



Murray City Planning Commission Meeting
Notice of Meeting and Agenda

Thursday, October 16th, 2025

Pre-Meeting: 6:00 p.m. (Poplar Room #151, Public Welcome)

The pre-meeting is to briefly review the agenda items and ask any questions to staff.

Meeting Time: 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 or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at pc@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be entered 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(s) of Interest
3. Approval of Findings of Fact
 - a. MS Auto – Conditional Use Permit
 - b. Greenlight Auto Sales – Conditional Use Permit

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

4. Ethos Landscaping Project #25-094
346 East 4500 South
Review of new 4,400 sq ft office and garage space

TEST AMENDMENT(S):

5. Land Use Ordinance Amendment Project #25-099
Add Section 17.76.165 related to Residential Ponds

GENERAL PLAN AMENDMENT(S):

6. Water Use and Preservation Element Project #25-102
Adding new chapter to the 2017 General Plan

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, November 6th, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments entered into the record may send an email by 5:00 p.m. the day prior to the meeting date to pc@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 and the state noticing website at <http://pmn.utah.gov>.

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: MS Auto Sales

PROJECT NUMBER: PZ-25-087

APPLICANT: Mustafa Jabber, MS Auto Sale LLC

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow an auto sales business within the M-G Zone on the property located at 4195 South 500 West, #26.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030 of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G 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 2, 2025 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 an auto sales business (LU #5511), is allowed in the M-G Manufacturing General 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 Conditional Use Permit on the property. The vote was 5-0 with Commissioners Rogers, Klinge, Pehrson, Hacker, and Richards 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 applicant shall obtain a building permit prior to any remodeling that may occur.
3. Prior to approval of the business license, the applicant and/or property owner must stripe parking.
4. The project shall comply with all applicable building and fire code standards.
5. 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 16th DAY OF October.

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Greenlight Auto

PROJECT NUMBER: PZ-25-092

APPLICANT: Khaled I.M. Himouda

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting a Conditional Use Permit to allow for an auto sales business to be located on the property.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030 of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G 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 2, 2025 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 an auto sales business (LU #5511), is allowed in the M-G Manufacturing General 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 Conditional Use Permit on the property. The vote was 5-0 with Commissioners Klinge, Pehrson, Rogers, Hacker, and Richards 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 applicant shall maintain three (3) parking spaces as display space for vehicles.
3. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
4. The project shall comply with all applicable building and fire code standards.
5. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The property owner shall work with Community and Economic Development staff to bring the Commerce Drive frontage landscaping into compliance with Chapter 17.68 Landscape Requirements. Landscaping shall be installed prior to issuance of a business license for the use, or a performance security and deferral agreement shall be provided to the City which shall guarantee completion of all unfinished improvements.

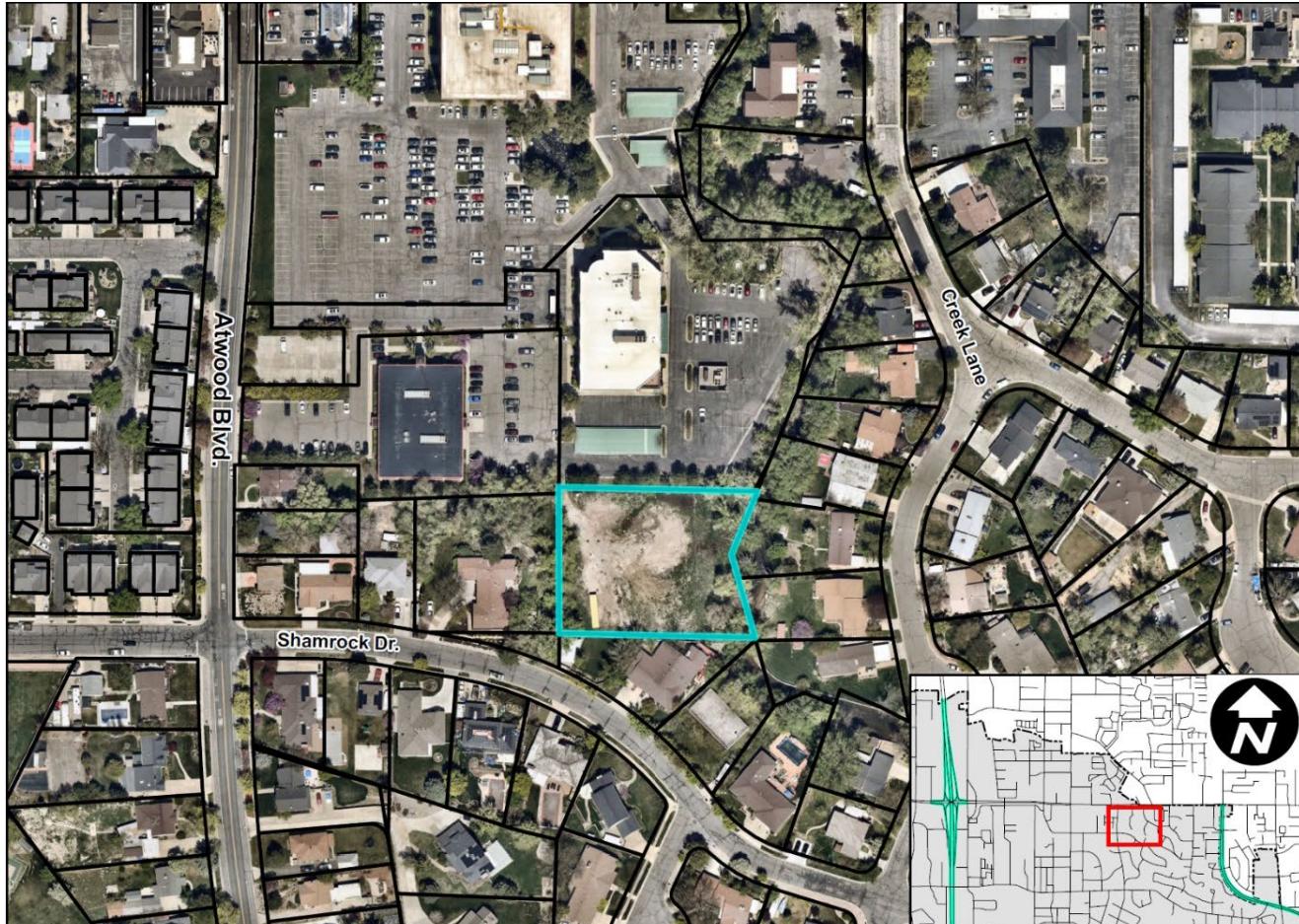
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 16th DAY OF October, 2025.

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM #04 Ethos Landscaping Building

ITEM TYPE:	Site Plan Approval for an office and garage space for a construction company.		
ADDRESS:	346 East 4500 South	MEETING DATE:	October 16 th , 2025
APPLICANT:	Ethos Landscape LLC	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-06-404-008	PROJECT NUMBER:	25-094
ZONE:	G-O, General Office		
SIZE:	4,400 sq. ft. building, 1.01-acre site		
REQUEST:	The applicant is requesting site plan approval for construction of a new 4,400 sq. ft. office and garage space for a construction company.		



I. LAND USE ORDINANCE

Sections 17.54.020 and 17.144.040 of the Murray City Land Use Ordinance require new construction and significant modifications of existing buildings and sites in the G-O Zone to be reviewed and approved by the Planning Commission.

II. BACKGROUND

Project Location

The proposed building will be located on the east side of Atwood Boulevard and north of Shamrock Drive. The property is accessed through the business park that comes off 4500 South. The Site is currently vacant and adjacent to an office park and single-family neighborhoods.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Office	G-O
South	Low Density Residential	R-1-8
East	Low Density Residential	R-1-8
West	Low Density Residential	R-1-8

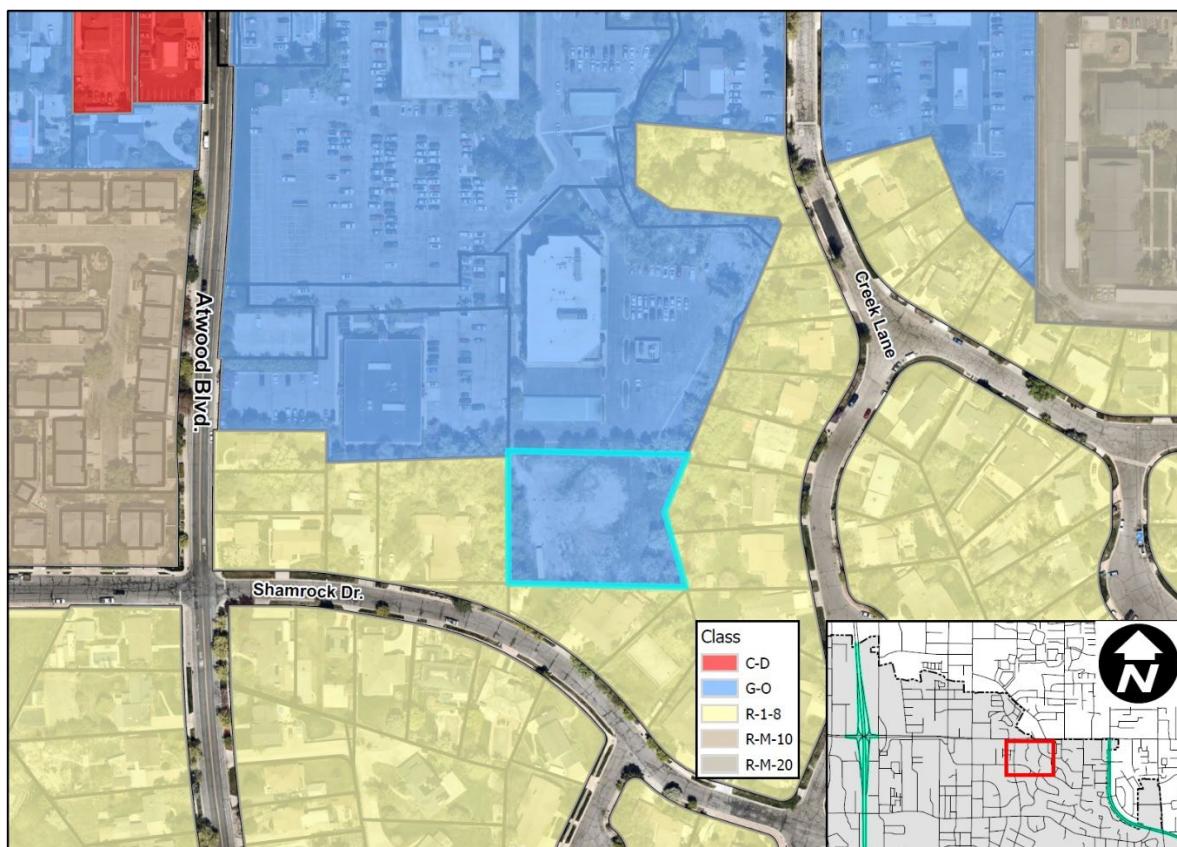


Figure 1: Zoning Map

Project Description & Review

Land Use

Staff has determined that Land Use #6600 General contract construction services (office only) is the applicable land use for this business. This is a permitted use in the G-O zone. The applicant has indicated that they will be using the space as an office and for vehicle parking but that there will be materials related to the business stored on site.

Access & Circulation

This site is accessed from the business park to the north that connects via a private street to 4500 South. The original approval of the office building on 4500 South included a twelve (12) foot access easement to allow access to the properties to the south, including the subject property. This private street, Erickson Lane, allows for adequate access to the property and the circulation via 330 East, which is also private, will allow sufficient access for the business and customers who will be visiting the site. There is no access to this property from any of the adjacent residential areas.

Height

Code Section 17.144.100 states that the height of a structure located within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (30'). Beyond one hundred feet (100'), the building height may increase one foot (1') of height for each additional four feet (4') of setback from the residential zone district. The height of the building is shown to be twenty-nine feet and seven inches (29' 7"). Staff finds the height complies with the standards of the G-O zone.

Fencing

Code Section 17.144.140 states that where the site abuts a residential zone, a six foot (6') high solid masonry wall shall be located on the property line. The proposed plans do not show a six-foot (6') wall between the site and the adjacent residential properties. This requirement will be added as a condition of approval and must be shown prior to the issuance of a building permit.

Parking

The parking standard for general office spaces in the G-O Zone is as follows:

Code Section 17.144.120: PARKING REGULATIONS:

A. All general office uses will be calculated at the ratio of four (4) off street parking stalls for each one thousand (1,000) square feet of net usable floor area or as determined by the planning commission.

C. All other uses shall be calculated at the rate of one parking stall for each two hundred (200) square feet of net usable area. (Ord. 07-30 § 2)

During a review of the applicant's site plan, it was determined that there is approximately 1,900 sq. ft. of office space and 2,300 sq. ft. of garage space. Staff recommends applying the "Warehouse" parking standards to this site, as this will be used mostly for storage and not office space. The Warehouse standards are 4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is highest. Applying this standard requires that nine (9) stalls be provided on the site. The applicant has indicated that there are thirteen (13) striped stalls on site with additional parking space available within the garage space of the building. Staff finds that under this standard the parking requirements are met.

Use	Required	Provided
Office and Storage for Construction Company	4 per 1000 sq. ft. of net office space = 6 stalls 1 per 750 sq. ft. of net floor area = 3 stalls Total = 9 stalls	13

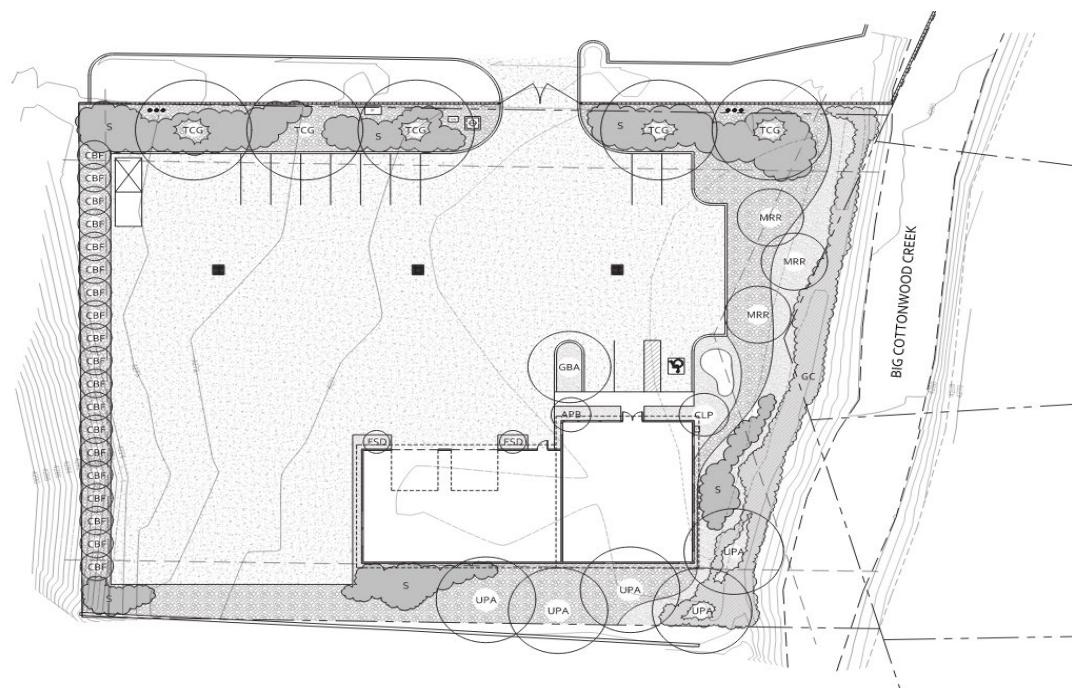


Figure 2: Landscaping plan showing site Layout and Circulation

Signage

A building permit that details signage will need to be approved prior to the operation of the building for office purposes.

