 9<sup>th</sup> day of August, 2024.

[Signature]  
Notary Public

Residing in Salt Lake, UT

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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 17<sup>th</sup>, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, October 17<sup>th</sup>, 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](http://www.murray.utah.gov).

The meeting will be streamed online, at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

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



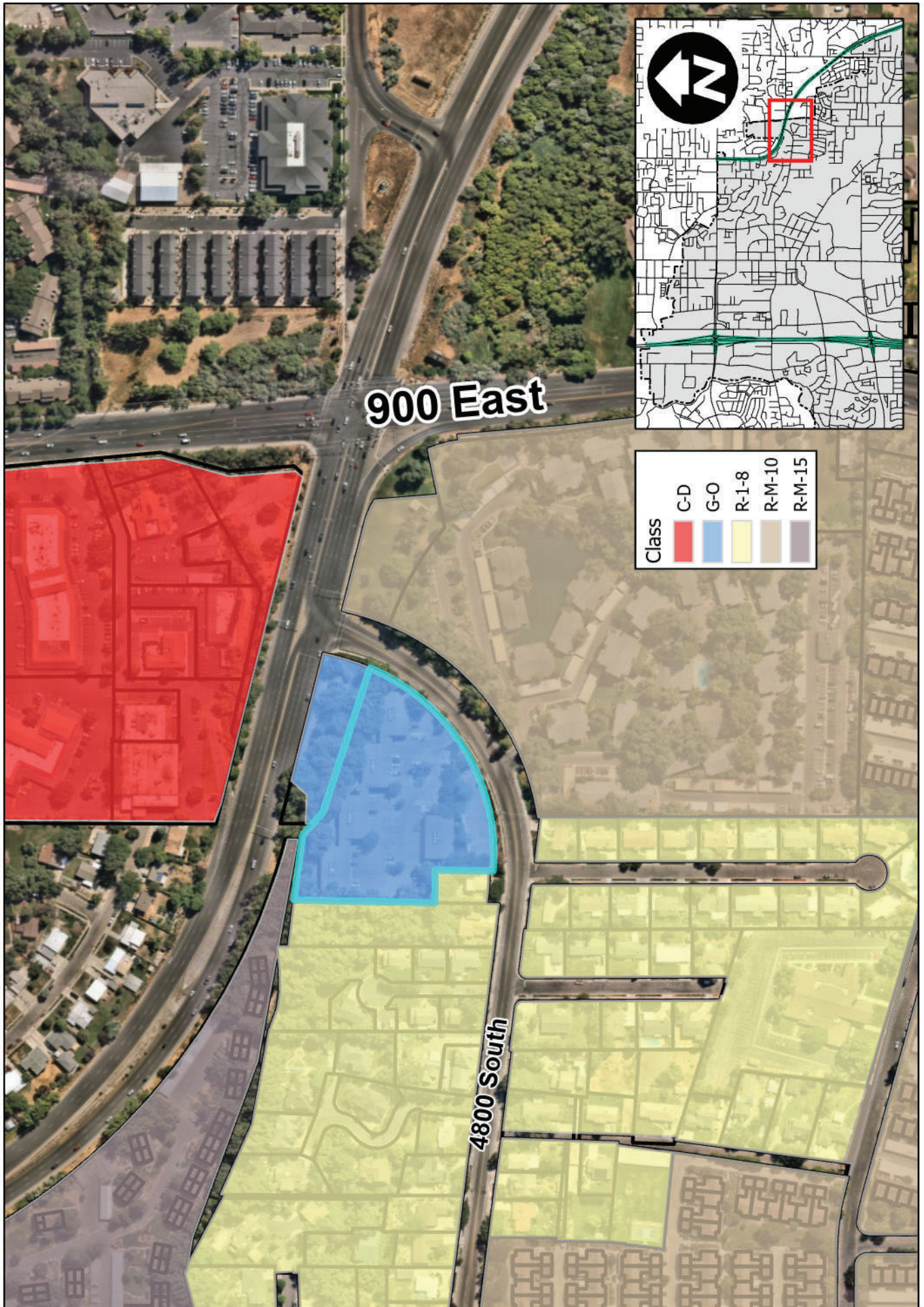
This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

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.



