

Murray City Municipal Council Chambers Murray City, Utah

Tuesday, September 20th, 2022

The Murray City Municipal Council met on Tuesday, September 20th, 2022, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

Council in Attendance:

Kat Martinez	District #1 - Excused
Pamela Cotter	District #2
Rosalba Dominguez	District #3 - Conducting
Diane Turner	District #4
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III
Crystal Brown	Officer Administrator

Administrative Staff in Attendance:

Brett A. Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
G.L. Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administration Director
Craig Burnett	Police Chief
Joey Mittelman	Fire Chief
Joe Treadwell	Battalion Chief
Jake Christensen	Fire Captain
Gary Bean	Paramedic/Firefighter
Brian MacNeil	Fire Engineer
Stephen Greenwell	Paramedic/Firefighter
Danielle Rodgers	Paramedic/Firefighter
Sam Pascua	Paramedic/Firefighter

Kim Sorensen	Parks and Recreation Director
Jared Hall	Community and Economic Development Director
Zac Smallwood	Senior Planner
Russ Kakala	Public Works Director
Ben Gray	Sr. IT Technician

Others in Attendance:

Gabby Chavez	Monica Lopez	Ceilia Figueroa	Frank Cordova
Alba Cordova	Dave Carr	Lindsay Thompson	Steve Wright
Trini Gonzales	Bob Gonzales	Matt Parks	Eva Parks
Jeremy Carver	Reuna E. Zillegas	Eva E. Villegas	Mayra Cedano
Gregorio & children	Flora Flores	Anthony Cordova	Manuel Muñoz
Melody Muñoz	Loran Pasalich	Efren Dominguez	Gil Rodriguez
Matt Boulden	Krystal Walker	Steve Ellefsen	Brian MacNeil
Jordan Petersen			

Opening Ceremonies

Call to Order – Councilmember Dominguez called the meeting to order at 6:30 p.m.

The audience was invited to recite the Pledge of Allegiance led by former Fire Chief Gil Rodriguez.

Approval of Minutes

Council Meeting – August 23, 2022

MOTION:

Councilmember Cotter moved to approve the Council Minutes on August 23, 2022. The motion was SECONDED by Councilmember Turner

Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Cotter, Councilmember Dominguez

Nays: None

Abstentions: None

Excused: Councilmember Martinez

Motion passed 4-0

Special Recognition

1. Murray City Council Employee of the Month, Gary Bean, Paramedic/Firefighter

Presenting: Councilmember Dominguez and Fire Chief Mittelman

YouTube Video Time: 2:48

Councilmember Dominguez introduced Gary Bean as September 2022 Employee of the Month.

Time was turned over to Chief Mittelman to share more information about his contributions to the city.

Joey Mittelman, Fire Chief, shared that Gary Bean was hired in 2016 as a Paramedic/Firefighter. Over the past six years, he quickly advanced into a lead paramedic role as a shift trainer and quality assurance representative. Gary Bean has connected with fellow paramedics and constantly helps improve and teach newly hired paramedics assigned to his shift. Gary Bean also assists with the Murray City Fire Department Cadet Program which has served as an incredible hiring pool of candidates over the past 25 years.

Gary Bean was invited to the podium. He expressed appreciation for the acknowledgment and thanked the council for the recognition. Gary Bean introduced his family and co-workers who were with him tonight.

Councilmembers and the Mayor thanked Gary Bean for his service. He was presented with a certificate and a \$50 gift card. His name will also appear on the plaque located in the Council Chambers.

2. Consider a Joint Resolution of the Mayor and Murray City Municipal Council recognizing National Hispanic Heritage Month in Murray City

Presenting: Rosalba Dominguez, Council District 3

Proposed Resolution # R22-39

YouTube Video Time: 2:55

Councilmember Dominguez read Resolution #R22-39 into the record. She shared that September is Hispanic Heritage Month, a time to observe, honor, and celebrate the influence and contributions of the American Latinx community. Hispanic Heritage celebrations take place from September 15 to October 15 each year. September 15th and 16th mark the beginning of the National Hispanic Heritage Week and are significant to several Latin American countries as the anniversary of independence for Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua. Additionally, the dates coincide with Mexico, Chile, and Belize declaring their independence.

Councilmember Dominguez then recognized several individuals and organizations who have contributed to the community and history of Murray.