Landscaping

Chapter 17.68 of the Murray Land Use Ordinance requires 15% landscaping coverage for the site and includes a requirement for a 10' buffer along the surrounding residential areas. The applicant is showing an 8-foot 10-inch (8'10") buffer along the west side. Due to this site being accessed off a private road, there are no frontage landscaping requirements. The applicant will need to indicate the coverage percentage and increase the buffer on the west side to ten feet (10') at submittal for their building permit and this has been included as a conditional of approval.

III. CITY DEPARTMENT REVIEW

A Planning Review meeting was held on September 30th, 2025, where the proposed building was reviewed and discussed by Murray City department staff. The following comments have been provided by the departments that were in attendance:

- The Murray City Engineer provided the following comments:
 1. Meet City storm drain requirements, on-site detention/retention and water quality treatment is require - City Code 13.52.050.
 2. Provide a site drainage report and include infiltration rate as recommended by the Geotechnical Engineer.
 3. Building must be setback a minimum of 20 feet from the top bank of the creek.
 4. Obtain a Murray City Floodplain Development permit – City Code 17.20. Provide pre and post construction elevation certificates.
 5. Obtain a Salt Lake County Flood Control Permit and a State Stream Alteration permit for the storm drain connection to Big Cottonwood Creek. Include these permits as part of the Floodplain Development application.
 6. Meet Murray City utility connection requirements.
 7. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work - City Code Chapter 15.52.030. Email to swppp@murray.utah.gov.
 8. Provide a Stormwater Maintenance Agreement prior to building permit issuance.
 9. Obtain a City Excavation Permit for work within City rights-of-way – City Code Chapter 12.16.020
- The Murray City Fire Department provided the following comments:
 1. If autobody repair garage or paint booth please contact Murray Fire Marshal Office and refer to applicable NFPA and IFC 2021. Storage of flammables and flammable finishes.
- The Murray City Power Department provided the following comments:
 1. 120/208V is not available currently at this site, to provide three phase service, there is an existing three phase junction cabinet located in the existing parking lot that will need to be tapped into and a new three phase transformer placed on-site.

The developer would be responsible for all excavation/backfill activities and restoration.

2. When the time comes to build the new building(s), we will want to have an on-site meeting to plan the new electrical service(s).
3. The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
4. Contractor to contact Victor Meza 801-264-2724 for metering placement and requirements.

- The Murray City Building Department provided the following comments:
 1. Obtain a building permit for new structure.
- The Murray City Water Division provided the following comments:
 1. All water utility work must follow Murray City Water Specification and Requirements.
<https://www.murray.utah.gov/DocumentCenter/View/16910/Murray-City-Water-Specifications--Requirements-2024>
 2. Please indicate the size of the proposed water service and meter for this connection. Specify the service line material and include meter setter and box details in accordance with Murray City Water Specifications.
- The Murray City Wastewater Division provided the following comments:
 1. Utility plan PG. 1 of 3 must show the clean out at the building. Please provide line sizing on lateral and the city sewer main.
 2. Include note on the plan all work must meet Murray City Wastewater specifications.
 3. Include all applicable details directly from the Murray Wastewater specification book.
 4. Include a note on the utility sheet that Murray City will perform the tap on the sewer main. Sewer tapping fee of \$350 must be paid prior to the tap being scheduled.
 5. <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>
 6. Approve of the plans moving forward with conditions above being met.

The preceding comments are addressed as conditions of approval in the final section of this report.

IV. PUBLIC INPUT

Thirty-six (36) notices were mailed to property owners within a 300' radius and to affected entities. As of the writing of this report, staff has not received any comments.

V. FINDINGS

Based on the analysis of the application, materials submitted, site visits, and a survey of the surrounding area, staff concludes the following:

1. The proposed use is consistent with the goals and objectives of the Murray City General Plan.
2. With conditions, the proposed plan meet the requirements of the Murray City Land Use Ordinance.
3. With conditions, the proposed plan will allow for the continuance of bringing business to the city which contribute to the community.
4. With conditions, the proposed plan will promote the continuance of smaller scale development located near 4500 South.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT Site Plan approval for the proposed Ethos Landscaping Building at the property addressed 346 East 4500 South** subject to the following conditions:

1. Approval for the proposed building and site plan is for office and indoor storage only. Outdoor storage of equipment or materials shall be prohibited.
2. The applicant shall meet all Murray City Engineering requirements.
3. The applicant shall meet all Fire Department requirements.
4. The applicant shall meet all Water Division requirements.
5. The applicant shall meet all Wastewater Division requirements.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant must show a minimum six-foot masonry wall on the property line that is adjacent to the residential zone prior to the issuance of the building permit.
8. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance including buffer and coverage requirements prior to Planning approval of a building permit.
9. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
10. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.
11. The applicant shall obtain a Murray City Business License prior to operating any business at the location.



NOTICE OF PUBLIC MEETING

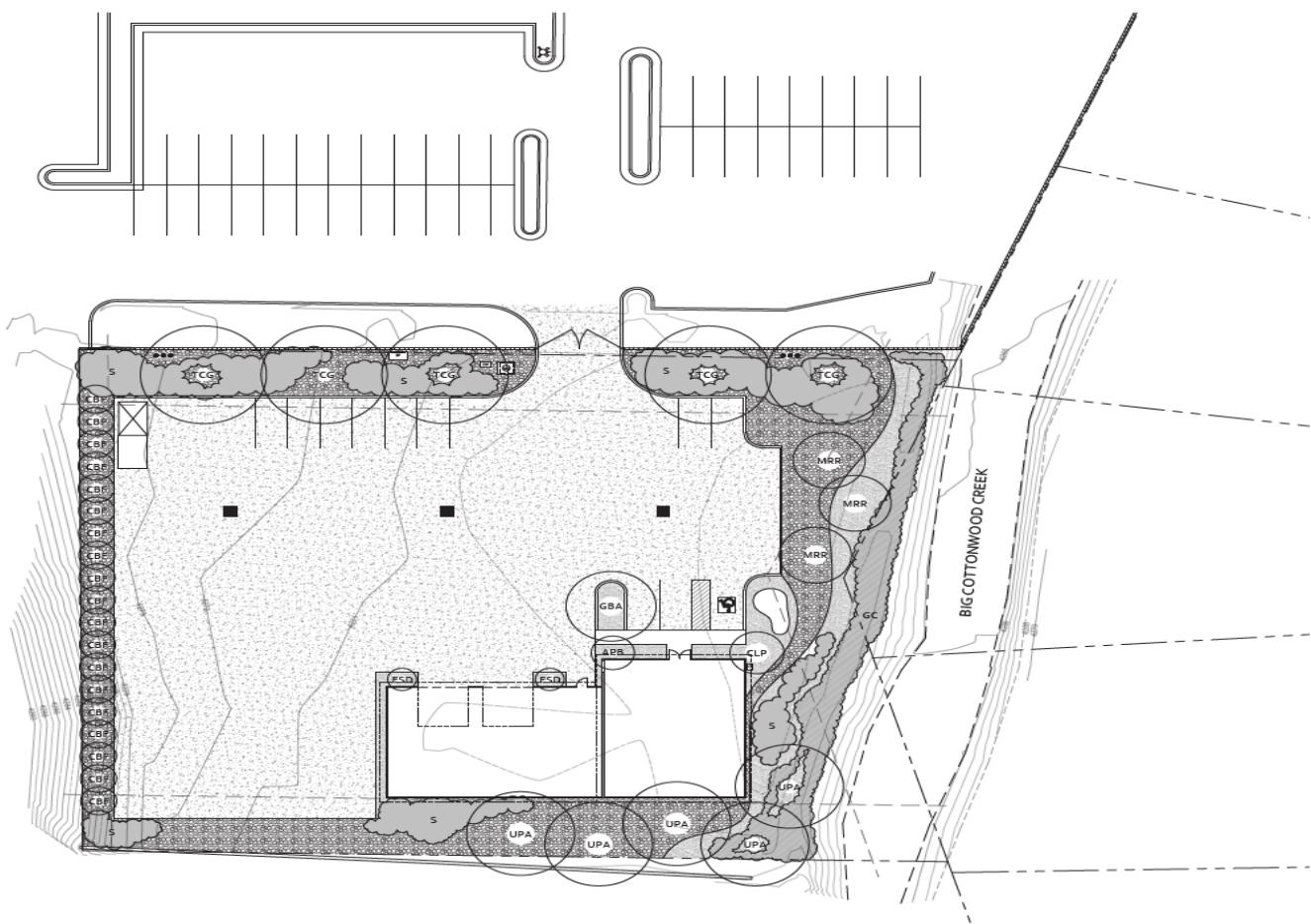
October 16th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Ethos Landscaping** for the property located at **346 East 4500 South**. The applicant is requesting Site Plan Approval for an office and garage space for a construction company.

To make comments regarding this application, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

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



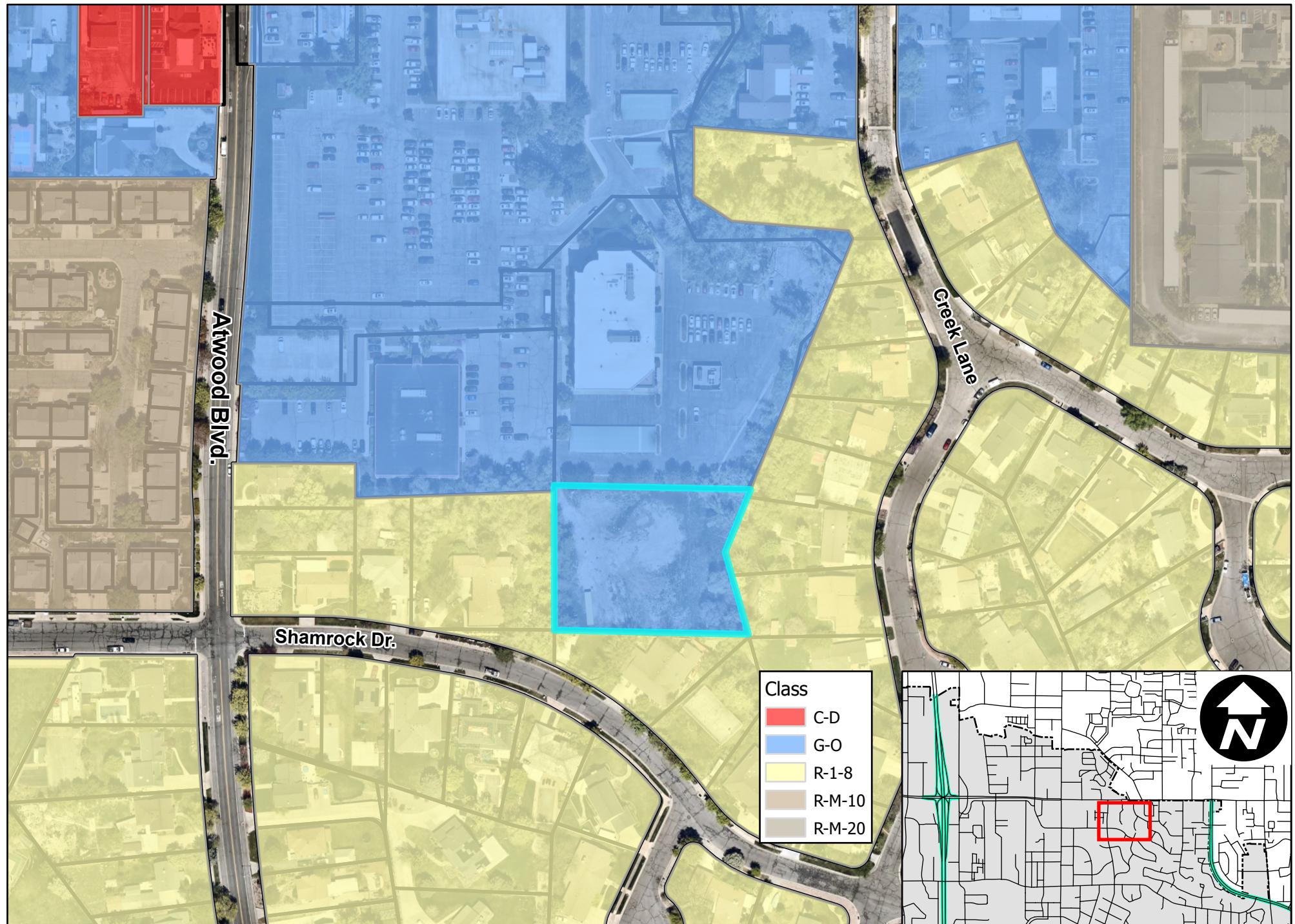


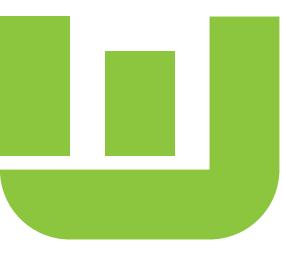
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

