



**Murray City Planning Commission Meeting  
Notice of Meeting and Agenda**

**Thursday, October 17th, 2024, 6:30 p.m.  
Murray City Hall, 10 East 4800 South, Council Chambers**

The public may view the Murray Planning Commission meeting via live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

Supporting materials are available at <https://www.murray.utah.gov/779/Agendas-Attachment>.

**CALL MEETING TO ORDER**

**BUSINESS ITEMS:**

1. Approval of Minutes
  - a. None
2. Conflict of Interest
3. Approval of Findings of Fact
  - a. Vara Salon Suites – Conditional Use Permit

**CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION**

- |  |                  |
|--|------------------|
| 4. Soccer House LLC<br>4083 South 420 West<br>Conditional Use Permit for Indoor Soccer Field in the M-G Zone | Project # 24-110 |
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**SUBDIVISION REVIEW – ADMINISTRATIVE ACTION**

- |  |                  |
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| 5. Addison Vista Amended<br>818 & 822 West Addison Vista Circle<br>Amending Lots 5 and 6 | Project # 24-102 |
|--|------------------|

**GENERAL PLAN AND ZONE MAP AMENDMENTS – LEGISLATIVE ACTION**

- |   |                  |
|---|------------------|
| 6. Jarred Cameron<br>6231 South 900 East<br>Future Land Use Amendment from Low Density Residential to Office                            | Project # 24-111 |
| 7. Jarred Cameron<br>6231 South 900 East<br>Zone Map Amendment from R-1-8, Low Density Single-Family Residential to G-O, General Office | Project # 24-112 |
| 8. Lotus Development Group<br>825-865 East 4800 South<br>Future Land Use Amendment from Office to High Density Residential              | Project # 24-092 |

9. 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

**LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION**

10. 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.

**ANNOUNCEMENTS AND QUESTIONS**

**ADJOURNMENT**

The next scheduled meeting will be held on Thursday, November 7, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also 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>.

## MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

**PROJECT NAME:** Vara Salon Suites

**PROJECT NUMBER:** 24-101

**APPLICANT:** Loris Ventures, LLC

**APPLICATION TYPE:** Conditional Use Permit

### I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow a body art studio within the C-D Zone on the property located at 4770 South 900 East.

### II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows body art studios (LU #6295) within the C-D zoning district subject to Conditional Use Permit approval.

### III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

### IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on October 3, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

### V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use for a tattoo parlor (LU #6295), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

## VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a tattoo/body art studio on the property. The vote was 6-0 with Commissioners Richards, Milkavich, Pehrson, Henrie, Hristou and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION  
THIS 17th DAY OF October, 2024.

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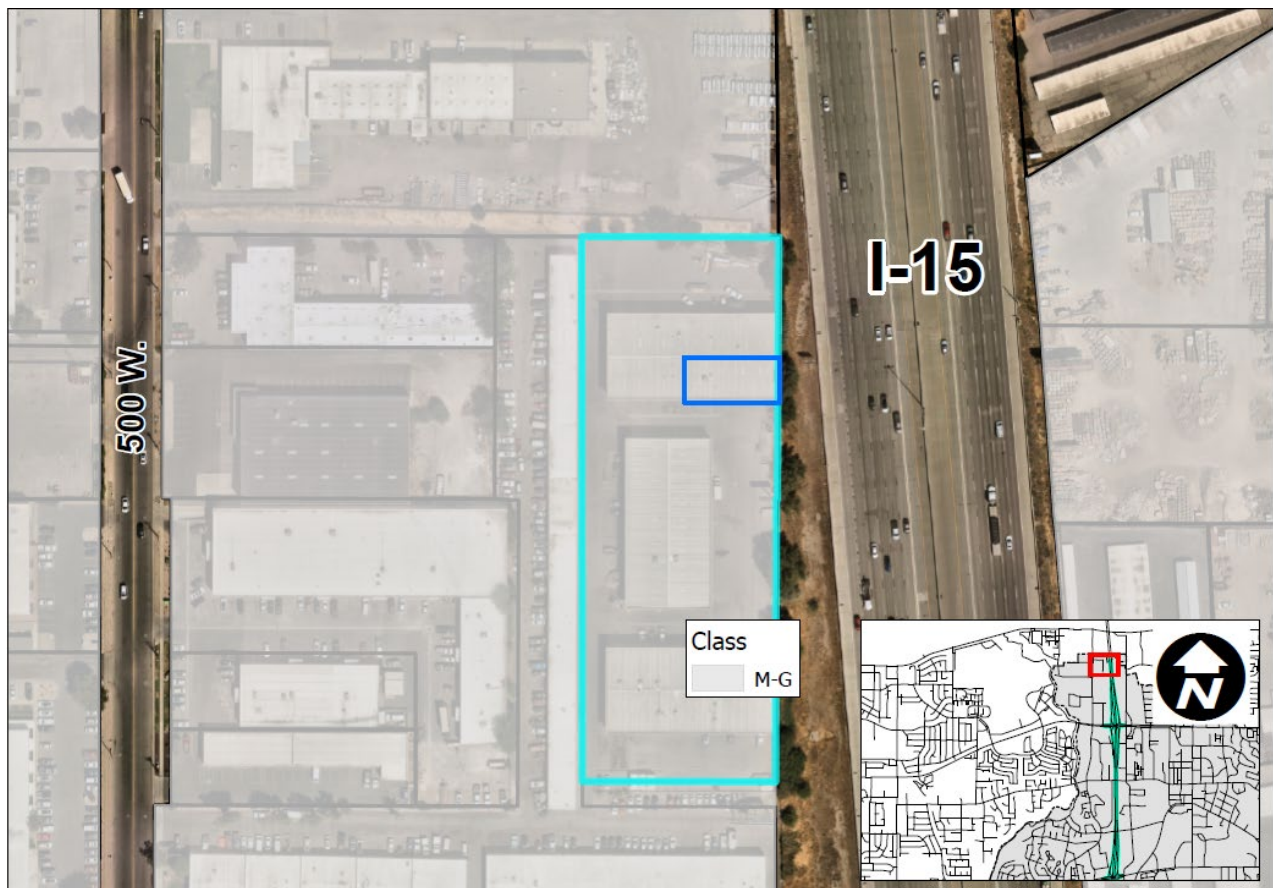
Maren Patterson, Chair  
Murray City Planning Commission





## AGENDA ITEM #4 - Soccer House LLC

<b>ITEM TYPE:</b>	Conditional Use Permit to allow an indoor soccer field.		
<b>ADDRESS:</b>	4083 S 420 W	<b>MEETING DATE:</b>	October 17, 2024
<b>APPLICANT:</b>	Omar Jaimes	<b>STAFF:</b>	Ruth Ruach, Planner 1
<b>PARCEL ID:</b>	15-36-376-033	<b>PROJECT NUMBER:</b>	#24-110
<b>ZONE:</b>	M-G, Manufacturing General District		
<b>SIZE:</b>	2.95-acre site   6,900 sq ft building		
<b>REQUEST:</b>	The applicant is requesting Conditional Use Permit approval to allow an indoor soccer field within the M-G Zone on the property located at 4083 S 420 W.		



## I. LAND USE ORDINANCE

Section 17.160.030 of the Murray City Land Use Ordinance allows gymnasiums, indoor athletic fields, and clubs (LU #7425) within the M-G zoning district subject to Conditional Use Permit approval.

## II. BACKGROUND

### Project Location

The subject property is located west of I-15 and accessible via private drive from 500 W.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Manufacturing	M-G
South	Manufacturing	M-G
East	Manufacturing	M-G
West	Manufacturing	M-G

### Project Description

The applicant is requesting Conditional Use Permit approval to allow an indoor soccer field. The applicant proposes to repurpose a former athletic warehouse located within an existing industrial park into an indoor soccer facility/field. The proposed facility would include artificial turf, nets, and spectator seating. The field's perimeter would be surrounded by a 4'(ft) border. The applicant believes the existing warehouse infrastructure provides adequate space for training and competitive soccer activities for all ages and creates a cost-effective and sustainable solution for a growing demand of indoor recreation.

### Landscaping

The Murray City Land Use ordinance does not require the installation of the standard street frontage landscaping when located off a private access. No further landscaping is required as part of this application.

### Access

The subject property has one (1) from 500 West, which also goes into a private access from 420 West. The access is thirty-seven feet (37') wide and is shared with many other businesses in the immediate vicinity. The subject property has one (1) other access from the GARCO development to the south.

### Parking

According to the Institute of Traffic Engineer's Parking Generation Manual, 4th edition, 3.55 spaces per 1,000 gross floor area would be required for an Athletic Club use. Based on the

total of 6,600 square feet of gross floor area, staff has determined that this would require 23 spaces. The applicant has provided a site plan that indicates ample parking to facilitate the proposed use. Staff conducted a site visit and found that most of the parking is not visible. As a condition of approval, the applicant will need to restripe the parking areas.

The site plan provided to staff shows ADA accessible spaces, but as mentioned above, are not striped currently. Staff will confirm at the time of Business License submittal, that the applicant has restriped the ADA accessible stalls in accordance with Section 17.72.070 of the Murray City Land Use Ordinance.

### III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of a successful business.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

The proposed use will not be detrimental to the health, safety, or general welfare of persons working in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

The proposed use will integrate well into the area. Staff is anticipating very little impact on the surrounding area.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

Murray City Planning Division Staff has determined that the applicant has submitted sufficient information for an adequate review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission. Additional materials may be required after the Planning Commission's review or as stated in the Staff Report.

#### IV. CITY DEPARTMENT REVIEW

The application materials for the indoor soccer field were made available to Murray City department staff for review and comment on October 1, 2024. Reviewing personnel included the Engineering Division, Water, Sewer, Power, and Fire Departments. All reviewing departments recommended the following:

- The City Engineer recommends approval and states:
  - Provide adequate on-site parking. Parking on 500 West will be restricted.
- The Power Department recommends approval and states:
  - The subject property shall have only one power meter per area in a multi-metered building.
- The Building Division recommends approval and states:
  - The applicant must obtain a permit for any interior wall, plumbing, electrical or mechanical changes to the building.
- The Fire Department recommends approval and states:
  - The applicant should reference the NFPA and IFC for assembly. Sprinklers for every square foot of occupant load may be required.

#### V. PUBLIC INPUT

Fifteen (15) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, staff has not received any public comments.

#### VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow a body art studio, staff concludes the following:

1. The proposed use for an indoor soccer field (LU #7425), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

#### VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an indoor soccer field at the property addressed 4083 S 420 W**, subject to the following conditions:

1. The applicant shall meet all the requirements of the City Engineer including:
  - a. Provide adequate on-site parking. Parking on 500 West will be restricted.
2. The applicant will meet sewer, water, and power department requirements.
3. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant will restripe parking stalls and demonstrate the ability to provide the required parking stalls.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

# CONDITIONAL USE PERMIT APPLICATION

Type of Application(check one): ☐ New Construction ☐ Remodel ☐ Amendment to existing CUP  
☒ Land Use Change ☐ Addition

## Application Information

Project Name: Soccer House LLC

Project Address: 4083 S 420 W Murray City, UT 84123

Parcel Identification (Sidwell) Number: 15-36-376-033-0000

Parcel Area(acres): 2.95 Current Use: Industrial Proposed: Recreational

Floor Area(square feet): 6900 Zoning District: M-G Land Use Code: Industrial

## Applicant Information

Name: Omar Jaimes

Mailing Address: 13043 S Bilston Lane City: Herriman State: UT ZIP: 84096

Phone #: 801-673-9503 Fax #: \_\_\_\_\_ Email Address: Soccerhouseut@gmail.com

## Property Owner's Information (If different)

Name: SAT Construction, LLC

Mailing Address: PO Box 369 City: mesquite State: NV ZIP: 89024

Phone #: (801) 265-9919 Fax #: \_\_\_\_\_ Email Address: active safety @ active safety .com

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

Please see attached narrative. thanks

Authorized Signature: \_\_\_\_\_

Date: 9-11-24

### For Office Use Only

Project Number: PZ-24-110

Date Accepted: 9-20-24

Planner Assigned: Ruth Ruach



**OWNERS CERTIFICATION FORM**  
(To Be Complete and Signed by Property Owner)

Property Owner Name: Trale Gordon Phone: 435 901 8755

Property Address: 4087 So 420 W Murray, UT 84107

Name of Organization/Business: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ UT Zip \_\_\_\_\_

Email address: \_\_\_\_\_

Project Description: \_\_\_\_\_

Additional information or comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature:  Date: 9-12-2024

Murray City Corporation  
Community & Economic Development  
10 East 4800 South, Suite 260  
Murray, UT 84107  
(801) 270-2430

Property Owners Affidavit

I (we) Trace Gordon, 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.



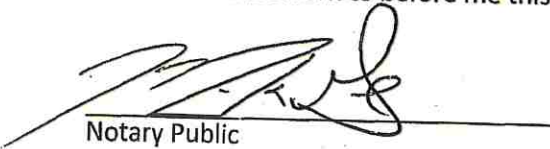
Owner's Signature

Owner's Signature (co-owner if any)

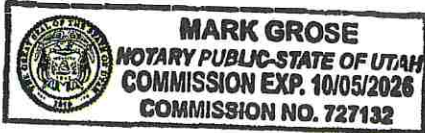
State of Utah

County of ~~Salt Lake~~ Summit §

Subscribed and sworn to before me this 12<sup>th</sup> day of Sept, 2024.



Notary Public



Residing in

Park City, UT

My commission expires:

10-05-2026

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: \_\_\_\_\_



Soccer House LLC  
4083 S 420 W  
Murray City, UT 84123

#### Project Narrative

We understand that the zoning for the mentioned address in this application is for M-G but would love to use this perfect space to create a turf indoor soccer field with the dimensions of 45x90. There would be 4ft tall border on the perimeter of the field to keep people safe and keep the ball from leaving the field. The field would also be enclosed with a netting system to protect the interior of the building. In addition to making this space enjoyable, we would like to add bleachers for spectators. Our goal is to create a friendly and safe environment. We want to keep the space inside and outside as clean as possible. There will not be any permanent structural changes to the exterior or interior of the building. Additional lighting will be added to the exterior space. A camera security system will also be installed.



## 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 **S & T, LLC** for the property located at 4083 South 420 West. The applicant is requesting Conditional Use Permit approval to allow for an indoor athletic facility, specifically an indoor soccer field in an existing industrial space. The meeting is open and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream 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.*

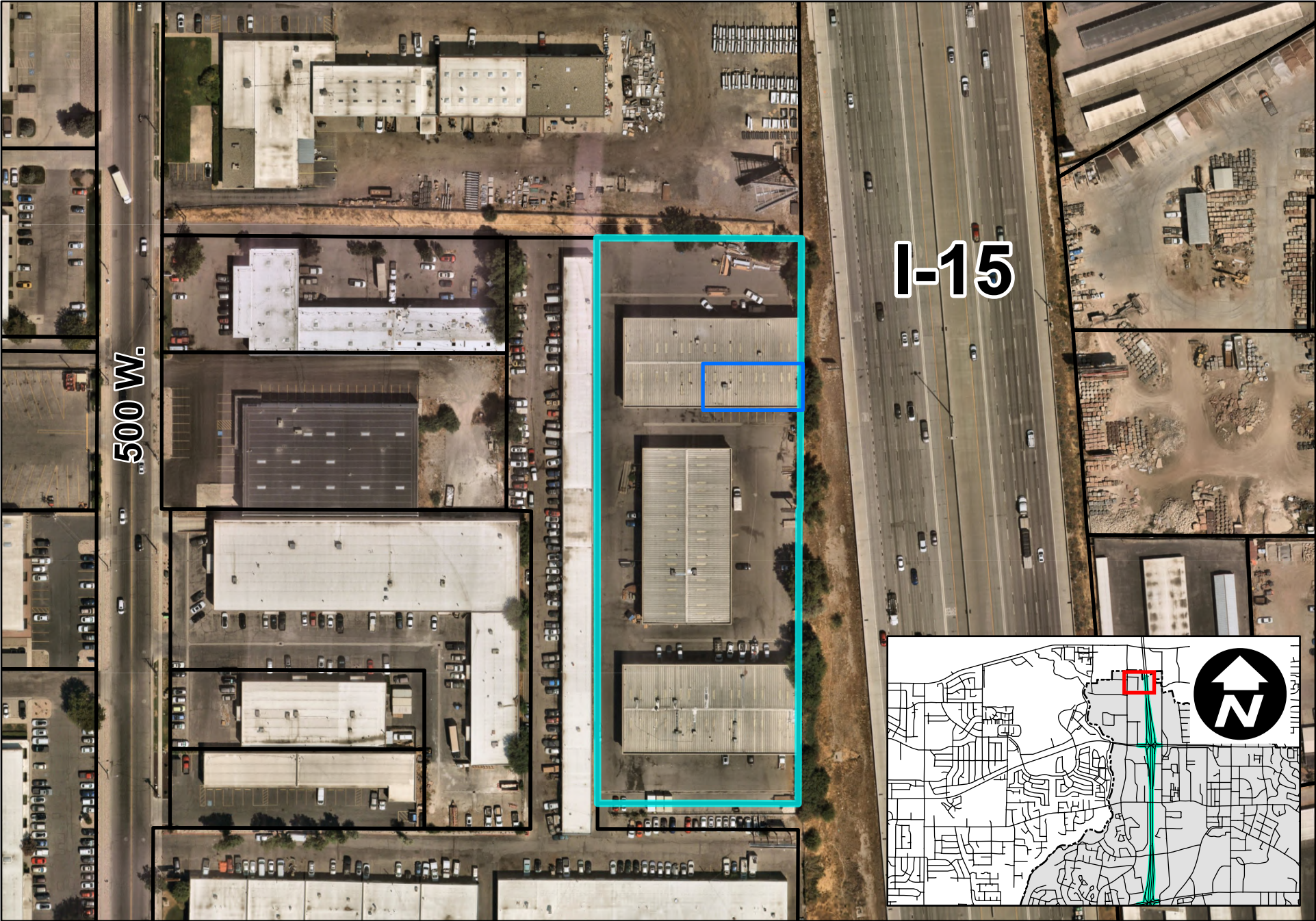
This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

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.

