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**Murray City Annual Moderate-Income Housing Report, Attachment A:  
November 30, 2020**

Responses to Reporting Form questions 1-5, "Strategies". All responses for each of the eight (8) strategies in Section 9 of Murray's General Plan are provided individually.

*Strategy 1*

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

**Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.**

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

A resulting diversity of housing options in all areas of the city, including very high density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through infill development.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies. Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Not applicable.

- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff.

- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

Staff must continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.

- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*

This strategy/goal is on-going, and deadlines are not relevant.

- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Not applicable.

*f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The barriers encountered are most commonly public concerns related to density.

*g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

## *Strategy 2*

*1. State strategy municipality included in the moderate-income housing element of its general plan below.*

**Ensure zoning of residential areas does not prohibit compatible types of housing.**

*2. Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

*3. What are the specific outcomes that the strategy intends to accomplish?*

The desired outcome is greater diversity of housing throughout residential zoning, resulting in more options, and more affordability.

*4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

*5. In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

*a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Further review of residential zoning and subdivision codes for potential changes that will support more diverse and compatible housing types for residential infill.

*b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning and Engineering staff.

*c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

Staff must allocate time for review of the ordinances and subdivision codes, and to research and then promote strategic infill methods that make sense for Murray. Public input and buy-in from citizenry and public officials.

- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*  
This strategy/goal is on-going, and deadlines are not relevant.
- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*  
In March 2020, twin homes were defined and specifically allowed in the R-N-B, Residential Neighborhood Business Zone along with duplexes. A subdivision of 26 twin-homes is now under construction.
- f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*  
City officials and staff have supported a greater diversity of housing styles, types, and densities through different zoning. The barriers encountered are most commonly public concerns related to density.
- g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*  
Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

### Strategy 3

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*  
**Continue to support Accessory Dwelling Units (ADUs) in all residential zones.**
2. *Please state the municipality's goal(s) associated with the strategy.*  
(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.
3. *What are the specific outcomes that the strategy intends to accomplish?*  
Wide public support for ADUs, creation of "life-cycle" housing within existing neighborhoods, and broader application of the use of ADUs to achieve those goals throughout the city.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*  
ADUs require Planning Commission approval. Planning Division Staff has actively discussed the review and modification of the ADU ordinance to achieve wider use with the Planning Commission. The Planning Commission responded positively and expects Staff to begin draft ordinance work in 2021.
5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*
  - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
    - Continue research and review of the Land Use Ordinance for ADUs to consider additional allowances to accommodate greater utilization of ADUs.
    - Seek departmental and public input.

- Propose draft changes / allowances and present to the Planning Commission and City Council.

*b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division and other City Staff, Planning Commission, City Council.

*c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

Staff must continue to allocate time for review of ordinances, find ways to seek input from citizenry and other City Staff, and finally draft and present the of proposed changes.

*d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*

Planning Division Staff has identified updating the allowances for ADUs as a goal to be accomplished by July, 2021.

*e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Initial research and review of the Land Use Ordinance allowance for ADUs, specifically looking for appropriate modifications that will broaden the use of ADUs.

*f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

The City has experienced generally positive outcomes related to the implementation of ADUs. A ten-year history of ADU approvals shows:

Year	ADUs Approved
2010	5
2011	5
2012	4
2013	7
2014	4
2015	1
2016	4
2017	6
2018	13
2019	8
2020	7

*g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Not with relation to the use of ADUs.

#### Strategy 4

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

**Continue to support the use of density bonuses for constructing affordable housing options.**

2. *Please state the municipality's goal(s) associated with the strategy.*  
(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.
3. *What are the specific outcomes that the strategy intends to accomplish?*  
Greater densities in multi-family projects and developments associated with high-quality units designated for occupation and use by moderate-income households.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*  
Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies. No recent projects have utilized the density bonuses.
5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*
  - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*  
Review the density bonus for potential updates to achieve more widespread use.
  - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*  
Planning Division staff.
  - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*  
Staff must allocate time for review of ordinances and seek input from public officials. Staff must also allocate time and expertise to determine availability of utilities for increased densities.
  - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*  
There is no established deadline related to this goal or the identifiable tasks at this time.
  - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*  
Not applicable.
  - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*  
Not applicable. The density bonus has not been recently utilized, and as a result should be evaluated and potentially updated.
  - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*  
Not in relation to the incentive density bonus.