346 East 4500 South



346 East 4500 South





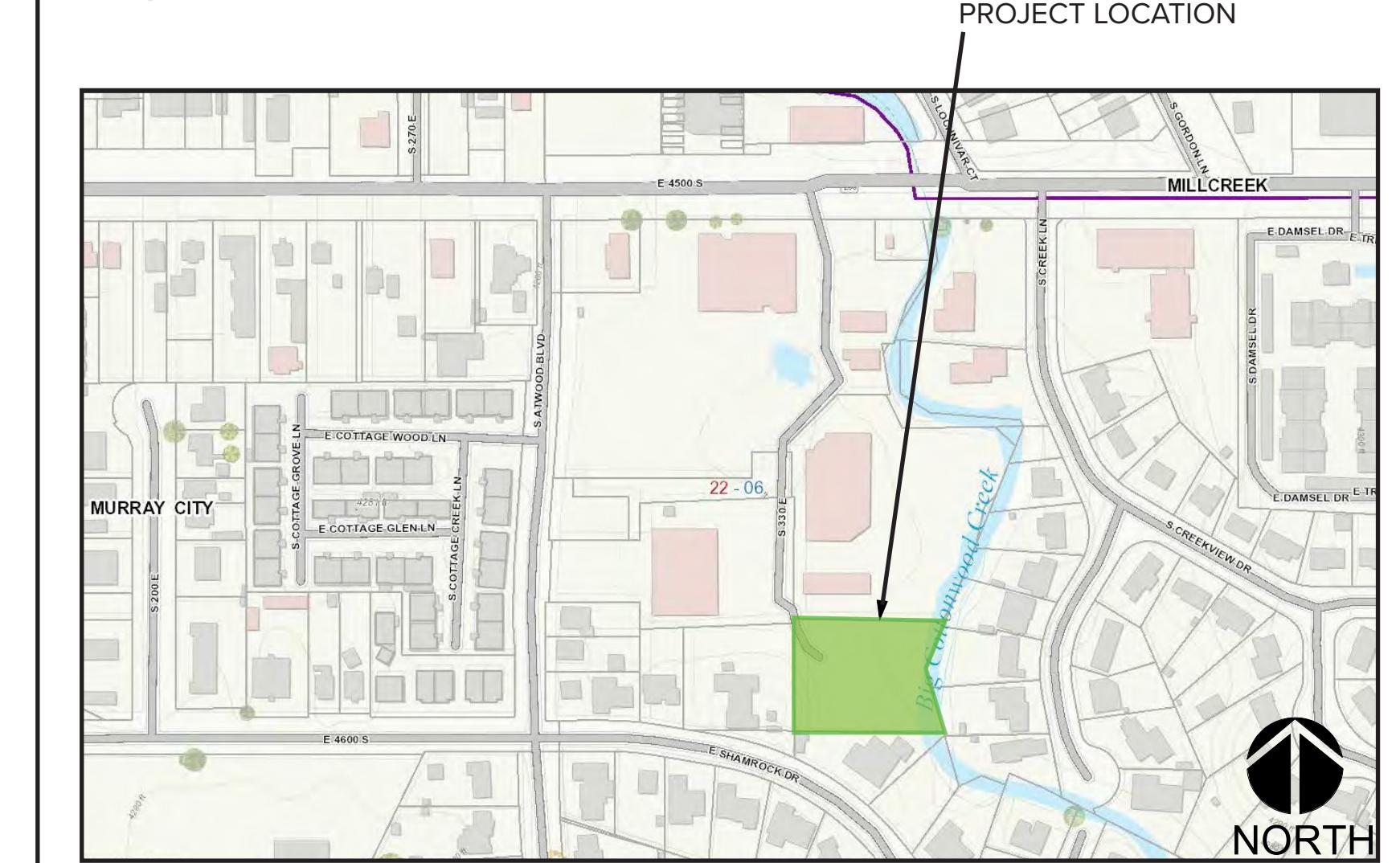
ETHOS LANDSCAPE OFFICE BUILDING

346 EAST 4500 SOUTH
MURRAY, UT



NOTES

VICINITY MAP



ETHOS LANDSCAPE
OFFICE BUILDING

346 E. 4500 S.

MURRAY, UTAH 84107

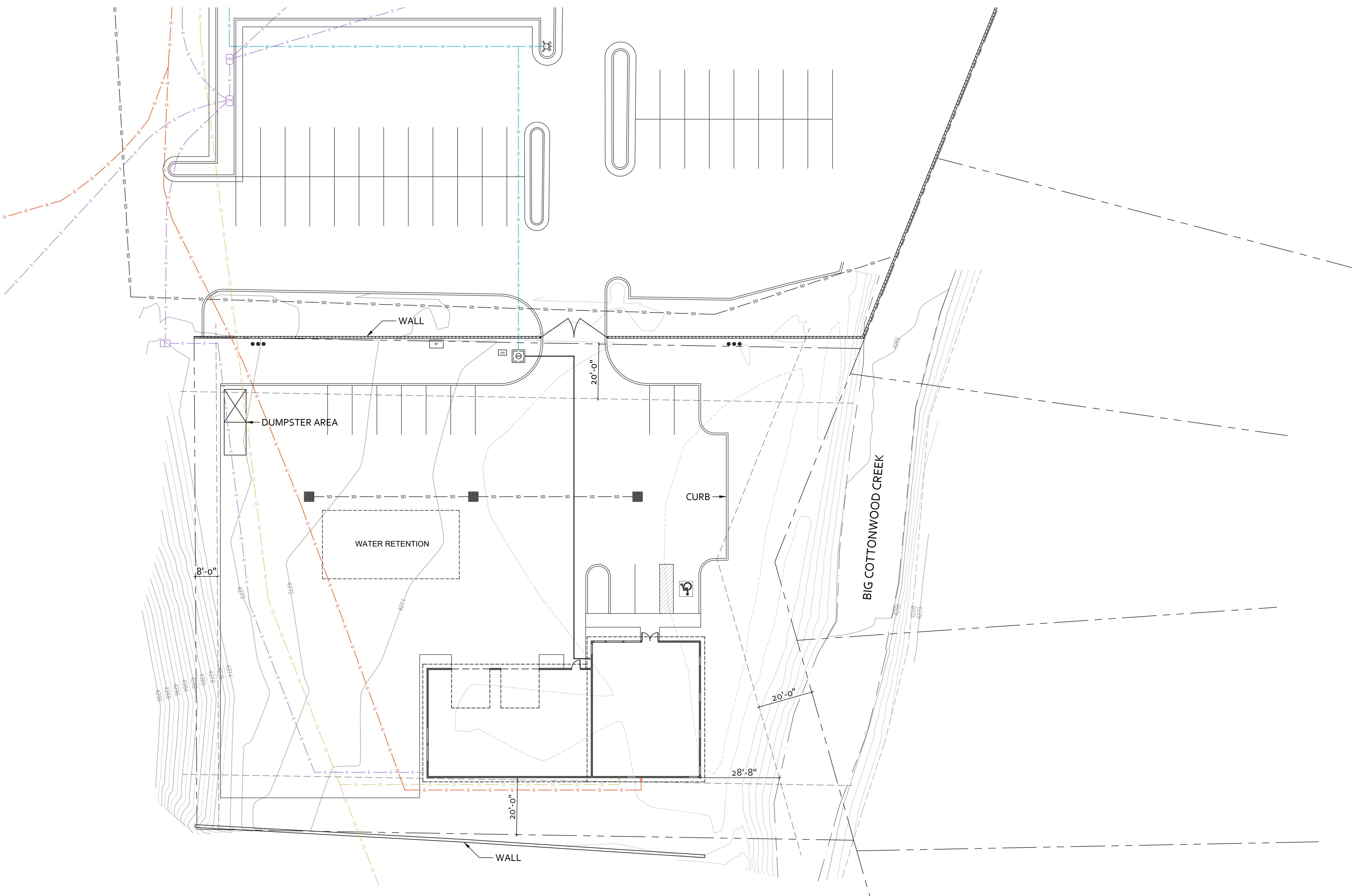
DATE
9.9.25

COVER
PAGE



ETHOS LANDSCAPE OFFICE BUILDING

346 E. 4500,
MURRAY, UTAH 84107



LEGEND

	Water Meter
	Sewer Grate
	Back Flow
	Stop and Waste
	Valve
	Property Line
	Setbacks
	Index Contour 2' Increment
	Inter Contour 1' Increment
	Big Cottonwood Creek
	Electrical Line
	Gas Line
	Sanitary Sewer
	Storm Sewer
	Culinary Water Line

DATE
9.9.25

UTILITY
PLAN

PG. 1 of 3



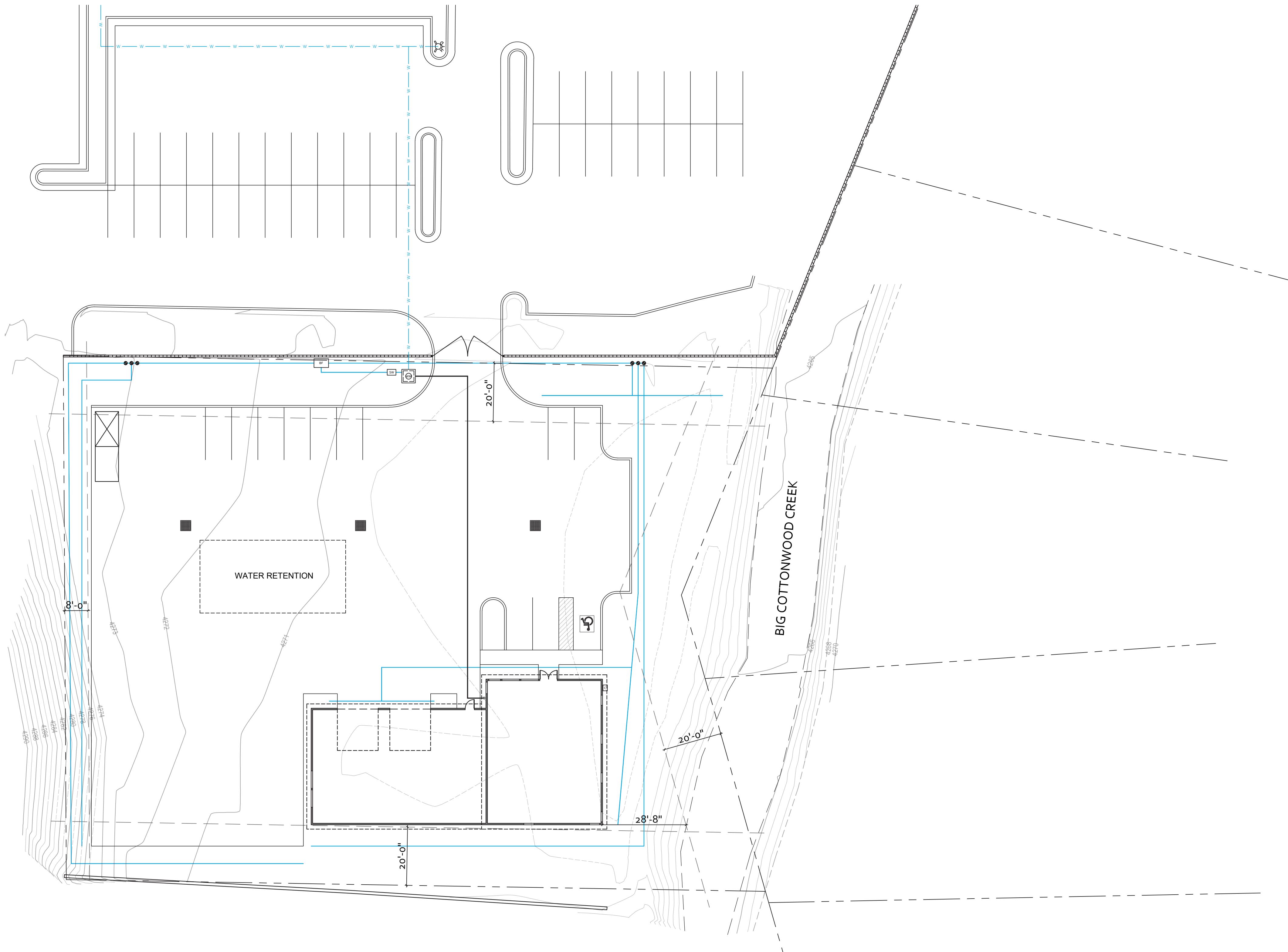
NORTH

0 20 40 60 80 feet
1' = 20'



ETHOS LANDSCAPE OFFICE BUILDING

346 E. 4500,
MURRAY, UTAH 84107



LEGEND

	Water Meter
	Sewer Grade
	Stop and Waste
	Irrigation Control Box
	Valve
	Property Line
	Setbacks
	Index Contour 2' Increment
	Inter Contour 1' Increment
	Big Cottonwood Creek
	Culinary Water Line
	Main Line
	Irrigation Lateral



NORTH

0 20 40 60 80 feet
1" = 20'

DATE
9.9.25

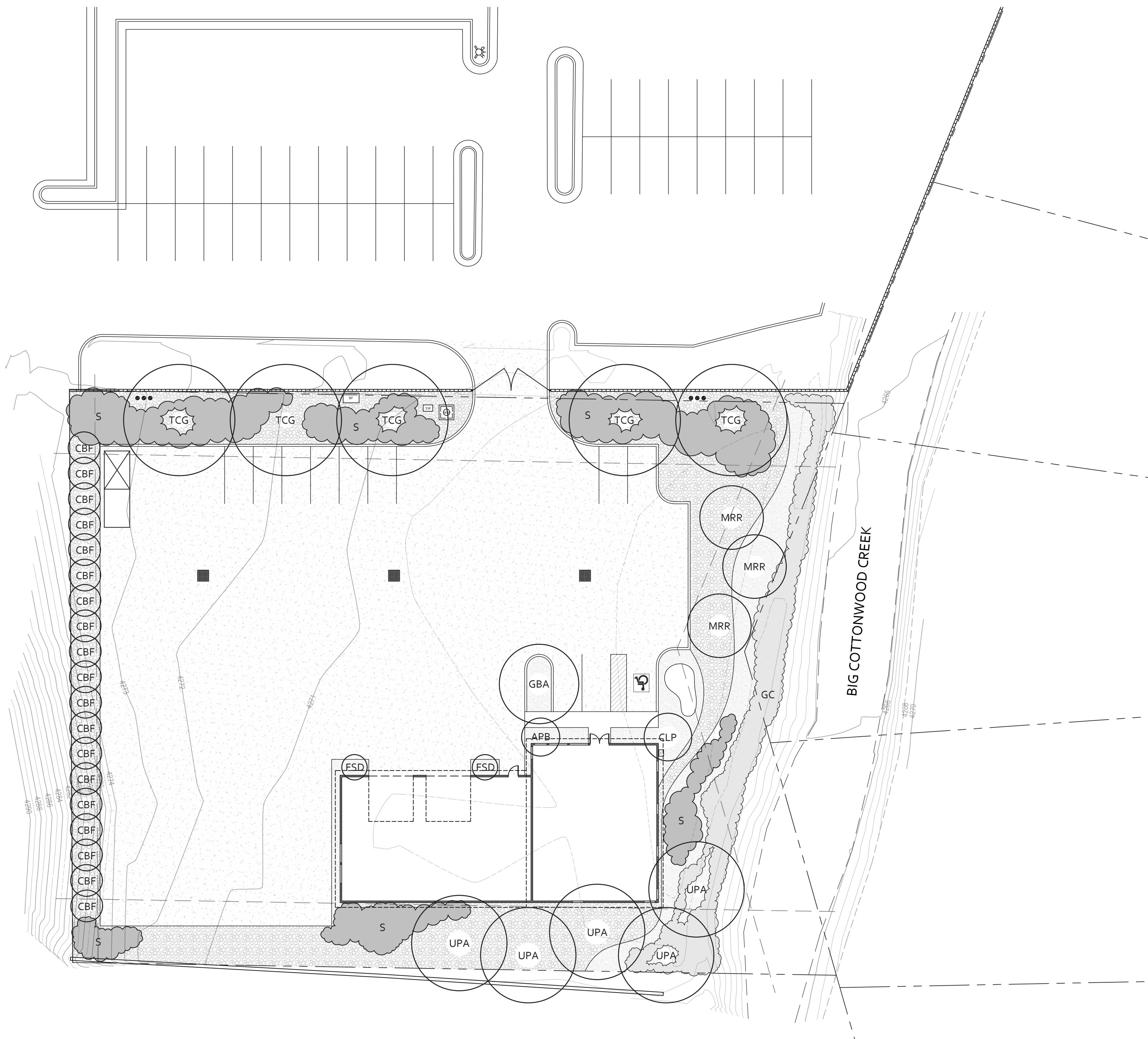
IRRIGATION
PLAN

PG. 2 of 3



**ETHOS LANDSCAPE
OFFICE BUILDING**

346 E. 4500,
MURRAY, UTAH 84107



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
APB	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1
CLP	Cedrus libani 'Pendula'	Weeping Lebanon Cedar	1
FSD	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold European Beech	2
CBF	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Columnar Hornbeam	19
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	1
MRR	Malus 'Royal Raindrops'	Royal Raindrops Flowering Crabapple	3
TCG	Tilia cordata 'Greenspire'	Greenspire Little Leaf Linden	5
UPA	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	5

SHRUBS	BOTANICAL NAME	COMMON NAME
S	Shrub Massing	---

SHRUBS	BOTANICAL NAME	COMMON NAME
GC	Ground Cover	---

DATE
9.9.25

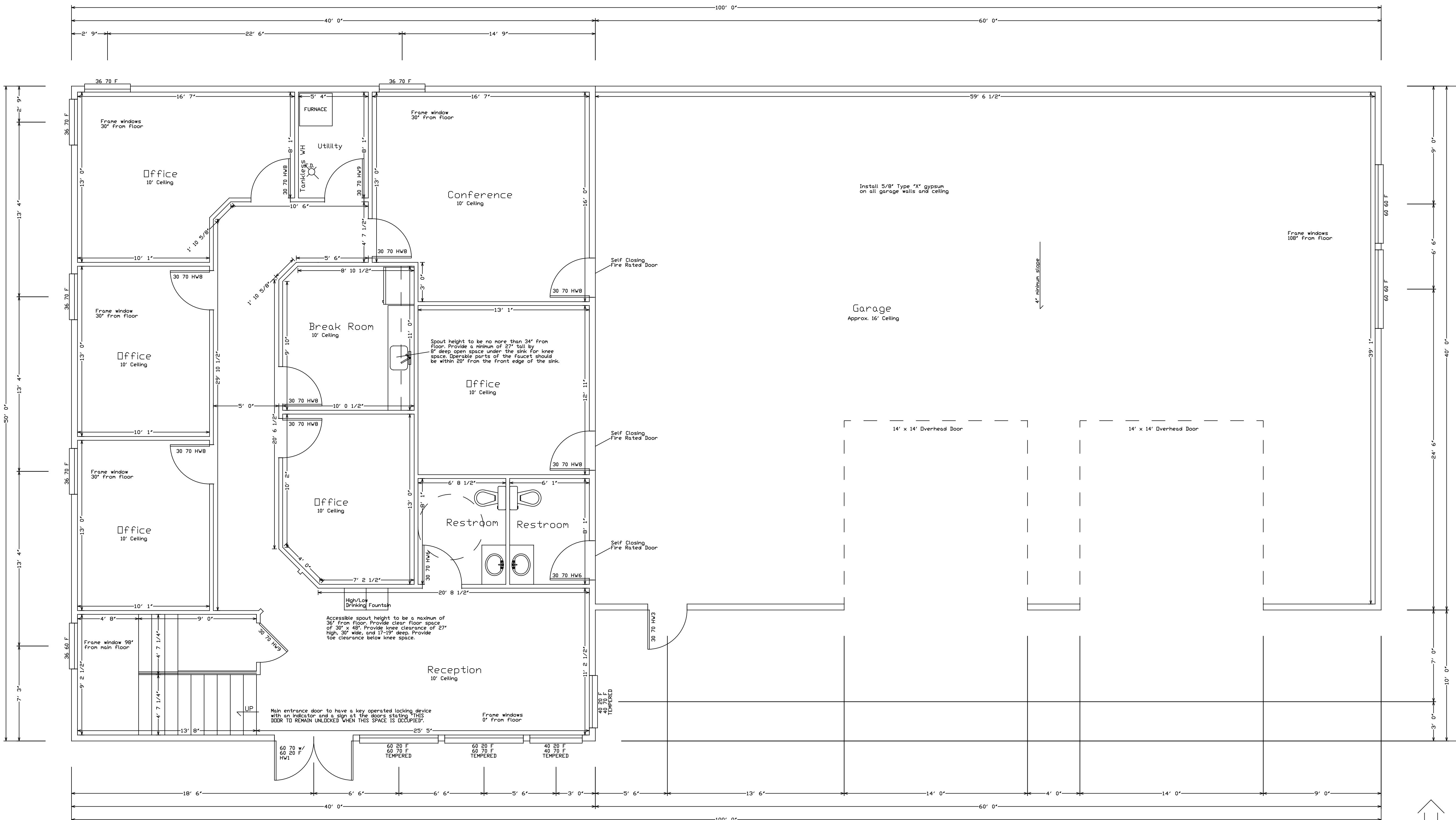


NORTH

0 20 40 60 80 feet
1" = 20'

PLANTING
PLAN

PG. 3 of 3



First Floor Plan

First Floor Office: 2000 Sq. Ft.
Garage: 2400 Sq. Ft.