900 East

4800 South



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

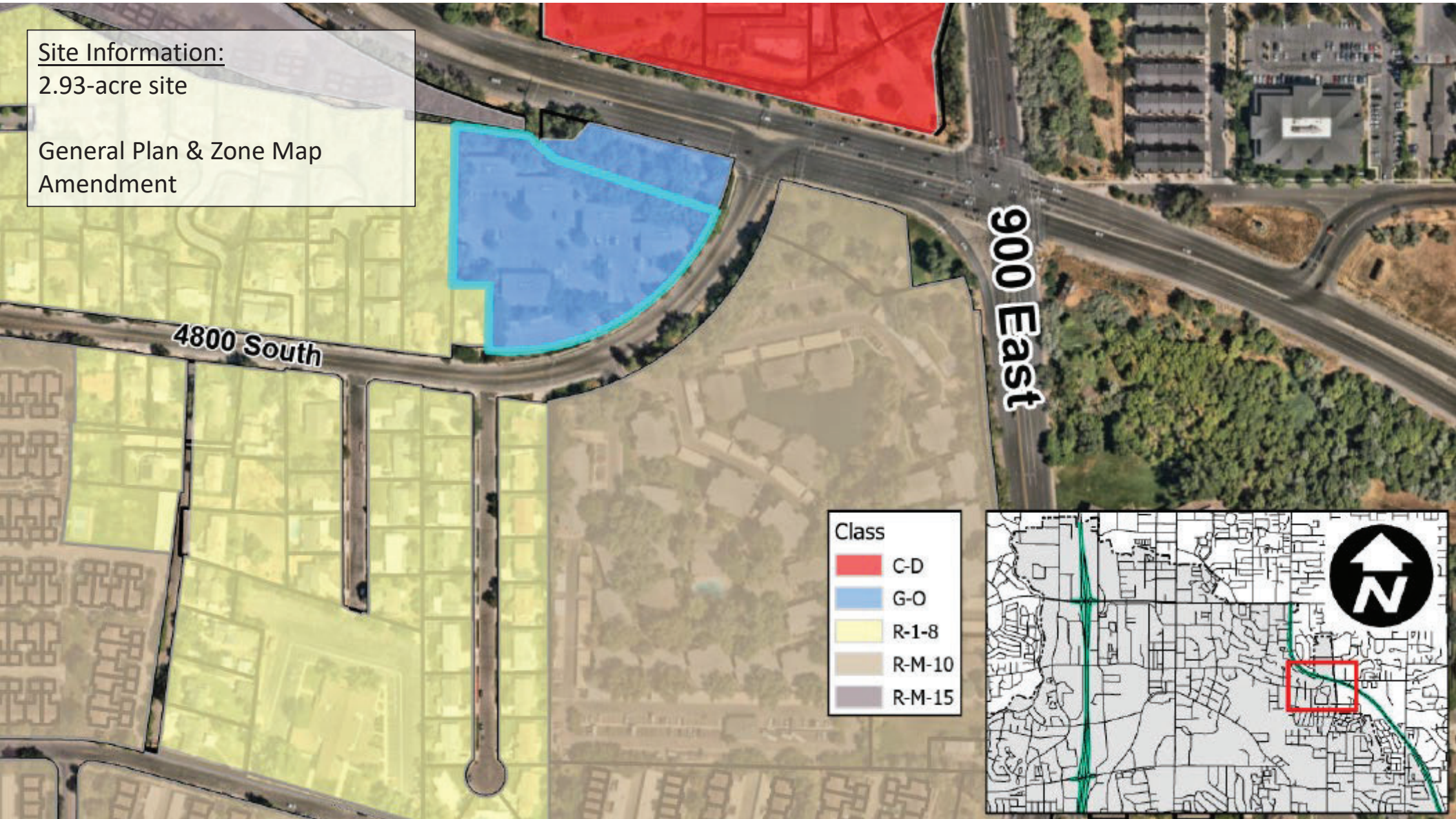
General Plan & Zone Map  
Amendment

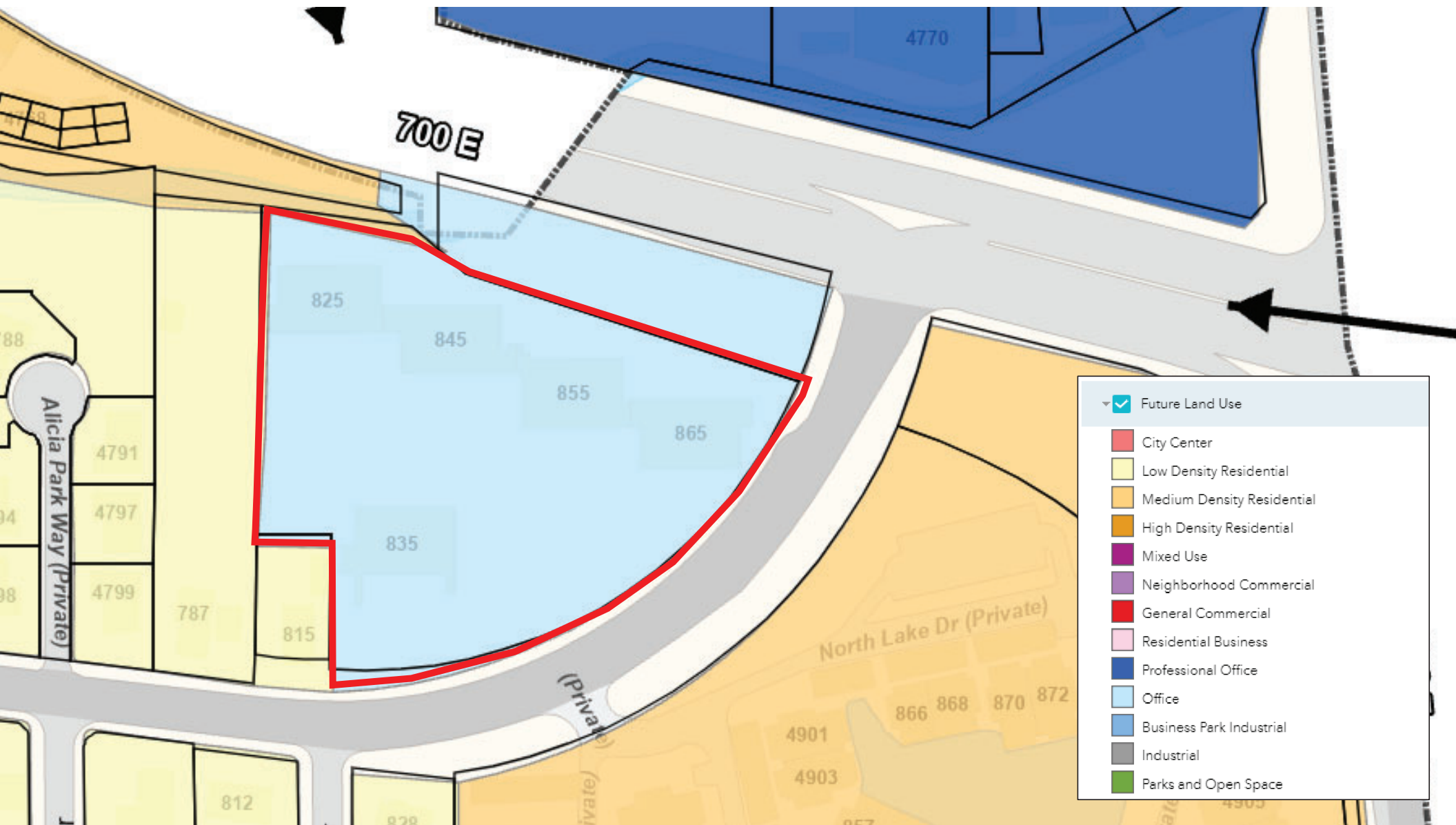


Site Information:

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



	<b>G-O (existing)</b>	<b>R-M-25</b>
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!





LOTUS<sup>TM</sup>

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## **Current Conditions of Existing Buildings:**

- The Class C office park, constructed in the 1980's, has reached the end of its useful life and is facing physical and economic obsolescence.
- The “motel” style construction results in hallways, stairways, and an elevator that is exposed to the elements which results in higher operating and maintenance costs as opposed to an enclosed office product of similar size.
- Poor location characteristics make it unsuitable as a job or commercial center now or in the future.
- The inferior product is on the lowest end of lease rates in the market, insufficient to warrant reinvestment in the property, eventually resulting in deteriorating physical appearance and blight.