Public Notice Dated | October 4, 2024

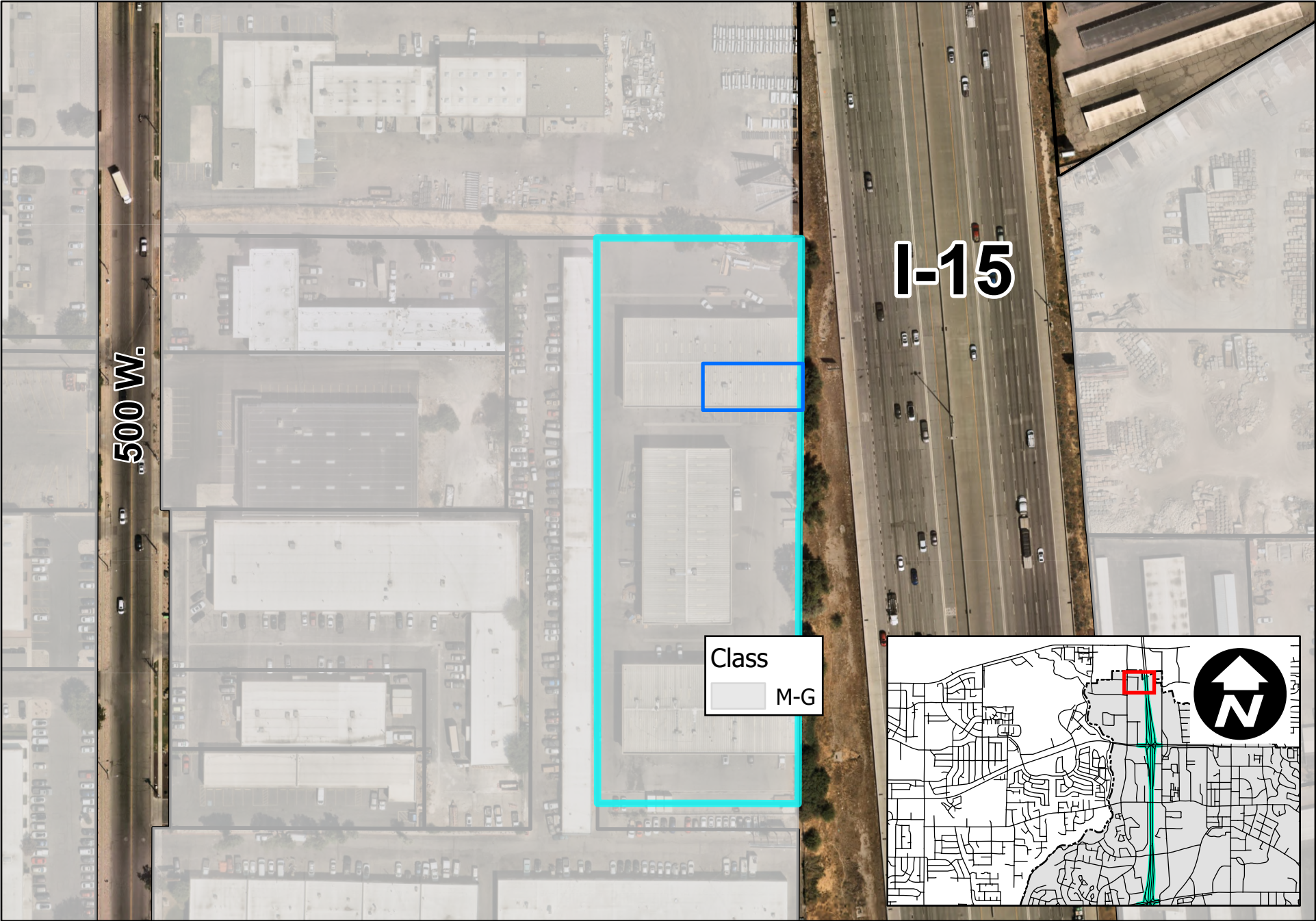


4083 South 420 West





# 4083 South 420 West

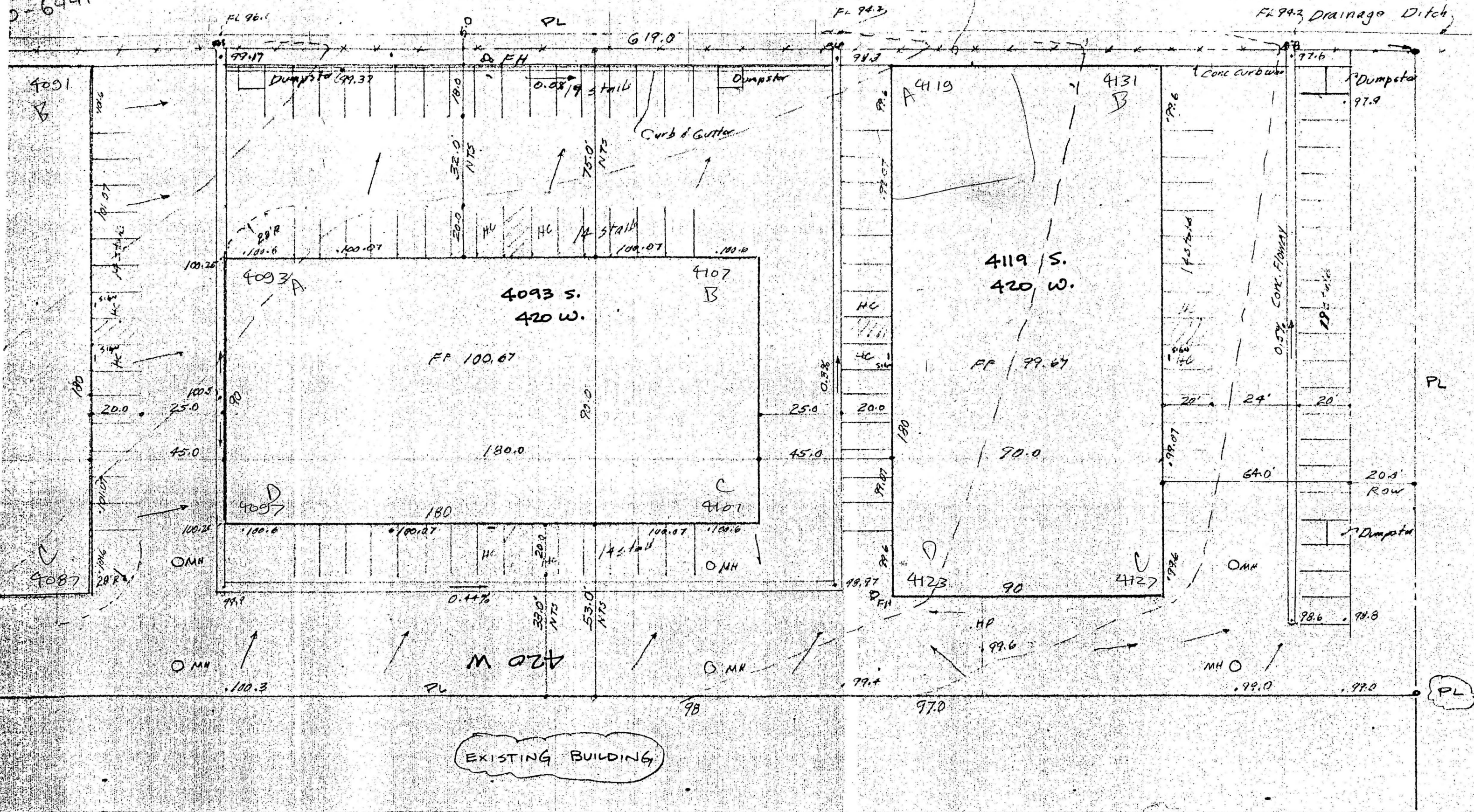




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6' Chain Link Fence

FL 94.3, Drainage Ditch

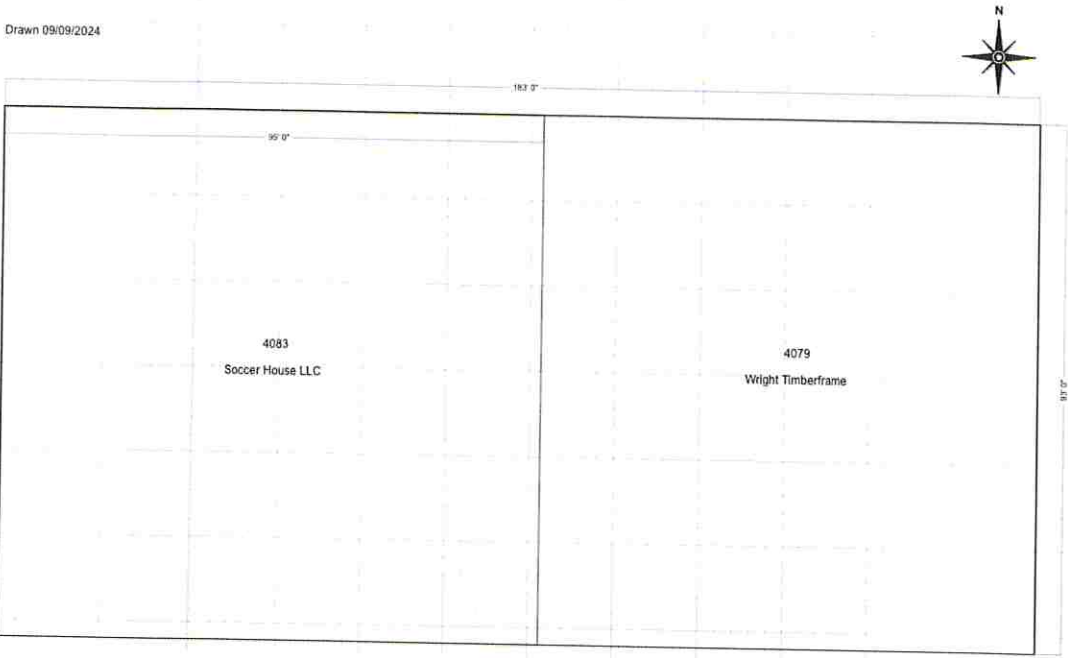


EXISTING BUILDING

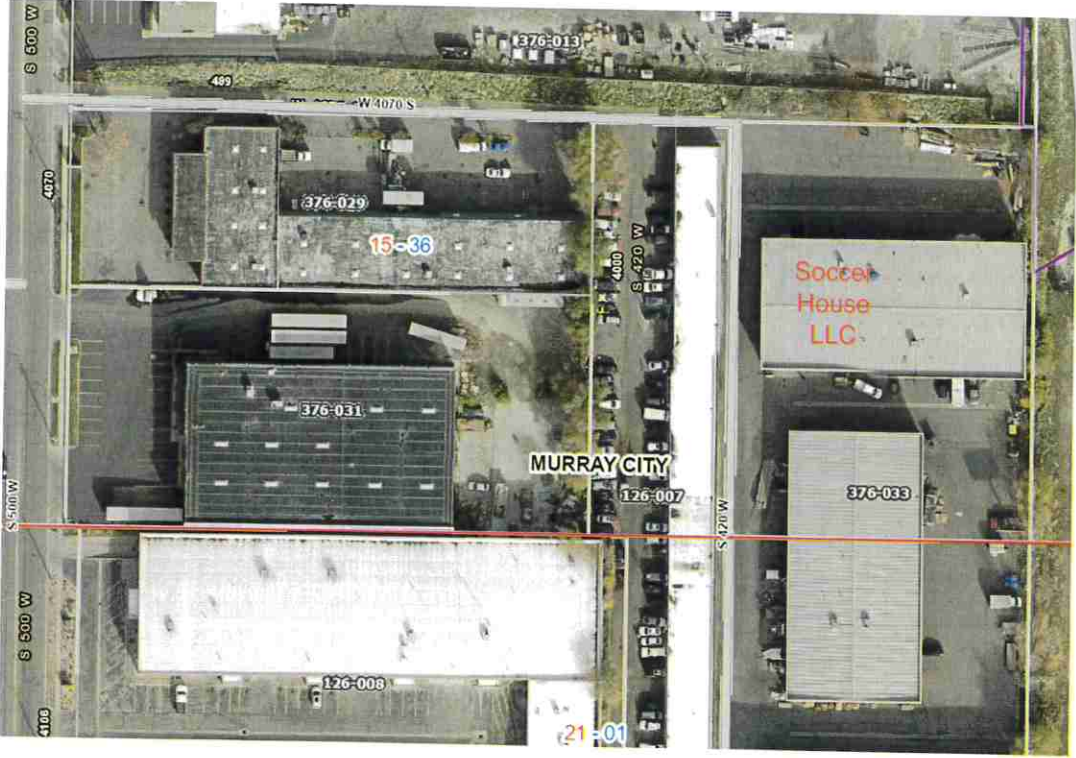
4-0



6b) 1 inch = 15 Ft



6c)





## Floorplans

Figure 1) This is currently how it is laid out on the main floor level. It is just open floor space with a few offices. Scale – 1 inch = 15 Ft. Diagram has ft shown.

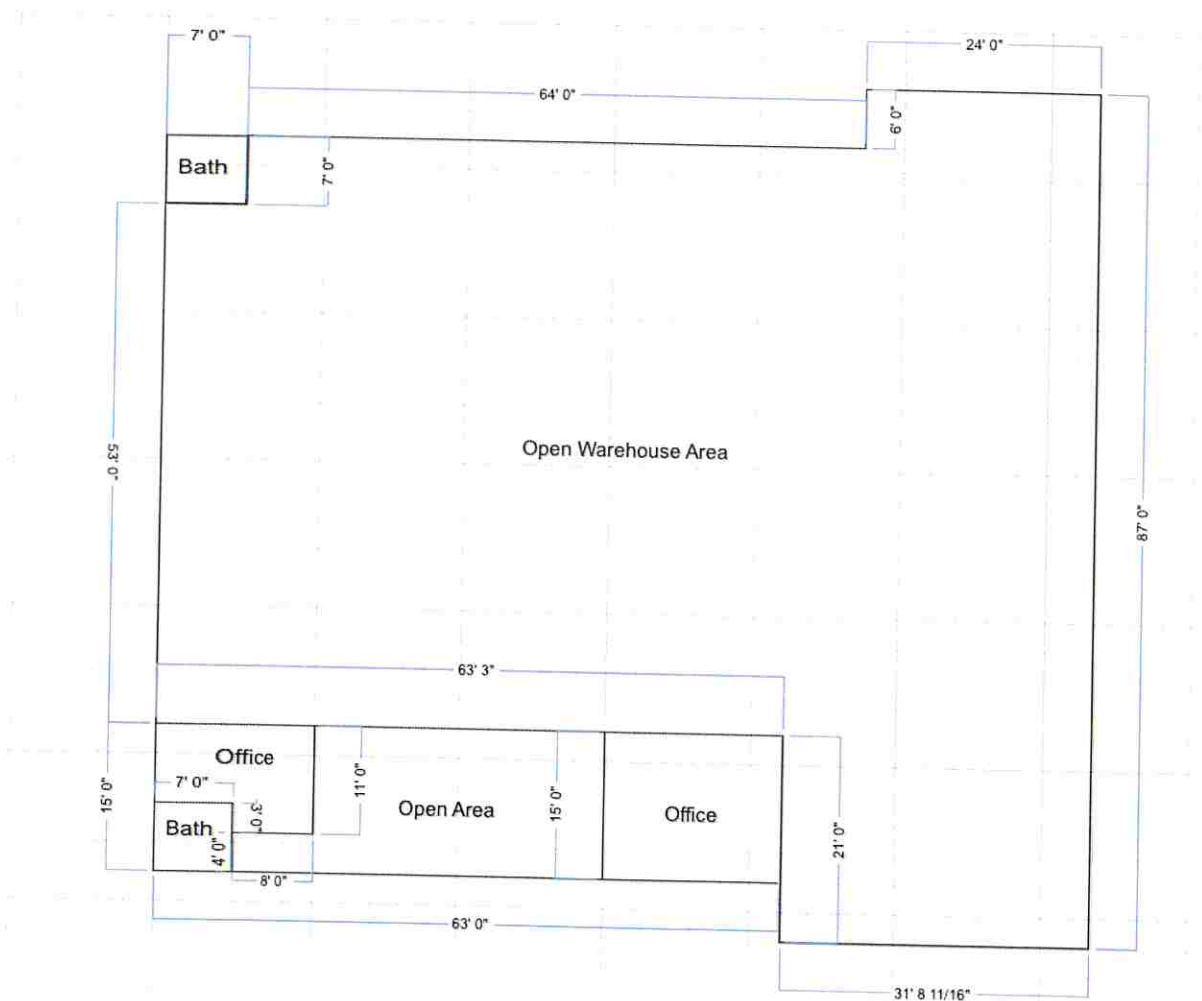




Figure 2) This is the proposed the main floor level plan. The only addition would be a turf area with walls on the perimeter. Scale – 1 inch = 15 Ft. Diagram has ft shown.