Project Manager:
Danielle Woodard
801 970-2277

General Contractor:

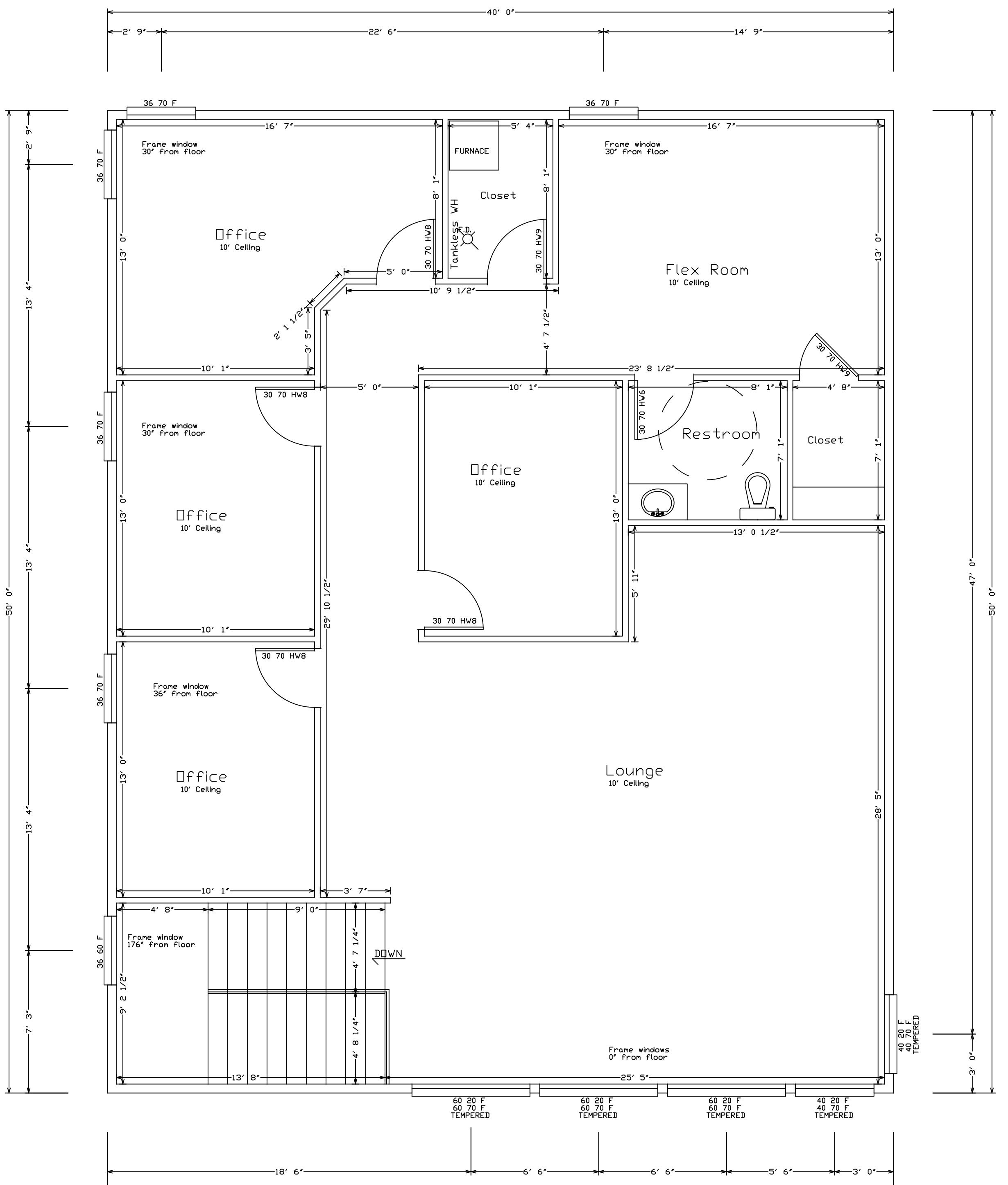
— THOS OFFICE BUILDING
346 East 4500 South
Murray, Utah

SHEET NO:
A101

DESCRIPTION:
FIRST FLOOR PLAN

Scale: 1/4" = 1 Foot

Creative
Line
L.L.C.



Existing buildings shall comply with not less than the minimum provisions specified in the IFC Table 103.1 and as further enumerated in IFC Sections 1103.2 through 1104.10. The provisions of the IFC Chapter 11 shall not be construed to allow the elimination of fire protection systems of a reduction of the level of fire safety provided in buildings constructed in accordance with previously adopted codes. As required in IFC Section 1103.1 and the State of Utah Amendments.

Required means of egress and fire protection systems shall be maintained during construction and demolition, remodeling or alterations and additions to the building. Fire Prevention Bureau Staff shall approve review of any existing alterations. As required in IFC Section 3311.2

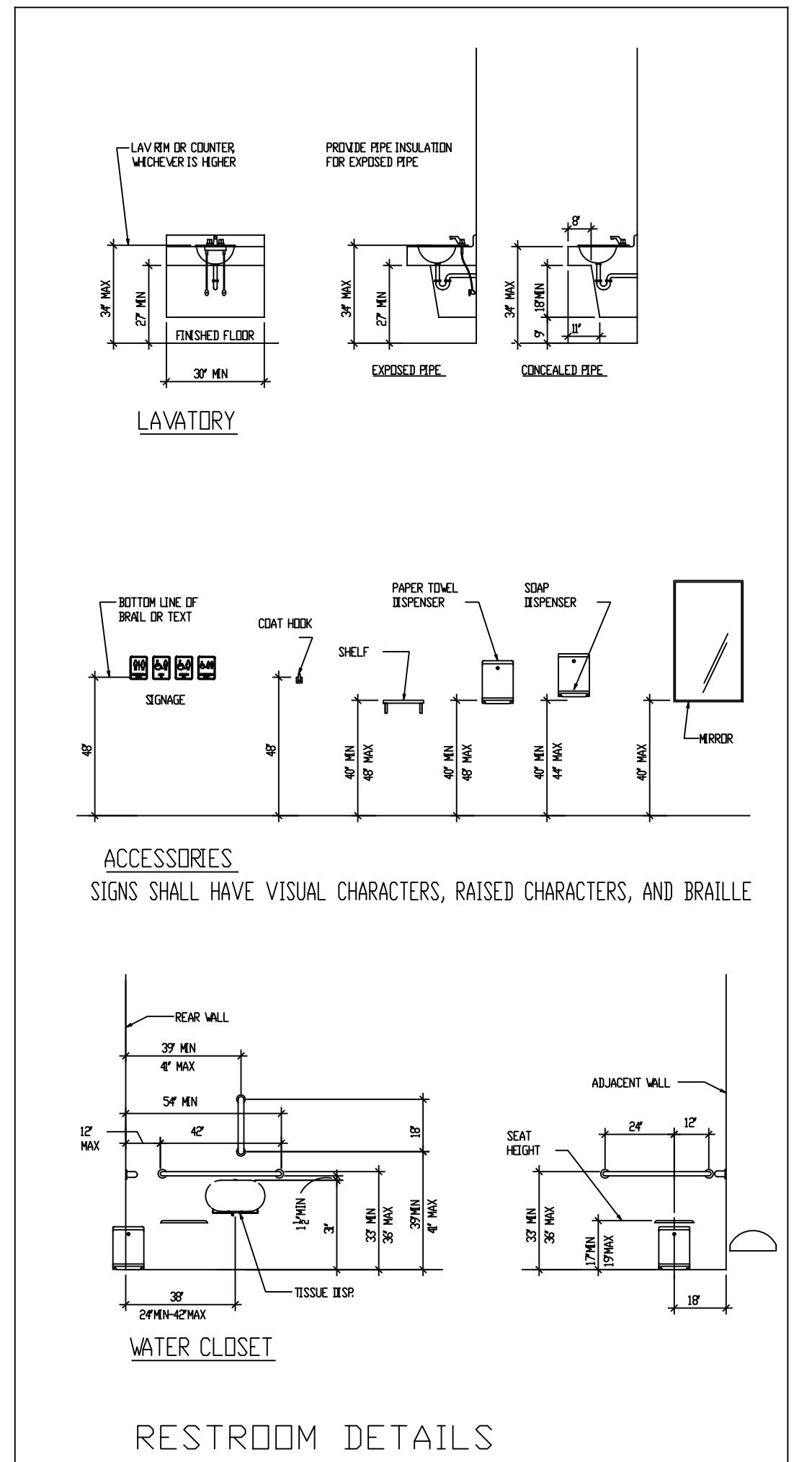
HARDWARE GROUP 1 LOCATION: BUILDING ENTRY WITH DBL DOORS BALL BEARING, STAINLESS STEEL OR BRASS BUTT HINGES KICK PLATES WEATHER SMOKES SWEEP THRESHOLD ADA LEVER LATCHES - EXTERIOR SIDE EXIT DEVICE - INTERIOR SIDE CROSSBAR FOR NARROW STYLE WOOD DOORS CAPABLE OF DOGGING CONCEALED VERTICAL RODS FALCON 2090 SERIES NON LOCKING	HARDWARE GROUP 5 LOCATION: EXIT DOOR, SINGLE BALL BEARING, STAINLESS STEEL BUTT HINGES KICK PLATES - PUSH SIDE WEATHER SMOKES ADA LEVER LATCHES - BOTH SIDES F109 LOCK-SET (ENTRY LOCK)
HARDWARE GROUP 2 LOCATION: INTERIOR DOUBLE EXIT DOORS, DBL BALL BEARING BUTT HINGES KICK PLATES - PUSH SIDE ADA LEVER LATCHES - PULL SIDE EXIT DEVICE - ROOM SIDE CROSSBAR FOR NARROW STYLE WOOD DOORS CONCEALED VERTICAL RODS FALCON 2090 SERIES NON LOCKING	HARDWARE GROUP 6 LOCATION: RESTROOMS, SINGLE OCCUPANCY BUTT HINGES KICK PLATES - PUSH SIDE SILENCERS ADA LEVER LATCH - BOTH SIDES F76 LOCK-SET (PRIVACY) CLOSER REQUIRED
HARDWARE GROUP 7 LOCATION: INTERIOR LOCKING BUTT HINGES SILENCERS ADA LEVER LATCH - BOTH SIDES F82 LOCK-SET (OFFICE)	HARDWARE GROUP 8 LOCATION: INTERIOR NON-LOCKING BUTT HINGES ADA LEVER LATCH - BOTH SIDES F75 LOCK-SET (PASSAGE)
HARDWARE GROUP 9 LOCATION: STORAGE AND MECHANICAL BUTT HINGES SILENCERS ADA LEVER LATCH - BOTH SIDES F86 LOCK-SET (STORE ROOM)	HARDWARE GROUP 4 LOCATION: INTERIOR EXIT DOOR, SINGLE BALL BEARING, STAINLESS STEEL OR BRASS BUTT HINGES KICK PLATES WEATHER SMOKES SWEEP ADA PULL PLATE - EXTERIOR SIDE EXIT DEVICE - PUSH SIDE PANIC/FIRE EXIT HARDWARE AUTOMATIC DOOR CLOSER NON LOCKING

MECHANICAL

1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MECC Check to be performed by mechanical contractor.
4. Provide 6' clearance from combustible on side of furnace and 30' working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Combustion air connection resistant to insect infestation shall terminate 4' below of 48' horizontally and at least 12' above a door, operable window, or gravity inlet into building.
6. Combustion air shall be supplied for one vertical or horizontal opening, which has an area of 1 square inch per 3,000 BTU/H of the total input rating of all appliances within the space.
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36' above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
10. Condensate from all cooling coils or evaporators shall be conveyed from the drain street outlet to an approved place of disposal. Condensate shall not discharge into a street, alley, or any area so as to cause a nuisance.
11. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where drainage to any building components will occur as a result from overflow from the equipment drain pan or siphage in the condensate drain piping, or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4" inch (19.1 mm) nominal pipe size.
12. All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances shall be obtained from the outdoors or from spaces freely communicating with the outdoors.

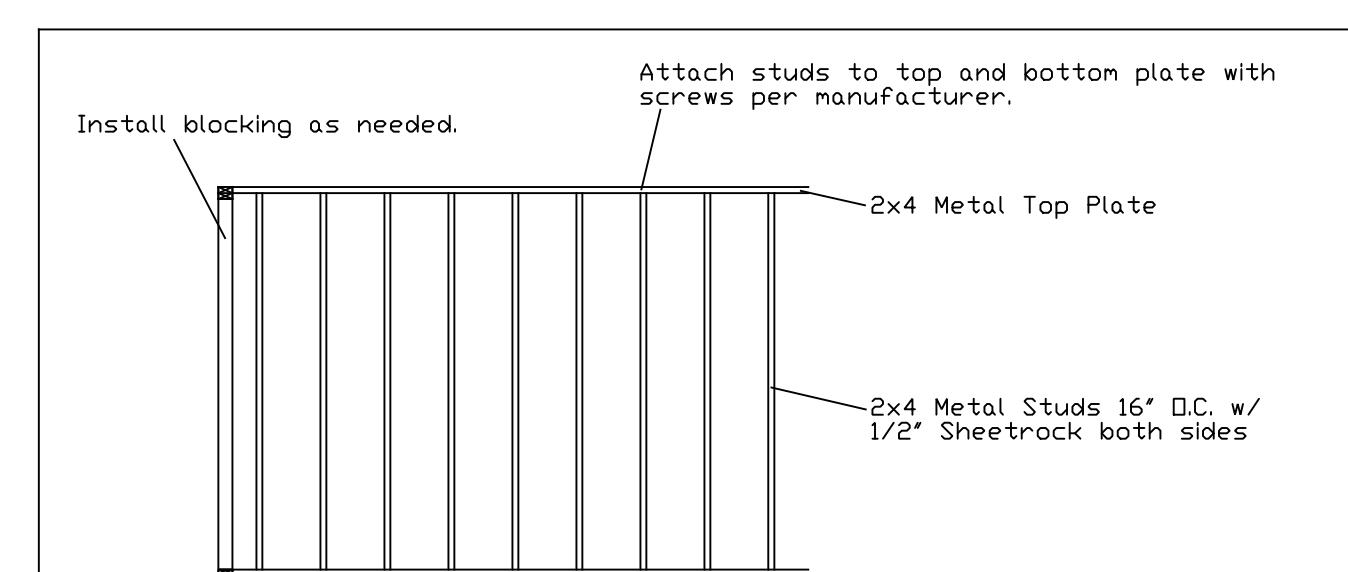
FLASHING

1. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, porches, decks, balconies, and other exterior wall areas, and at exterior wall intersections with roofs, chimneys, pitches, decks, balconies, and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the top of the wall. Flashing shall be continuous above and below the wall. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing.
2. Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least 1/8" thick polypropylene sheeting, or a self-adhesive polymer-modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.