MOTION:

Councilmember Hrechkosy moved to approve the Joint Resolution recognizing National Hispanic Heritage Month. The motion was seconded by Councilmember Cotter.

Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Cotter, Councilmember Dominguez

Nays: None

Abstentions: None

Excused: Councilmember Martinez

Motion passed 4-0

Councilmembers and the Mayor thanked the audience for attending the meeting and for their contributions to the city and community.

Councilmember Dominguez announced a five (5) minute recess. The meeting will reconvene at 7:05 p.m.

Citizen Comments

The meeting was open for public comment.

YouTube Video Time: 3:24

Steve Wright and Lindsey Thompson

Steve and Lindsey introduced themselves to the council. They are opening [High-Point Coffee](#) at 5300 South 700 West. They live in Murray and are excited to have a store presence in the community. They have been operating their Flagship store located in West Jordan for the last 15 years.

Councilmembers shared their excitement about this store opening in Murray City.

No additional comments were given, and the open public comment period was closed.

Consent Agenda

None Scheduled

Public Hearings

1. Consider an ordinance amending the Fireclay Transportation Master Plan for the Fireclay Redevelopment Project Area.

Proposed Ordinance: O22-##

Attachment A: Fireclay Master Transportation Plan Amendment, Chapter 17.160

YouTube Time: 3:29

Jared Hall, Community and Economic Development Director, shared an overview of the ordinance requested to amend the Fireclay Transportation Master Plan for the Fireclay Redevelopment Project Area.

The TOD Zone covers the area of the city commonly known as Fireclay, which surrounds the Murray North TRAX station. The TOD Zone includes a Master Transportation Plan and a map identifying the desired grid of new streets to connect and serve the area. Most of those new streets have been implemented during the development of projects.

The requested amendment is the result of potential development applications on the property located at 4410 South Main Street. The amendment would shift the mapped location for the installation of a new east-west street connecting Birkhill Boulevard to Main Street from the north side of the property to the south.

Citizen Comments

The meeting was open for public comment.

No comments were given, and the open public comment period was closed.

MOTION:

Councilmember Cotter moves to approve an ordinance amending the Fireclay Transportation Master Plan for the Fireclay Redevelopment Project Area. The motion was seconded by Councilmember Hrechkosy.

Roll Call:

Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Cotter, Councilmember Dominguez

Nays: None

Abstentions: None

Excused: Councilmember Martinez

Motion passed 4-0

2. Consider an ordinance amending the City's Fiscal Year 2022-2023 budget.

Presenting: Brenda Moore
Proposed Ordinance: O22-28
YouTube Video: 3:36

Councilmember Dominguez invited Mayor Hales to share additional information about the job description and essential duties of the new Diversity, Equity, Inclusion (DEI) Advisor position that is proposed in the 2022-2023 amended budget. Mayor Hales shared details about his vision and goals for this new position.

Councilmembers thanked the Mayor for the additional information.

Brenda Moore, Finance and Administration Director was invited to the podium. She shared additional information about the proposed ordinance requested to amend the City's Fiscal Year 2022-2023 budget.

Councilmembers thanked the city for the number of grants it has applied for and received.

Citizen Comments

The meeting was open for public comment.

No comments were given, and the open public comment period was closed.

MOTION:

Councilmember Cotter moves to approve an ordinance amending the City's Fiscal Year 2022-2023 budget. The motion was seconded by Councilmember Turner.

Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Cotter, Councilmember Dominguez

Nays: None

Abstentions: None

Excused: Councilmember Martinez

Motion passed 4-0

3. Consider an ordinance related to land use; amends General Plan Chapter Nine related to Moderate Income Housing Strategies.

Presenting: Zachary Smallwood, Senior Planner, and Jared Hall, Community and Economic Development Director
Proposed Ordinance: O22-##

Attachment B: General Plan Amendment to update Chapter 9

YouTube Time: 3:48

Zac Smallwood, Senior Planner, and Jared Hall, Community and Economic Development Director, shared an overview of the ordinance request to amend General Plan Chapter Nine related to Moderate Income Housing Strategies.

Per House Bill 462 (HB462) in 2022, the Utah State Legislature is requiring municipalities to take additional steps to ensure that each municipality is planning and reducing barriers to moderate-income housing. Moderate income is defined as those whose household incomes are less than 80% of the area median income (AMI).