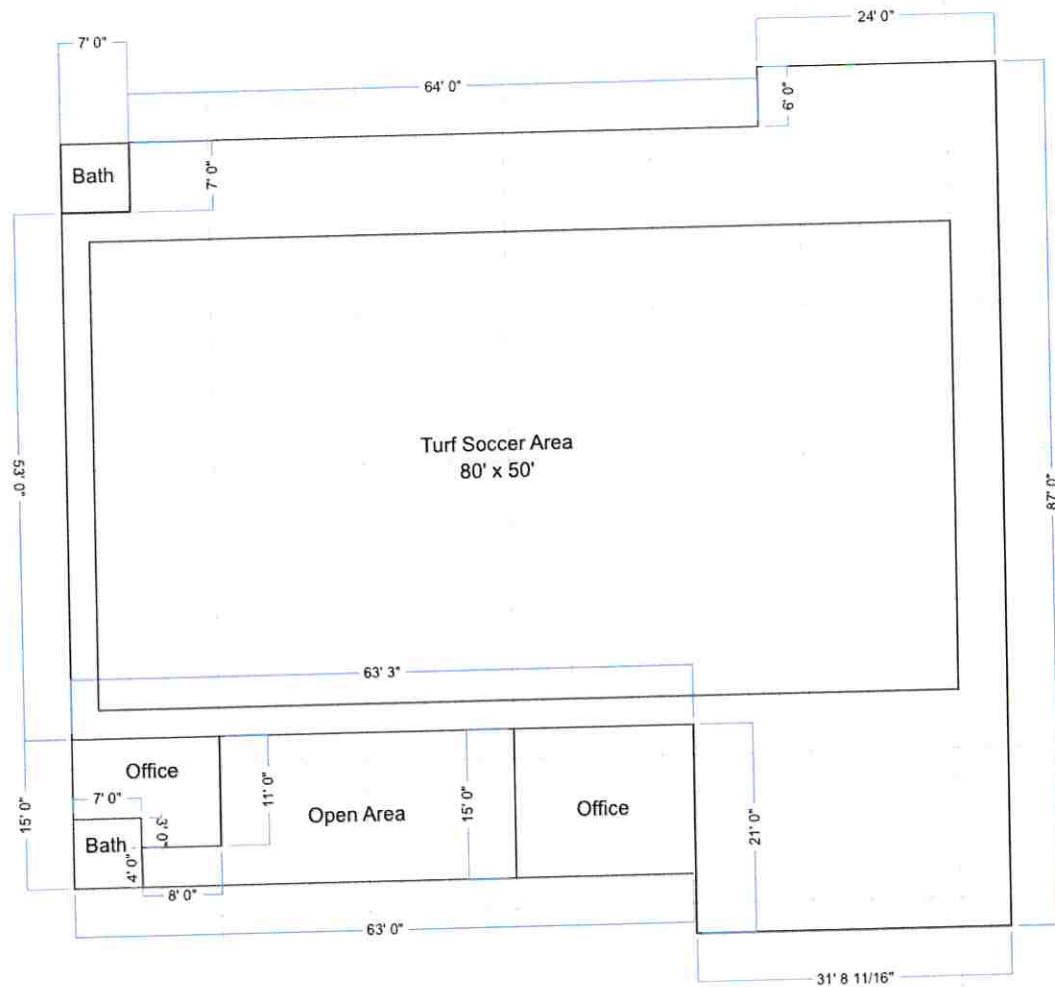
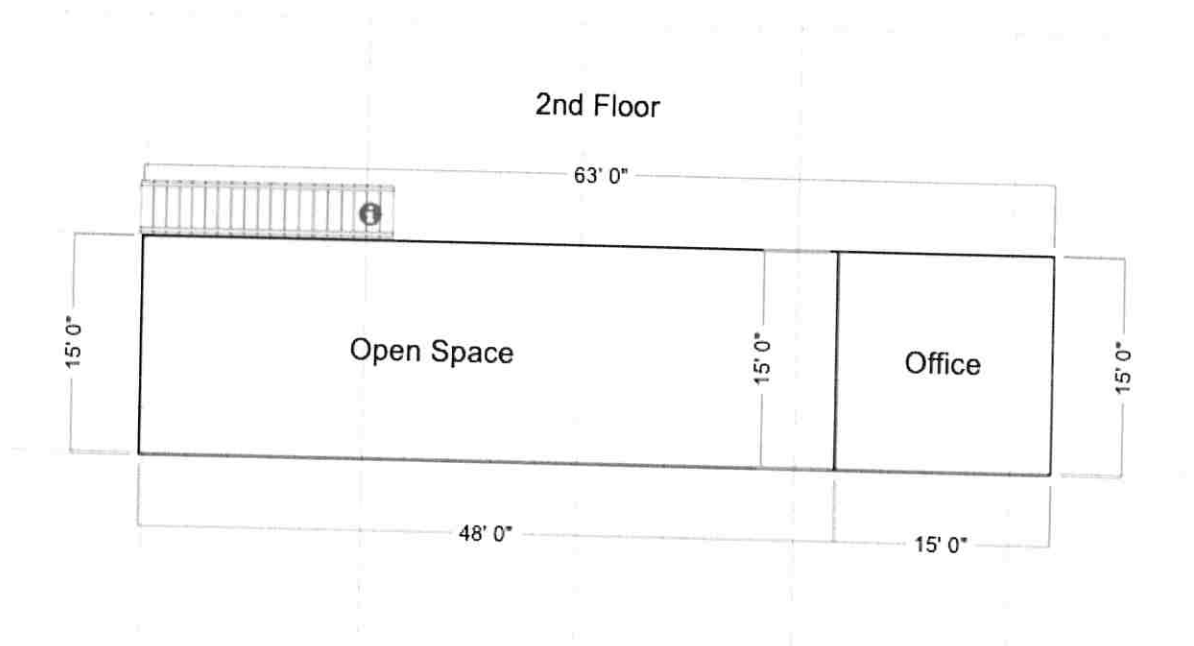
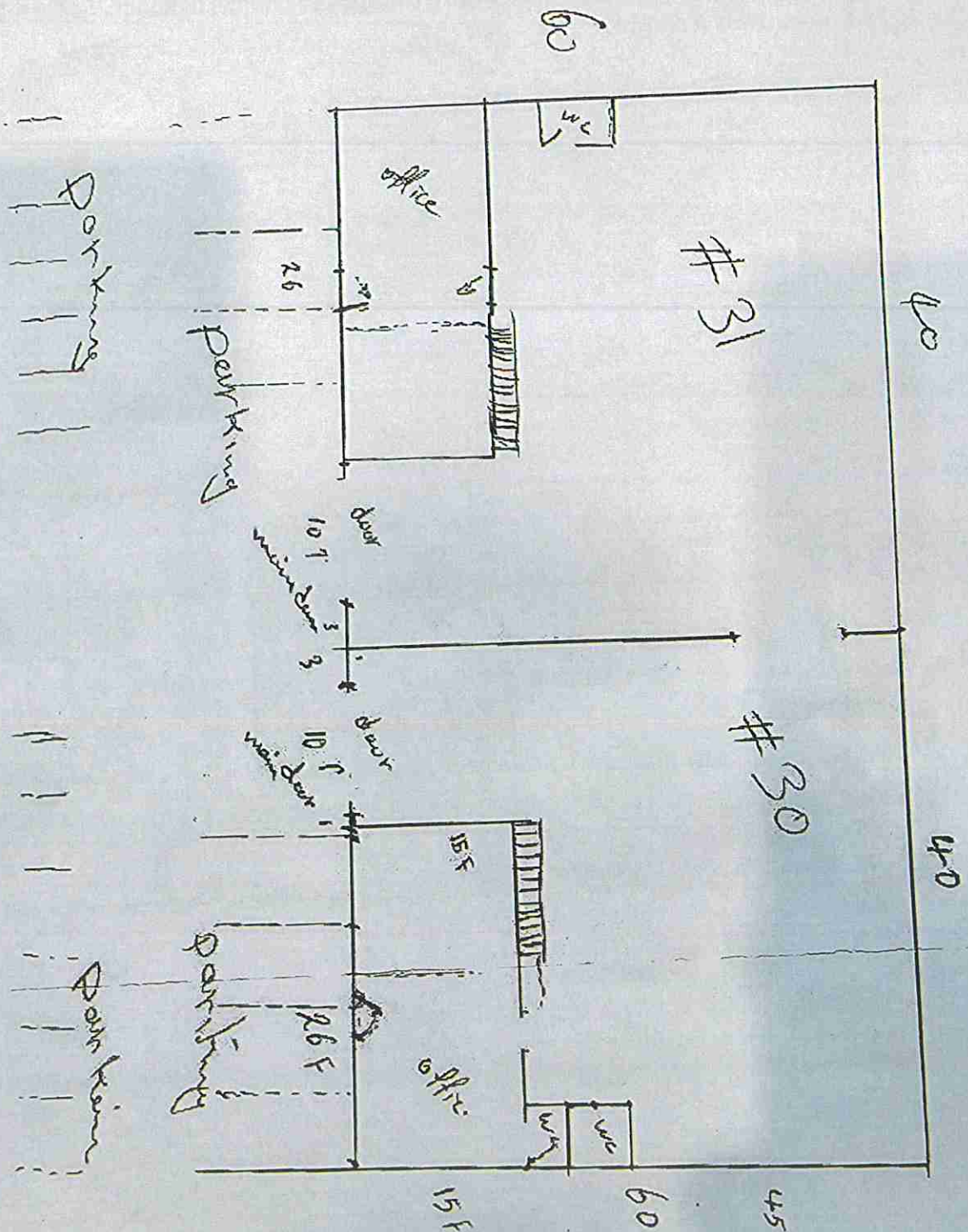


Figure 3) Upstairs area will remain the same. No proposed change of space. Scale – 1 inch = 15 Ft. Diagram has ft shown.







## AGENDA ITEM # 05 Addison Vista Subdivision Amendment

<b>ITEM TYPE:</b>	Subdivision Amendment		
<b>ADDRESS:</b>	822 & 818 West Addison Vista Circle	<b>MEETING DATE:</b>	October 17 <sup>th</sup> , 2024
<b>APPLICANT:</b>	Karlie Rees	<b>STAFF:</b>	David Rodgers, Senior Planner
<b>PARCEL ID:</b>	21-14-278-017, 21-14-278-018	<b>PROJECT NUMBER:</b>	24-102
<b>ZONE:</b>	R-1-8		
<b>SIZE:</b>	.23 acres, 0.19 acres   9,822 ft <sup>2</sup> , 8,464 ft <sup>2</sup>		
<b>REQUEST:</b>	The applicant is requesting Planning Commission approval to adjust the Addison Vista subdivision to reduce lot 5 (822 West) by approximately 278 sq. ft. and add that area to lot 6 (818 west).		





## I. LAND USE & SUBDIVISION ORDINANCE

Section 16.04.30(F) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary.

## II. BACKGROUND

Both property owners in the subdivision want to change the shape of their yard from the way it was originally laid out. The property owners had a conversation and determined that adjusting the dimensions of both lot 5 and lot 6 would satisfy the interests of both parties. See below for the proposed amended lots.

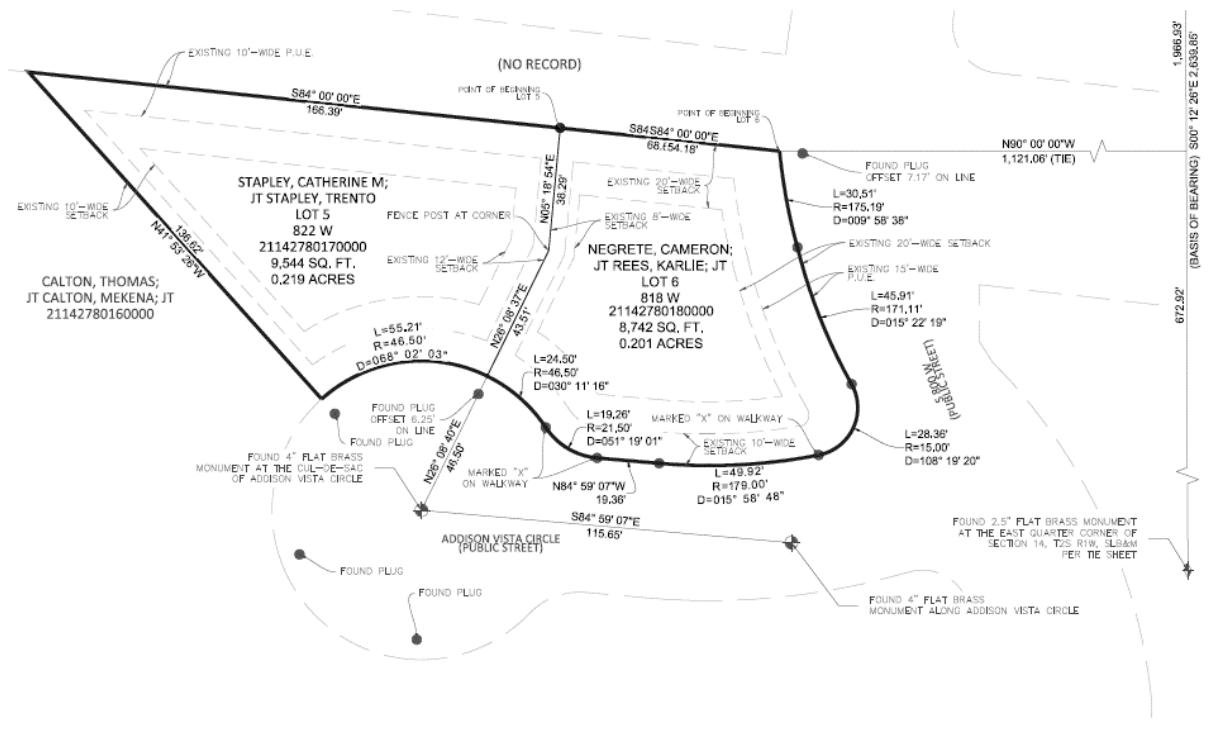


Figure 1: Addison Vista Amended Subdivision

### Project Location

The subject property is south of Bullion Street and west of 800 West.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Agricultural	A-1
South	Low Density Residential	R-1-8
East	Low Density Residential	R-1-8
West	Low Density Residential	R-1-8

## **III. PROJECT REVIEW**

The proposed amendment will adjust Lots 5 & 6 of the existing Addison Vista Subdivision. Both parcels are located within the R-1-8 zone, and face Addison Vista Circle and exit of off 800 West. The amendment to the lots does not have a large impact on the size of the parcels and thus Planning and Zoning have no issues with setbacks.

### Lot Area

The property is located in the R-1-8 zone, this zoning district has a minimum lot size of 8,000 sq. ft. Both of the amended lots meet the requirement; therefore staff has no issues with the current or proposed size of the lots.

Subdivision amendments require that the plat show public utility easements (PUEs). The required PUEs are typically 10' wide along all property lines.

## **IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS**

Title 16, Subdivision Ordinance requires the applications for modifications of subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance and Utah State Code (10-9a-604) outlines the process:

- A. Terms: Any division of real property located within the City is subject to the terms of this title. The division of real property includes any sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal description of a given parcel of real property.
- B. The Planning Commission shall act as the final Land Use Authority to approve (1) subdivision amendment; and (2) the establishment of requirements and design standards for public improvements. It shall make investigations, reports, and recommendations on proposed subdivisions as to their conformance to the general plan and title 17 of this code, and other pertinent documents as it deems necessary.

## V. CITY DEPARTMENT REVIEW

The application and materials were distributed to city staff from various departments for their review and comments on September 3<sup>rd</sup>, 2024. The following comments have been provided in response by the reviewing departments:

Murray City Engineering recommends approval and states that the applicant meet City Subdivision requirements and standards for an amended plat – City Code Title 16.

Murray City Fire states to use IFC 2021 and NFPA as references.

All other reviewing staff recommended approval without specific conditions or comments.

## VI. PUBLIC COMMENTS

Sixteen (16) public notices were mailed in connection with this proposed subdivision amendment. As of the date of this report, staff has not received any emails about the property.

## VII. FINDINGS

Based on the analysis and review of the proposed subdivision amendment and a survey of the subject properties, staff concludes the following:

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed lot consolidation complies with all applicable R-1-8 regulations.
3. The proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance, and with the applicable standards of the Chapter 17.100 of the Murray Land Use Ordinance, the R-1-8 Zone.

## VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission **APPROVE the proposed Subdivision Amendment for Addison Vista Subdivision, adjusting Lots 5 and 6, which are the properties addressed 822 & 813 West Addison Vista Circle subject to the following conditions:**

1. Meet the requirements of the City Engineer.
2. Meet the Power, Water, Sewer and Fire Department requirements.
3. Meet all requirements of Section 17.100 of the Murray Land Use Ordinance for the R-1-8 Zone.

# PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Addison Vista Subdivision lot 5 and lot 6 amended

Project Address: \_\_\_\_\_

Parcel Identification (Sidwell) Number: \_\_\_\_\_

Parcel Area(acres): \_\_\_\_\_ Zoning District: \_\_\_\_\_ Total # of Lots: \_\_\_\_\_

## Applicant Information

Name: Karlle Rees + Camryn Negrete

Mailing Address: 818 W Addison Vista Cir City: Murray State: UT ZIP: 84123

Phone #: 801-815-8798 Fax #: \_\_\_\_\_ Email Address: Karllerees@gmail.com

## Property Owner's Information (If different)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email Address: \_\_\_\_\_

## Licensed Engineer Information

Name: Vara 3D Geospatial Solutions

Mailing Address: 5693 S 675 E City: Murray State: UT ZIP: 84123

Phone #: 801-642-2948 Fax #: \_\_\_\_\_ Email Address: daniel.lewis@vara3d.com  
Johanna.narte@vara3d.com

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### **For Office Use Only**

Project Number: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_



Property Owners Affidavit

I (we) Cameron Negrete, 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.

Cameron Negrete  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah

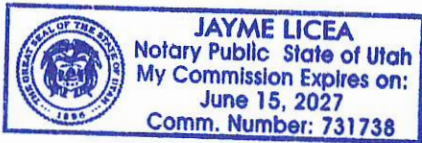
§

County of Salt Lake

Subscribed and sworn to before me this 27th day of August, 2024.