FRAMING & SHEATHING

1. Roof Sheathing - 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
2. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
3. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
4. Staples - May be substituted for nails at rate equal to load values.
5. Solid Bearing - Through floor systems and posts down to concrete footings.
6. All fasteners installed into preservative treated wood are to be zinc coated or treated.



Interior wall detail

Conventional Light Frame Construction

When interior partition wall falls between joist or wall studs, install 2x4 lumber blocking between them 16' O.C.

Attach studs to top and bottom plate with 2 screws in the end of each stud up to a max of 8 nails. Top nailing is permitted on each side of the stud for every 2 inches of wall thickness.

Attach bottom plate to wood framed floor system by nailing 2-16d nails 16' O.C. through the bottom plate. Attach bottom plate to concrete floor with hardened concrete nails with washers 16' O.C.

Interior walls and partitions exceeding 6 feet in height must be designed to resist loads, including a minimum horizontal load of 5 psf.

ETHOS OFFICE BUILDING
346 East 4500 South
Murray, Utah

SHEET NO:
A102

DESCRIPTION:
SECOND FLOOR PLAN

Scale: 1/4" = 1 Foot

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L.L.C.

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801 628-7041

Project Manager:
Daniel Woodard
801 970-2277

General Contractor:

Project Manager:
Daniel Woodard
801 970-2277

General Contractor:

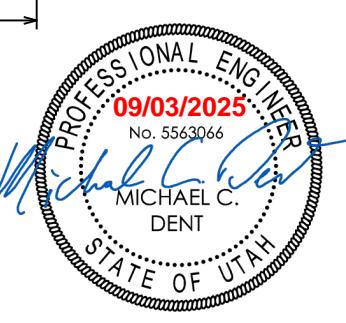
ETHOS OFFICE BUILDING
346 East 4500 South
Murray, Utah

Sheet No:
A103

Description:
FOUNDATION PLAN

Scale: 1/4" = 1 Foot

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TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVALENT TIES EACH END OF EACH TRUSS/JOIST. SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCP OR BG POST CAP EACH END OF HEADER TO TRIMMER COLD OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS. SEE HEADER TO TRIMMER CONNECTION DETAIL.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED INIRC SECTION R403.1 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

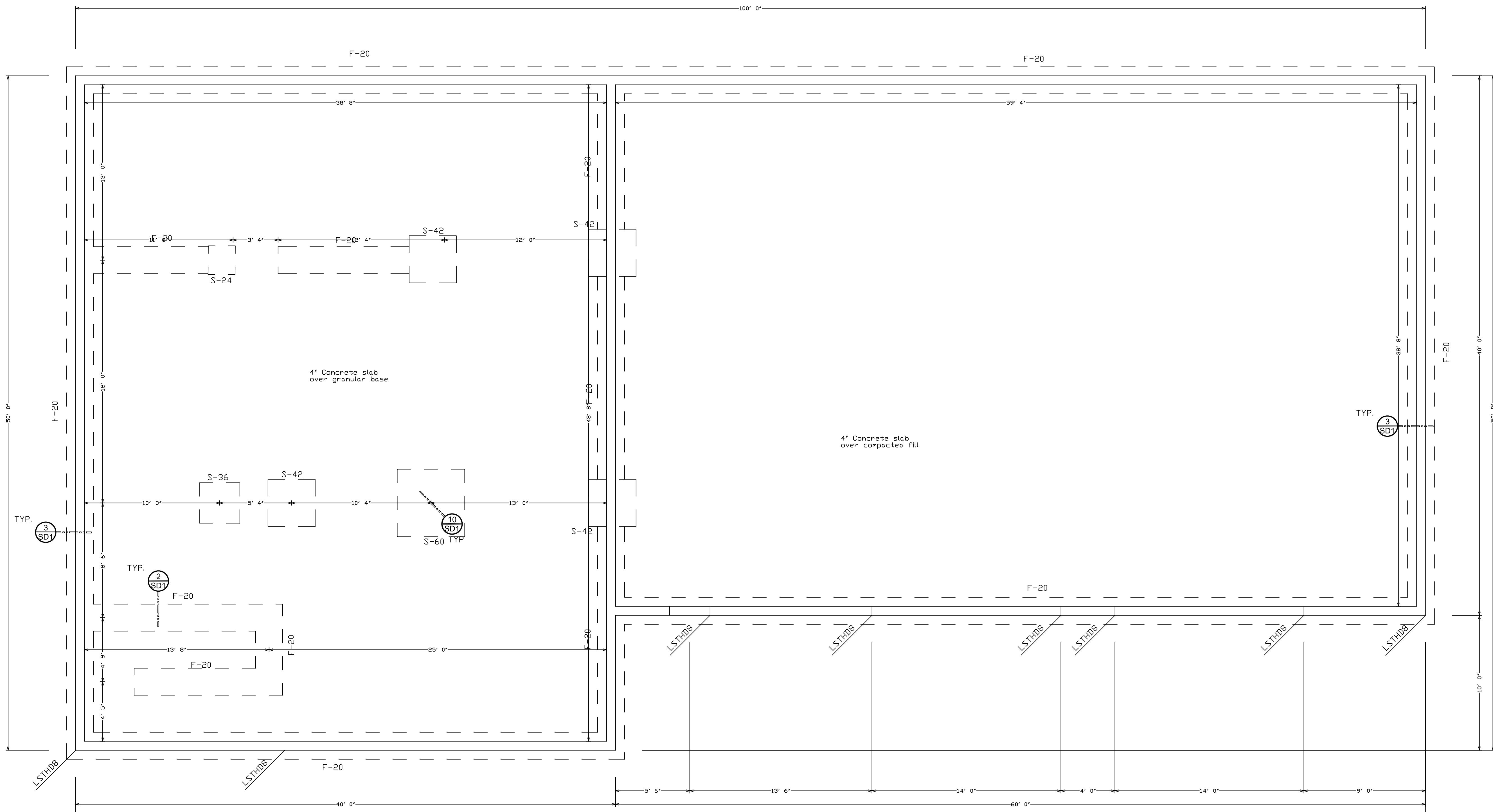
NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERN OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL. BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOT. PLATE).

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).



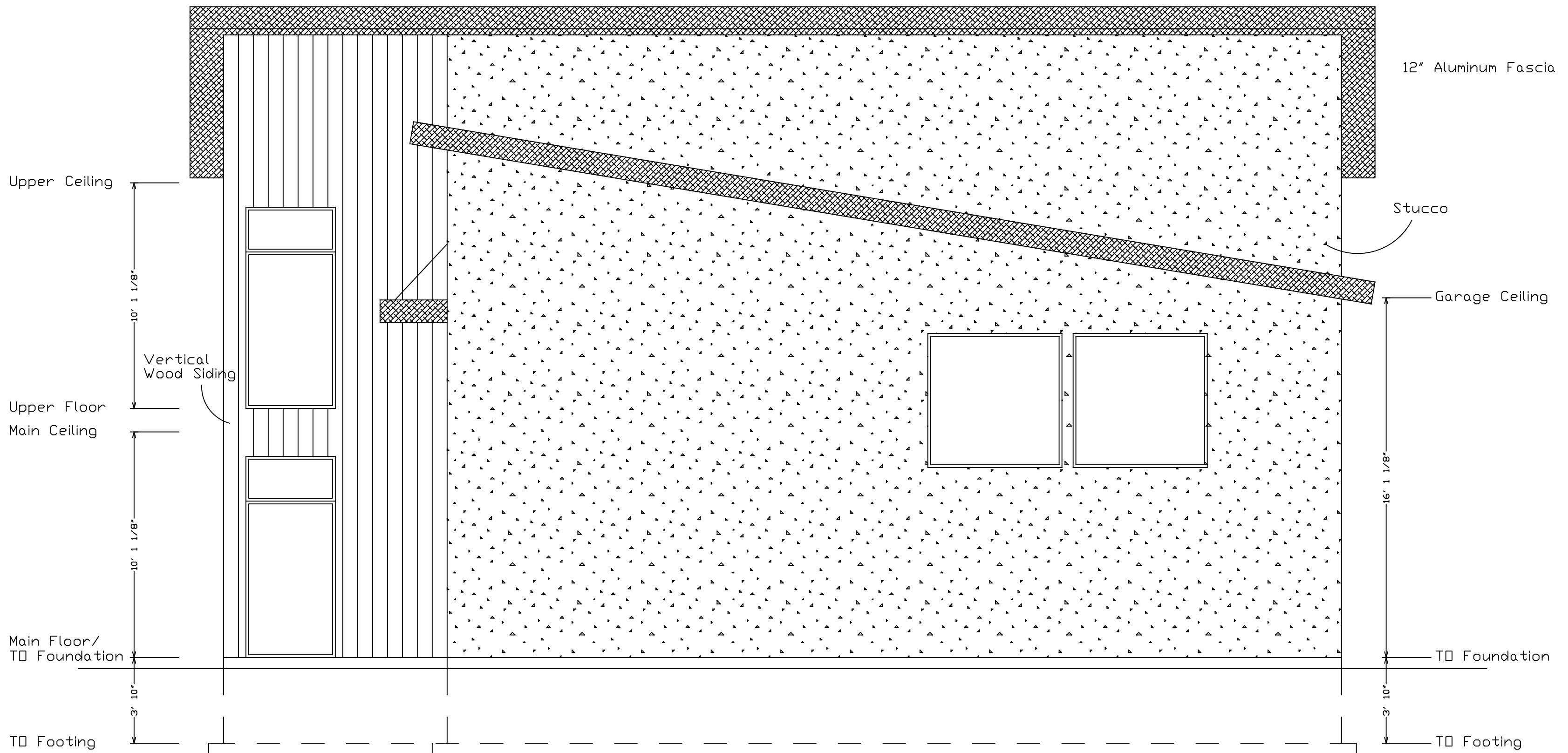
Foundation Plan

FOOTINGS, FOUNDATION & CONCRETE

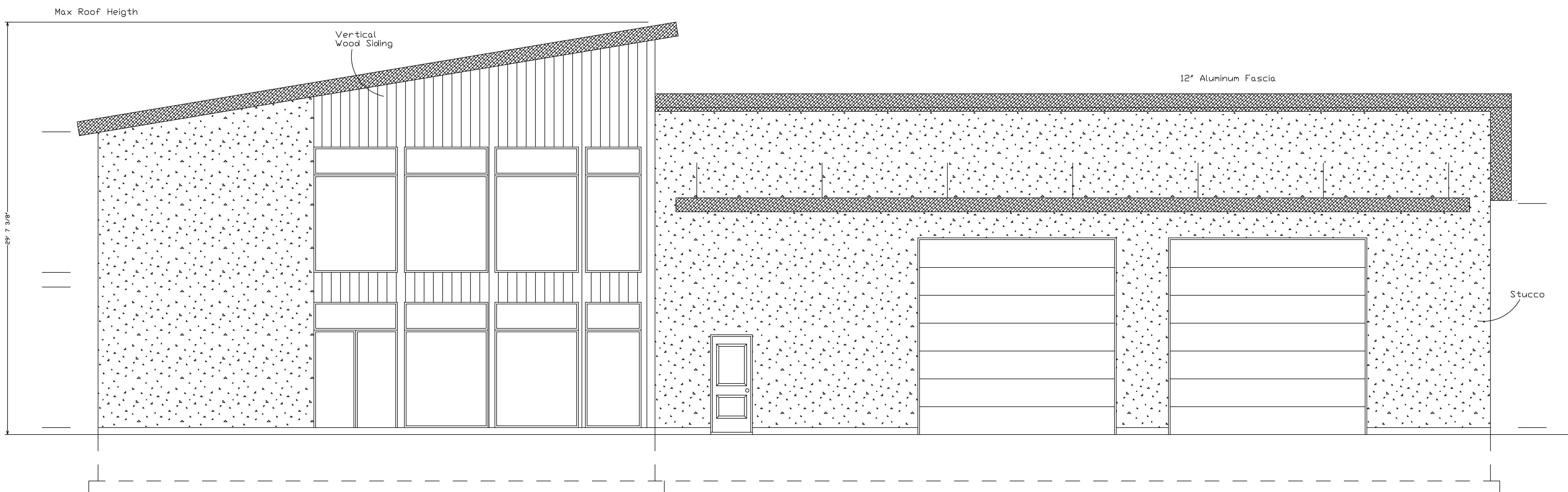
- Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous monolithic pour. Minimum 30° below grade.
- Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4'. Minimum 6" thickness on vertical step.
- Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3,000 PSI within 28 days of pouring.
- Water/Cement Ratio - No greater than 50 and slump shall be 3" or less - Minimum cement content shall be 504 lbs. per cubic yard.
- Reinforcement - Free from mud and oil and other non-metallic coatings that hamper bonding capacity.
- Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
- Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
- Anchor Bolts - 1/2" x 10" @ 32" O.C.
- Splices - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
- Foundation - Width is 8' unless otherwise noted.

EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 5% for first 10', with 1
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in the Residential Building Regulations, the following setbacks are required according to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100 percent slope), the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.
- In graded sites, the top of any exterior foundation shall extend above the elevation of the steepest point at point of discharge of the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.
- Alternate setbacks and clearances are permitted, subject to the approval of the building official, provided it can be demonstrated that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height on slope, slope gradient, load intensity, and erosion characteristics of slope material.
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R4051. If a land drain is provided to the home, window well drains must connect to the footing/foundation drainage system.
- Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.
- In other than Group I soils, a sump shall be provided to drain the porous layer and sump shall be at least 24 inches (600 mm) in diameter or 20 inches square (0.025 m²), extend at least 24 inches (600 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system.