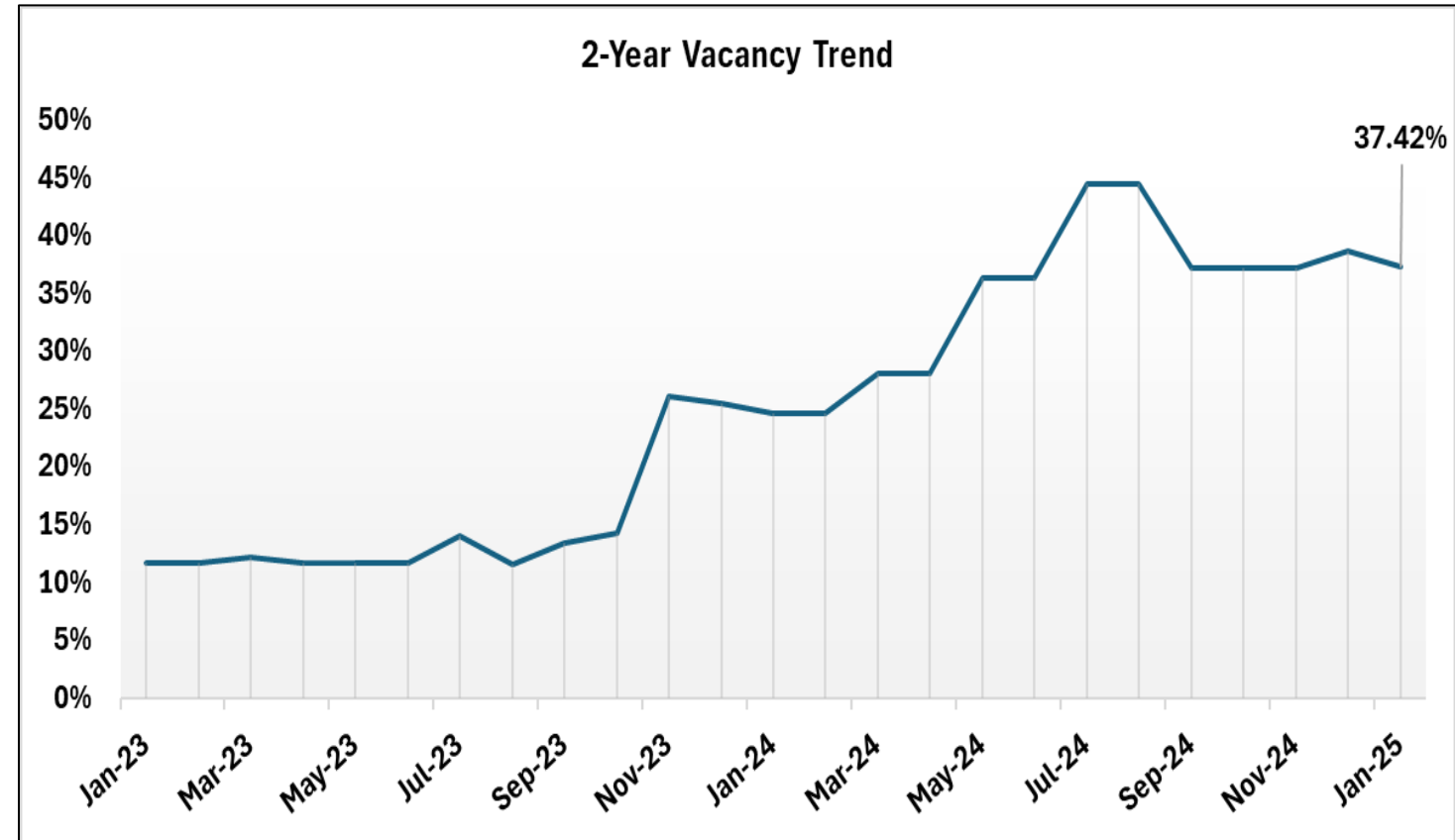
## Location

- The 2.93-acre site, highlighted in yellow, is not ideal for a job center due to the lack of nearby commercial support. Office developments are better suited to employment hubs like State Street or the City Center, which offer amenities and infrastructure for business growth.
- The abundance of mature trees throughout the area severely limits visibility, creating a significant drawback for small businesses.
- Surrounded by residential developments, the property is better suited for a non-commercial use that complements the existing neighborhood and promotes homeownership.



## Occupancy

- The property's age and obsolescence along with significant vacancies since the COVID-19 pandemic, as many tenants opted not to renew, has caused leasing activity to significantly diminish, increasing vacancy to over 37%. Comparable Class C products are also experiencing higher vacancies between 12% to 27%.
- In an effort to maintain occupancy, lease rates have declined in recent years to \$11.83 / sf, and all leases are now on a month-to-month basis.
- Reduced revenue, coupled with high vacancy, has created financial constraints that prevent reinvestment in the property.
- Removing G-O supply from the market will help to stabilize the remaining product in the area

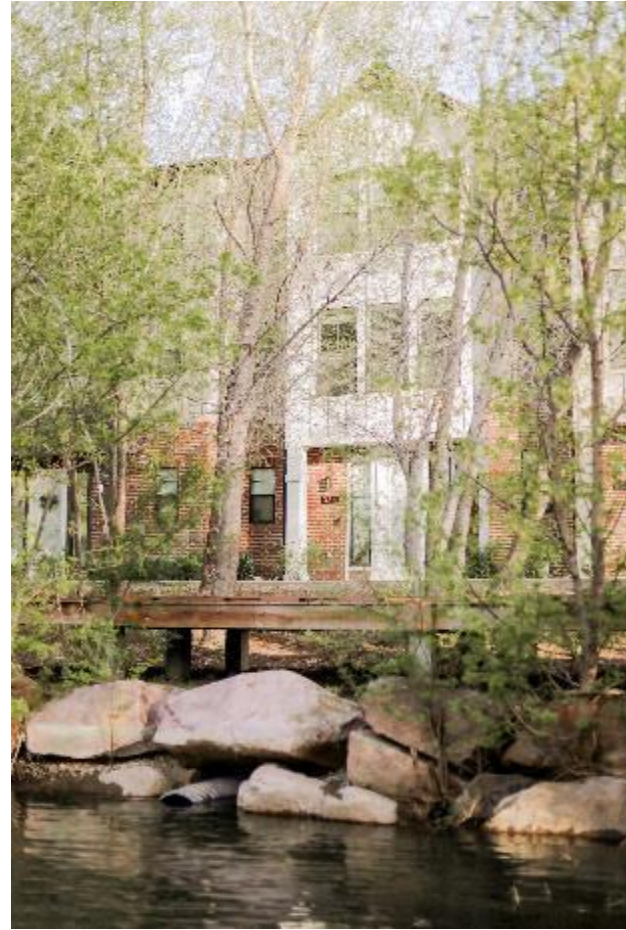


## Environmental Factors

- Improperly sited buildings constructed too close to natural springs are compromising foundations and causing drainage issues.
- Proximity to water causes higher humidity and the exposed metal supports along the corridors and stairwells causes excessive rusting, resulting in higher repair costs.
- Redevelopment would provide suitable buildings that complement nearby homes and address water-related maintenance issues of the existing structures.
- Developing market-supported uses will prevent potential blight if the office park remains underutilized.



## Lotus Project Concept



As demonstrated above, thoughtful site planning can ensure a seamless connection between the built environment and the natural surroundings, maximizing the project's natural amenities, preserving wildlife, and fostering a vibrant neighborhood. This approach mirrors Lotus's success with the Current Townhomes development along the Ogden River (pictured above), which has positively contributed to the local community.

## RM-15 Rezone Application – October 4, 2022

*At the time of the rezone application vacancy at the property was at 10%.*

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

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

Planning Commission – July 7, 2022 – Unanimous Recommendation of Approval (5-0)

Staff Recommendation for Approval

Murray City Council October 4, 2022

- Notes taken from YouTube video [Murray City October 4 2022](#) (30:15 – 1:12:17)
- Councilmember Dominguez:
  - What conversations have you had with neighbors?
  - Concerned about traffic and asked if a traffic study would be performed. Staff indicated that a traffic study would be required.
  - Walkable space along that side of 4800.
  - Domino effect of losing other office buildings in the City

## **RM-15 Rezone Application – October 4, 2022**

- Councilmember Martinez – a lot of G-O will be looking to convert due to work-from-home and seems like an appropriate adaptive use for this space.
- Councilmember Hrechkosy – there are established trees in the area, what do you plan on doing to evaluate them? Staff indicated that a tree survey would be performed.

### Public Comment Period:

- Clark Bowen - a lot of the concerns expressed were regarding traffic. Two requests: 1) workshop done by planning staff and why and what traffic studies should be done and 2) requiring traffic studies be conducted before the zoning change
  - Staff comment – zone changes do get considered and reviewed by the City Engineer and Public Works. For this application, the City Engineer did not feel like the zone change application needed to be supported by a traffic study...
- Emailed Comment Read into the Record – Robert Benedict – concerns about the Larsen property and requested that they separate out the two parcels for zoning ordinance approval. The Larsen property acts as a perfect buffer to the commercial property. Mr. Benedict suggested that Lotus work with the property owners adjacent to the property and allow the Larsen property to count towards the green space for the project.



- Councilmember Dominguez
  - recommended a motion to separate out the two parcels – not approve the R-1-8 but to approve the G-O. City Attorney was concerned about separating out the two parcels and making a motion to change the application.
  - mature trees – would like to see a tree study and ensure that the development incorporates adequate green space, protect the green space and waterway
- Councilmember Martinez –
  - its extremely appropriate to look at redeveloping office due to changing office market conditions and is very appropriate to put housing here when there is a housing shortage as the property will only become more and more vacant **(this seems prophetic considering vacancy has increased from 10% to 37% over the last two years)**.
- Councilmember Hrechkosy –
  - agreed with Councilmember Martinez but would like to see the R-1-8 property remain as a buffer.

Motion Failed (2 ayes / 3 nays):

Ayes: Councilmember Martinez and Councilmember Cotter

Nays: Councilmember Hrechkosy, Councilmember Dominguez, and Councilmember Turner

**Takeaways:**

- More engagement with neighbors and broader community
- Leave the R-1-8 out of the rezone application, use it as green space for the G-O project
- Commission a traffic study
- Commission a tree survey, preserve the mature trees

Subsequent conversations with Councilmember Dominguez indicated that she would have liked to have seen a higher level of engagement and work done to address the concerns of the immediate neighbors.