HB462 requires municipalities to include certain strategies in the Moderate Income Housing (MIH) elements of their general plans and provides a list of twenty-four (24) "menu" items to select from. HB462 also requires that cities develop actionable implementation plans for each of those strategies and provide the state with a yearly report on steps the city has made to make affordable housing more attainable.

Through multiple discussions with both the Planning Commission and City Council, the Planning Division has identified five (5) items from the list of HB462 that are most supported and can be most reasonably studied and/or implemented.

The five strategies the department is requesting are:

- 1) Develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- 2) Amend land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near major transit investment corridors;
- 3) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing;
- 4) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones; and
- 5) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

Discussion

Councilmember Turner asked for an explanation between high-density versus higher-density.

Zac Smallwood responded by reviewing Strategy Three (3), "Amend land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near major transit investment corridors."

How the department interprets "major transit investment corridors" in Murray, is around the Trax and Frontrunner lines. An example of "higher density" could be going from an R-1-8 (an 8,000 square foot lot) to an R-1-6 (a 6,000 square foot lot) zone. This strategy allows the department to look at the zoning codes and determine if higher density could be feasible for that area.

Jared Hall added that strategy three (3) allows city staff to evaluate density around major transit corridors.

Citizen Comments

The meeting was open for public comment.

Clark Bullen

Shared that he lives close to the Murray City Center District. He likes the directive from the State Legislature however he has concerns about Strategy Three (3) Action Item One (1) and requested it is removed.

Dave Carr

Asked the council if the city approves higher density what is the city going to do about narrow roadways for citizens and emergency personnel.

No additional comments were given, and the open public comment period was closed.

Discussion

Councilmember Dominguez asked staff to comment on infrastructure and how it relates to the recommended strategies.

Zac addressed Clark Bullen's comment and then spoke briefly on the infrastructure approval process concerning the proposed Moderate Income Housing strategies.

MOTION:

Councilmember Turner moves to adopt an ordinance related to land use; amends General Plan Chapter Nine related to Moderate Income Housing Strategies. The motion was seconded by Councilmember Hrechkosy.

Discussion:

The council had a brief discussion about the amendment requested earlier.

Councilmember Turner and Hrechkosy are okay with proceeding with the staff recommendations made tonight.

Roll Call:

Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Cotter, Councilmember Dominguez.

Nays: None

Abstentions: None

Excused: Councilmember Martinez

Motion passed 4-0

- 4. Consider an ordinance related to land use; amends the General Plan from General Commercial to Residential Medium Density and amends the Zoning Map from C-D (Commercial Development) to R-M-15 (Residential Medium Density) for the properties addressed 861 East Winchester Street and 6520, 6550 & 6580 South 900 East, Murray, Utah.**

Presenting: Jared Hall, Community, and Economic Development Director,

Proposed Ordinance: O22-##

Attachment C: General Plan and Zoning Map Amendment

YouTube Time: 4:27

Jared Hall, Community and Economic Development Director, shared an overview of the ordinance request related to land use; amending the General Plan from General Commercial to Residential Medium Density and amending the Zoning Map from C-D (Commercial Development) to R-M-15 (Residential Medium Density) for the properties addressed 861 East Winchester Street and 6520, 6550 & 6580 South 900 East, Murray, Utah.

The subject property comprises nine parcels, seven of which were used directly by RC Willey for the operations of the large furniture store and associated parking lot. Altogether the parcels total 9.11 acres. The Boyer Company purchased the property after RC Willey closed operations there in February 2021. Unable to find a suitable commercial tenant for the large property, Boyer Company has requested these zoning and future land use map amendments to allow redevelopment of the properties as townhomes.

The two recommendations are:

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN re-designating the properties located at 861 E. Winchester Street and 6520, 6550, & 6580 S. 900 East from General Commercial to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP re-designating the properties located at 861 E. Winchester Street and 6520, 6550, & 6580 S. 900 East from the C-D, Commercial Development to the R-M-15, Multi-Family Medium Density Residential Zone.

Citizen Comments

The meeting was open for public comment.

Mark Nielsen

Mark owns a business (Freeway Transmission located at 6530 900 E, Murray, UT 84121) near the requested zoning changes and wondered if his zone or business would be affected.

Jared Hall was invited to respond to Mark's request and went on record that his property was not being rezoned.

No additional comments were given, and the open public comment period was closed.

Discussion

Councilmember Hrechkosy is excited to see this project move forward and this is the option that is best for the area. He believes the city and developers have been very thoughtful in the approach and is thankful for the direction of this proposal.