Right Elevation



Front Elevation

Project Manager:
Daniel Woodard
801 970-2277

General Contractor:

ETHOS OFFICE BUILDING
346 East 4500 South
Murray, Utah

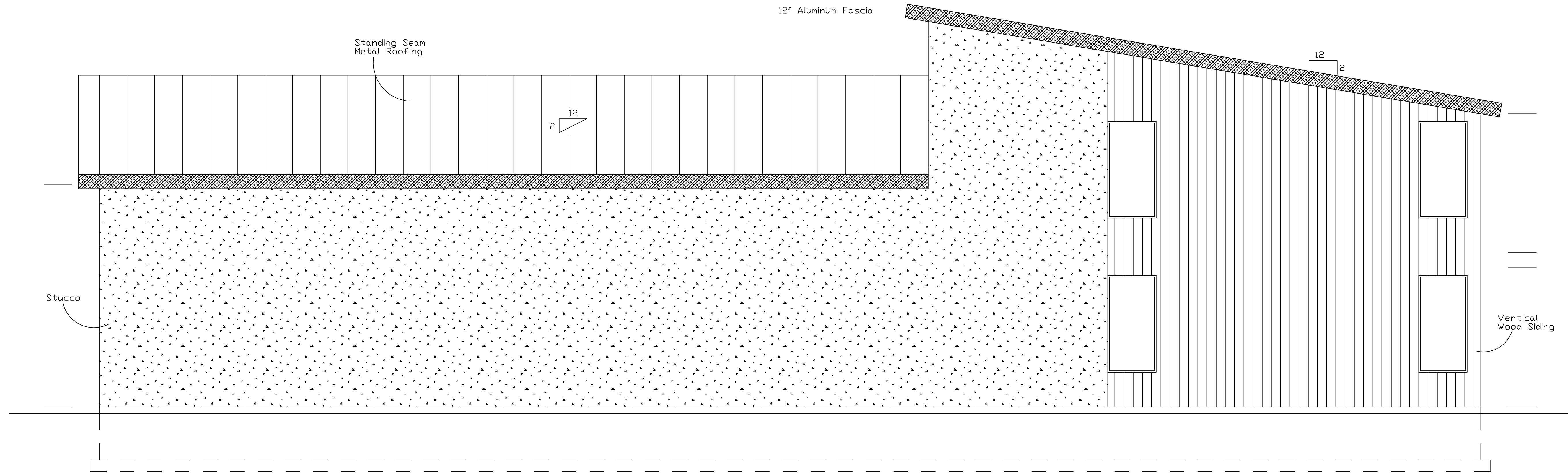
SHEET NO:
A201

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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Back Elevation

FRAMING & SHEATHING

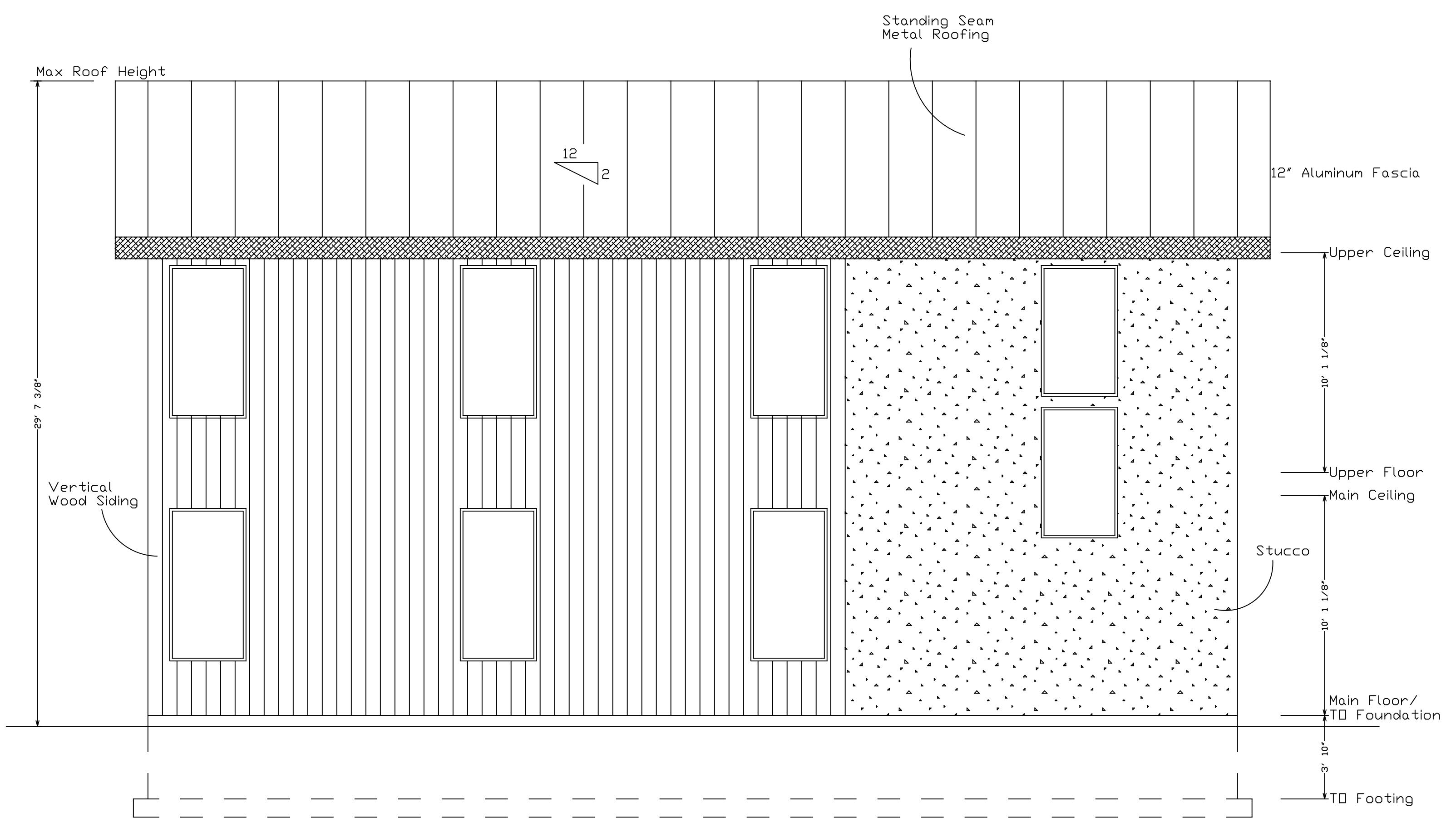
1. Studs - Maximum of 16' O.C.
2. Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6' O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10' O.C.
3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
4. Floor Joists - Blocked at all bearing points.
5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6' O.C. at edges, and 10' O.C. in field.
6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing - 7/16" OSB nailed with 8d nails 6' O.C. at panel edges, and 12' O.C. in field.
8. Blocking - Solid 2' nominal blocking at ends or points of support of all wood joists and trusses.
9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
11. Staples - May be substituted for nails at rate equal to load values.
12. Solid Bearing - Through floor systems and posts down to concrete footings.
13. Attic Access - 22' x 30' with a switched light in attic space. 30' headroom required.
14. Basement Ceiling - Minimum unfinished height of 7' 6".
15. All fasteners installed into preservative treated wood are to be zinc coated or treated.

FLASHING

1. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections, roof-to-roof chimneys, downspouts, gutters, similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides of the exterior wall junctions and continuously across the junction. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing.
2. Install Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest point of all roof structures to a point at least 24 inches inside the exterior wall line of the building.

ENERGY EFFICIENCY

1. The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one every 300 ft² (28 mm) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial insulated thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
2. All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
3. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling / roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



Left Elevation

Project Manager:
Daniel Woodard
801 970-2277

General Contractor:

E THOS OFFICE BUILDING
346 East 4500 South
Murray, Utah

SHEET NO:
A202

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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AGENDA ITEM # 05 Residential Ponds Regulations

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	October 16 th , 2025
APPLICANT:	Murray City	STAFF:	Chad Wilkinson, CED Director
PARCEL ID:	N/A	PROJECT NUMBER:	25-099
REQUEST:	The request is for an amendment Chapter 17.76 Supplementary Development Standards to enact Section 17.76.165 related to Residential Ponds.		

I. STAFF REVIEW & ANALYSIS

History & Background

At the July 15, 2025 City Council meeting, the Council received a request from a citizen to consider adopting regulations related to the construction of ponds in residential zones. The request was made relative to a potential pond being constructed on a neighboring property. At the request of the Mayor and Council, staff conducted research into the ordinances and policies of surrounding communities with regard to ponds. At a subsequent meeting, staff presented a summary of pond regulations from surrounding communities in Salt Lake County. After reviewing the information presented, Council directed staff to draft potential regulations for ponds and bring them forward for formal consideration.

The construction of private ponds has not historically been regulated by Murray City. In the past the City has only required a permit if ponds included pumps or lighting that proposed hard-wired connections to electricity. However, there have not been any standards regulating the size of ponds, distance from property line, materials or similar standards related to placement or construction. Ponds associated with large developments have been regulated via the grading and drainage plans for those projects.

Review of Proposed Changes

The adoption of regulations for ponds would mean adding additional regulations to the Code. The proposed changes would include the following language added as Section 17.76.165:

17.76.165: RESIDENTIAL PONDS:

A pond is defined as any artificial basin of water that is not intended or designed with the primary purpose of wading or swimming.

- A. Ponds are allowed in all residential zoning districts as an accessory use.
- B. All ponds shall be setback a minimum of five feet (5') from any property line.
- C. All ponds shall have a liner composed of a natural or synthetic material designed to retain water within the pond.
- D. Electrical permits shall be required for any pumps or lighting as determined by adopted building and electrical codes.
- E. A building permit is required for ponds that are greater than twenty-four inches (24") in depth and contain more than 5,000 gallons.
 - a. Submittal requirements for the building permit will be established by the Murray City Building Official and shall include but not be limited to the submittal of a site plan, information related to soil stability, erosion control measures, pond liner details, electrical details and slope details.

These regulations would affect the construction of ponds in all residential zoning districts. In drafting potential regulations for ponds, staff have considered the requirements and processes from surrounding Cities. Regulations for ponds vary significantly among the various jurisdictions in Salt Lake County. Several cities including Millcreek, Sandy, West Jordan, West Valley City, regulate pond construction in a similar way to current Murray City practices. These municipalities only require electrical permits for components of the pond regulated by electrical code. Of those municipalities that require permits for ponds, most include a threshold that triggers the need for a permit. Typical thresholds include 24 inches in depth or 5000 gallons or some combination of these standards. Other cities require permits based on the size of excavation for the pond. Many of the regulations are based on regulations for pools found in adopted building codes.

While there are some similarities between pools and ponds there are some notable differences. First, ponds are not typically constructed for the purpose of swimming or wading. Most ponds are ornamental and may include aquatic plants, fish, and sometimes vertical water features such as waterfalls or fountains. Ponds are generally integrated into landscaped areas with surrounding vegetation, rock work or other ornamental features. Ponds vary greatly in size and depth depending on their purpose. Ponds may be constructed of prefabricated plastic liners or a rated pliable liner that follows the contours of the ground. Ponds may also be lined with concrete or clay to prevent water leakage. Pools, in contrast, generally include a reinforced structure that is either above or below ground. These structures are designed to hold large amounts of water at depths appropriate for swimming or wading. As an example, a pool size of 20 feet X 40 feet with an average depth of 4.5 feet would hold approximately 27,000 gallons (based on the formula length x width x depth x 7.5 =

volume in gallons). In drafting the proposed changes, staff have attempted to provide appropriate standards that do not overly impact the construction of small ponds while providing for adequate protections for adjacent property owners for the construction of larger ponds. The proposed regulations include standards that apply to all ponds regardless of size including minimum setback requirements from adjacent properties and requirements for a liner for all ponds. With relation to the triggers for requiring a permit, solely basing requirements on a certain depth of pond may be overly burdensome for small pond construction. For example, a relatively small pond may be constructed at a depth greater than 24 inches in order to provide sufficient depth for ornamental fish to winter over or to provide protection from predators. For this reason, the triggers for a pond building permit are proposed to include both a depth and volume component to allow for construction of small ornamental ponds while still appropriately regulating large ponds.

The proposed standards do not include a requirement for fencing around ponds. In reviewing the various existing private and public ponds throughout the City, staff have noted that there are many large ponds relatively close to residential use that are not fenced. Requiring a fence around private ponds would be creating a standard for private property owners that is not currently applied to many private and public ponds. Because there are fundamental differences between ponds and pools, it is appropriate to treat these uses differently in application of fencing requirements.

II. DEPARTMENT REVIEWS

The proposal has been reviewed by the City Building Official and City Engineer. The Building Official has provided input on the types of information that should be included in a building permit submittal for large ponds which are included in the proposed standards. In addition, the proposed Code provides discretion for the building official to require additional information as needed for the review of large ponds.

III. PUBLIC INPUT

Notices were sent to Affected Entities and posted on City and State Public Meeting website for these amendments. As of the date of this report, no comments have been received.

IV. FINDINGS

Based on the analysis of the proposed amendment and review of applicable sections of the Murray City General Plan, staff concludes the following:

1. Ponds are an appropriate use in residential zones and can provide aesthetic and other benefits for residents.
2. Regulations for ponds should not be overly burdensome for small ornamental pond construction.
3. Regulations for larger ponds are appropriate in order to mitigate impacts to adjoining properties.

V. CONCLUSION/RECOMMENDATION

The Planning Commission may choose to either recommend approval, approval with modifications or denial of the proposed amendment to the zoning ordinance. The Commission may also choose to continue the item to a future meeting in order to consider additional information.

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed amendments to 17.76 Supplementary Development Standards enacting Section 17.76.165 Residential Ponds as reviewed in the Staff Report.



NOTICE OF PUBLIC HEARING

October 16th, 2025, 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 applications:

Amendments to Chapter 17.76 Supplementary Development Standards to implement section 17.76.165 Residential Ponds. This provides regulations around ponds in residential areas and when a permit is required.

General Plan Amendment to enact the Water Use and Preservation Element as required by Utah State law.

To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov.

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

17.76.160: SWIMMING POOLS:

- A. Swimming pools of permanent construction which are not enclosed within a building shall be set back at least five feet (5') from all rear or side yard property lines in single-family residential and agricultural zones. Each pool shall be surrounded by a substantial fence or wall starting at ground level and having a height of at least six feet (6') from the ground to the top of the fence with only one opening for a self-closing and self-latching gate. However, a second gate for maintenance or service access may be installed if approved by City staff. Fences shall be of a chainlink material, masonry, solid wood, or wood or metal rail with the spacing between rails less than four inches (4"). All swimming pools shall comply with the International Building Code requirements adopted by the City.
- B. Swimming pools of permanent construction which are not enclosed within a building in commercial and multi-family developments shall be surrounded by a substantial fence or wall starting at ground level and having a height of at least six feet (6') from the ground to the top of the fence and shall comply with the International Building Code requirements adopted by the City. (Ord. 12-31)

17.76.165: RESIDENTIAL PONDS:

A pond is defined as any artificial basin of water that is not intended or designed with the primary purpose of wading or swimming.

- A. Ponds are allowed in all residential zoning districts as an accessory use.
- B. All ponds shall be setback a minimum of five feet (5') from any property line.
- C. All ponds shall have a liner composed of a natural or synthetic material designed to retain water within the pond.
- D. Electrical permits shall be required for any pumps or lighting as determined by adopted building and electrical codes.
- E. A building permit is required for ponds that are greater than twenty-four inches (24") in depth and contain more than 5,000 gallons.
 - a. Submittal requirements for the building permit will be established by the Murray City Building Official and shall include but not be limited to the submittal of a site plan, information related to soil stability, erosion control measures, pond liner details, electrical details and slope details.

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- E. A building permit is required for ponds that are greater than twenty-four inches (24") in depth and contain more than 5,000 gallons.
 - a. Submittal requirements for the building permit will be established by the Murray City Building Official and shall include but not be limited to the submittal of a site plan, information related to soil stability, erosion control measures, pond liner details, electrical details and slope details.



AGENDA ITEM # 06 Water Use and Preservation Element			
ITEM TYPE:	General Plan Amendment		
ADDRESS:	Citywide	MEETING DATE:	October 16, 2025
APPLICANT:	Community & Economic Development Department	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	N/A	PROJECT NUMBER:	25-102
REQUEST:	Planning Division requests a review and recommendation to the City Council on the draft Water Use and Preservation Element of the General Plan.		

I. STAFF REVIEW & ANALYSIS

Background

The Utah State Legislature passed SB 110 in 2022 which requires most municipalities to develop an element of the General Plan related to water use and preservation. Murray City Community and Economic Development Staff in conjunction with the Murray City Water Division began crafting this element in April of 2025.

Purpose

The purpose of the legislation is largely a response to multiple years of continued drought conditions across the state. There is also concern for water levels at reservoirs and the Great Salt Lake. The Water Element provides direction for the City to support the efforts across the state to better manage our water and ensure that everyone is able to have access to safe, clean water.

Water and Planning Division Staff drafted the proposed chapter to reflect the formatting of the current General Plan. This includes an overall goal with objectives and strategies. There are recommendations within the plan to ensure that the city is continually reviewing how it is doing with proposed completion dates for specific projects.

Representatives of the Water Division of the Public Works Department will be at the Planning Commission meeting to help answer any questions that the Planning Commission may have regarding the plan.