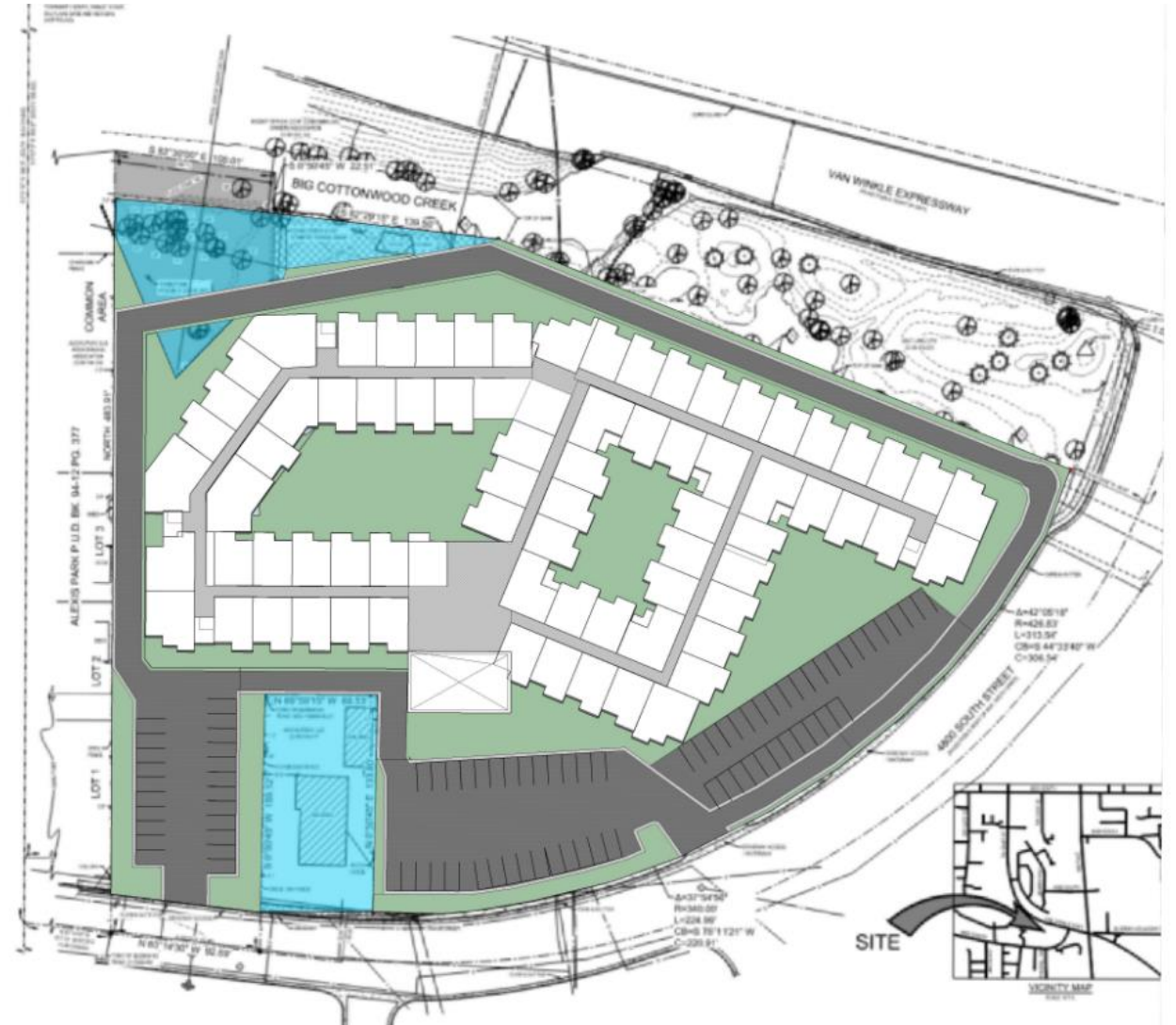
**Alternate Uses:**

We discussed with Councilmember Dominguez and city staff the ability to redevelop the site as an assisted living facility, which is permissible under the existing zoning. Beginning in 2023, Lotus has actively marketed the property to assisted living developers. There is a minimum number of staff required to operate an assisted living facility. This requires a large number of units so these overhead costs can be absorbed. As such, developers require a minimum project size of 150+ units and a height variance was needed in order to achieve this unit density.

## Height Variance Granted for Assisted Living - 3/15/2023

- Case #1603, Lotus requested and was approved a variance to Section 17.144.100(A) of the Murray Land Use Ordinance. The ordinance limits the height of buildings located within 100' of a residential zone to 30' or less. The variance requested was to increase the height to 35'.
- 35 notices were sent to all property owners within 300 feet of the subject property. No comments or questions were received.
- The Hearing Officer found that “redevelopment of the property at an appropriate scale that does not conflict with the neighboring single-family dwellings within the G-O Zone can be considered a substantial property right and finds that the application meets the requirement for granting a variance...”

While the height variance would allow us to meet the density requirements for operations, there has not been a market for assisted living. These developments take approximately two to three years to reach stabilization, making the product ill-feasible in a high-interest rate environment. In addition, there are a number of existing products within the market area resulting in over-supply.