Councilmember Cotter asked if the units would be rented or sold.

Jared Hall responded that the developers would do a Market Review and determine the best approach after that.

Councilmember Hrechkosy added that he has spoken with the developers, and they have made assurances that the property will stay nice if the development is rented.

Councilmember Dominguez asked for clarification of conditional uses with the zone.

MOTION:

Councilmember Hrechkosy moves to approve the ordinance request related to land use; amending the General Plan from General Commercial to Residential Medium Density and amending the Zoning Map from C-D (Commercial Development) to R-M-15 (Residential Medium Density) for the properties addressed 861 East Winchester Street and 6520, 6550 & 6580 South 900 East, Murray, Utah. The motion was seconded by Councilmember Cotter.

Roll Call:

Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Cotter, Councilmember Dominguez.

Nays: None

Abstentions: None

Excused: Councilmember Martinez

Motion passed 4-0

Councilmembers thanked staff and the owner of the property for their proposal. They appreciate the developer working with the City and requesting a proposal that works for the community.

Business Item

None Scheduled

Mayor's Report and Questions

YouTube Video: 4:27

Mayor Hales shared:

- An update on the new City Hall project. He will schedule some time to take the council over for a tour in the next few weeks.
- Staff met with Modern Display and that project is moving along in the former Shopko center. They hope to open around October 1.
- Staff met with the owner of Dead City, the owner of the building, and the Fire Chief. After several discussions, it doesn't look like the Haunted House will be able to open this year.
 - Councilmember Hrechkosy shared that the Mayor's office and staff were very thoughtful and transparent in trying to make this work, and he thanked them for their efforts.

Mayor thanked the council for their continued support.

Councilmember Dominguez shared thanks for the Joint Resolution celebrating Hispanic Month.

Adjournment

The meeting was adjourned at 8:15 p.m.

Brooke Smith, City Recorder



Attachment A:
Fireclay Master Transportation Plan Amendment,
Chapter 17.160

Murray City Council

September 20, 2022



Fireclay Master Transportation Plan
Amendment, Chapter 17.160

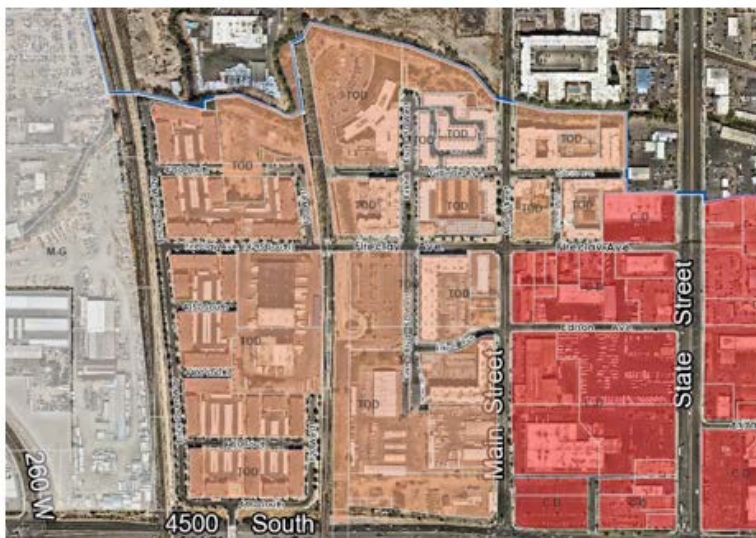
Approximately 4410 South Main Street



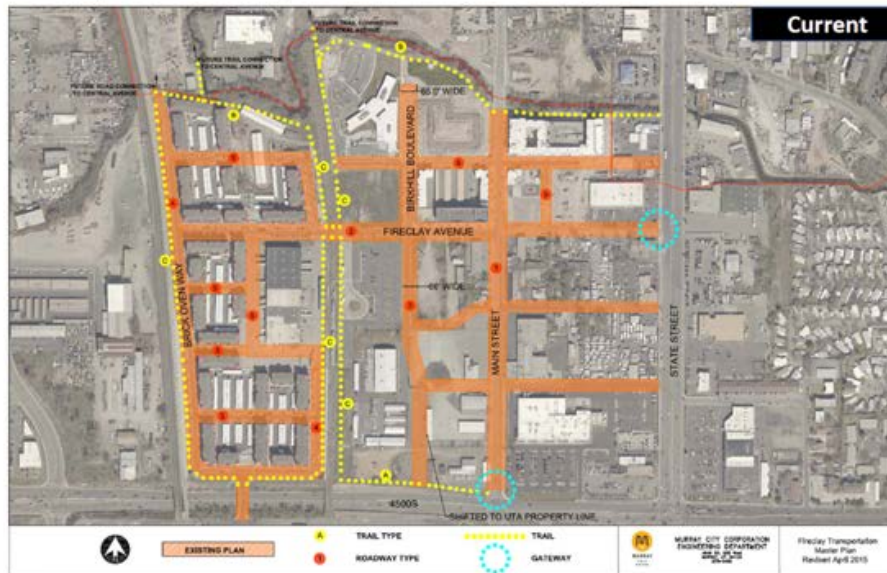
Fireclay Area, Murray North TRAX Station