II. CITY DEPARTMENT REVIEW

The proposed chapter was drafted in conjunction with the Water Division and was recommended to move forward to adoption.

III. PUBLIC INPUT

Notices were sent to Affected Entities and posted on City and State Public Meeting website for these amendments. As of the date of this report, no comments have been received.

IV. FINDINGS

Based on the analysis of the proposed amendments and review of the Murray City General Plan, staff concludes the following:

1. The proposed Water Use and Preservation Element as drafted meets the requirements of Utah Code §10-9a-403(3)(b).
2. By adopting this element Murray City is furthering their sustainability, resilience, and efficient water use goals.
3. The drafted plan aligns the Water Department's masterplan and conservation plans.

V. CONCLUSION/RECOMMENDATION

The Planning Commission may choose to either recommend approval, approval with modifications or denial of the proposed amendment to the General Plan. The Commission may also choose to continue the item to a future meeting in order to consider additional information.

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed addition to the general plan adopting the Water Use and Preservation Element as reviewed in the Staff Report.



NOTICE OF PUBLIC HEARING

October 16th, 2025, 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 applications:

Amendments to Chapter 17.76 Supplementary Development Standards to implement section 17.76.165 Residential Ponds. This provides regulations around ponds in residential areas and when a permit is required.

General Plan Amendment to enact the Water Use and Preservation Element as required by Utah State law.

To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov.

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

Murray City Water Element – General Plan

INTRODUCTION

Murray City's Water Element addresses current and future water supply, demand, and conservation practices to ensure reliable and sustainable service for residents, businesses, and institutions. This element is coordinated with the Murray City Water Division, the 2024 Water Conservation Plan, and the City's capital and financial planning documents.

Attitudes toward water supplies are changing. Water is no longer seen as a boundless resource, but as a valuable commodity that needs to be managed carefully. With this shift in attitude, conservation is becoming a larger part of water suppliers' plans to meet future water needs. Many water suppliers throughout the country have adopted conservation programs. Benefits of these programs include:

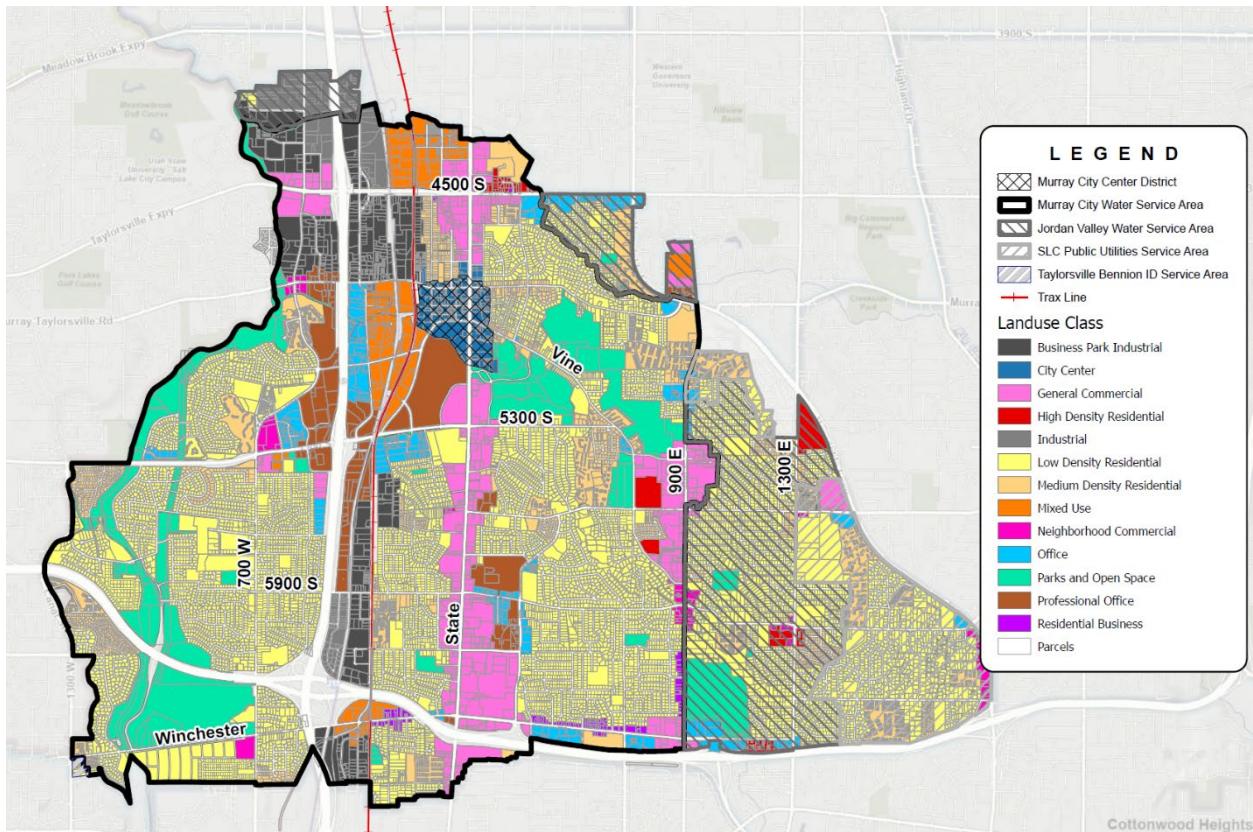
- Using existing water supplies more efficiently.
- Maximization of existing water conveyance, treatment, and distribution facilities.
- Delaying or deferring the expense of construction or capital improvement projects.
- Reducing the need for additional water supplies.

Murray City recognizes the benefits of conservation programs. The City recognizes that per capita use will be at higher levels without emphasis on and a clear plan for conservation. It also recognizes that there are still many benefits of further conservation efforts.

SYSTEM PROFILE

Murray City Water System Service Area

Murray is located within Salt Lake County and has a population of 50,637 residents based on the 2020 Decennial Census. Murray City's corporate boundaries include an area larger than the City's water system service area. As a result, projecting water demands requires identifying the service area's population and population growth. The Murray City water system service area serves approximately 80 percent of the City area. The Jordan Valley Water Conservancy District (JVWCD) supplies approximately 13 percent of the City area while Salt Lake City Public Utilities (SLCPU) supplies the remaining 7 percent. Taylorsville Bennion Improvement District serves an area less than 0.5 percent of the total Murray City area at the southwest portion of the City (near Winchester Street and 1300 West).



SUPPLY INFORMATION

Water for the water system in Murray City's service area is supplied by 8 springs and 19 wells. These sources currently have adequate capacity to meet the projected future demands assuming that all sources are operating. However, in planning for needed system water source capacity, it is important to consider the potential of mechanical failure, equipment maintenance, source contamination, as well as the potential for unforeseen future land use changes that could include new large water users. To account for these possibilities, it is Murray City's goal to meet projected peak day water demand with a 20 percent water source reserve. Based on this planning criterion, Murray City has sufficient source capacity through current project development opportunities. Per capita water demand in Murray City has historically declined because of proactive conservation efforts and high-density redevelopment. Continued conservation and redevelopment trends are expected to further reduce per capita demands.

Existing and future needs will be met by leveraging both current capacity and future capital improvements. Maintaining Murray City's level of service requires sustained investment. Impact fees, water rates, and capital projects identified in the Water Master Plan & Water Impact Fee Facilities Plan will provide the financial mechanism to expand and replace infrastructure as growth occurs. The City will periodically update its Impact Fee Analysis and Rate Study to ensure fairness, legal compliance, and financial sufficiency.

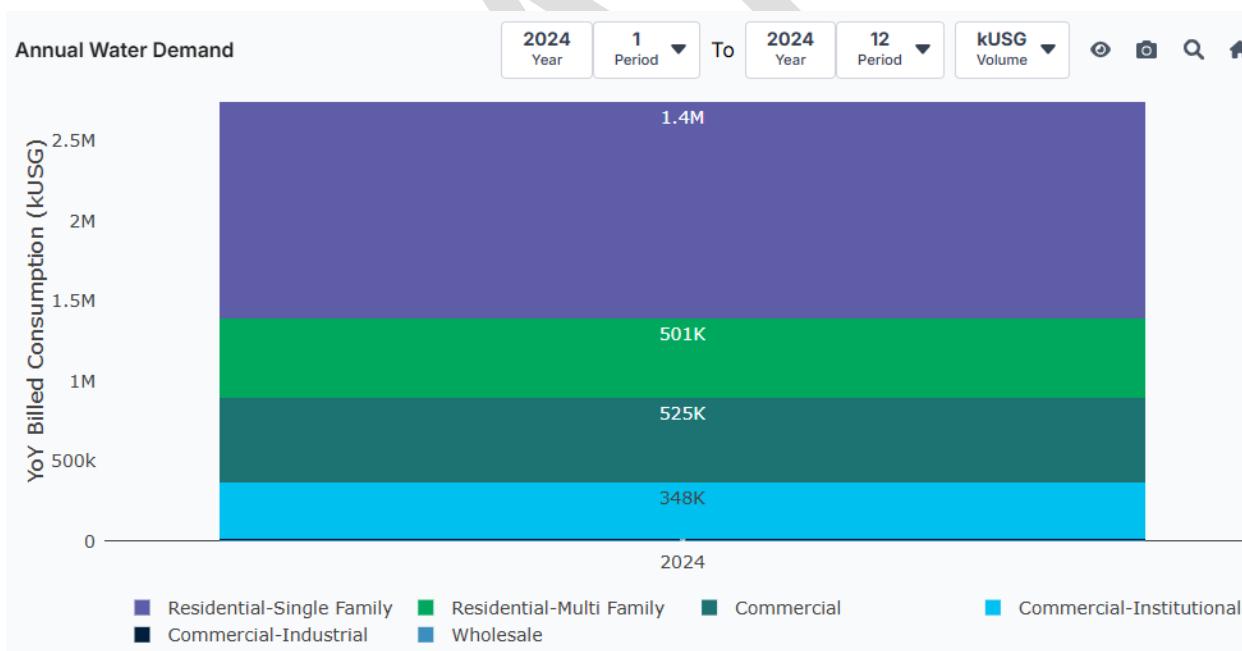
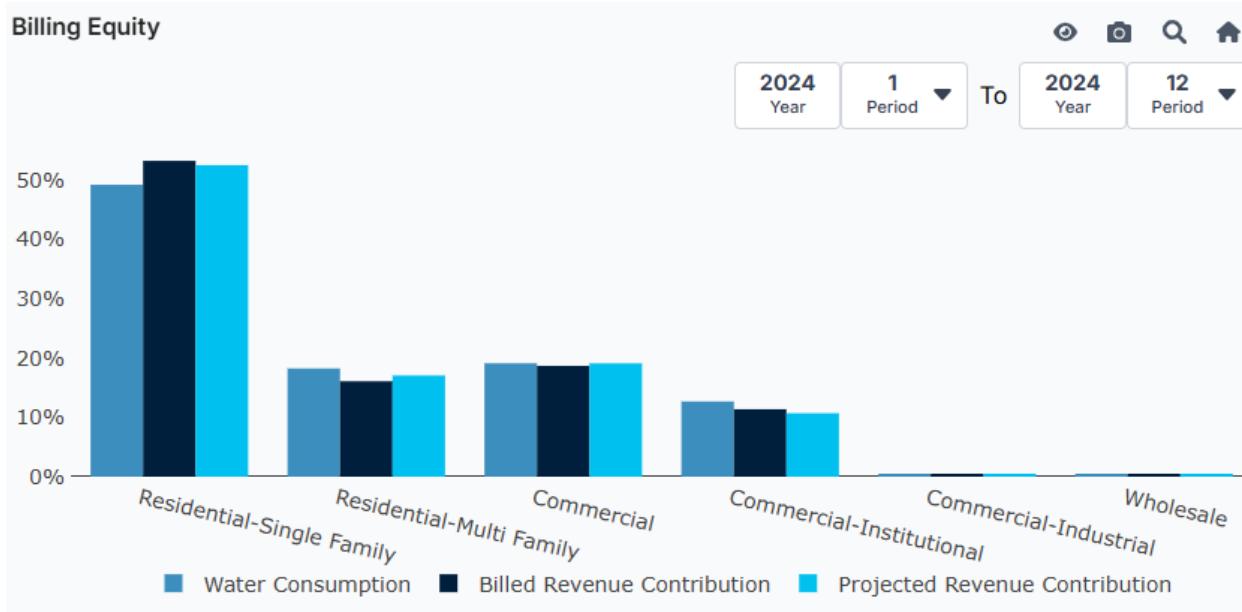
Water demand forecasts are based on Equivalent Residential Units (ERUs) and peak day demand projections prepared in the City's Water Impact Fee Facilities Plan. In addition to water demand forecasts, Murray recognizes the importance of addressing water equity (ensuring affordable access for all households), ecosystem water needs (such as groundwater-dependent habitats), and hazard mitigation (drought resilience, seismic risks to infrastructure, and climate-related vulnerabilities). These considerations will guide long-range planning and investment priorities.

Water Demands for Existing and Future Development Conditions

	<i>Unit</i>	2023 (Existing)	2065
Total Water Use (Residential + Non-Residential)	<i>million gallons</i>	3,175	4,120
Residential Population		42,002	67,622
Average Day Demand (ADD)	<i>million gallons per day</i>	8.7	11.3
	<i>gallon per minute</i>	6,040	7,839
	<i>gallons per capita per day</i>	207	167
Peak Day Demand (PDD)	<i>million gallons per day</i>	22.0	26.2
	<i>gallon per minute</i>	15,244	18,197
	<i>gallons per capita per day</i>	523	387
Peak Hour Demand (PHD)	<i>million gallons per day</i>	31.0	36.95
	<i>gallon per minute</i>	21,495	25,657
	<i>gallons per capita per day</i>	737	546

WATER USAGE & SYSTEM CONNECTIONS

The Murray City water system includes residential, commercial, industrial, and institutional connections. Murray City has minimal secondary water usage with only one well, Germania Well, used to irrigate City parks along the Jordan River Parkway, Willow Pond & Murray City Golf Course. Roughly 88 percent of the meters in Murray City are residential connections, accounting for 62 percent of the total water use. Hence, residential water use represents the largest single area for potential conservation. However, Murray also has a significant number of commercial and industrial connections. While comprising only about 10 percent of the total number of meters, commercial and industrial customers accounted for roughly 20 percent of Murray City water use. Institutional water use is not far behind commercial and industrial water use accounting for about 18 percent of the water use with only 2 percent of the total connections. Thus, non-residential accounts should not be overlooked as potential contributors to future conservation efforts. Gallons per capita per day (GPCD) is a measurement used to represent water use for an area and is the standard practice among water professionals. GPCD includes all the uses mentioned; it is calculated by totaling all water use and dividing by the residential population.

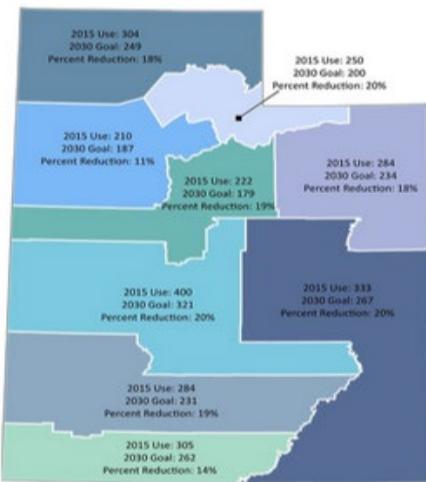


SALT LAKE REGION WATER CONSERVATION GOALS

The *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* presents a suite of regional goals and practices for residential, commercial, institutional, and industrial water use. The purpose of the report is not to provide a detailed water conservation plan for all regions in the state, but to guide the state's water industry in planning future infrastructure, policies, and programs consistent with Utah's semiarid climate and growing demand for water. As illustrated below, the report breaks the State of Utah into nine water regions and proposes that the Salt Lake region, where Murray is located, embraces a goal of decreasing water use by 11 percent by 2030. Local water suppliers, local communities such as Murray, and businesses are encouraged to adopt this target as they implement water conservation efforts and pursue regional water use goals.