Jayme Licea  
Notary Public

Residing in Salt Lake County  
My commission expires: June 15th 2027



Agent Authorization

I (we), Cameron Negrete, the owner(s) of the real property located at 818 W Addison Vista  
in Murray City, Utah, do hereby appoint Trenton Stapley, as my (our) agent to represent me (us)  
with regard to this application affecting the above described real property, and authorize Trenton Stapley  
to appear on my (our) behalf before any City board or commission considering this application.

Cameron Negrete  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 27th day of August, 2024, personally appeared before me Cameron Negrete  
the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Jayme Licea  
Notary public

Residing in: Salt Lake County  
My commission expires: June 15th, 2027

Property Owners Affidavit

I (we) Trenton Stapley, 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

§

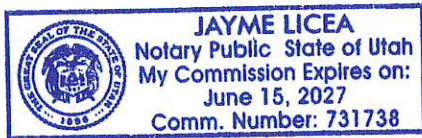
County of Salt Lake

Subscribed and sworn to before me this 27th day of August, 2024.

[Signature]  
Notary Public

Residing in Salt Lake County

My commission expires: June 15, 2027



Agent Authorization

I (we), Trenton Stapley, the owner(s) of the real property located at 822 W Addison Vista Cir. in Murray City, Utah, do hereby appoint Cameron Negrete, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Cameron Negrete to appear on my (our) behalf before any City board or commission considering this application.

[Signature]  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 27th day of August, 2024, personally appeared before me Trenton Stapley the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]  
Notary public

Residing in: Salt Lake County

My commission expires: June 15th 2027





## NOTICE OF PUBLIC HEARING

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

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Karlie Rees to amend the Addison Vista Subdivision** for the properties located at 822 West and 818 West Addison Vista Circle. The applicant would like to reduce lot 5 (822 West) by approximately 278 sq. ft. and add that area to lot 6 (818 west). The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream 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.*



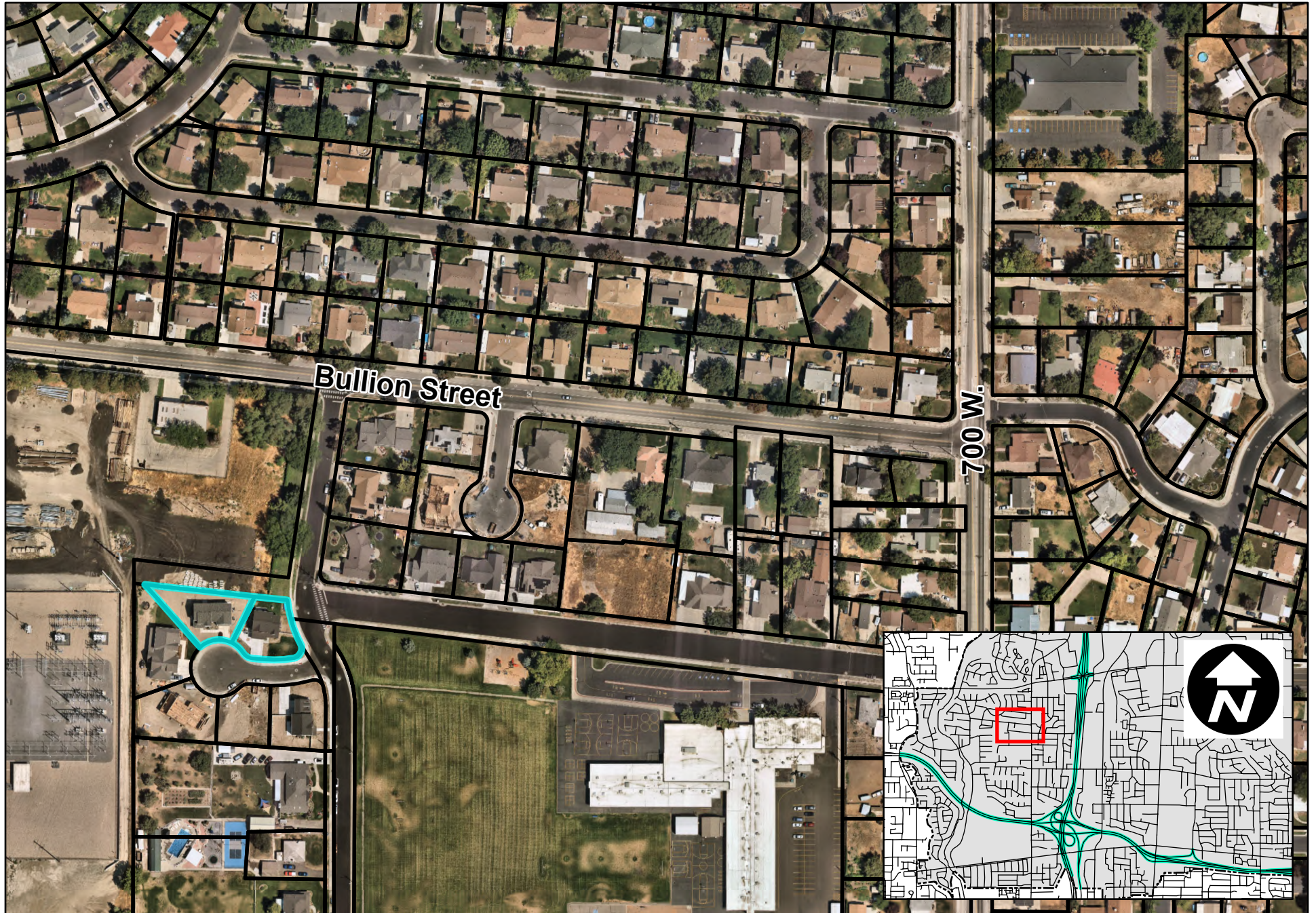
This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

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.



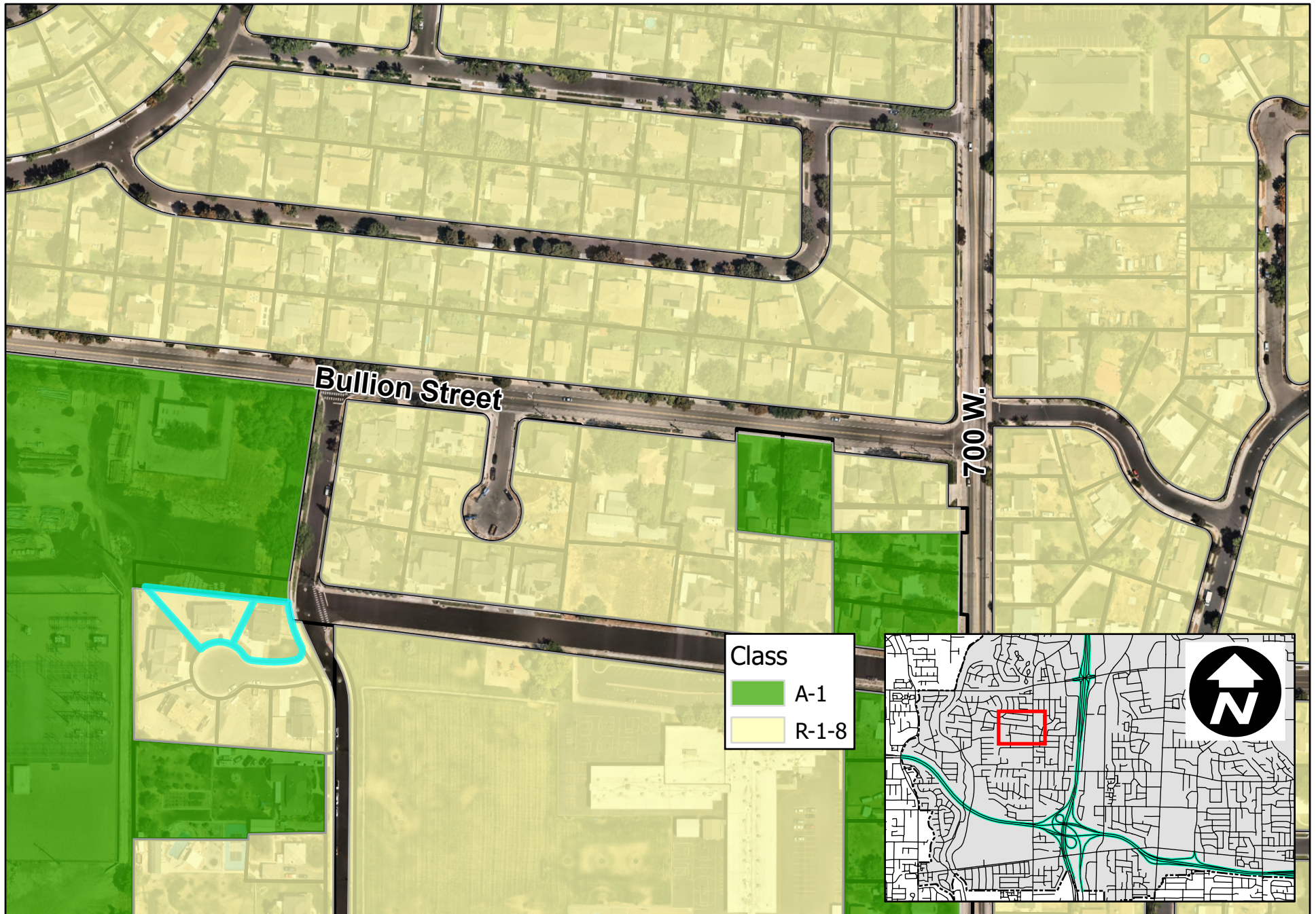


# 818 West Addison Vista Circle





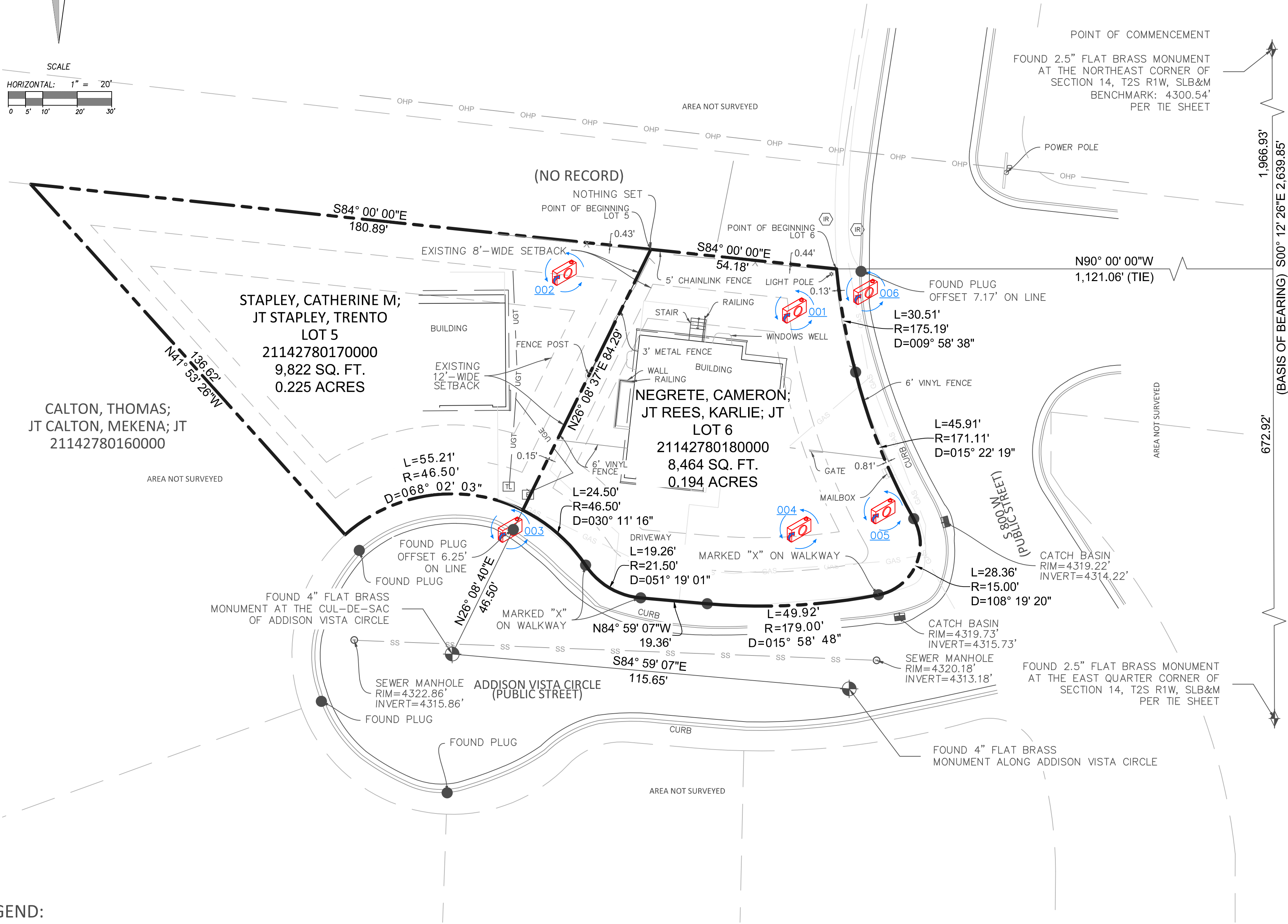
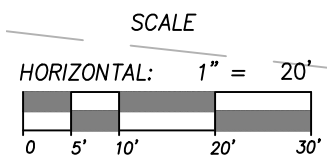
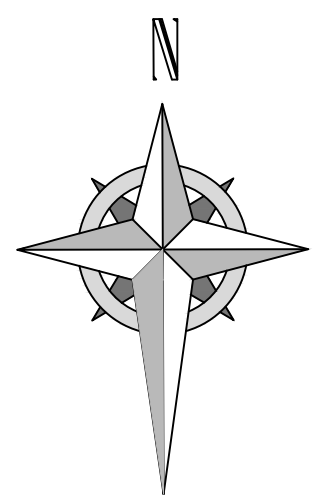
# 818 West Addison Vista Circle





# RECORD OF SURVEY

LOT 5 AND LOT 6, "ADDISON VISTA SUBDIVISION"  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, T2S, R1W, SLB&M, MURRAY CITY, SALT LAKE COUNTY, UTAH



## LEGEND:

- PROPERTY BOUNDARY
- - - EASEMENT AS NOTED
- NEIGHBOR BOUNDARY LINE
- 📷 PANORAMIC PHOTO LOCATION
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ⚡ FOUND SECTION CORNER AS NOTED
- SEWER MANHOLE
- 🚰 CATCH BASIN
- ☆ LIGHT POLE
- Ⓜ ELECTRICAL BOX
- ☎ TELEPHONE BOX
- OHP — OVERHEAD POWER LINE
- UGE — UNDERGROUND ELECTRICAL LINE
- GAS — UNDERGROUND GAS LINE
- UGT — UNDERGROUND COMMUNICATION LINE
- SS — UNDERGROUND SANITARY LINE

## NARRATIVE

THIS SURVEY WAS PREPARED FOR KARLIE REES TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE DESCRIBED MONUMENTS FROM SALT LAKE COUNTY. A 2.5" FLAT BRASS MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND A 2.5" FLAT BRASS MONUMENT LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 14 WHICH BEARS SOUTH 00°12'26" EAST AND A DISTANCE OF 2639.85 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE "ADDISON VISTA" OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

FIVE PLUGS WITH AN OFFSET OF MORE THAN 6.00 FEET TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE FOUND STREET MONUMENTS AND SECTION CORNERS MATCHED THE CALCULATED LOCATION AT "ADDISON VISTA" AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON.

## NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- CONTOURS ARE DISPLAYED AT 1' INTERVAL.
- BENCHMARK IS A MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AT 4,300.54' PER TIE SHEET NO. 1S1W1101.

## LEGAL DESCRIPTION LOT 5:

LOT 5, "ADDISON VISTA" RECORDED AT ENTRY NO. 14151916, BOOK 11444, PAGE 4659 IN THE SALT LAKE COUNTY RECORDERS OFFICE, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

SAID PARCEL CONTAINS 9,822 SQ. FT. OR 0.225 ACRES.

## LEGAL DESCRIPTION LOT 6:

LOT 6, "ADDISON VISTA" RECORDED AT ENTRY NO. 14142915, BOOK 11439, PAGE 5423 IN THE SALT LAKE COUNTY RECORDERS OFFICE, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

SAID PARCEL CONTAINS 8,000 SQ. FT. OR 0.115 ACRES.

## SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

# PRELIMINARY

JAMES V. HEINRITZ, PLS 11072412-2201  
FOR AND ON BEHALF OF VARA 3D, INC.