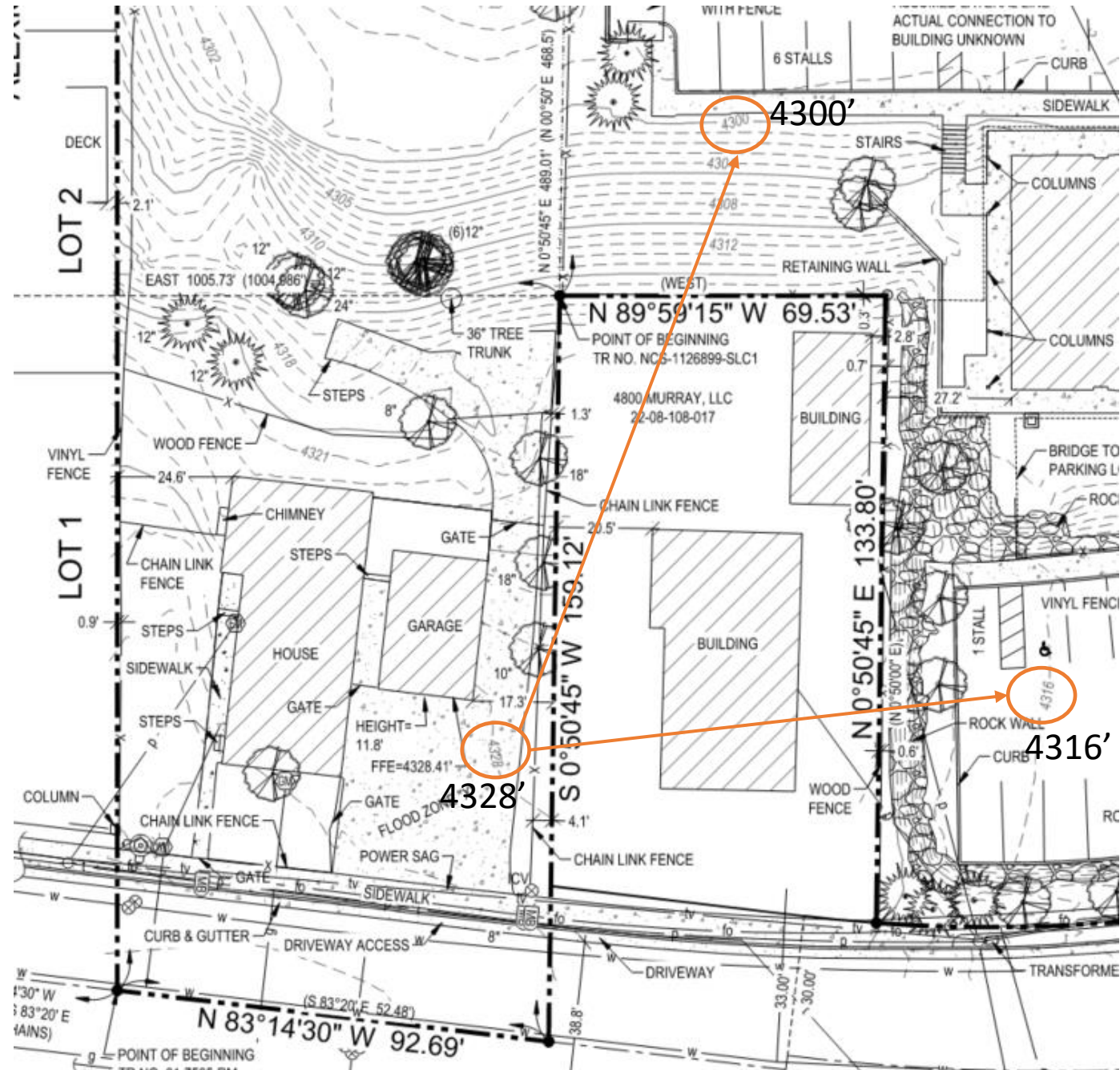


*Assisted Living site concept August 2023 with 150 units*

## Observations from Height Variance Approvals:

- Site topography and floodplain considerations warranted a variance
- No public objections to height increase

There is significant topography between the single-family homes to the west of the property and the base elevation of the property. The base elevation for the single family home on the R-1-8 lot is 4,328', base elevation is 4300' at the center of the property and 4316' along 4800. This is a difference of between 12' and 28'. Assuming 35' building heights for the townhomes, the townhomes ground floor would sit between 1 to 3 stories below the single-family elevation. This is why height should not be a concern.

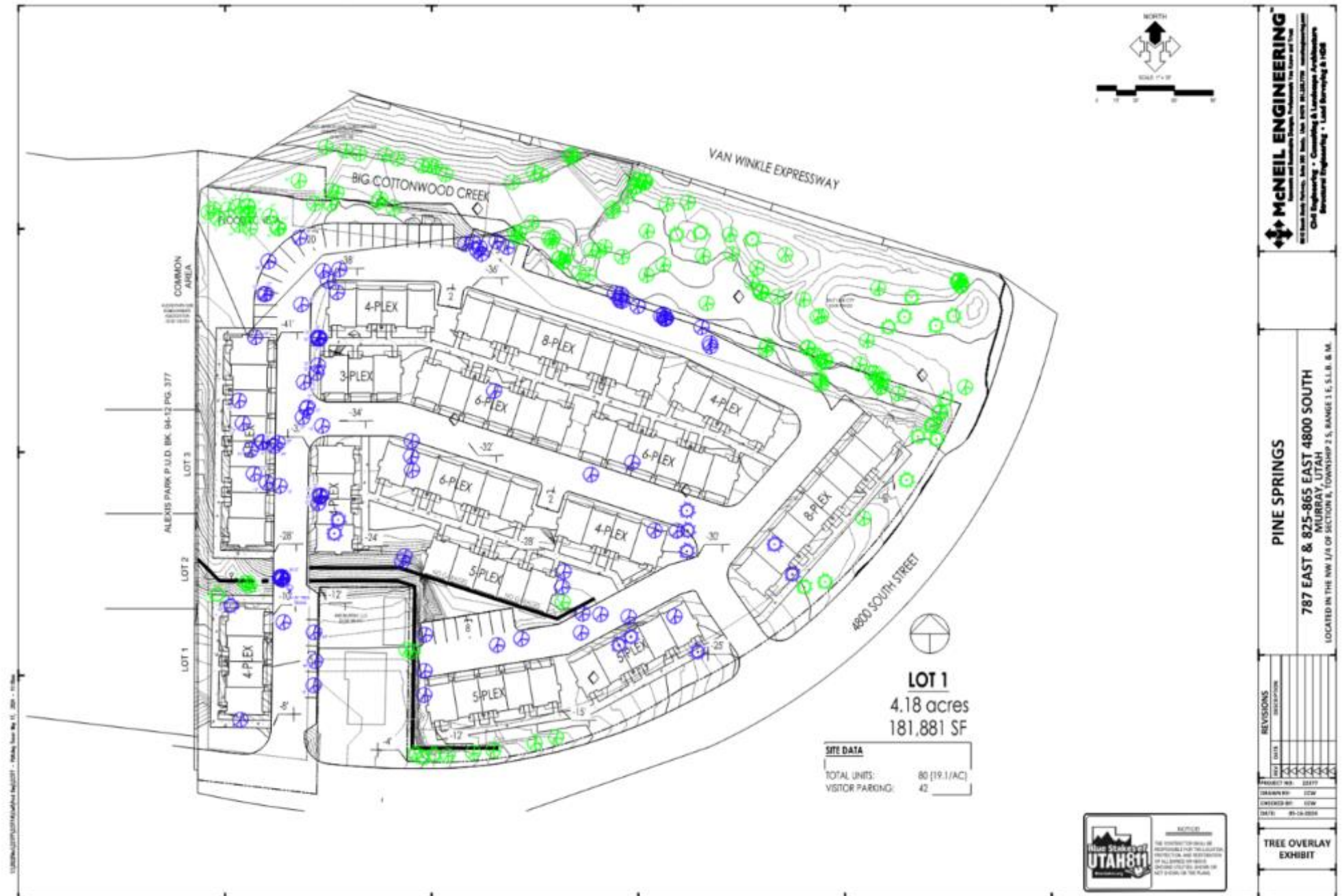


## Former Conceptual Site Plan

- Conceptual site plan **prior** to community outreach shown in this slide.
- The site plan reflected 80 townhome units with two car garages and 42 visitor parking stalls.