TOD Zoning



Fireclay Master Transportation Plan



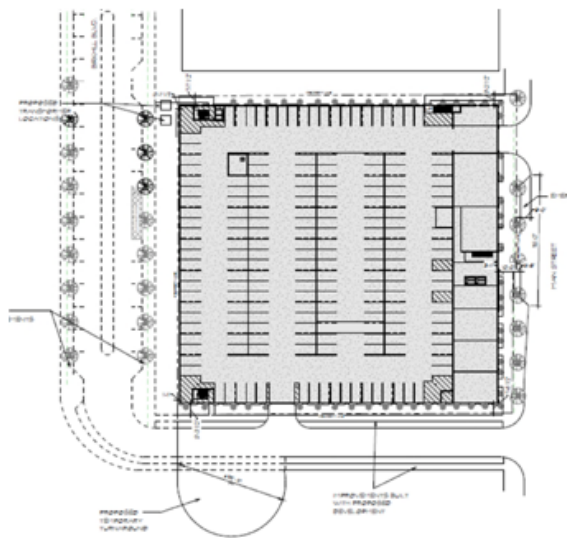
Master Transportation Plan: current and proposed locations of the east-west road connecting Birkhill Boulevard and Main Street



Issues & Benefits



Addressing the Potential Issues



- 1) The installation involving UTA and Salt Lake County. This is addressed adequately by the letters of support and the future agreement securing the applicant's participation in the improvements.
- 2) Public service and emergency access for the development can be addressed by the applicant's plan to provide a temporary turnaround and access on the south side of the development at 4410 S. Main until the new proposed road location becomes permanent. The applicant has provided a design for the temporary turnaround working with the Fire Department and City Engineer.
- 3) Pedestrian access between Main Street and Birkhill Boulevard. The applicant can maintain open space between the proposed development at 4410 S. Main and the existing Metro Phase 2 building and provide a pedestrian walkway between the developments. Other design or building design considerations could also lessen that impact.

Findings

1. The proposed amendment has been carefully considered by planning and engineering staff and with conditions the modified location can maintain acceptable levels of the benefits anticipated by the existing plan.
2. The proposed amendment supports the goals and objectives of the General Plan and the Fireclay Master Transportation Plan by maintaining the smaller block grid and encouraging pedestrian activity and mixed uses.
3. The proposed amendment will facilitate improved mixed-use redevelopment of the Salt Lake County and UTA properties in this area.

Recommendation

Staff and the Planning Commission recommend that the City Council APPROVE the proposed amendment to the Fireclay Master Transportation Plan in Chapter 17.160 of the Murray Land Use Ordinance as presented.