## PROJECT INFORMATION

KARLIE REES

818 W ADDISON VISTA CIR MURRAY, UT 84123

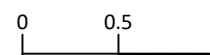
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 24-RE-056	Sheet 1
DATE June 19, 2024	1
HORIZONTAL SCALE 1" = 20'	1

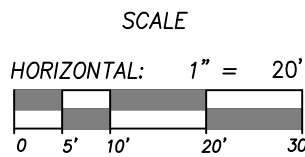
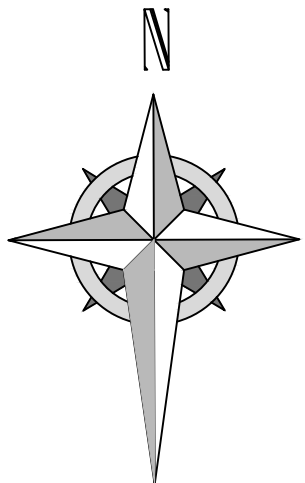
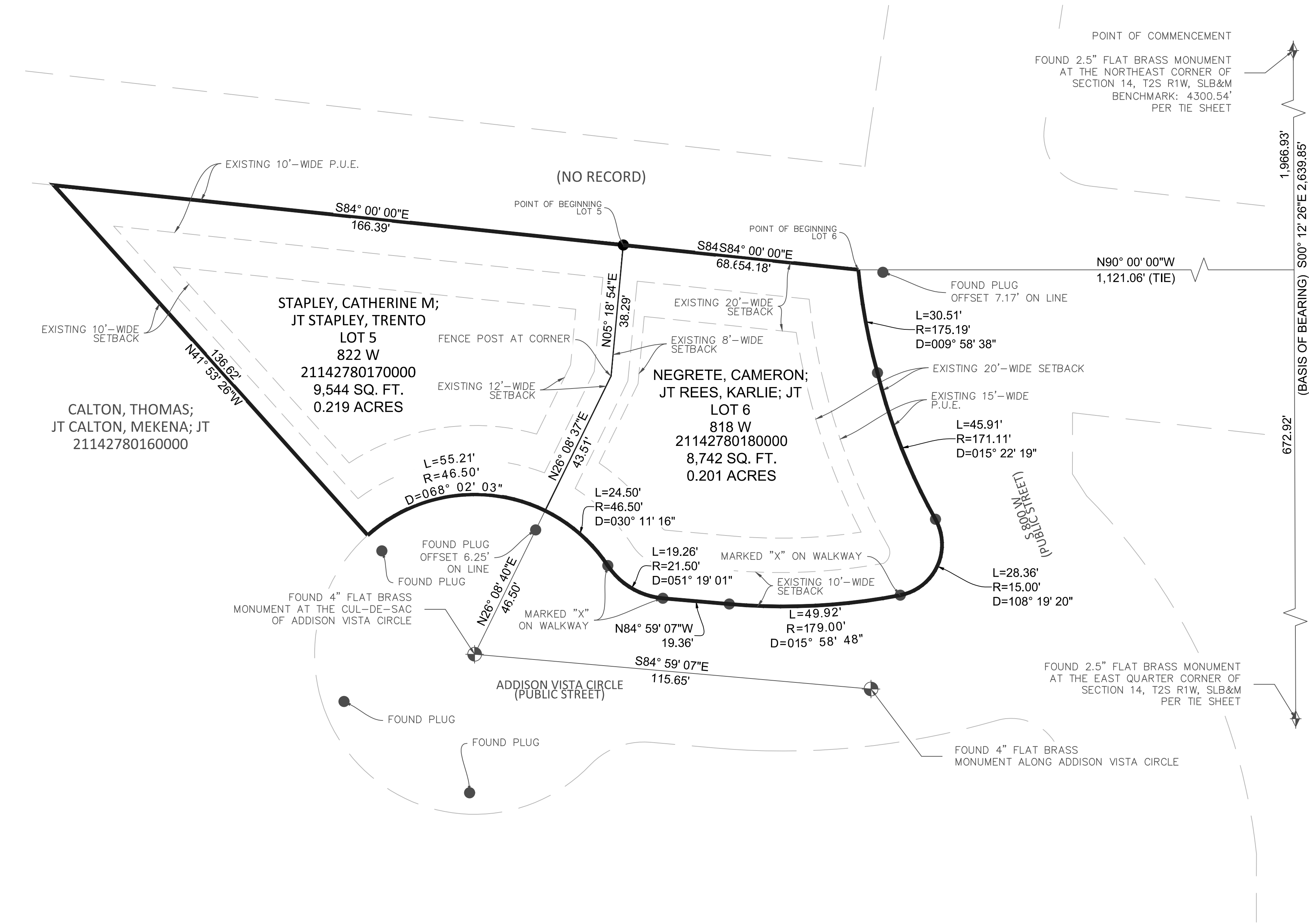


SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



ADDISON VISTA AMENDED

AMENDING LOTS 5 AND LOT 6 OF THE ADDISON VISTA SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN MURRAY CITY, SALT LAKE COUNTY, UTAH JUNE, 2024



LEGAL DESCRIPTION LOT 5:

A PORTION OF LOT 5, "ADDISON VISTA" LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FLAT BRASS MONUMENT LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 14 WHENCE A FLAT BRASS MONUMENT LOCATED LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 00°12'26" EAST A DISTANCE OF 2639.85 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG SAID LINE SOUTH 00°12'26" EAST A DISTANCE OF 1966.93 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 1121.06 FEET; THENCE NORTH 84°00'00" WEST A DISTANCE OF 68.68 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 05°18'54" WEST A DISTANCE OF 38.29 FEET; THENCE SOUTH 26°08'37" WEST A DISTANCE OF 43.51 FEET TO THE POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 68°02'03" A RADIUS OF 46.50 FEET, AN ARC LENGTH OF 55.21 FEET AND A CHORD BEARING OF SOUTH 62°07'35" WEST A DISTANCE OF 52.03 FEET; THENCE NORTH 41°53'28" WEST A DISTANCE OF 136.62 FEET; THENCE SOUTH 84°00'00" EAST A DISTANCE OF 166.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,544 SQ. FT. OR 0.219 ACRES.

UTILITY NOTE:

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

PUBLIC UTILITY APPROVAL

DOMINION ENERGY: \_\_\_\_\_ DATE: \_\_\_\_\_ COMCAST: \_\_\_\_\_ DATE: \_\_\_\_\_ CENTURY LINK: \_\_\_\_\_ DATE: \_\_\_\_\_ UTOPIA: \_\_\_\_\_ DATE: \_\_\_\_\_

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

ADDISON VISTA AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRELIMINARY

JAMES V. HEINRITZ, PLS 11072412-2201 FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION LOT 6:

LOT 6 AND A PORTION OF LOT 5, "ADDISON VISTA" LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLAT BRASS MONUMENT LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 14 WHENCE A FLAT BRASS MONUMENT LOCATED LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 00°12'26" EAST A DISTANCE OF 2639.85 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG SAID LINE SOUTH 00°12'26" EAST A DISTANCE OF 1966.93 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 1121.06 FEET TO THE POINT OF BEGINNING AND POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°58'38" A RADIUS OF 175.19 FEET, AN ARC LENGTH OF 30.51 FEET AND A CHORD BEARING OF SOUTH 105°10'00" EAST A DISTANCE OF 30.47 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°22'19" A RADIUS OF 171.11 FEET, AN ARC LENGTH OF 45.91 FEET AND A CHORD BEARING OF SOUTH 21°36'06" EAST A DISTANCE OF 45.77 FEET TO A POINT ON A REVERSE CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108°19'20" A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 28.36 FEET AND A CHORD BEARING OF SOUTH 24°52'25" WEST A DISTANCE OF 24.32 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°58'48" A RADIUS OF 179.00 FEET, AN ARC LENGTH OF 49.92 FEET AND A CHORD BEARING OF SOUTH 87°01'28" WEST A DISTANCE OF 49.76 FEET TO A POINT OF TANGENT; THENCE NORTH 84°59'07" WEST A DISTANCE OF 19.36 FEET TO THE POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°19'01" A RADIUS OF 21.50 FEET, AN ARC LENGTH OF 19.26 FEET AND A CHORD BEARING OF NORTH 59°19'37" WEST A DISTANCE OF 18.62 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°11'16" A RADIUS OF 46.50 FEET, AN ARC LENGTH OF 49.92 FEET AND A CHORD BEARING OF NORTH 48°45'45" WEST A DISTANCE OF 24.22 FEET; THENCE NORTH 26°08'37" EAST A DISTANCE OF 43.51 FEET; THENCE NORTH 05°18'54" EAST A DISTANCE OF 38.29 FEET; THENCE SOUTH 84°00'00" EAST A DISTANCE OF 68.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,742 SQ. FT. OR 0.201 ACRES.

OWNERS' DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

ADDISON VISTA AMENDED

DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY KARLIE REES

ACKNOWLEDGEMENT:

STATE OF UTAH | S.S. COUNTY OF SALT LAKE | ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, KARLIE REES PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

NOTARY NO. \_\_\_\_\_ NOTARY PRINTED NAME \_\_\_\_\_

SCALE: 1" = 20' SHEET 1 OF 1

ADDISON VISTA AMENDED

AMENDING LOTS 5 AND LOT 6 OF THE ADDISON VISTA SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 2 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN MURRAY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE \_\_\_\_\_, TIME \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

LEGEND:

- PROPERTY BOUNDARY
- INTERIOR PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY LINE
- EASEMENT AS NOTED
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED

MURRAY CITY POWER	MURRAY CITY GIS
APPROVED THIS____DAY OF____, 20____.	APPROVED THIS____DAY OF____, 20____.
BY _____,	BY _____,

MURRAY CITY WATER	MURRAY CITY SEWER
APPROVED THIS____DAY OF____, 20____.	APPROVED THIS____DAY OF____, 20____.
BY _____,	BY _____,

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS____DAY OF____, 20____.
BY _____,



SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS\_\_\_\_DAY OF\_\_\_\_, 20\_\_\_\_. BY \_\_\_\_\_,

PLANNING COMMISSION: APPROVED THIS\_\_\_\_DAY OF\_\_\_\_, A.D., 20\_\_\_\_. BY THE MURRAY CITY PLANNING COMMISSION CHAIR: MURRAY CITY PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE CITY OF MURRAY CITY ENGINEER DATE

CITY ATTORNEY

APPROVED AS TO FROM THIS\_\_\_\_DAY OF\_\_\_\_, 20\_\_\_\_. CITY OF MURRAY CITY ATTORNEY

CITY OF MURRAY

PRESENTED TO THE MURRAY CITY MAYOR THIS\_\_\_\_DAY OF\_\_\_\_, A.D., 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR ATTEST: CITY RECORDER

RECORD OF SURVEY

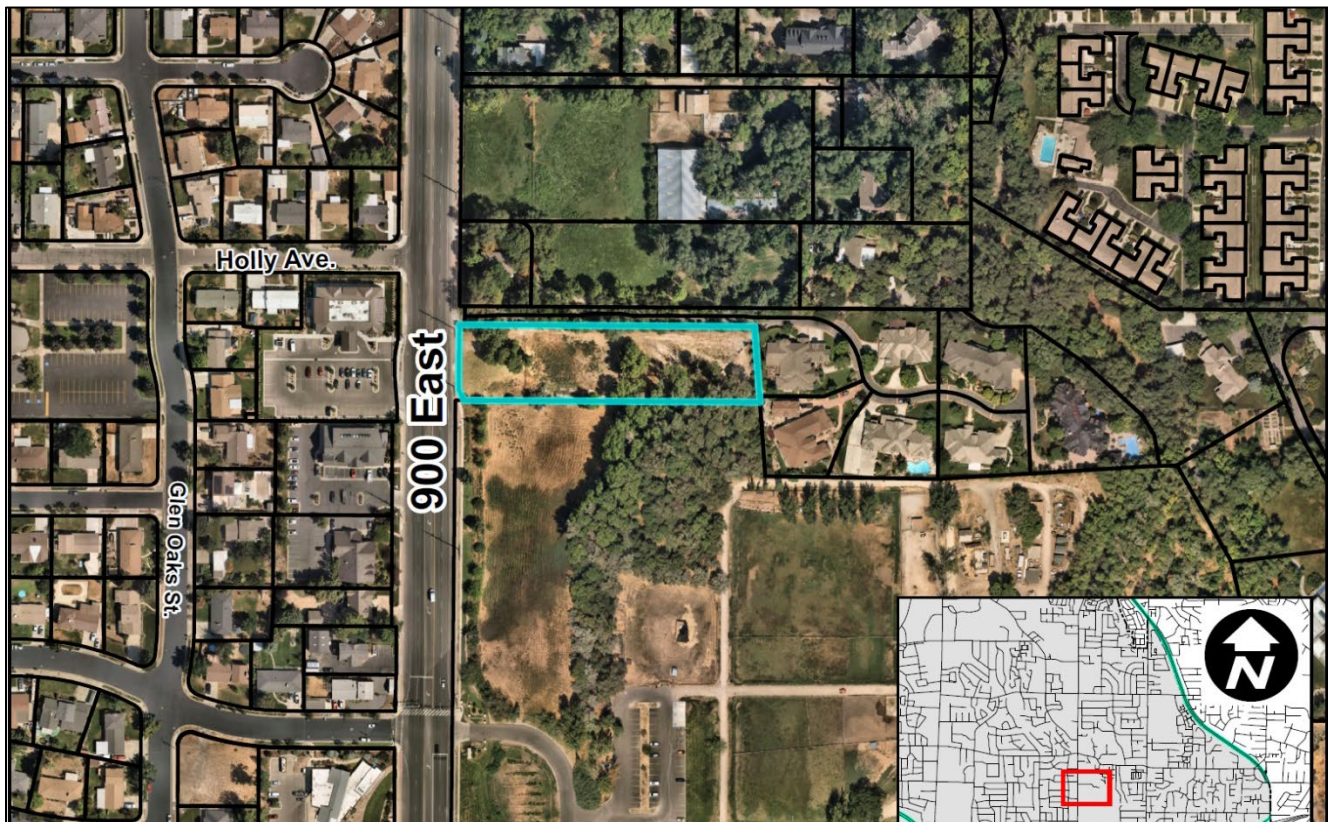
R.O.S. NO: \_\_\_\_\_ COUNTY SURVEYOR DATE





## AGENDA ITEM # 6 & 7 Jarred Cameron

<b>ITEM TYPE:</b>	General Plan & Zone Map Amendments		
<b>ADDRESS:</b>	6231 South 900 East	<b>MEETING DATE:</b>	October 17, 2024
<b>APPLICANT:</b>	Jarred Cameron	<b>STAFF:</b>	David Rodgers, Senior Planner
<b>PARCEL ID:</b>	22-20-128-002	<b>PROJECT NUMBER:</b>	24-111 & 112
<b>CURRENT ZONE:</b>	R-1-8, Residential Single Family	<b>PROPOSED ZONE:</b>	G-O, General Office
<b>Land Use Designation</b>	Low Density Residential	<b>PROPOSED DESIGNATION</b>	Office
<b>SIZE:</b>	1.35 acres		
<b>REQUEST:</b>	The applicant would like to amend the Future Land Use Map designation and Zoning Map for the subject properties to facilitate future development.		



The owner of the subject property is requesting to amend the General Plan's Future Land Use Map and the Zone Map to allow for redevelopment of the property. The applicant states that he would like to redevelop his property to allow for a potential office use. They propose that changing the zoning to office would complement the R-N-B zoning across the street and allow for a more compatible and cohesive development pattern.

### Surrounding Land Uses & Zoning

The subject property is comprised of one parcel totaling 1.35 acres in the R-1-8, Single Family Residential Zone located on the east side of 900 East. The property is to the north of Wheeler Farm and adjacent to a single-family neighborhood to the east and office uses across the street to the west. 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 subject property.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential	A-1
South	Open Space (Wheeler Farm)	O-S
East	Single-Family Residential	A-1
West	Office	R-N-B

### Zoning Considerations

The subject property is in the R-1-8, Single Family Residential Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There are a mix of offices, single family residences and open spaces surrounding the property. An office space in this location would complement the offices across the street and provide additional office space in an area of the city where that use has been increasing. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

### Allowed Land Uses

The proposed 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 proposed zone does not allow for any residential other than retirement/assisted living establishments.

- **Existing R-1-8, Residential Single-Family Zone:**  
Permitted Uses in the R-1-8 Zone include single family residential development and accessory uses associated with them and requires minimum lot sizes of 8,000 square feet. Maximum height for main dwellings is 35 feet.

Conditional Uses in the R-1-8 Zone include public and quasi-public uses such as schools, libraries, churches, and utilities.

- **Proposed 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/independent living homes, body art studios, commercial childcare, dry cleaning, restaurants, and other service oriented businesses.

### Zoning Regulations

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

	<b>G-O (Proposed)</b>	<b>R-1-8 (existing)</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
Height	30' with additional height with additional setback.	35'
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 spaces per lot

*Figure 1: Compared Regulations in existing and proposed zones*

### General Plan Considerations

In order to support the Zone Map amendment to G-O, the applicant has also made an application for a General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Low Density Residential to Office. 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 “Low Density Residential”. The applicant proposes to amend the Future Land Use designations described above to “Office”.

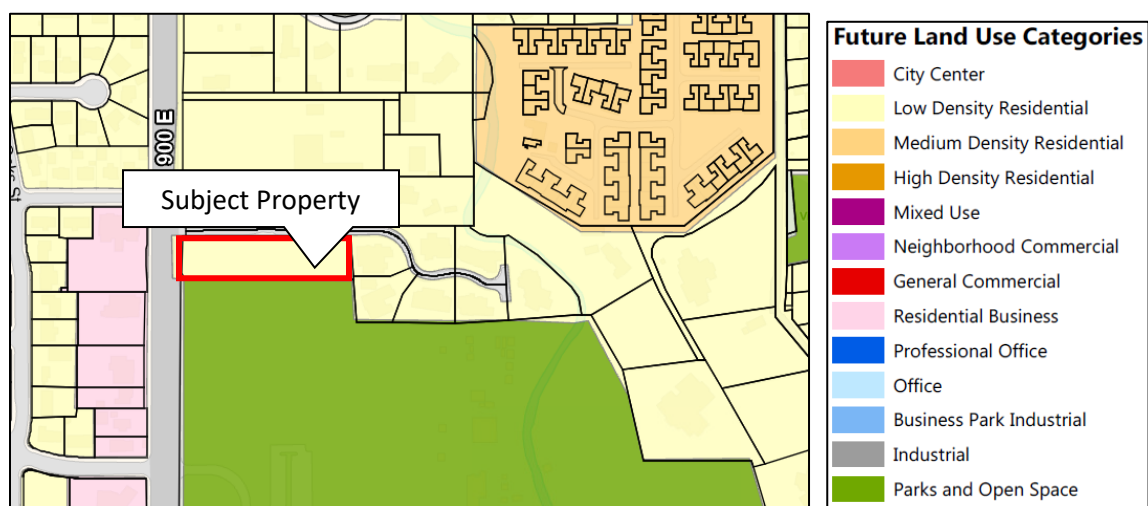


Figure 2: Future Land Use Map segment

- Existing: The existing property is currently designated as “Low Density Residential”. The Low-Density Residential designation is intended for established and planned neighborhoods” and is the most common of the land use designations, see Figure 5 for a more detailed description.
- Proposed: The applicants propose to amend the Future Land Use Map designations of the subject property to “Office.” The office 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.