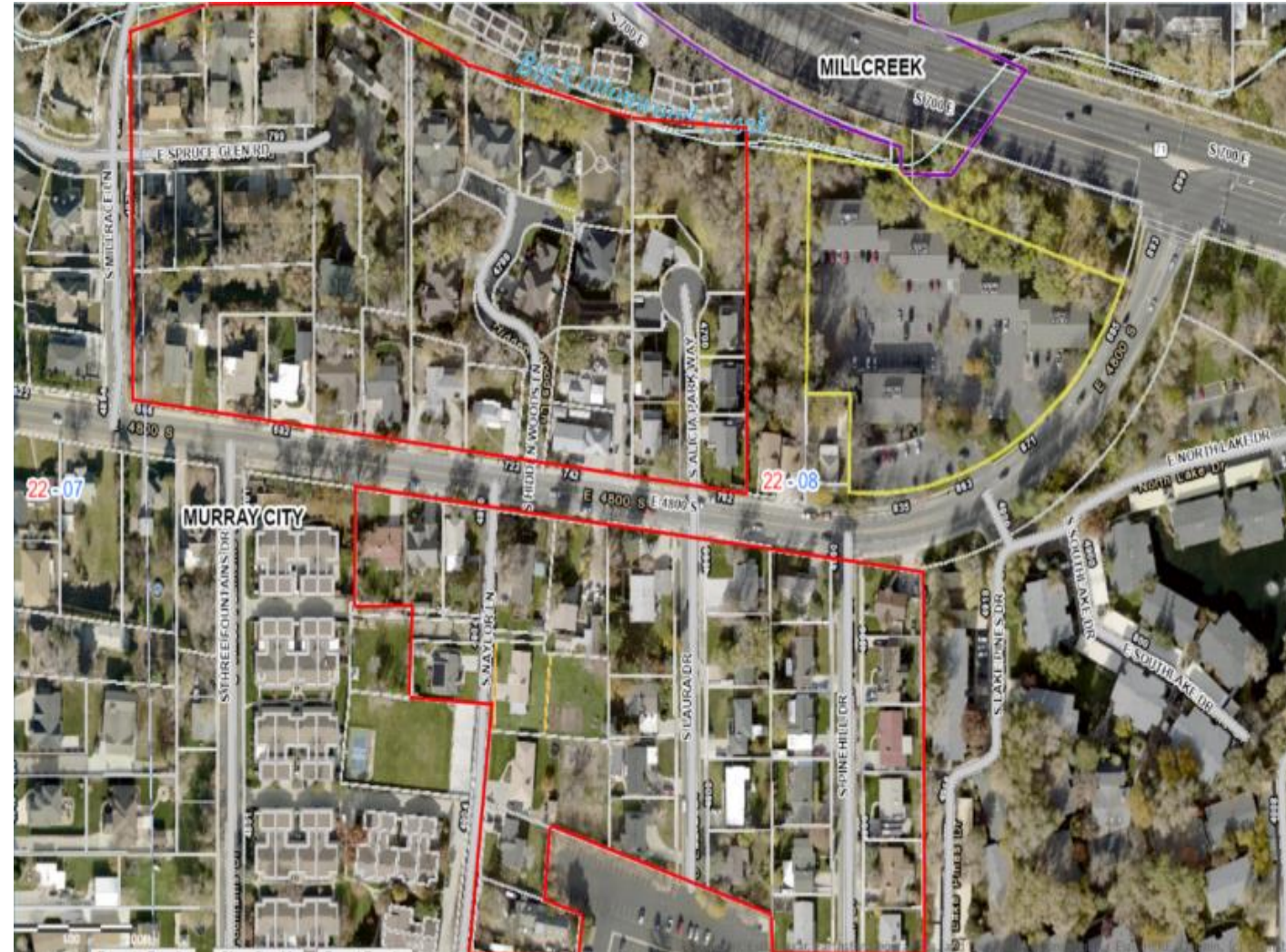


- We performed a tree survey that shows the removal of all the trees in blue and all the trees in green that would be maintained after redevelopment. This concept would eliminate many trees on the west side of the property that provide privacy to the neighboring community and habitation for wildlife.



## Community Engagement

- Community outreach to the surrounding homeowners, conducted by Lotus team members on June 21<sup>st</sup>, 2024, prompted the initiative to make requested adjustments to the conceptual plan.
- Adjustments included, but not limited to the following:
  - Decrease in density
  - Converting the proposed rental aspect to now be strictly for-sale townhomes
  - Build and preserve a buffer between the development and the surrounding properties sustaining the privacy of nearby homeowners and providing more natural and scenic open space to accommodate the future development
- Additionally, invitations were sent to each of the residents shown within the red outlines to attend a zoom call on June 13<sup>th</sup>, 2024 to welcome residents' feedback.





# LOTUS

## Spring Pines Virtual Community Meeting

We would like your input on our townhome redevelopment concept for the Spring Pines Business Park. Join us to learn more and have your voice heard.

 Date & Time:

**June 13, 2024**

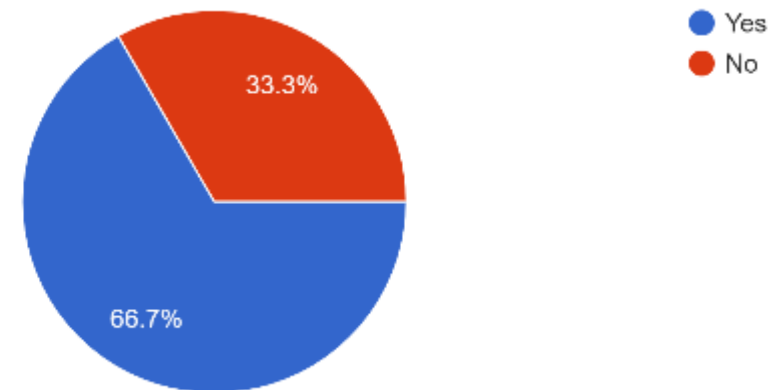
**6:00 pm - 7:00 pm**

 Location:

**Virtual Zoom Meeting**  
Scan QR code below to join

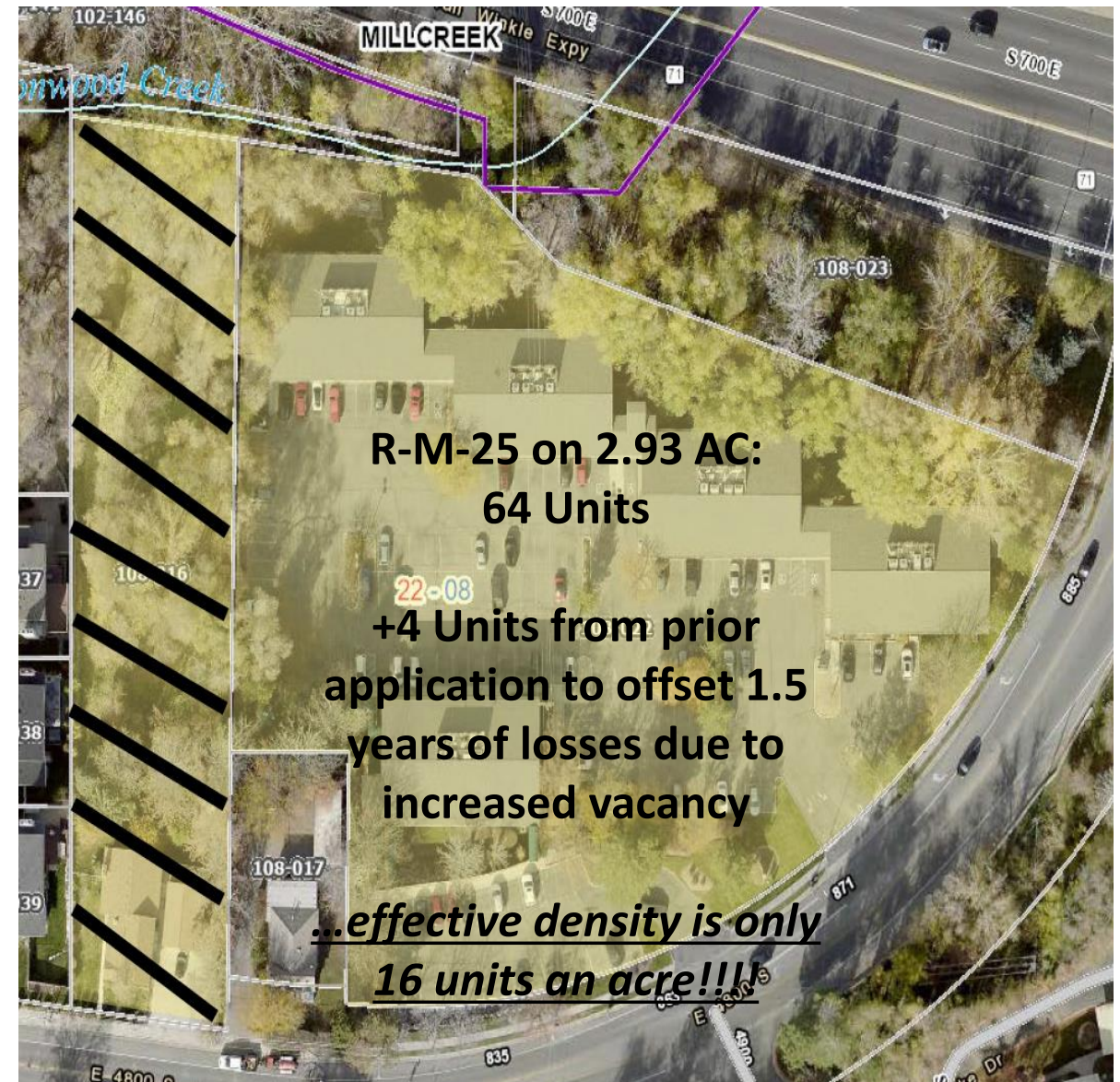
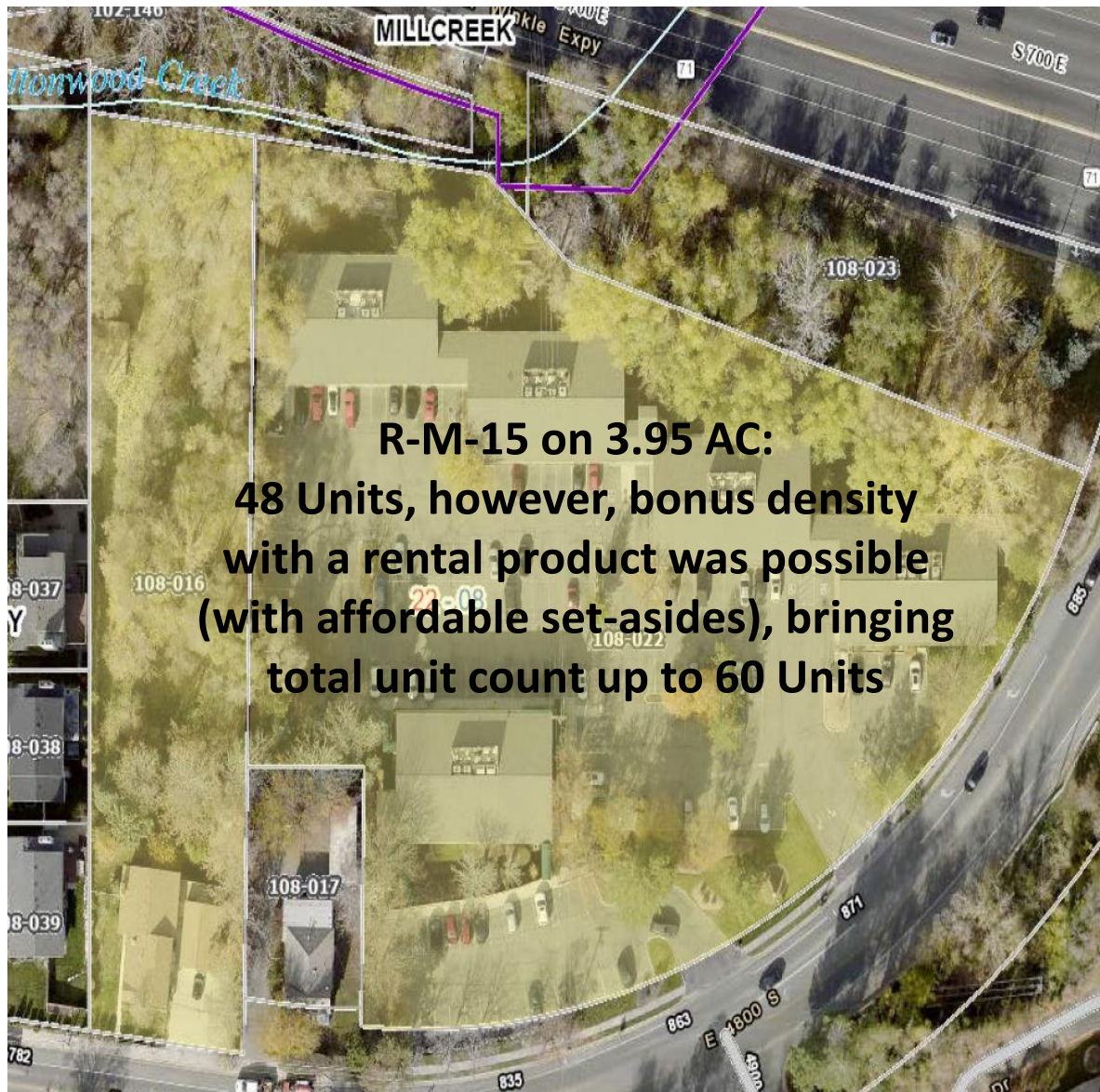


*Are you in support of the rezone of Spring Pines to support the residential project and activation of Big Cottonwood Creek?*



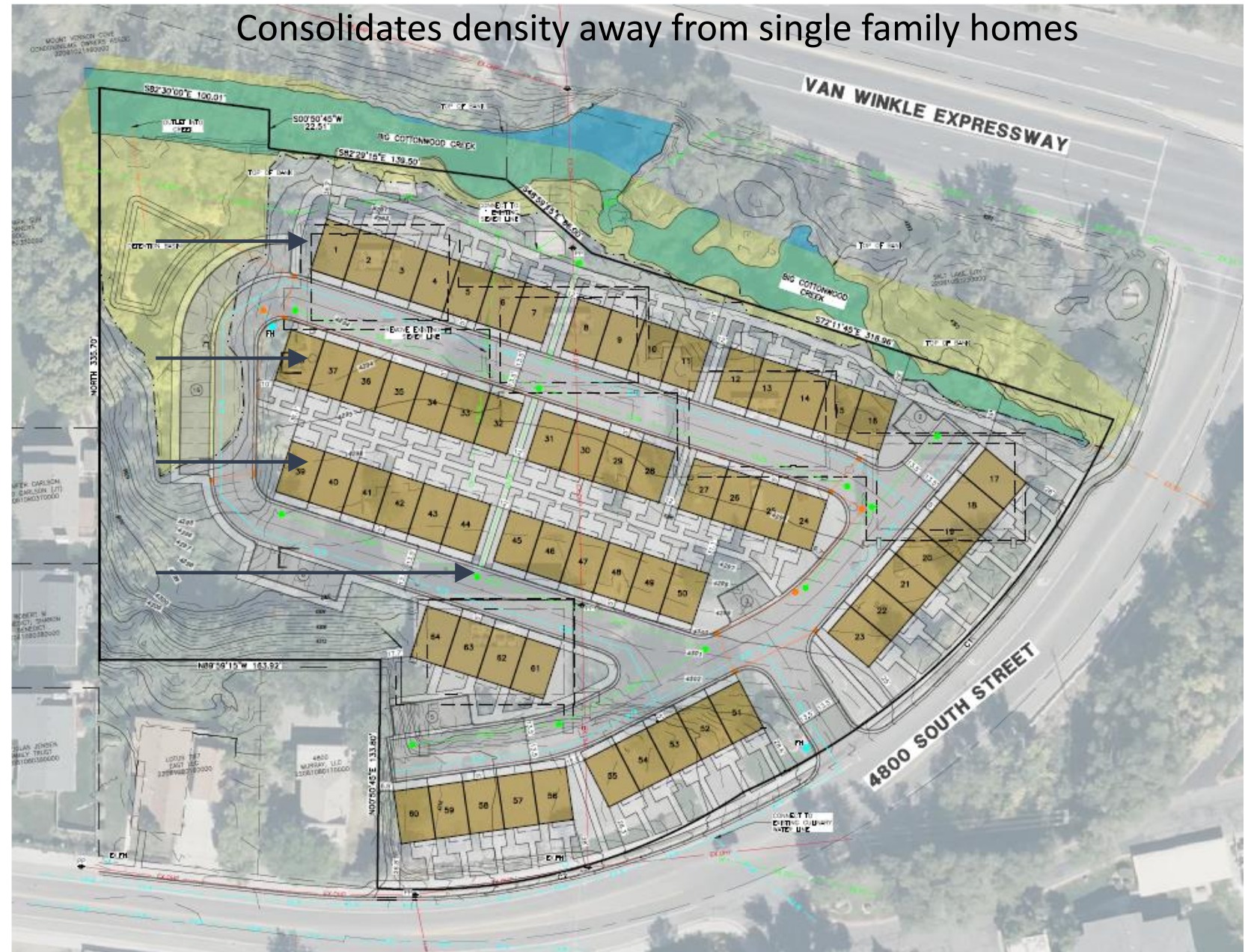
- The majority of respondents were in support of the redevelopment of this property with a residential component.
- 66.7% of the members of the community surveyed were in support of the redevelopment as presented.
- 33.3% that were not in support of the redevelopment, had the following concerns, all of which have been resolved:
  - Less supportive of a rental product
  - The removal of trees along the west property line
  - Traffic concerns due to low visibility along 4800 S