Attachment B: General Plan Amendment, Update Chapter 9 Moderate Income Housing

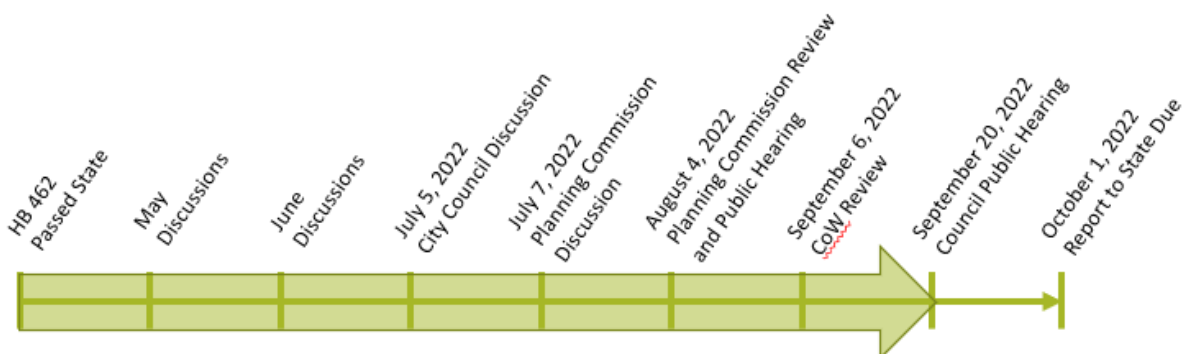
Applicant: Planning Division Staff

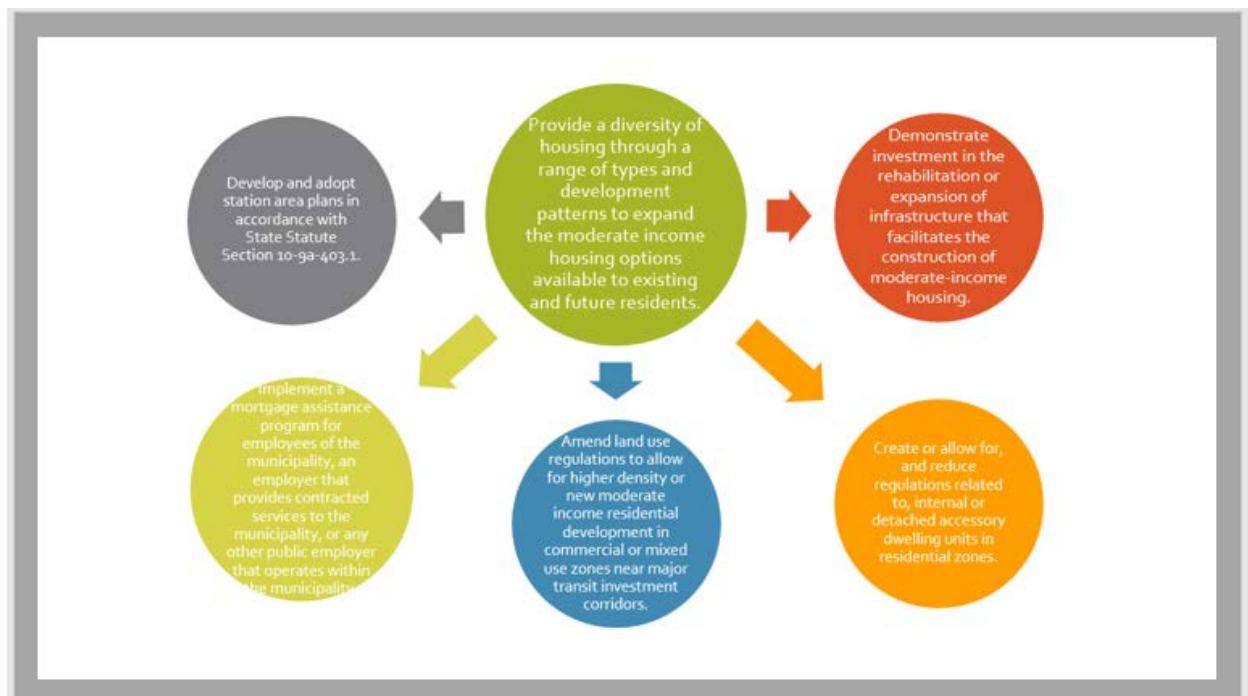
Request: General Plan Amendment to update Chapter 9, Moderate Income Housing to be in line with State requirements

Address: N/A



Where Are We?





Strategy 1

STRATEGY: DEMONSTRATE INVESTMENT IN THE REHABILITATION OR EXPANSION OF INFRASTRUCTURE THAT FACILITATES THE CONSTRUCTION OF MODERATE-INCOME HOUSING

Action Item: The Community and Economic Development will collaborate with the Murray City Water Department to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2023.

Action Item: The Community and Economic Development Department will collaborate with Murray City Power to create a masterplan and help identify areas of opportunity for increased capacity and other infrastructure improvements by December 31st, 2025.

Action Item: In coordination with Murray City Parks and Recreation, Community and Economic Development Staff will evaluate the 2020 Parks and Recreation Masterplan and provide an update to the City Council on the progress of the 10-year plan by December 31st, 2025.