## 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

## LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family

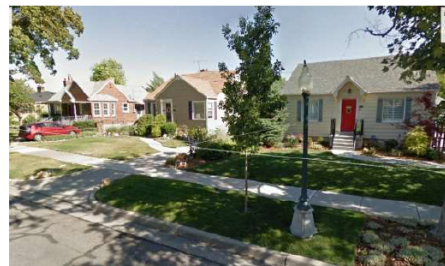


Figure 5: p. 5-12, Murray City General Plan 2017

## General Plan Objectives

There are goals and objectives taken from elements of the General Plan that would be supported by development of the subject property under the G-O Zone. The primary goal of the Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable

neighborhoods, vibrant economic districts, and appealing open spaces”. This is evident in the Economic Development section of the General Plan, which has the overall goal as follows:

#### **ECONOMIC DEVELOPMENT OVERALL GOAL**

**Ensure a resilient economy, prepared to handle future change through the support of a strong and diverse tax base for the city.**

Within that section, the lack of developable area within Murray City is discussed. “According to the Salt Lake County Assessor’s Office of the 18,188 parcels in the city, 436 are listed as vacant.”

#### **REDEVELOPMENT**

Because very little vacant space is available in the economic districts, redevelopment of parcels will be key to economic growth in Murray City in the future. Potential parcels for redevelopment are those that have low improvement values, both on a parcel and per acre basis.

Rezoning this parcel from R-1-8 to G-O allows for redevelopment that adds office space to the city in an area where that use has been increasing. By encouraging office uses in an area of the city where it is already prevalent, it provides a buffer between commercial and residential neighborhoods that allow Murray City to continue to be a great place to both live and work.

## **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 Wastewater:
  - Approve of the General Land Use Map Update and Rezone from R-1-8 to G-O
  - Please note for reference property will tie into Cottonwood Improvement District for any future sewer work.

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**

Nineteen (19) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 300’ of the subject property and to affected entities. As of the 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. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from R-1-8 to G-O has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the uses allowed in the G-O Zone.
4. The proposed Zone Map Amendment from R-1-8 to G-O 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 properties located at 6231 South 900 East from Low Density Residential to Office.**

##### **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 properties located at 6231 South 900 East from R-1-8, Low Density Single Family to G-O, General Office as described in the Staff Report.**

# GENERAL PLAN AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: \_\_\_\_\_

Map Amendment: X

## Applicant Information

Name: JARED CAMERON

Mailing Address: 7533 S. LINCOLN ST City: MIDVALE State: UT ZIP: 84047

Phone #: 301-971-7466 Fax #: \_\_\_\_\_ Email Address: JMCAMOABE@YAHOO.COM

## Property Owner's Information (If different)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email Address: \_\_\_\_\_

## Application Information

For Map Amendments:

Property Address: 6271 S. 900 E

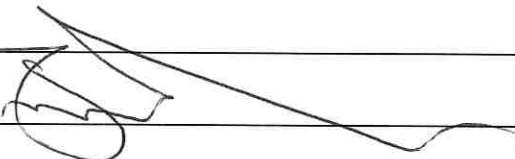
Parcel Identification (Sidwell) Number: 22-20-128-002-0000

Parcel Area(acres): 1.35 Land Use Designation: R-1-B Proposed: G-O

For Text Amendments:

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Authorized Signature:  Date: 9/23/24

### **For Office Use Only**

Project Number: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_

Property Owners Affidavit

I (we) JARED CAMERON, 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 23<sup>rd</sup> day of September, 2024.

Carrie Burgess  
Notary Public

Residing in Salt Lake County

My commission expires: 02/06/2028



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: \_\_\_\_\_

Exhibit A  
Legal Description

PART OF AN ENTIRE TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF 900 EAST STREET, ALSO KNOWN AS PROJECT NO. 0071, WHICH POINT IS APPROXIMATELY 119.6 FEET SOUTH, 355.9 FEET WEST, 30.1 FEET SOUTH 4°08' EAST AND 479.45 FEET WEST FROM A 2 IN IRON PIPE SET BY THE COUNTY SURVEYOR AS THE NEW POSITION OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; WHICH POINT IS ALSO 143.73 FEET SOUTH 0°20'11" WEST ALONG THE MONUMENT LINE AND 63.95 FEET SOUTH 89°52'30" EAST FROM THE MONUMENT AT THE INTERSECTION OF 900 EAST STREET AND HOLLY AVENUE; RUNNING THENCE SOUTH 89°52'30" EAST 478.40 FEET ALONG THE NORTH LINE OF SAID ENTIRE TRACT TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 4°09'30" EAST 122.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°52'30" WEST 478.94 FEET ALONG THE SOUTHERLY BOUNDARY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID PROJECT; THENCE NORTH 26°50'52" WEST 19.87 FEET ALONG THE SAID EASTERLY LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY OF CENTERLINE STATION 10+63.43; THENCE NORTH 0°21'10" EAST 104.35 FEET PARALLEL TO THE CENTERLINE OF SAID PROJECT TO THE POINT OF BEGINNING.

Serial Number: 22-20-128-002-0000



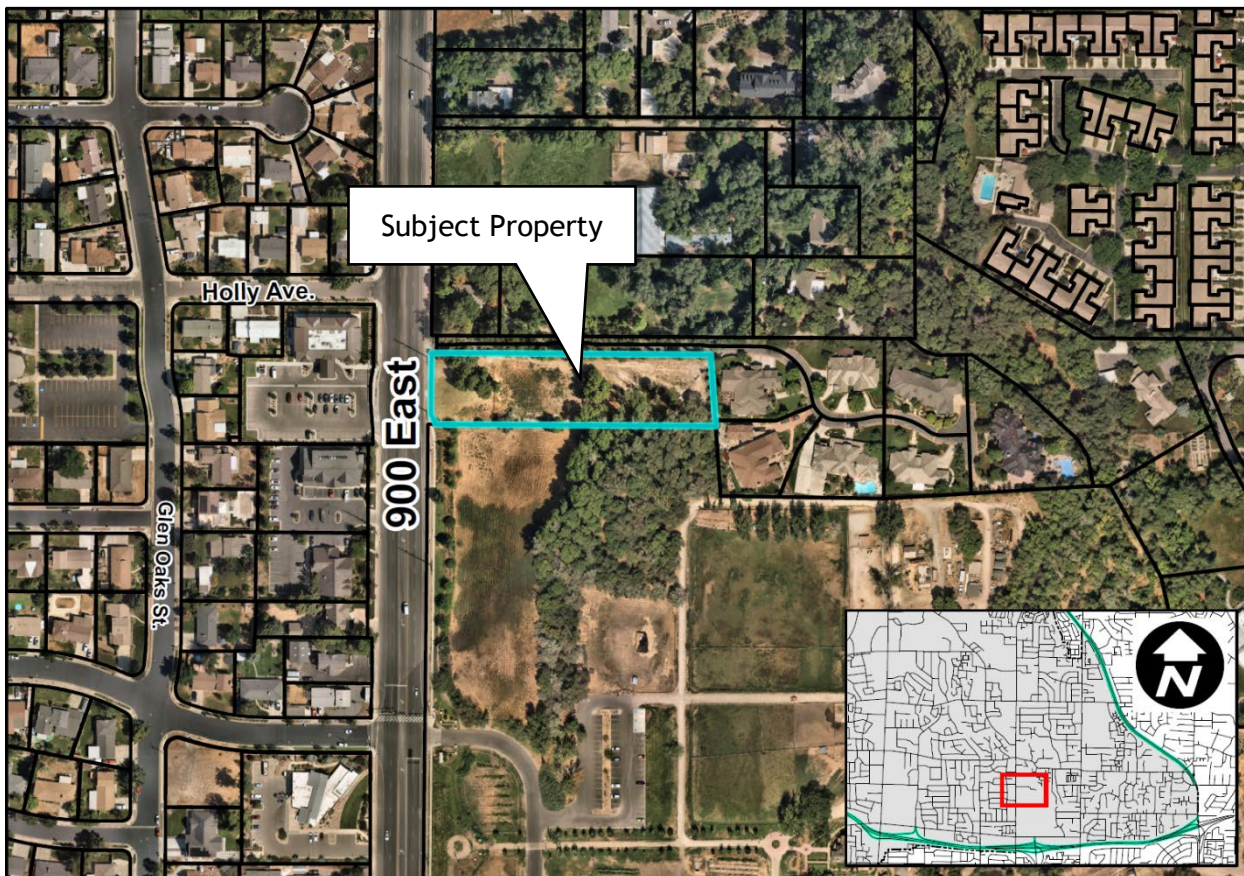


## NOTICE OF PUBLIC HEARING

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>, 2024, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Jarred Cameron** for the property located at 6271 South 900 East. The applicant's request is a General Plan update and a Zoning Amendment to change the property from R-1-8, Single Family Low Density to G-O, General Office. The meeting is open and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream 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.*



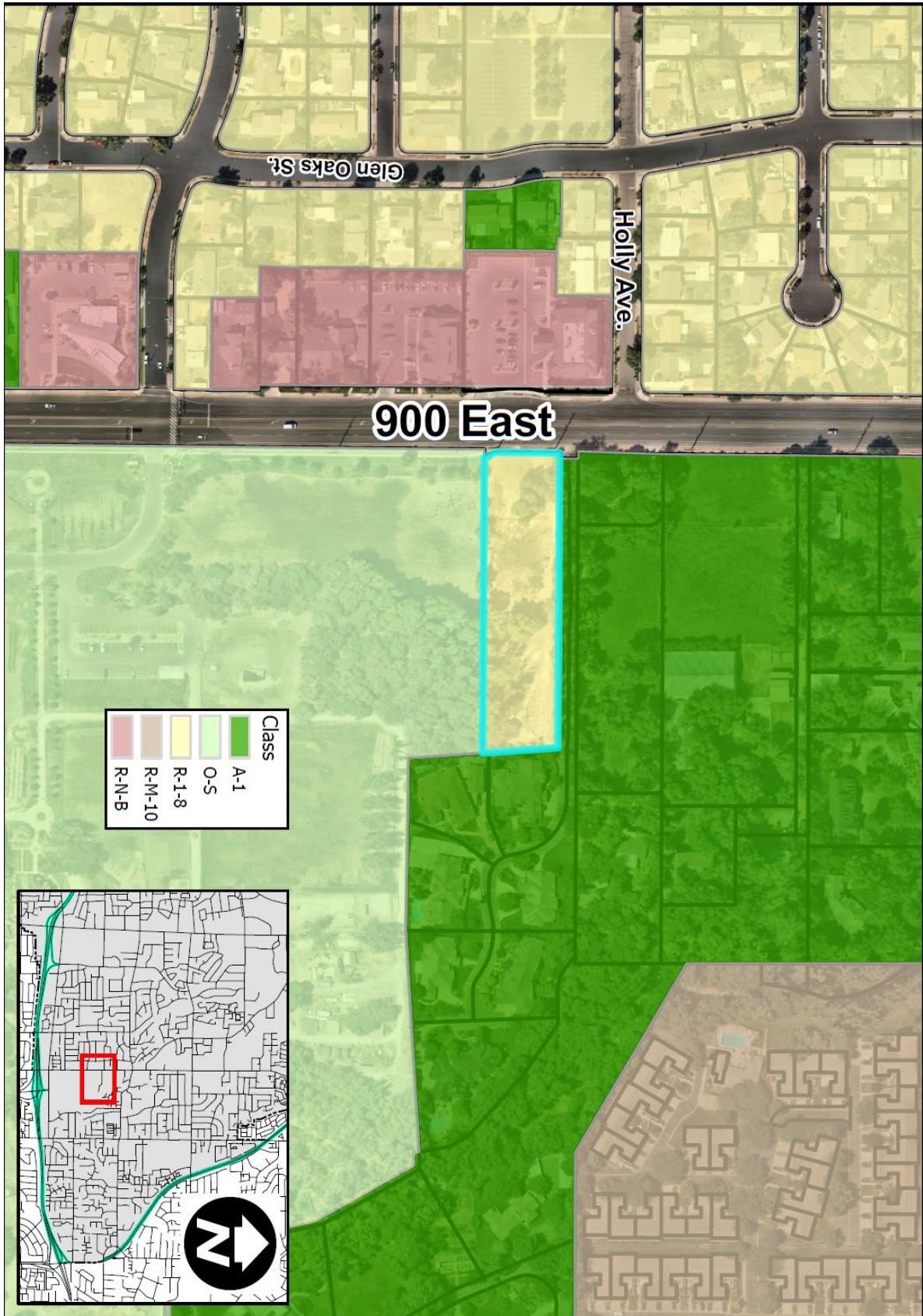
This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

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

Public Notice Dated | October 4<sup>th</sup>, 2024

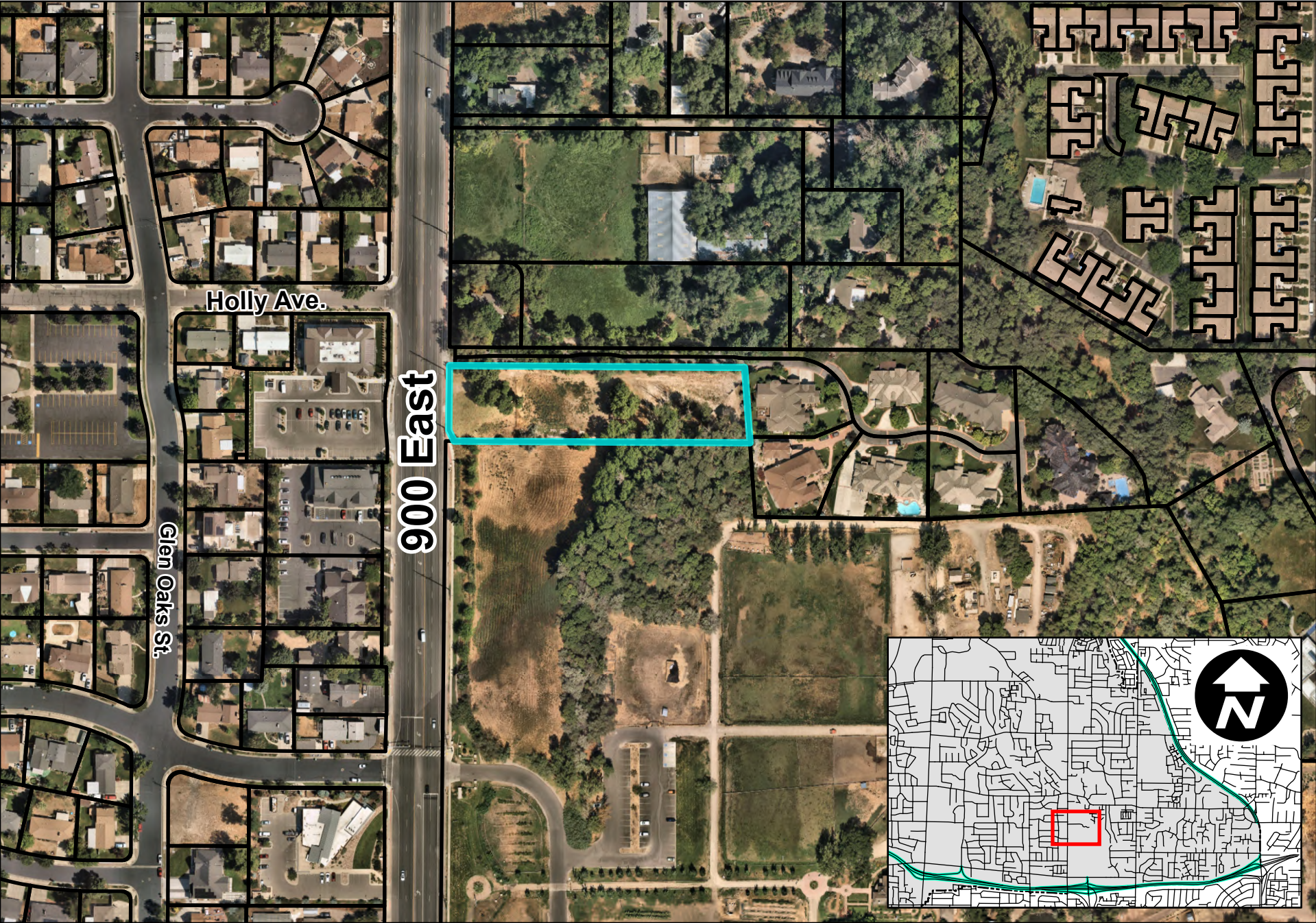
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107