**R-M-15 vs. R-M-25**

## Updated Site Plan & Intended Use

- Unit Count: 64
- Type: For-Sale Townhomes
- Density: 16.2 units per acre on 3.95 AC
- Subject Property: 2.93 AC (requesting rezone)
- Adjacent Parcel: 1.02 AC (not requesting rezone)
- Garages: 64 (included in all units)
- Visitor Parking: 32 stalls
- Average Height of Unit Type: 35 feet



## Traffic Study

- A Traffic Impact Study was performed by Reeve's & Associates to assess the impact of the development on traffic conditions and determine the Level of Service for intersections, recommending mitigation measures **if needed**.
- **Traffic Growth:**
  - A 1% annual growth rate was applied for 20 years to project future traffic conditions.
- **Level of Service:**
  - All study area intersections maintain an acceptable LOS of C or better for both current and future conditions.
  - The development does not significantly degrade intersection performance.
- **Queuing Analysis**
  - Simulation results indicate adequate storage capacity for vehicles at intersections.
  - No blocking or excessive queue lengths are expected.
- **Warrant Analysis**
  - No dedicated right-turn lanes are required due to low right-turn volumes.
  - No left-turn lanes are required as left-turn volumes do not exceed the threshold.
  - Traffic signals are not warranted for any of the studied intersections.
- **Conclusion:**
  - The development will not cause major traffic issues in the area.
  - No traffic-related improvements or design changes are recommended at this time.
  - Based on the findings, Reeve & Associates supports approval of the development.



## Energy Consumption

- Average Energy Usage for Standard Office Building: approximately 17 kWh / SF / Year
- Due to the age of the existing buildings, the current energy consumption is highly inefficient and well above the average.
- Using the average usage of 17 kWh / SF / Year and applied to the existing buildings' total square footage of 48,088, the average usage equates to 783,496 kWh per year.
- The proposed residential townhome units, averaging 1,600 square feet in size, would be built to current energy standards, consuming approximately 5 kWh / SF/ Year.
- This would total 512,000 kWh per year for all 64 units, a **53% difference in annual energy consumption.**

## **Existing Infrastructure**

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. Their comments are provided 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

## City Staff 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.

At the time of the submittal of this agenda packet, Lotus was in the process of recording a deed restriction on the property, similar to what we've done for our project in Millcreek:

### RESTRICTIVE COVENANTS

Restrictions on Use. The Property and all owners and/or users are subject to the following restrictions and prohibited uses, Declarant on behalf of itself its successors and assigns, and all who claim rights by or through such parties, covenant and agree on behalf of itself and any successors and/or assigns, that any townhome or other residential unit on the Property (Unit(s)) **shall be owner occupied** and shall not be rented, leased or otherwise allowed to be used for any form of compensation, including but not limited to money, barter, or services, whether for a short-term or long-term period except as set forth below. **The following language shall be included in a declaration of covenants, conditions, and restrictions to be recorded by the developer against the Property:**

1. Except as set forth herein, each of the Units is intended to be Owner occupied, including occupancy by such Owner's immediate family members (including parents, siblings, children and grandchildren of the Owner), as well as unrelated persons so long as such Owner remains in occupancy.
2. The foregoing restriction shall not apply, however, to:
  - a. Any Unit owned by a person who has ceased occupying such Unit due to military service for the period of the Owner's deployment;
  - b. To any Unit occupied by an Owner's parent, child or sibling;
  - c. An Owner whose employer has relocated the Owner for two (2) years or less;
  - d. A Unit owned by an entity that is occupied by an individual who:
    - i. has voting rights under the entity's organizing documents; and
    - ii. has a 25% or greater share of ownership, control, and right to profits and losses of the entity; or
  - e. A Unit owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of:
    - i. a current resident of the unit; or
    - ii. the parent, child, or sibling of the current resident of the unit;

Conditions. The following conditions (“Conditions”) must be satisfied before the Property becomes subject to the covenants, conditions, restrictions and servitudes set forth in this Restrictive Covenant:

- (i) Murray City approves the Declarant’s rezone application to change the zoning from general office (G-O) to RM-25 to accommodate no less than 64 townhomes on the Property; and
- (ii) all mortgages and encumbrances on the Property are paid off.

If the Conditions are not satisfied within six (6) months of the date of the recording of this Restrictive Covenant in the Salt Lake County Recorder’s Office, this Restrictive Covenant will be null and void and of no effect.

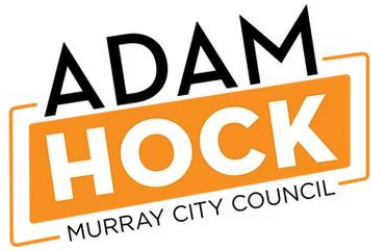
Community concerns that have been addressed by Lotus:

- ✓ Engage with the neighbors to identify workable solution
- ✓ Use R-1-8 lot as buffer between existing single-family homes and the G-O property
- ✓ Conduct a traffic study to understand impacts
- ✓ Conduct a tree survey to preserve mature trees
- ✓ Provide owner-occupied product not more rentals
- ✓ Ensure the existing infrastructure is adequate
- ✓ Address building height concerns

Community concerns must also be weighed within the economic parameters that are needed for redevelopment to occur!

Ask yourself - does this project align with the community's goals and objectives?

## Alignment with City Council



“Currently, we face a housing shortage. Our children and others who want cannot move into the city because of the shortage. We need to provide more affordable housing opportunities, including more owner-occupied housing. I want to add zoning options that will provide better options for developers to create owner-occupied housing.”



“Higher-density housing has its place in our community and should be carefully designed and supported by the proper infrastructure. Careful consideration needs to be given by each city’s zoning commission to make sure that high-density housing fits the master plan of that community. The developer must also be required to put in the necessary improvements to support the higher number of residents.”

### Pam Cotter

“Housing is the number one issue. I want to make sure that when developers come in that they have the same vision that Murray residents have. The developer should meet with the residents of that area so they will be listened to and have a clear understanding how the residents feel.”

### Diane Turner

“Development needs to be thoughtful, considering neighborhoods, traffic patterns, police and fire, schools, and infrastructure (water, sewer and power) availability.”

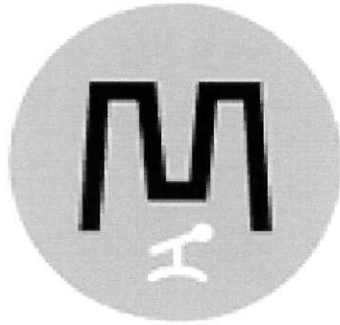


As stated by countless residents of the community, state officials, and members of the council, we are facing a housing shortage.

Zoning options need to be implemented that provide feasible options for developers to create owner-occupied housing.

An aging, functionally obsolete office park where all attendant infrastructure is readily available to accommodate new housing is an appropriate redevelopment project.





**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

**Adjournment**