

## Development Process in Murray City

Have you ever wondered about the approval process for development projects in Murray City?

To better understand the development process, here are some helpful terms:

- **General Plan:** A general plan is a broad planning guideline to a city's or county's future development goals and provides policy statements to achieve those development goals. It has been one of the most important instruments in city and regional planning since the early twentieth century.
- **Zoning Map:** The zoning map shows how the community is divided into different use districts or zones. Zoning districts common to most ordinances include residential, commercial, industrial, and agricultural. The zoning map must show precise boundaries for each district.
- **Zoning Variance:** A variance application is used to waive certain zoning restrictions.
- **Planning Commission:** The planning commission is a permanent committee comprised of citizens who have been appointed by the mayor and city council to review and act on matters related to planning and development.
- **Conditional Use Permit:** A permit that requires approval from the city. These types of permits consent to a use not allowed by-right in a particular zone. Just like the name implies, the permit application is approved under a set of conditions. Examples of conditions to limit negative impacts of development include such things as noise, lighting, parking, traffic, safety, etc.

The process begins in the Murray City Planning Division, which is part of the Community and Economic Development Department. Planning staff members work with residents, business owners, developers, and many others to discuss development projects. Projects can range from large scale commercial development, new residential subdivisions, or even a small shed built in your own backyard. Sometimes projects require zone map changes, subdivisions, conditional use permits, and zoning variance requests.

When the city receives a project application, it is reviewed by the planning division for compliance with zoning regulations. After that, the application is reviewed by multiple departments within the city including engineering, public works, police, fire, and building. Each department makes recommendations for the project, including an analysis of whether it is compliant with city code before the project moves forward. Some projects are approved administratively by staff authority, as in the case of uses permitted in zones, like a grocery store in a commercial zone. Other projects are approved by the planning commission, like subdivisions and conditional use permits. Legislative applications are approved by the city council and include general plan amendments, zone map amendments and text amendments (ordinance revisions).

Project applications which are sent to the planning commission and the city council are discussed in public meetings. During the public meeting, a public hearing is held, which provides an opportunity for the public to give comments on the application. Prior to the meeting, the planning commission and city council members receive staff reports which include a review of the project and a recommendation for approval or denial. The staff recommendation is based on whether the application meets the goals of the general plan and the city's ordinances. In cases of general plan amendments, zone map

amendments and text amendments, the planning commission gives a recommendation to the city council to approve or deny the change and the city council makes a final decision.

All are invited to watch meetings, sign up to receive meeting agendas, and read meeting minutes of the planning commission or city council by visiting the city's website at [murray.utah.gov](http://murray.utah.gov).

Whatever the project size, the planning division is committed to making sure Murray City is a great place to live, work, or visit. Please contact us at 801-270-2420 if you have any questions about planning or development projects.