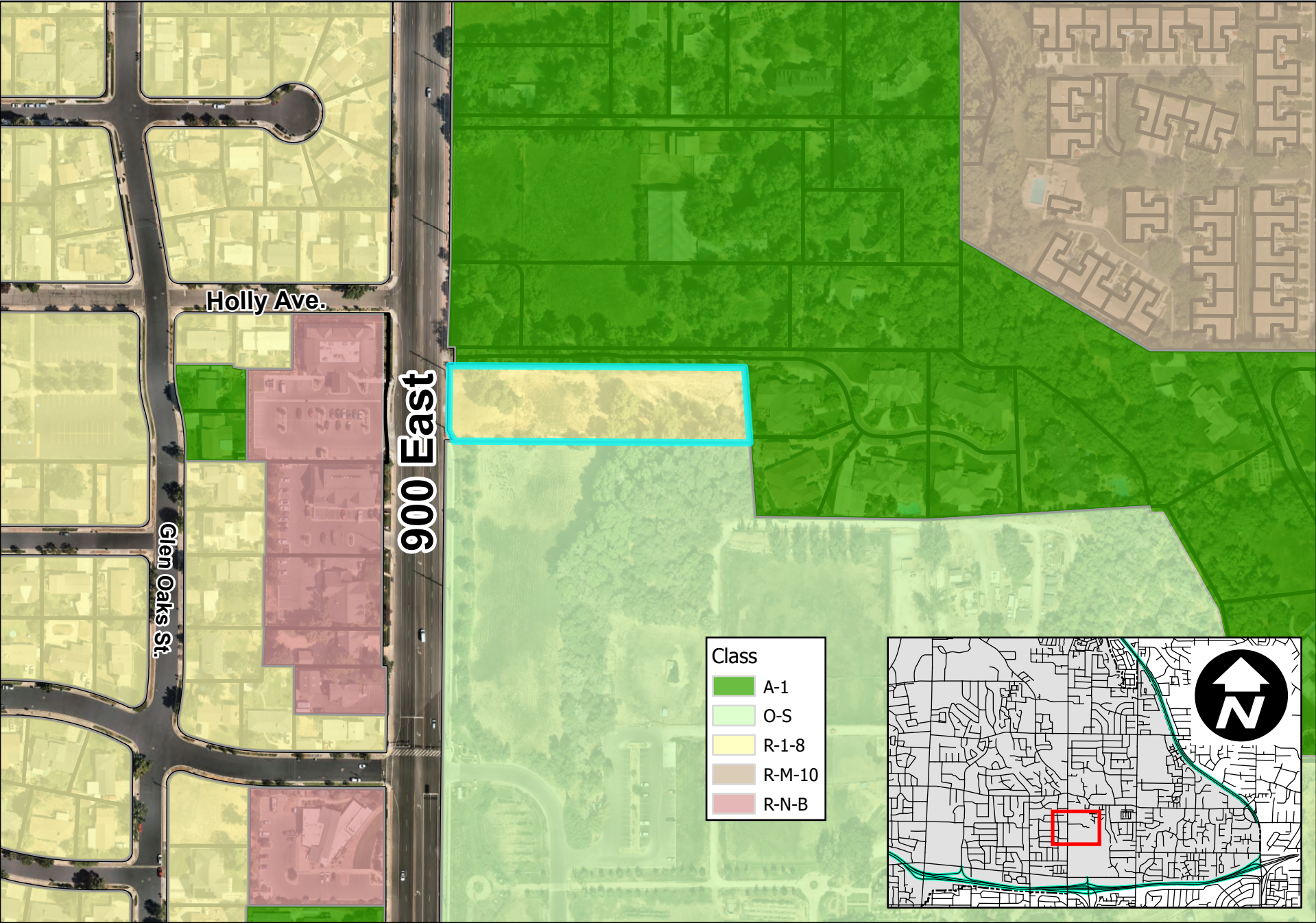


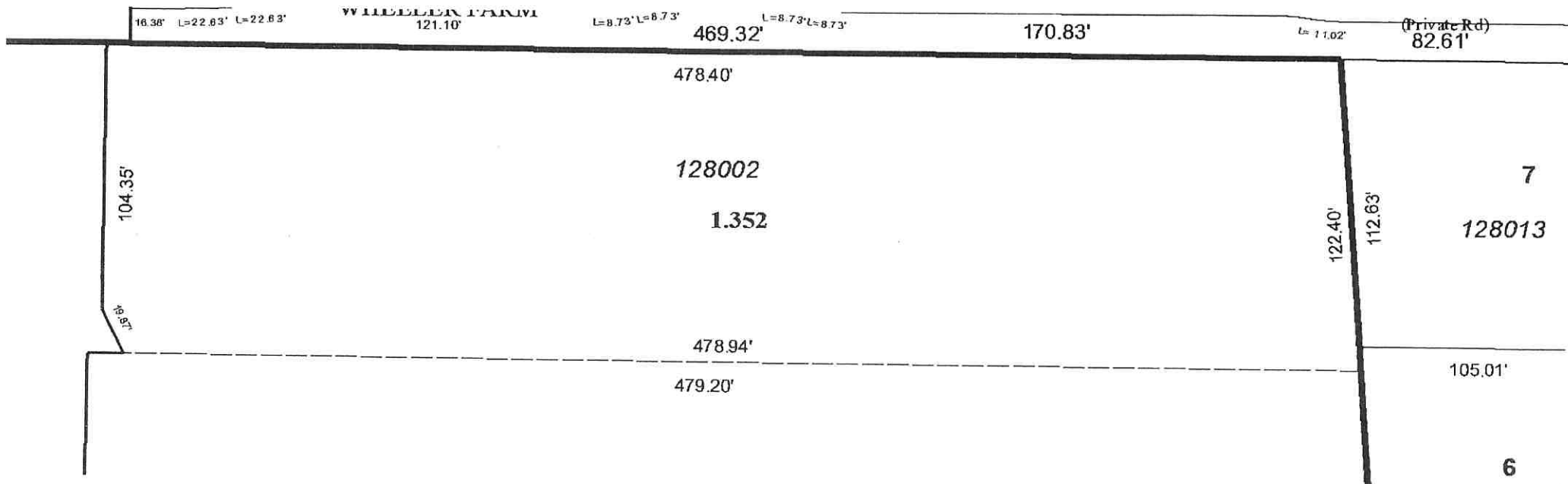
# 6231 South 900 East





# 6231 South 900 East







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## 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”.

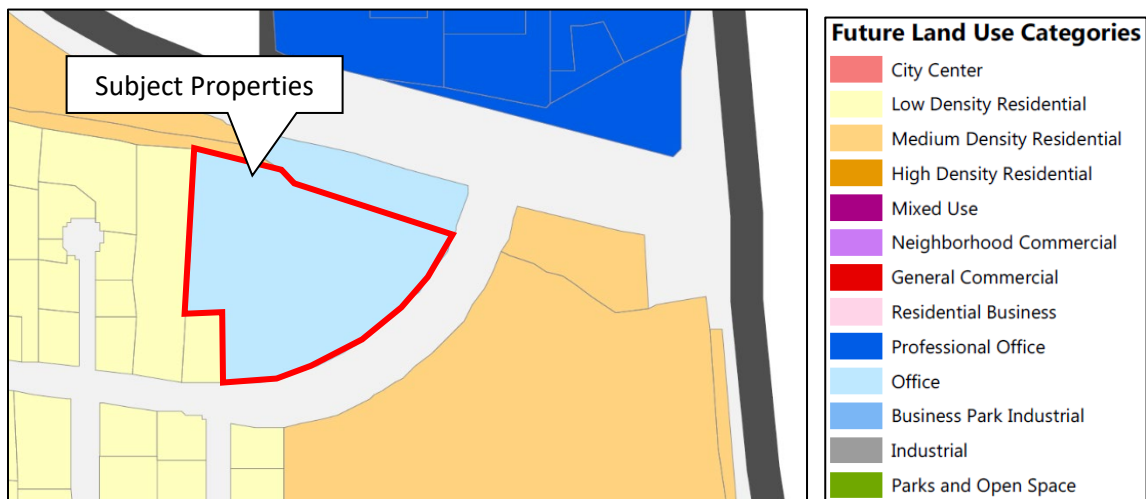


Figure 2: Future Land Use Map segment

- 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

§

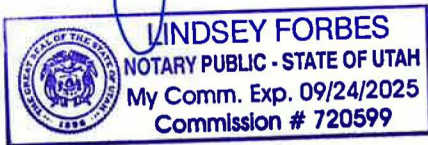
County of Salt Lake

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

§

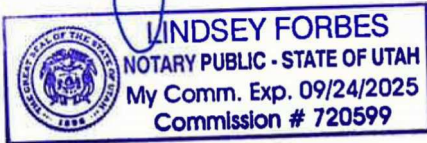
County of Salt Lake

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

[Signature]  
Notary Public

Residing in Salt Lake, UT

My commission expires: 9/24/2025



Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize \_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

\_\_\_\_\_  
Notary public

Residing in: \_\_\_\_\_

My commission expires: \_\_\_\_\_



## NOTICE OF PUBLIC HEARING

October 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.

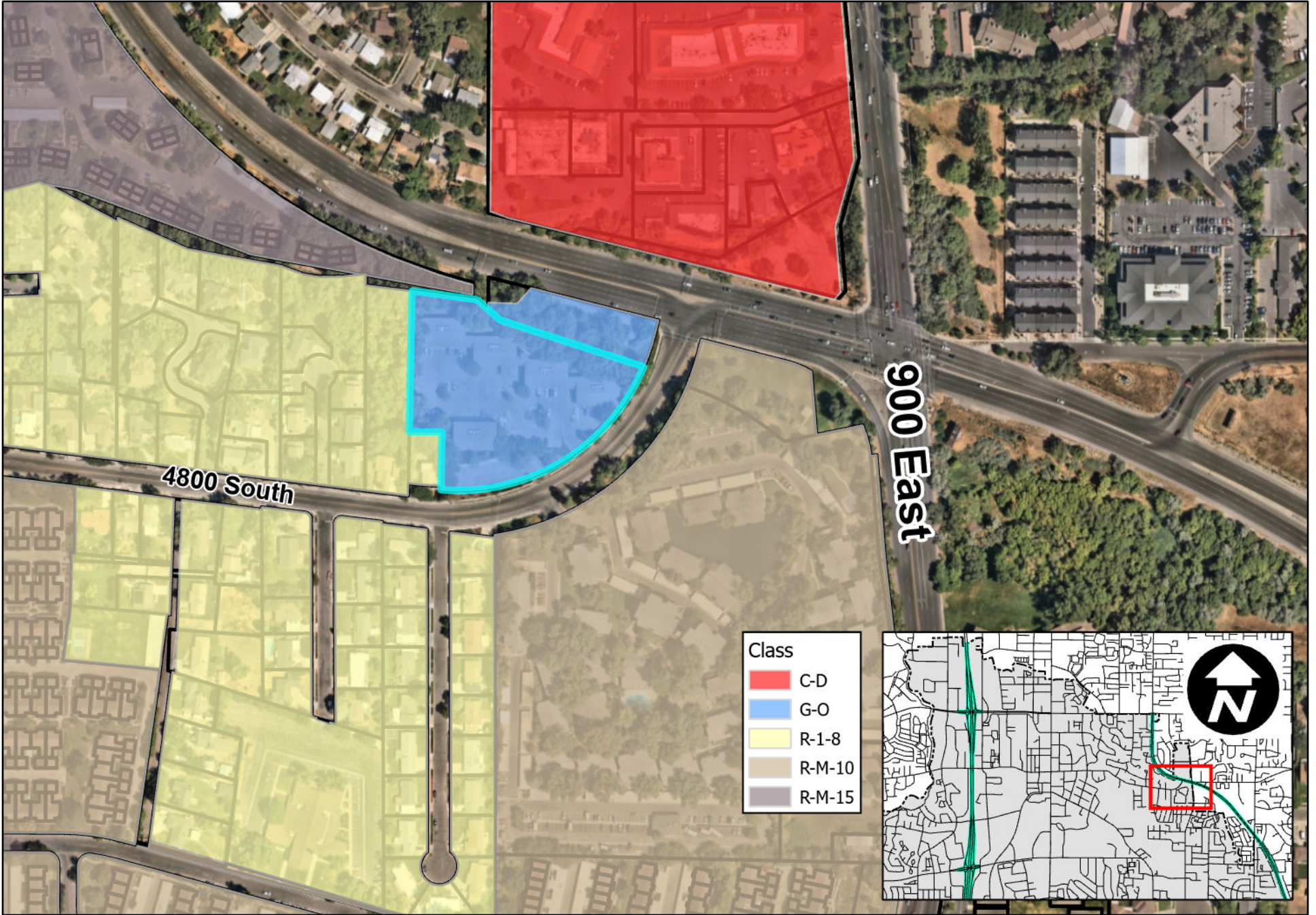




4800 South

900 East







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,



## AGENDA ITEM # 10 Residential Short Term Rentals

<b>ITEM TYPE:</b>	Text Amendment		
<b>ADDRESS:</b>	City Wide	<b>MEETING DATE:</b>	October 17, 2024
<b>APPLICANT:</b>	Planning Division Staff	<b>STAFF:</b>	Zachary Smallwood, Planning Division Manager
<b>PARCEL ID:</b>	Not Applicable	<b>PROJECT NUMBER:</b>	24-100
<b>PROPOSED AMENDMENT</b>	Amending Sections 17.76.020 & 17.84.060 & Enacting 17.76.190		
<b>REQUEST:</b>	The Murray City Planning Division proposes amending Sections 17.76.020 & 17.84.060 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.		

### I. BACKGROUND & STAFF REVIEW

#### Background

Murray City Planning Division staff previously worked on a Residential Short Term Rental Ordinance in 2021 which was reviewed by the Planning Commission and tabled by the City Council. Since then, business licensing has received a number of requests to apply for a short term residential business license.

One applicant challenged the City's provisions of permitted and conditional uses resulting in the city granting the request for a business license for a short-term rental. The City Attorney presented a Temporary Land Use Regulation (aka moratorium) on all short-term rentals in the City to the City Council in July of 2024. The City Attorney's Office and Planning Staff have been working on drafting new language with the City Council to adequately regulate STRs in the City.

The following subsections review aspects of the code that are being proposed. A full draft of the ordinance is also provided as an attachment to this report for the Planning Commission to review.

## Proposed Code

The Murray City Planning Division began with the previously presented STR code that was presented in 2021. Crafting changes based on feedback from the City Council staff believes that the proposed code will successfully implement a framework to appropriately allow and regulate short-term rentals (STRs) in the city.

### Definitions:

It is necessary to define the three main types of short-term rentals.

1. Hosted Sharing: means renting out a portion of the dwelling out while the homeowner resides on property at the same time.
2. Unhosted Sharing: means renting out a portion or the entire dwelling while the homeowner is NOT residing on property, but still uses the property as their primary residence.
3. Dedicated Vacation Rental: means that the homeowner does not reside on the property and rents out the dwelling.

During research it was clear that Murray's citizens wanted to make sure that any short-term rental had accountability by the property owner. To respond to that concern, Planning Division Staff recommends that unhosted sharing and dedicated vacation rentals as defined above be prohibited within the city.

### Where Allowed:

Planning Division staff recommends that short-term rentals be allowed in single-family residential districts. These are listed in the proposed ordinance and listed below. This allows citizens additional opportunity to more fully enjoy the use of their property. Murray City staff would review a land use permit (see the "permitting" section that follows) in order to verify whether an applicant would be able to meet all the requirements allowing STRs.

Recommended Zoning Districts	
R-1-6, Single Family	R-1-8, Single Family
R-1-10, Single Family	R-1-12, Single Family
R-N-B, Residential Neighborhood Business	

### Permitting:

Proposed Section 17.76.190(E) states that "E. Standards and Requirements. A residential short-term rental may be allowed within any existing legal conforming residential dwelling by obtaining an STR land use permit from the Community and Economic Development Department, wherein the applicant demonstrates compliance with requirements found in Title 17 and all of the following standards and requirements..." Planning Division staff

recommends that the STR Land Use Permit be an administrative permit, approved at the staff level. This would allow residents to apply and be approved relatively quickly if requirements can be met as opposed to going through a Conditional Use Permit process with the associated delays of required noticing and a public meetings.

#### Standards and Requirements:

Any request to operate an STR will require an application on a form that is provided by the city. The application will cover what is needed in order to get approved for an STR permit. Requirements will include a site plan showing the layout of the property including setbacks and entrances to the dwelling and/or STR. The site plan is also where the proposed parking will be shown.

Parking will be required at one-half (1/2) space per bedroom that will be used as a short-term rental and in no case shall this be less than one (1) additional space. This is in addition to the two (2) spaces that are required for most dwellings. As an example, a property owner that intends to use one (1) bedroom out of a total four (4) bedrooms in their home for an STR would be required to demonstrate the availability of at least three (3) off-street parking spaces.

Floorplans will be required for to show the areas to be used as an STR. Only one designated area for STRs will be allowed. This language means that a property owner could not rent out multiple bedrooms to multiple groups. Planning Division staff finds this to be the most reasonable and fair approach; a property owner is allowed an STR, but the residential character of the area is less impacted with only one group in a dwelling at any time, and the use of the STR will have less of an impact to neighboring property owners.

The property owner will be required to provide proof of occupancy of the proposed STR. They must be a fee title owner, or part of a family trust that owns a minimum of fifty percent of the dwelling. Additionally, the property will need to document that the property is their primary residence by providing a government issued ID and by signing an affidavit affirming that they reside on the property a minimum of 183 days per calendar year.

If the property owner is part of an HOA, they will need to sign an affidavit that certifies that the property owner will not be violating any CC&Rs prohibiting short-term rentals. As part of the application process the applicant will need to provide contact information for someone that will be available 24/7/365 in case of any potential violations.

All STRs are required to follow city ordinances relating to property maintenance, noise, and nuisances. If the guests do not follow these rules the property owner may be subject to a violation and/or the guest may be evicted.

#### Violations and Penalties:



It is vital that there be consequences for not following the ordinance regarding short-term rentals. Planning Division staff worked with the City Attorney's office to craft a violations and penalty section that is firm and effective, yet fair.

A property owner found operating a short term rental without approval by the city or is in violation of the standards in their permit, the city may issue a citation for a class C misdemeanor and impose penalties. The property owner would need to cease all operations of the short-term rental and if able go through the permitting process to allow a short-term rental or come back into compliance. If the property owner does not cease operations or continues out of compliance, every additional day in operation would constitute a separate violation.