**M&I Water Conservation Regions
2015 Use Vs 2030 Goals**



A regional approach allows the goals to be tailored for nine different regions and takes into account climate, elevation, and each region's characteristics. Note: Use is measured in gallons per capita per day.

Proposed Regional M&I 2030 Water Conservation Goals and Future Goal Projections

Region	2015 Baseline (gpcd)	2030 Goal		2040 Projection		2065 Projection	
		Goal (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
Provo River	222	179	20%	162	27%	152	32%
Salt Lake	210	187	11%	178	15%	169	19%
Sevier River	400	321	20%	301	25%	302	24%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%
Statewide	240	202	16%	188	22%	179	26%

Note M&I = municipal and industrial; gpcd = gallons per capita per day based on permanent population. Reported per-capita use includes all residential, commercial, institutional, and industrial uses averaged over the permanent population in each region.

MURRAY CITY WATER CONSERVATION GOALS

The current *Murray City Water Conservation Plan* was updated and adopted in 2024 and outlines the goals below. The purpose of a water conservation plan is to provide information regarding existing and proposed water conservation measures that will help conserve water in the state so that adequate supplies of water are available for future needs. Water conservation plans include water-use reduction goals as well as implementation strategies.

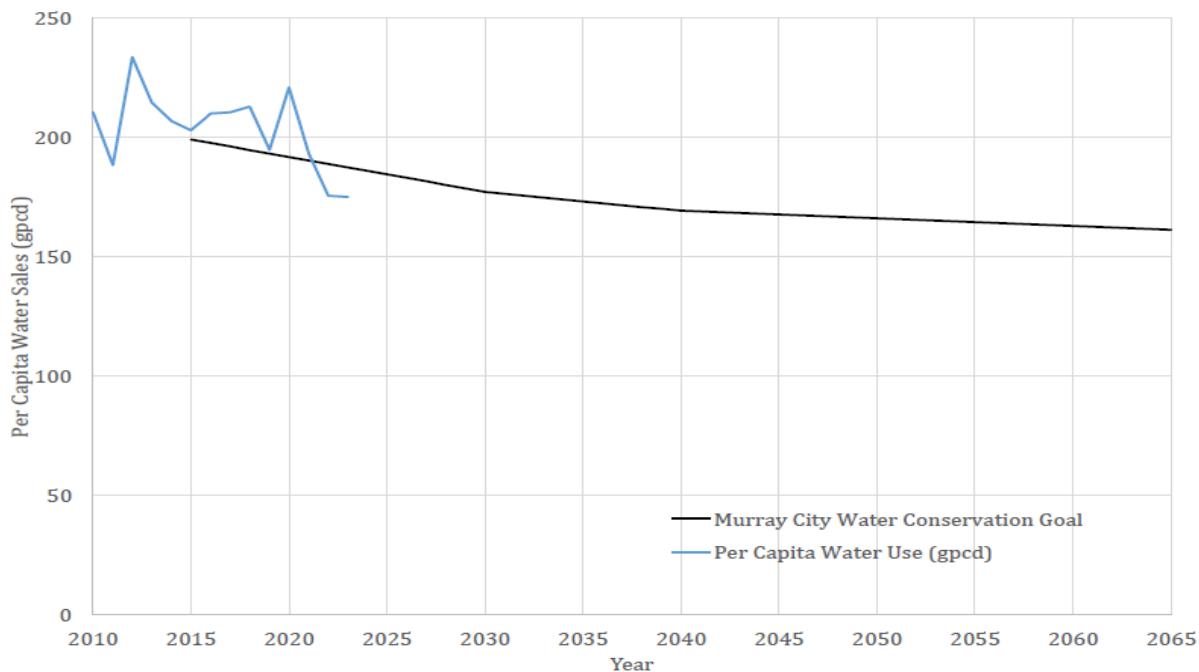


Figure 7: Historic & Future Conservation Goal Per Capita Water Use

WATER CONSERVATION PRACTICES

The following sections document both existing and proposed water conservation practices in the City. To organize the information, each section groups conservation practices by the following major conservation categories:

- Conservation Public Awareness Practices
- Education and Training Practices
- Rebates, Incentives, and Rewards
- Ordinances and Standards
- Water Pricing
- Improvements to Physical System

CURRENT CONSERVATION PRACTICES

Each water conservation program that Murray City is currently implementing is discussed in detail below (organized by major conservation categories):

Conservation Public Awareness Practices:

- **Elementary Education Program (Water Wise Kids)** – Murray City has partnered with the National Energy Foundation (NEF) to implement a water wise education program for all 4th grade students in the Murray School District. The program includes classroom presentations to these students on water and conservation. The City provides the students with a take-home water kit that includes toilet leak detector tablets, a dual spray swivel

aerator and a shower timer. The City also holds a drawing contest that coincides with the WaterSense “Fix a Leak Week” that the students participate in and awards prizes to winners from each of the schools. The winner of the contest wins a pizza party for their entire class. Participating teachers have evaluated this program with very high reviews and responded that they would conduct this program again and recommend it to their colleagues.

- **Public Outreach Booths** – The City’s water department is actively involved in providing public outreach booths at various community events including the Farmers’ Market, youth soccer games or sporting events, 4th of July activities and other local activities. The City uses these opportunities to distribute water conserving materials and educate the community members about conservation and the City’s water system.
- **Earth Day** – Each year, to help celebrate Earth Day, the City holds an event for 4th grade students and teaches the kids ways they can help conserve water around their home. After a short presentation, the students receive water bottles and backpacks with the City’s conservation logo on them.
- **WaterSense Program Partner** – WaterSense is a voluntary partnership program created by the United States Environmental Protection Agency (EPA) with the goal of protecting the nation’s water supply by promoting and enhancing the market for water-efficient products and services and consistently spreading the message of water efficiency. Murray City has utilized many of the tools provided by WaterSense. The City also participates in many of the events including Fix A Leak Week and Shower Better Week.
- **Consumer Confidence Report** – Each year, water conservation information is included in the consumer confidence report. This report is sent to all Murray City customers and is posted on the City’s web site. The report also includes information on the City’s water sources, water quality information, and conservation tips.
- **Online/Social Media** – The City’s website provides information about conservation as well as links to other conservation-oriented websites. Conservation messaging is also posted on and distributed through social media.
- **Water Wise Landscaping** – Many of the City’s landscapes have been converted to water wise landscaping. The increased use of water wise landscaping and the installation of rain sensors has helped the City conserve water and demonstrate outdoor water conserving practices.
- **Water-Waster Notification Program** – The City maintains a water-waster notification program where citizens can call in and report an observed water-waster. As water wasters are identified, an employee of Murray Water Department contacts the customer and provides tips on indoor and outdoor water conservation to help the customers reduce their usage.
- **High Consumption Notices** – The City sends “high consumption/possible leak” notices to customers when their monthly consumption is higher than normal.

Rebates, Incentives & Rewards:

- **Utah Rivers Council’s RainHarvest Program** – The City has partnered with Utah Rivers Council RainHarvest program to reduce the cost of the rain barrels for residents. This

program encourages community members to collect rainwater, reduce culinary water use and improve water quality of rivers, streams, and lakes.

- **Turf Trade** – The City started its participation in this program in 2024. Murray City provides Turfgrass Water Conservation Alliance (TWCA) seed to our residents at cost. This grass seed requires thirty percent less water than typical Kentucky Bluegrass. Residents can purchase this from Murray City Water every Friday from the first Friday in April through the last Friday in September. In 2024, 211 residents participated and 620 five lb bags of seed were distributed, enough to replace over 7 acres of typical Kentucky Bluegrass.
- **Landscape Incentive Program** – Residential & Commercial Landscape Incentive Program offers up to \$3 per square foot of lawn you replace with water-efficient landscaping. Landscaping project options include park strip, side yard, and full yard conversions.
- **Toilet Replacement** – Residents can receive up to \$150 by replacing an old toilet (manufactured before 1994) with a WaterSense labeled toilet.
- **Smart Controller** – Residential & Commercial Smart Controller Program offers cash incentives to replace your irrigation controller with a smart, water-efficient one. Residents can earn a rebate of up to \$100 when they purchase an eligible WaterSense-labeled smart controller for your yard.
- **Showerhead** – Residents can receive rebates of up to \$25 per showerhead when replacing a showerhead with a new EPA WaterSense labeled version. The use of WaterSense labeled showerheads conserves water at the use point.
- **Strategic Water Management Pilot Program** – Residents are eligible for a water use assessment to determine eligible incentives or management practices to conserve water through facility and fixture upgrades or to enhance water use management practices. Strategic Water Management offers customizable incentives for many project types that may conserve water. Rebates are calculated at a rate of \$50 per 1,000 gallons of water projected to be saved.
- **Commercial Toilet Replacement** - Commercial, multi-family, industrial, and institutional properties within district boundaries can receive incentives to replace low-efficiency toilets with high-efficiency toilets. Toilets and urinals must be EPA WaterSense approved. Rebate amounts: Tank style toilets: up to \$150 per fixture – Tankless style toilets: up to \$250 per fixture – Urinals: up to \$250 per fixture.
- **Ice Machine Replacement** - Incentives are available to install ENERGY STAR approved ice machines. Water cooled ice machines can use up to 100 gallons of water per 100 lbs of ice. Converting to an ENERGY STAR air cooled ice machine will reduce the water demand significantly for the same amount of ice. Rebate amount is fifty percent of the ice machine cost up to \$1,000.
- **Showerhead Replacement** – Residents may apply to receive incentives to install EPA WaterSense approved showerheads in commercial, multi-family, industrial or institutional facilities that must be less than 1.75 gallons per minute at 80 PSI. Rebate amount is fifty percent of real product costs up to \$50 per fixture.
- **Lavatory Faucet Replacement** – Residents and businesses may receive incentives to install EPA WaterSense approved lavatory faucets. Upgrade your manually operated lavatory faucets to EPA WaterSense approved sensor operated Faucets. The sensor must be

tuned to turn the water off immediately if the sensor is not activated. Rebate amount is up to fifty percent of the real product costs up to \$100 per faucet.

Ordinances & Standards:

Murray City has some existing ordinances intended to encourage water conservation:

- **Ordinance 13.08.140: Executive Orders of Mayor Limiting Use of Water** – This ordinance states that in the event of scarcity of water, the Mayor has the power to place restrictions on water use and provide penalties for those not in compliance.
- **Ordinance 13.08.120: Wasting Water Prohibited** – This ordinance prohibits the pressurized irrigation of landscape between the hours of ten o'clock (10:00) A.M. and six o'clock (6:00) P.M. any violation of this ordinance results in a penalty for those not in compliance.

Water Pricing:

- **Tiered Water Pricing Schedule** – In 2025 the City established a new tiered rate structure to encourage water conservation (full rate schedule is in Figure 3). All water connections are charged a monthly base rate based on the meter size with no monthly water allowance included in the base rate. Each tier in the structure charges a higher rate based on the quantity of water being used.

Improvements to Physical System:

- **Mainline Replacement Program:** Murray City has repaired and replaced 1 percent of Murray City's distribution pipe network on an annual basis.
- **Upgraded SCADA Control System:** There are continuous improvements to the SCADA system to increase the overall water system operating and reporting efficiency. The City is currently transitioning their Automated Meter Reading (AMR) system to an Advanced Metering Infrastructure (AMI) system. This project is anticipated to be completed by 2025. AMI systems automate collection of meter data around the City and can actively measure use, identify leaks, and educate customers on use. Generally, AMI technology can help encourage water conservation more for each customer by helping customers proactively monitor water use. The customer portal provides 24-hour leak detection notifications to customers.

NEW CONSERVATION PRACTICES PLANNED FOR IMPLEMENTATION

There are several new conservation practices that the City has either recently started to implement or will implement in the next five years. Murray City plans to continue all of the current conservation practices and implement the recommendations that were approved during the adoption of the Water Conservation Plan (see below).

Water Pricing:

- **Update Tiered Water Rate Pricing to Further Incentivize Conservation** – Murray City currently has a tiered water rate structure that encourages conservation. This water rate

has been updated in 2025, and it is structured to ensure that pricing of the water system is self-sustaining for water utilities.

AMI:

- **Equipment** - Murray City is installing Advanced Metering Infrastructure (AMI) across its water system, with full completion planned for 2026. AMI provides real-time water-use data, helping the City quickly detect leaks, improve efficiency, and reduce costs. Customers benefit from more accurate billing, detailed usage information, and early leak alerts, while the utility gains better tools for conservation and future planning.
- **CUWCD & Yoppify Public Outreach Platform** - Provides Murray Water modern, data-driven conservation tools. Automated leak detection, irrigation-use monitoring, and targeted turf conversion outreach all tie directly into personalized conservation messaging—residents aren't just told to "save water," they receive timely, tailored alerts and step-by-step guidance specific to their household. This targeted communication, backed by CUWCD's conservation priorities, improves awareness and drives behavior change more effectively than broad campaigns. By automating leak notices, irrigation reminders, and even rebate invitations, Murray can cut wasted water, reduce strain on its system, and engage residents in stewardship.

Improvements to Physical System:

- **Well Sustainability Study** – Murray City plans to conduct a well sustainability study specifically to determine a reliable aquifer yield to ensure no serious aquifer depletion is occurring. Wells are the main source of water supply in Murray City and as such ensuring sustainable use of aquifer is paramount to water supply for future growth.
- **Investigate Leak Detection Technologies** – Murray City will meet with advanced leak detection equipment vendors to explore options to identify leaks via new technologies. A budget or plan will be created if research shows merit for available options.

WATER USE & PRESERVATION: GOALS, POLICIES & IMPLEMENTATION MEASURES

- Ensure reliable and sustainable water supply for existing and future residents.
- Integrate water planning with land use regulations and development review processes.
- Maintain financial sufficiency through periodic updates to impact fees and water rates.
- Promote water equity and hazard resilience in long-term planning.
- Align General Plan objectives with the City's 2024 Water Conservation Plan.

Implementation

Murray will continue coordinating with the Water Division, Planning Department, and regional water providers to ensure that supply, infrastructure, and conservation goals are met. The City will evaluate policies, ordinances, and capital funding strategies on a regular basis to ensure that water planning and land use decisions remain fully integrated.

WATER ELEMENT OVERALL GOAL

Ensure policies, ordinances, and capital funding strategies are in place that will provide the resources for supply, infrastructure, and conservation goals to be met.

Objective 1: Ensure reliable and sustainable water supply for existing and future residents

Strategy: Install Advanced Metering Infrastructure (AMI) across the Murray City water system by December 31, 2026.

Strategy: Conduct a well sustainability study by December 31, 2028, specifically to determine a reliable aquifer yield to ensure no serious aquifer depletion is occurring.

Strategy: Reduce institutional water use by evaluating landscaping on public property and determining ways to reduce water usage.

Objective 2: Integrate water planning with land use regulations and development review processes.

Strategy: The Water Division will coordinate with the Planning Department and regional water providers to ensure that supply, infrastructure, and conservation goals are met.

Strategy: By December 31, 2025; amend landscaping standards for both residential and commercial uses to reduce the amount of turf grass in parkstrips and non-active areas.

Objective 3: Maintain financial sufficiency through periodic updates to impact fees and water rates.

Strategy: Conduct water rate pricing adjustments annually/biennially to ensure that the pricing of the water system is self-sustaining for the water utilities.

Objective 4: Promote water equity and hazard resilience in long-term planning.

Strategy: By automating leak notices, irrigation reminders, and even rebate invitations, Murray can cut wasted water, reduce strain on its system, and engage residents in stewardship. Cooperating with CUWCD & Yoppify to digitally communicate these objectives by December 31, 2026. Coincides with the completion of the AMI Implementation.

Strategy: In conjunction with Community and Economic Development fund and create a green infrastructure plan to increase resiliency across the city by December 31, 2030.

Objective 5: Align General Plan objectives with the City's 2024 Water Conservation Plan.

Strategy: Implementing this section of the General Plan will allow the 2024 Water Conservation Plan to have a larger impact around the city.

DRAFT