

ORDINANCE NO. 25-21

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM THE MCCD (MURRAY CITY CENTER DISTRICT) ZONE TO THE CC-FBC (CITY CENTER FORM BASED CODE) ZONE FOR ALL PROPERTY PREVIOUSLY LOCATED WITHIN THE MCCD AND FOR THREE ADDITIONAL PROPERTIES CURRENTLY IN THE C-D (COMMERCIAL DEVELOPMENT) ZONE LOCATED AT 4780 SOUTH BROWN STREET AND 4777 SOUTH STATE STREET.

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

WHEREAS, the City has adopted a new City Center Form Based Code (CC-FBC) to replace the Murray City Center District (MCCD), and the new CC-FBC Zone will replace the MCCD Zone, City Planning Staff requests a proposed amendment to the Zoning Map to designate all property previously located in the MCCD Zone and three additional properties currently in the C-D (Commercial Development) Zone located at 4780 South Brown Street and 4777 South State Street to be in the CC-FBC Zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation for the described properties previously located within the MCCD zone district, and three additional properties located within the C-D zone district be amended from the MCCD (Murray City Center District) and C-D (Commercial Development) zone districts to the CC-FBC (City Center Form Based Code) zone district:

Legal Description

MURRAY FBC AREA - DESCRIPTION

An overall boundary description of an area located within the Northeast Quarter of Section 12, Township 2 South, Range 1 West and in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Murray City, Utah, more particularly described as follows:

BEGINNING at the northeast corner of Tax Parcel No. 22-07-103-007 and a point on the westerly right-of-way of Brown Street which is 55.23 feet South 00°14'38"

West and 1200.41 feet North 90°00'00" East from the Northwest corner of said Section 7, which is located North 07°16'26" East 314.32 feet from the Brass Cap witness monument in 4800 South Street with the Basis of Bearings being North 88°07'26" East 873.22 feet measured between said witness monument (SLCO Ref. 2S1W127A) and the monument found in the intersection of 4800 South & State Street (SLCO Ref. 22071007), and running thence South 00°00'00" East 255.02 feet along said Brown Street to the southerly right-of-way of 4800 South Street; thence North 88°16'23" East 212.16 feet along said 4800 South Street to the westerly right-of-way of Center Street; thence South 00°28'30" West 917.16 feet along said Center Street; thence South 17°45'30" West 267.59 feet along said Center Street to the southerly right-of-way of Vine Street; thence South 62°49'10" East 232.73 feet along said Vine Street to the westerly right-of-way of Jones Court; thence South 14°55'50" West 158.07 feet along said Jones Court; thence South 00°15'30" West 67.28 feet along said Jones Court to a point on a 20.00 foot radius curve to the right; thence southwesterly 21.26 feet along said Jones Court and the arc of said curve through a central angle of 60°54'00" (chord bears South 30°49'40" West 20.27 feet); thence South 00°15'30" West 483.39 feet along said Jones Court to a point of curvature with a 20.00 foot radius to the right; thence southwesterly 21.44 feet along said Jones Court and the arc of said curve through a central angle of 61°25'42" (chord bears South 30°58'21" West 20.43 feet); thence South 00°15'30" West 400.48 feet to and along the easterly line of Tax Parcel No. 22-07-158-006 to the center of Little Cottonwood Creek; thence North 72°30'43" West 70.36 feet along said center of Little Cottonwood Creek; thence North 60°00'07" West 159.41 feet along said center of Little Cottonwood Creek; thence North 75°05'23" West 153.12 feet; thence North 78°18'26" West 229.52 feet along said center of Little Cottonwood Creek to the easterly right-of-way of State Street; thence North 00°19'18" East 997.50 feet along said easterly right-of-way of State Street; thence North 89°36'35" West 129.99 feet to the westerly right-of-way of State Street and the Northeast corner of Lot 1, Intermountain Gardner Transformation Center subdivision recorded 11/16/2018 in Book 2018P at Page 394 in the Office of the Salt Lake County Recorder; thence North 89°36'35" West 137.00 feet along said Lot 1; thence South 00°19'30" West 135.00 feet along said Lot 1; thence North 89°35'03" West 162.96 feet along said Lot 1; thence South 45°21'09" West 73.45 feet along said Lot 1; thence South 00°08'24" West 22.17 feet along said Lot 1; thence North 89°51'36" West 70.34 feet along said Lot 1; thence South 74°01'35" West 146.89 feet along said Lot 1 to the southerly boundary of the Lost Creek Apartments (Parcel No. 22-07-151-045) and a point on a 315.00 foot radius non-tangent curve to the left; thence westerly 149.69 feet along said Lost Creek Apartments and the arc of said curve through a central angle of 27°16'34" (chord bears North 76°07'41" West 148.55 feet) to a non-tangent line; thence South 89°44'02" West 119.22 feet along said Lost Creek Apartments to a point of curvature with a 190.00 foot radius curve to the right; thence northwesterly 116.59 feet along said Lost Creek Apartments and the arc of said curve through a central angle of 35°09'26" (chord bears North 72°41'15" West 114.77 feet) to a non-tangent line; thence North 54°12'42" West 237.86 feet along said Lost Creek Apartments to the northwesterly right-of-way of Vine Street and the southern most