Within these sections is a process for revocation. Anyone operating an STR that receives a complaint will be required to remedy the complaint if after three complaints then a show-cause hearing will be scheduled. The CED Director may revoke an STR permit after this hearing. This will result in a revocation for one (1) year. If an operator has had their permit revoked twice in a five year period the revocation shall be for five years from the second offense.

#### Additional Land Use Code Cleanup

As part of this text amendment, staff has included changes to Sections 17.76.020 and 17.84.060 regarding Permitted and Conditional Uses to clarify that indeed, when a use is not listed as permitted or conditional it is prohibited in the City. This does allow for some flexibility in that if there is a use that is similar to another it may be considered on its own merits and has been in place for a number of years.

#### Summary

The proposed code is intended to help people in two distinct ways. The first by allowing for homeowners to supplement their income by providing an opportunity for them to rent out a portion of the dwelling in which they reside. Allowing short-term rentals has the potential to provide economic relief for a homeowner who may not be able to afford their home otherwise, thus stabilizing the neighborhood from turnover of new residents. Requiring that the property owner reside on the property alleviates one of the main concerns of STRs: that the property will become a party house, or that the property will fall into disrepair by absentee landlords.

The second, which is more complex is to allow these short term rentals with as little impact to the neighborhood as possible. The nature of short-term rentals will create small impacts to the immediate neighbors and the Planning Division has worked diligently to make sure that the requirements to obtain a permit and the penalties for not having or violating the conditions of a permit will reduce those impacts. Planning Division staff believes this proposal will provide the greatest good, for the greatest number of the residents of Murray City.

## II. CITY DEPARTMENT REVIEW

The proposed ordinance was made available for review by City Staff from various departments on October 1, 2024. Reviewing departments did not provide any comments.

## III. PUBLIC COMMENTS

Notice of the public hearing for the requested text amendment was sent to affected entities and posted on the State's public notice website. No comments have been received as of the writing of the Staff Report.

## IV. FINDINGS

1. The proposed changes are in harmony with objective 11 of the Land Use and Urban Design Element of the 2017 Murray City General Plan to "stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community". Hosts of short-term rentals are often encouraged to market their property, by reinvesting in their homes they help the imageability of the neighborhood.
2. The proposed changes support objective 3 of the Neighborhoods & Housing Element of the 2017 Murray City General Plan to "encourage housing options for a variety of age, family size and financial levels". The proposed changes allow residents that own a home and that may be struggling to pay their mortgage an opportunity to rent out a portion or all of their home for less than thirty days.
3. Objective 1 of the Moderate Income Housing Element advises the city to "ensure housing affordability targets are achievable using a range of strategies". Staff finds that the proposed code furthers this objective by making it easier for a homeowner to stay in their home by renting out a portion of their dwelling.

## V. STAFF RECOMMENDATION

Based on the background, staff review, and the findings in this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the request to amend the Murray City Land Use Ordinance amending Sections 17.76.020 and 17.84.060 and enacting Section 17.76.190, Residential Short Term Rentals, as presented in the Staff Report.**



**\*\*UPDATED\*\***

## **NOTICE OF PUBLIC HEARING**

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

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

**Amendments to Chapter 17.76 Supplemental Development Standards. This is a request by Murray City Planning Staff to create section 17.76.190 related to Residential Short-Term Rentals. The Planning Commission will review recommended language to regulate hosted short-term rentals and disallowing unhosted or vacation rentals.**

**Additional amendments to Sections 17.76 & 17.84 to clarify when a use is not listed as permitted or conditional it is not allowed.**

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream 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.*

If you have questions or comments concerning any of these items, please contact the Murray City Planning Division at 801-270-2430, or e-mail [planning@murray.utah.gov](mailto:planning@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.



## **17.76.190: RESIDENTIAL SHORT-TERM RENTALS (STR):**

A. Purpose. This section is established to provide regulations for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of residents and preserving the residential character of neighborhoods. Allowing STRs, is intended to provide economic relief to existing property owners who might otherwise be forced to leave a neighborhood, thus promoting, and preserving stable and affordable housing in the city. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the City.

B. Definitions. The following words and phrases when used in this section 17.76.190 shall be construed as defined in this subsection B:

1. DEDICATED VACATION RENTAL: Renting an entire dwelling as a short term rental where there are no owner occupants.
2. HOST: Any natural person who is an owner of the dwelling unit and uses the dwelling unit as their primary residence and offers a dwelling unit for use as a short term rental.
3. HOSTED SHARING: Renting for a period of less than 30 consecutive days, one or more bedrooms in a dwelling unit that is the primary residence of the host, while the host lives on-site, in the dwelling unit, throughout the visitors' stay.
4. LIVES ON-SITE: Maintains a physical presence in the dwelling unit, including, but not limited to, sleeping overnight, preparing and eating meals, and engaging in other activities in the dwelling unit, of the type typically maintained by a natural person in the dwelling unit in which they are an owner of the dwelling unit and uses that dwelling unit as their primary residence.
5. OWNER. Any person who, alone or with others, has legal or equitable title to a dwelling unit. A person whose interest in a dwelling unit is solely that of a tenant, subtenant, lessee, or sublessee under an oral or written rental housing agreement shall not be considered an owner.
6. PRIMARY RESIDENCE. The usual place of return for housing of an owner or long-term resident as documented by at least two of the following: motor vehicle registration, driver's license, Utah state identification card, voter registration, income tax return, property tax bill, or a utility bill. A person can only have one primary residence.
7. RENTER: a single person or group of people who provides compensation, in any form, in exchange for occupancy of a dwelling unit, under one lease or rental agreement.
8. SHORT-TERM RENTAL (STR): Any dwelling unit that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.
9. STR LAND USE PERMIT: An administrative permit issued to the property owner seeking to use their property as an STR after Community and

Economic Development staff have determined that the owner's property qualifies under the requirements of this chapter.

10. UNHOSTED SHARING: Renting an entire dwelling unit where the owner occupants of a residence vacate the unit while it is rented to short-term guests.

C. Dedicated Vacation Rentals and Unhosted Sharing Arrangements Prohibited.

1. All dedicated vacation rentals and unhosted sharing arrangements are prohibited within the jurisdiction of the City.
2. Short term rentals which existed prior to the January 1, 2025 must register with the city and obtain a business license.
3. Registration of Dedicated Vacation Rentals and Unhosted Sharing Arrangements.
  - a. The Community and Economic Development Director, or designee, shall establish a process for registration and shall establish a system for keeping records of the same. The director shall provide registration forms for this purpose.
  - b. The director shall verify the qualification of a dedicated vacation rental or unhosted sharing arrangement for registration.
  - c. An adversely affected party may appeal the director's registration or denial as provided in chapter 17.16.
  - d. Failure to register is a violation of this section and subject to chapter 17.172.190(G).

D. Applicability.

1. A hosted residential short-term rental is allowed in the R-1-6, R-1-8, R-1-10, R-1-12, and in the R-N-B zoning district after obtaining both a residential short-term rental land use permit and a business license. A residential short-term rental is prohibited in all other zoning districts.
2. The following are exempt and shall not be subject to the provisions of this section:
  - a. A residential lease of thirty (30) or more consecutive days.
  - b. RV parks, bed and breakfasts (inns and homestays), campgrounds, hotels, and motels, as described and regulated in Title 17.

E. Standards and Requirements. A residential short-term rental may be allowed within any existing legal conforming residential dwelling by obtaining an STR land use permit from the Community and Economic Development Department, wherein the applicant demonstrates compliance with requirements found in Title 17 and all of the following standards and requirements:

1. Application: A completed application form, provided by the City, and payment of all fees.
2. Property Information:
  - a. A detailed written description of the proposed use.
  - b. A basic site plan of the property including locations of accessory structures, setbacks, parking, and entrances to the dwelling and STR
  - c. A floorplan drawing of the dwelling that identifies the portions of the dwelling to be used for the STR.

- d. Only one designated STR or STR area is allowed per dwelling.
  - e. No person or persons may be housed separately and/or apart from the dwelling unit in any tent, trailer, camper, lean-to, recreation vehicle or other structure.
- 3. Parking Plan: A detailed drawing of an off-street parking plan must be provided to ensure that all occupants of the primary dwelling and STR can be accommodated on-site at all times.
  - a. Parking may not include any on-street parking, and shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit.
  - b. Any proposed parking improvements shall also be included in the off-street parking plan and must be completed prior to issuance of a business license.
  - c. All elements of the parking plan must comply with all other requirements of this section.
  - d. The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half (1/2) space per bedroom or sleeping area and in no case shall the parking be less than one (1) space.
- 4. Owner Occupancy: The owner shall reside in the dwelling in which an STR is desired and the dwelling must be the owner's primary residence. Applications for a short-term rental shall not be accepted until which time the owner of the subject property has demonstrated ownership and use of the home as their primary residence for no less than twelve (12) consecutive months.
  - a. The owner shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner.
    - i. Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR.
    - ii. Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
  - b. To establish that the property is the owner's primary residence, the owner shall:
    - i. Present a government issued identification document listing the address of the property as the address of the owner; and
    - ii. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner.
- 5. Occupancy During Rental Period: The owner shall comply with the following occupancy restrictions:
  - a. The property shall not be rented to more than one party at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple parties at the same time.



- b. Hosted sharing is allowed 365 days a year.
  - c. The property shall only be rented for a minimum duration of one day and a maximum of thirty (30) days.
- 6. No Conflict with Private Restrictions: The property owner shall sign an affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.
- 7. Urgent Response: The owner, shall be available to immediately respond twenty-four (24) hours a day, three hundred sixty-five (365) days a year in person and by telephone.
  - a. The owner shall be able to physically respond within one hour of an inquiry or request by the City.
  - b. If the owner is unreachable after three (3) attempted contacts by Murray City within one hour, a citation may be issued.
  - c. If the owner is not able to respond within an hour a citation may be issued.
- 8. Property Maintenance Requirements. All STRs shall adhere to all City ordinances relating to the maintenance and management of property.
- 9. Inspections. Prior to the initial letting of a short-term rental and prior to the permit renewal, the owner shall arrange for an inspection annually by the City to confirm that occupancy standards and requirements herein are satisfied. All short-term rental units shall be subject to inspection and approval by the City to verify registration, application, permit, operating and/or occupancy standards and requirements or if there is reason to believe that any provision of this chapter is being violated.
- 10. Noise and Nuisance Control: The owner shall ensure that the guests adhere to the noise control in section 8.16 of the Murray City Code, as amended.
  - a. Guests and/or their pets shall not create noise that by reason of time, nature, intensity or duration are out of character with noise customarily heard in the surrounding neighborhood;
  - b. Guests shall not disturb the peace of surrounding residents by engaging in outside recreational activities or other similar activities between ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.;
  - c. Guests or persons shall not disturb the peace of any neighborhood, person, or family by loud or unusual noises or by tumultuous and offensive conduct, public indecency, threatening, traducing, quarreling, challenging to fight, or fighting;
  - d. Guests and/or their pets shall not interfere with the privacy of surrounding residents or trespass onto surrounding properties;
  - e. Guests shall not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol.
- 11. Owner must be and remain current in payment to the State for transient room taxes, or sales taxes related to the STR.
- 12. Duration of Permit and Renewal.

- a. A land use permit issued under this section shall remain in effect for a period of one (1) year from the date it was issued.
- b. The owner may request the renewal of the permit upon applying for such renewal to the Community and Economic Development Department and the payment of the renewal fee.
- c. The Community and Economic Development Department Director, or designee shall have the authority to impose additional reasonable conditions on any renewal in the event of any prior violation of the conditions of the license or the provisions of this chapter to address any such past violations.

F. Conditions for Denial of Permit.

- 1. The applicant failed to conform to permit conditions of the previous year.
- 2. Renters at the property were issued more than two noise ordinance violations during the previous permit period
- 3. Any other reasonable and rational factors or combination of factors (e.g. small lot, inadequate street parking, etc) that would cause a clearly detrimental impact on the neighborhood.
- 4. If an application is denied, the applicant may correct any deficient conditions and reapply. Whenever an application or a renewal application is denied, the Community and Economic Development Department will provide the applicant with a written list of deficient conditions, including a list of sustained unresolved legitimate complaints in the case of a denied renewal application.
- 5. If the property has any existing violations of a City ordinance or State law no permit shall be issued until such violations are corrected.

G. Violations and Penalties.

- 1. Failure to comply with this section, 17.76.190 shall constitute a violation for which the City may issue a citation for a class C misdemeanor and impose penalties. Each day that a violation occurs or continues is a separate violation.
- 2. Operation of a property in the city for short-term rental purposes without an STR Land Use Permit or a business license shall be a violation of this code for which the City may issue a citation.
- 3. It shall be a violation for any person to operate an STR in violation of any federal, state or local law, rule or regulation.
- 4. A STR permit that has been granted may be suspended or revoked for failure to maintain compliance with the standards and requirements of paragraph E, for any violation of the provisions of this section, title 17, or for any of the reasons as contained in section 5.04.070.
- 5. Any appeal of a decision to deny, suspend or revoke a STR permit shall be heard in accordance with those procedures established by chapter 17.16.
- 6. The remedies provided in this section are not exclusive, and nothing in this section shall preclude the use or application of any other remedies, penalties or procedures established by law.

H. Suspension or Revocation. The City may issue a notice suspending or revoking a permit granted under this section if the owner of the permit or renter has:

1. Violated or is not in compliance with this section 17.96.190;
2. Committed an assault, any act of domestic violence, a drug offense or any felony on the short-term rental premise;
3. Refused to allow any inspection of the premises of the STR authorized by Title 5 or by any other statute or ordinance;
4. Given materially false or misleading information in obtaining the permit;
5. Knowingly operated the STR during the period when the permittee's permit was suspended or revoked;
6. Become delinquent in payment to the State for transient room taxes, or sales taxes related to the STR.
7. Suspension or revocation shall take effect within ten (10) days of the issuance of notice unless an appeal is filed as provided by this title.
8. The fact that a conviction is being appealed shall have no effect on the revocation of the permit or license.

I. Revocation Process:

1. Upon receiving a first complaint from any person alleging any violation of this section, the City shall call or email, and send a letter or notification to the property owner explaining the nature of the complaint and requiring immediate correction.
2. A second complaint will result in the City sending second letter or notification to the property owner explaining the complaint and warning that the STR permit may be in jeopardy of being revoked.
3. A third complaint will result in written notification from the City to the property owner requiring their attendance at a meeting with a member of the CED staff to show cause why the STR permit should not be revoked. The show-cause hearing shall be held even if the owner fails to appear.
4. Following a show-cause hearing and short of revoking the STR permit, the CED Director may add any conditions or make any other adjustments to the permit deemed reasonably necessary.
5. Following a show-cause hearing, the CED Director, or designee may revoke an STR permit issued under this section if it finds that:
  - a. The permittee failed to comply repeatedly with any condition set forth in this chapter or the STR permit;
  - b. The permittee engaged in a pattern of unlawful activity; or
  - c. The permittee violated State law or local ordinances.
6. In cases of severe initial misconduct affecting the health or safety of any individual or the community, the first complaint may be treated as a third complaint.

J. Effect of Revocation. When any permit issued pursuant to this section is revoked, the revocation shall continue for one (1) year from the date of revocation. The permittee shall not be issued an STR permit for one (1) year from the date of such revocation. In the event that a permit is revoked a second time within five (5) years, the permittee shall not be issued an STR permit for five (5) years from the date of the second revocation.



- K. Injunction, An entity or individual who operates or causes to be operated a short-term rental without a valid permit or business license or who operates or causes to operate an STR in violation of the provisions of this section 17.76.190 is subject to a suit for injunction in addition to the civil and criminal violations provided in this title 17, title 5, and any other remedy available at law or in equity.
- L. Notwithstanding any other remedy in this section, violations of the City Code or State law may be prosecuted as a criminal offense in the Justice Court.

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**17.76.020: ESTABLISHMENT OF USES NOT SPECIFIED:**

When a use is not specifically contained in the list of "permitted" or "conditional" uses, but is of the same character and intensity as such "permitted" or "conditional" uses so listed, the community development director may allow the establishment of that use subject to determination of the following criteria:

- A. The establishment of the use will be in accordance with the purposes of the district in which that use is proposed.
- B. The use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.
- C. The use will not be detrimental to the public health, safety, or welfare.
- D. The use shall not adversely affect the character of that district in which it is proposed to be established.
- E. The use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses listed as uses in that district.
- F. The use will not create any greater hazard of fire or explosion than the hazard normally created by any of the uses listed as uses in that district. (Ord. 07-30 § 2)

**17.84.060: USES NOT DESIGNATED:**

Any use not designated shall be considered in accordance with section 17.76.020 of this title. (Ord. 07-30 § 2)

#### 17.76.020: ESTABLISHMENT OF USES NOT SPECIFIED:

When a use is not specifically contained in the list of "permitted" or "conditional" uses, the use is determined to be prohibited. If a use~~but~~ is of the same character and intensity as such "permitted" or "conditional" uses so listed, the community development director may allow the establishment of that use subject to determination of the following criteria:

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- C. The use will not be detrimental to the public health, safety, or welfare.
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- F. The use will not create any greater hazard of fire or explosion than the hazard normally created by any of the uses listed as uses in that district. (Ord. 07-30 § 2)

#### 17.84.060: USES NOT DESIGNATED:

A. Uses that are not listed in a zoning districts list of permitted or conditional uses is determined to prohibited.

A-B.A ~~Any~~ use that is similar to another use but is not specifically designated shall be considered in accordance with section 17.76.020 of this title. (Ord. 07-30 § 2)



17.76.020: ESTABLISHMENT OF USES NOT SPECIFIED:

When a use is not specifically contained in the list of "permitted" or "conditional" uses, the use is determined to be prohibited. If a use is of the same character and intensity as such "permitted" or "conditional" uses so listed, the community development director may allow the establishment of that use subject to determination of the following criteria:

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