### Strategy 5

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

**Maintain reduced residential parking requirements in the MCCD, Mixed-Use, and Transit Oriented Development zones.**

2. *Please state the municipality's goal(s) associated with the strategy.*  
 (This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.
3. *What are the specific outcomes that the strategy intends to accomplish?*
- Support of true mixed-use development where it can be most effective.
  - Support of the highest densities where they are most appropriate.
  - Support of higher densities in identified "centers" and along corridors than would be allowed generally with simple multi-family zoning through the use and application of mixed-use design and planning principles.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*  
 Both the MCCD and Mixed-Use Zones were updated during 2019. During those updates the existing, reduced minimum parking standards were maintained. Parking maximums also remain in place in all mixed-use zones. Reports presented to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies, and incorporates analysis of the access of higher density residents to transit and services, which are essential to moderate-income households.
5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*
- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*  
 Not applicable.
  - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*  
 Planning Division staff.
  - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*  
 Not applicable.
  - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*  
 This strategy/goal is on-going, and deadlines are not relevant.
  - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*  
 Not applicable.
  - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*  
 City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments.
  - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*  
 Not applicable.

## Strategy 6

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

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

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

The implementation of livable, very high-density residential development in areas providing the best access to services and public transportation.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Mixed Use development requires approval by the Land Use Authority. Reports to the Planning Commission on projects and developments include references and findings related to the General Plan goals, objectives and strategies. Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

- Murray City has conducted a study in 2020 of the area surrounding the UTA Fashion Place West Trax Station and should adopt the Fashion Place West Small Area Plan in January, 2021.
- In 2019, Murray City adopted a Small Area Plan for the UTA Murray Central Station.
- In November 2019 the City updated the M-U, Mixed Use Zone in order to consider implementing M-U zoning in areas identified as centers or in transition by the General Plan.
- The City has been approved to apply for a Transportation and Land Use Connection grant from the Wasatch Front Regional Council to study the feasibility and appropriate implementation of Mixed Use zoning along the State Street corridor.
- Utility Master Plans are being updated to accommodate greater residential densities in these identified areas.

- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff, Public Works and Engineering Staff, Planning Commission, and City Council.

- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

The Fashion Place West Small Area Plan will need to be presented to the Planning Commission and City Council for adoption as an amendment to the General Plan. For other tasks identified in 5a the resources have been allocated.

d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*

- The Fashion Place West Small Area Plan should be adopted during January 2021.
- The application for the Transportation and Land Use Connection (TLC) grant must be completed by December 29, 2020.
- The updated Transportation and Sewer Master Plans are scheduled to be completed during 2021.

e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Mixed Use Zones have already been employed around the Murray North and Murray Central Stations, and there are many projects completed or in various stages of development. The Fashion Place West Small Area Plan will support the implementation of additional mixed-use zoning around that station area as well. The 2019 update to the M-U Zone has resulted in the rezoning of 10 acres of dormant commercial property and the approval of a mixed use project on the property including 421 residential apartments and 21,000 square feet of related retail space. The City is currently processing three additional applications for mixed use developments on other large properties.

f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The adequacy of public infrastructure (sewer, water, transportation) has emerged as the greatest barrier thus far. Those concerns are being addressed through the updates of the Sewer and Transportation Master Plans mentioned above.

g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

These considerations are on a case-by-case basis and are typically brought forward by the developer.

## Strategy 7

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

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

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.

3. *What are the specific outcomes that the strategy intends to accomplish?*

A diversity of housing options in all areas of the city, including very high density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through infill development.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*  
Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies. Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.
  
5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*
  - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*  
Not applicable.
  
  - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*  
Planning Division staff.
  
  - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*  
Staff must continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.
  
  - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*  
This strategy/goal is on-going, and deadlines are not relevant.
  
  - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*  
Not applicable.
  
  - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*  
City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The barriers encountered are most commonly public concerns related to density.
  
  - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*  
Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

### Strategy 8

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*  
**Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.**

2. *Please state the municipality's goal(s) associated with the strategy.*  
(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.
3. *What are the specific outcomes that the strategy intends to accomplish?*  
To identify and propose any appropriate modifications to allowable housing types, lot size, setbacks and other factors that may be unnecessarily limiting the addition of residential density – and therefore diversity and affordability – through zoning.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*  
Planning Division Staff is obligated to report periodically to City Officials on the implementation of the goals and objectives of the General Plan.
5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*
  - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*  
Review of the residential zoning and subdivision codes for possible changes.
  - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*  
Planning Division staff, Planning Commission, City Council
  - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*  
Staff must allocate time for a comprehensive review of residential zoning ordinance and subdivision requirements or seek funding for the engagement and use of outside consultants.
  - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*  
This strategy/goal is on-going, and deadlines have not been established.
  - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*  
Not applicable.
  - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*  
Not applicable.
  - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*  
Not applicable.