Action Item: In coordination with the Murray City Engineering Division, Community and Economic Development Staff will evaluate the 2021 Transportation Masterplan and provide an update to the City Council on the progress of the key elements by December 31st, 2026.

Action Item: The Community and Economic Development Department will collaborate with the Murray City Waste Water Division to update their masterplan and identify areas of opportunity for increased capacity by December 31st, 2027.

Strategy 2

STRATEGY: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONES.

Action Plan: The Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

Strategy 3

STRATEGY: AMEND LAND USE REGULATIONS TO ALLOW FOR HIGHER DENSITY OR NEW MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS.

Action Item: In conjunction with city leadership, the Community and Economic Development Department will review the Murray City Center District zone by December 31st, 2023 and recommend changes to help facilitate moderate income housing.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Murray Central Mixed-Use zone by December 31st, 2024, and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: Murray City Community and Economic Development Department staff will conduct a review of the Centers Mixed Use zone by December 31st, 2025 and propose amendments that would increase the availability and likelihood that moderate income housing would be constructed.

Action Item: As part of the station area planning process the Community and Economic Development Department staff will conduct research into and draft an appropriate mixed-use zone or zones for use in the Fashion Place West area by December 31st, 2024.

Strategy 4

STRATEGY: IMPLEMENT A MORTGAGE ASSISTANCE PROGRAM FOR EMPLOYEES OF THE MUNICIPALITY, AND EMPLOYER THAT PROVIDES CONTRACTED SERVICES TO THE MUNICIPALITY, OR ANY OTHER PUBLIC EMPLOYER THAT OPERATES WITHIN THE MUNICIPALITY.

Action Item: The Community and Economic Development Department in conjunction with the Murray City Finance Department will scope and determine feasibility for a down payment assistance program by December 31st, 2022.

Action Item: By December 31st, 2023, city staff will present a proposal for a down payment assistance program to be reviewed by city leaders.

Strategy 5

STRATEGY: DEVELOP AND ADOPT STATION AREA PLANS IN ACCORDANCE WITH STATE STATUTE 10-9A-403.1.

Action Item: By December 31st, 2025, in accordance with state statute; Murray City will have adopted Station Area Plans for all currently active light and commuter rail stations.

Action Item: By December 31st, 2023, Murray City will have adopted a Station Area Plan for the Murray North, also known as Fireclay, light rail station.

Action Item: By December 31st, 2024, Murray City will have amended the Murray Central Small Area Plan to reflect the requirements dictated by state statute.

Action Item: By December 31st, 2025, Murray City will have amended the Fashion Place West Small Area Plan to reflect the requirements dictated by state statute.

Planning Commission

- A public hearing was held by the Planning Commission on August 4, 2022.
- 26 notices were sent to affected entities.
- No public comment was received.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

Findings

1. The proposed amendments have been carefully considered and provide direction for the city to work towards providing additional moderate-income housing.
2. The proposed amendments support the goals and objectives of the General Plan by facilitating greater collaboration within the city and furthering the development and preservation of affordable housing.
3. The proposed amendments are necessary to ensure compliance with current Utah State Code.
4. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on August 4, 2022.

Staff Recommendation

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to Chapter 9, Moderate Income Housing in the 2017 Murray City General Plan as reviewed in the Staff Report.

Attachment C:

General Plan and Zone Map Amendment at 861 East Winchester Street and 6250, 6560, 6580 South, and 900 East

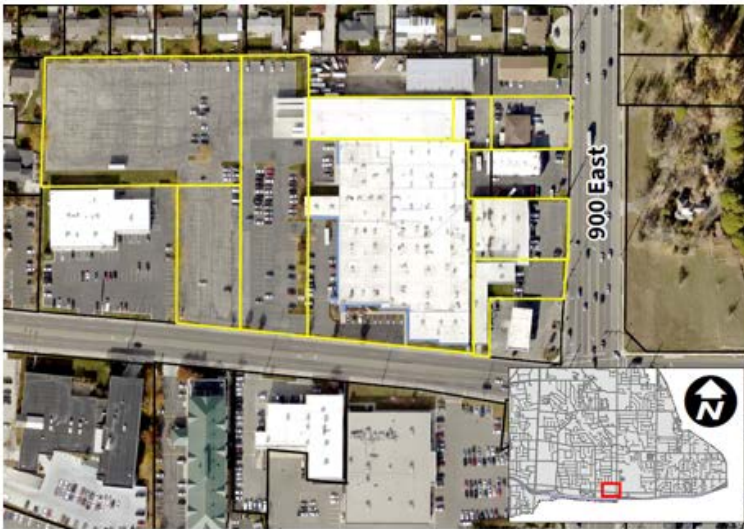
General Plan & Zone Map Amendment:

General Commercial to Medium Density Residential and C-D, Commercial Development
to R-M-15, Medium Density Multi-Family Residential

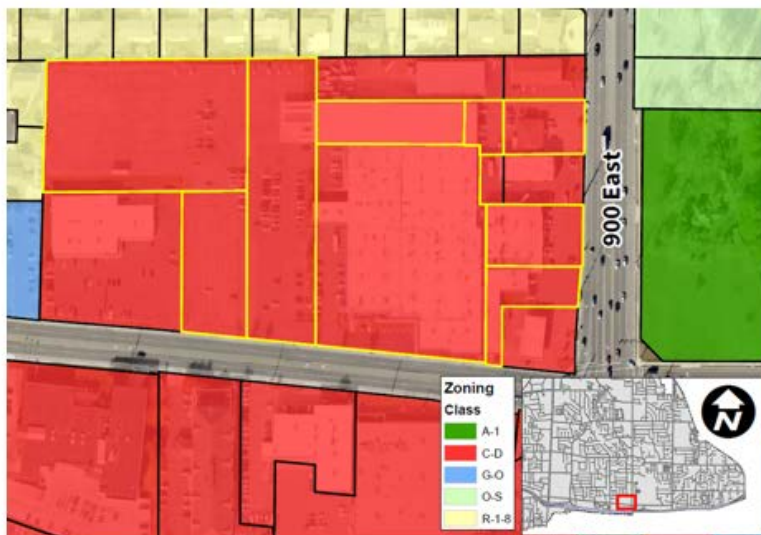
861 East Winchester Street and
6250, 6560, & 6580 South 900 East



Subject Properties



Current Zoning



Future Land Use Map



Zoning Comparison

	C-D Zone (existing)	R-M-15 Zone (proposed)
Height of Structures	35' max if located within 100' of residential zoning. 1' of additional height per 4' of additional setback from residential zoning	Up to 40' max as approved by the Planning Commission
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net Office – 4 per 1,000 sf net	2.5 per dwelling unit
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	None	20'

General Plan Considerations

MEDIUM DENSITY RESIDENTIAL

This designation allows a mix of housing types that are single-dwelling in character or smaller multi-family structures, primarily on individual parcels. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access frequent transit, are available or planned. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands). This designation can serve as a transition between mixed-use or multi-dwelling designations and lower density single-dwelling designations.

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

- R-S-6, Low/Medium density single family
- R-M-10, Medium density multiple family
- R-M-15, Medium density multiple family



OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

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

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

General Plan Considerations

9.3 MODERATE INCOME HOUSING GOAL, OBJECTIVES & STRATEGIES

MODERATE INCOME HOUSING OVERALL GOAL

Provide a diversity of housing through a range of types and development patterns to expand the moderate income housing options available to existing and future residents.

MODERATE INCOME HOUSING OBJECTIVES & STRATEGIES

OBJECTIVE 1: ENSURE HOUSING AFFORDABILITY TARGETS ARE ACHIEVABLE USING A RANGE OF STRATEGIES.

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

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

Strategy: Continue to support ADUs (Accessory Dwelling Units) in all residential zones.

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

OBJECTIVE 2: PROVIDE THE OPPORTUNITY FOR AFFORDABLE HOME OWNERSHIP BY OFFERING A RANGE OF HOUSING TYPES FOR PURCHASE, INCLUDING ATTACHED DWELLINGS.

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

Strategy: Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from C-D to R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-15 Zone.
3. The proposed Zone Map Amendment from C-D to R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

Recommendation

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and findings presented here, Staff and the Planning Commission recommend that the City Council APPROVE the requested amendment to the Future Land Use Map, re-designating the properties located at 861 E. Winchester Street, and at 6520, 6550, & 6580 S. 900 East from General Commercial to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and findings presented here, Staff and the Planning Commission recommend that the City Council APPROVE the requested amendment to the Zoning Map, re-designating the properties located at 861 E. Winchester Street, and at 6520, 6550, & 6580 S. 900 East from the C-D, Commercial Development to the R-M-15, Multi-Family Medium Density Residential Zone.