corner of the West Vine Industrial Park subdivision recorded 9/26/90 in Book 90-9 at Page 119 in the Office of the Salt Lake County Recorder; thence North 53°59'18" West 128.50 feet along said West Vine Industrial Park; thence North 73°38'47" West 55.85 feet along said West Vine Industrial Park; thence North 67°15'03" West 174.71 feet along said West Vine Industrial Park to the easterly boundary of the Utah Transit Authority (UTA) Trax Property and a point on a 5042.50 foot non-tangent curve to the left; thence northerly 260.31 feet along said UTA Trax Property and the arc of said curve through a central angle of 02°57'28" (chord bears North 03°26'43" East 260.28 feet) to a point on a 498.30 foot radius non-tangent curve to the left; thence northerly 241.20 feet along said UTA Trax Property and the arc of said curve through a central angle of 27°44'03" (chord bears North 05°08'11" East 238.87 feet) to a non-tangent line; thence North 05°59'29" West 49.31 feet along said UTA Trax Property to a point on a non-tangent 5044.20 foot radius curve to the left; thence northerly 103.62 feet along said UTA Trax Property and the arc of said curve through a central angle of 01°10'37" (chord bears North 06°08'20" West 103.62 feet) to a non-tangent line; thence South 89°46'04" East 64.68 feet along said UTA Trax Property; thence North 05°05'37" West 512.26 feet along said UTA Trax Property to the Fire Station 81 subdivision recorded 3/11/2020 in Book 2020P at Page 052 in the office of the Salt Lake County Recorder; thence North 05°05'37" West 70.68 feet along said UTA Trax Property and Fire Station 81 subdivision to the Northwest corner of Lot 1 of said Fire Station 81 subdivision and a point on the southerly right-of-way of 4800 South Street; thence South 65°08'24" East 229.28 feet along said 4800 South Street and said Fire Station 81 subdivision; thence South 72°15'45" East 36.40 feet along said 4800 South Street and said Fire Station 81 subdivision; thence North 00°35'36" East 173.21 feet to and along the Miller-Cahoon Addition Plat A Murray City recorded May 26, 1911 in Book "F" at Page 77 in the Office of the Salt Lake County Recorder to the northwest corner of Tax Parcel No. 21-12-228-004; thence South 89°24'24" East 173.00 feet to the easterly right-of-way of Boxelder Street; thence North 00°35'36" East 50.00 feet along said Boxelder Street to the northwest corner of Tax Parcel No. 21-12-229-003; thence South 89°24'24" East 170.00 feet along said Tax Parcel No. 21-12-229-003 to the westerly boundary of Tax Parcel No. 21-12-229-005; thence South 00°35'36" West 88.77 feet to the southeast corner of said Tax Parcel No. 21-12-229-005; thence South 89°53'55" East 183.28 feet along the southerly line of said Tax Parcel No. 21-12-229-005 to the westerly boundary of Tax Parcel No. 22-07-101-003; thence North 00°16'19" East 47.14 feet to the northwest corner of said Tax Parcel No. 22-07-101-003; thence South 89°43'41" East 225.78 feet to the easterly right-of-way of Hanauer Street; thence North 00°21'01" East 83.12 feet along said Hanauer Street to the northwest corner of Tax Parcel No. 22-07-102-001-4001; thence South 89°38'59" East 174.94 feet along the northerly boundary of said Tax Parcel No. 22-07-102-001-4001 to the westerly boundary of Tax Parcel No. 22-07-102-017-4002; thence North 00°14'11" East 96.84 feet along the westerly boundary of said Tax Parcel No. 22-07-102-017-4002 to the northerly boundary of Tax Parcel No. 22-07-102-017-4002; thence South 89°45'49" East 250.06 feet along the northerly boundary of said Tax Parcel No. 22-07-102-017-4002 and of Tax Parcel No. 22-

06-358-016 and of Tax Parcel No. 22-06-358-014 to the westerly right-of-way line of State Street; thence South 00°16'56" West 91.80 feet along said State Street; thence North 90°00'00" East 281.84 feet to and along the northerly boundary of Tax Parcel No. 22-07-103-002 to the westerly boundary of Tax Parcel No. 22-07-103-006; thence South 00°00'00" East 25.00 feet along the westerly boundary of said Tax Parcel 22-07-103-006 to the northerly boundary of said Tax Parcel No. 22-07-103-007; thence North 90°00'00" East 150.13 feet along said northerly boundary of Tax Parcel 22-07-103-006 to the POINT OF BEGINNING.

Containing 85.547 acres, more or less.

Basis of Bearings and Alignments Note:

This description in its entirety utilizes a Basis of Bearing of North 88°07'26" East 873.22 feet measured between said witness monument (SLCO Ref. 2S1W127A) and the monument found in the intersection of 4800 South & State Street (SLCO Ref. 22071007) and is intended to be in alignment with the Murray City Hall Subdivision as recorded 01/18/2024 in Book 2024P at Page 008 as recorded in the Office of the Salt Lake County Recorder. The bearings and distances indicated are secondary to the calls to and along the properties, parcels, roads and plats described.

Section 2. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 17th day of June, 2025.

ATTEST:

The seal is circular with a blue border containing the text "MURRAY CITY, STATE OF UTAH" at the top and "CORPORATE SEAL" at the bottom. In the center is a blue "M" with the year "1903" below it, flanked by two small stars.

Brooke Smith, City Recorder

MURRAY CITY MUNICIPAL COUNCIL



Pam Cotter, Chair

Transmitted to the Office of the Mayor of Murray City on this 26th day of June, 2025.

MAYOR'S ACTION: Approved

DATED this 26 day of June, 2025.


Brett A. Hales, Mayor

ATTEST:


Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the 26th
day of June, 2025.


Brooke Smith, City Recorder