



Applying for a Residential Facility for Persons with Disabilities

A permitted use is any specific land use that is allowed within a zoning district subject to the restrictions applicable to that zone. Notwithstanding any contrary provision of this title, a residential facility for persons with a disability shall be a permitted use in any zone where a dwelling is allowed. A residential facility for persons with a disability that would likely create a fundamental change in the character of the neighborhood may be excluded from a zoning area.

OVERVIEW

A site plan is an illustration from a “birds-eye view” of a development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including structures, landscaping and open space, walkways, means of ingress and egress, circulation, exterior lighting, buffers and screening devices, and any other information that may be required in order that an informed decision can be made by the City. The site plan review process is designed to ensure that any proposed development or land use will comply with current city ordinances as well as the goals and objectives stated within the Murray City General Plan.

Murray Municipal Code Section 17.32 outlines a Residential Facility for Persons with a Disability as a residence in which more than one person with a disability resides and which is licensed or certified by: A. The Utah Department of Human Services under title 62A, chapter 2, of the Utah code, licensure of programs and facilities, or B. The Utah Department of Health under title 26, chapter 21, of the Utah code, health care facility licensing and inspection act.

Application Process:

Step 1. Contact the Community & Economic Development Division. Meet informally with a member of the Community & Economic Development Division staff to discuss your proposal and review the issues and procedures.

Step 2. Submit Application. For a Residential Facility for Persons with a Disability application please submit the following information:

- Completed application form.

- Property Owner's Affidavit (i.e. a written statement made before a notary). For your convenience, an affidavit has been provided on the back of the application form.
- If the property owner is to be represented by an agent during meetings with the City, please complete and submit the Agent Authorization form (also provided on the back of the application form).
- One (1) copy of a legible site plan proposal. The site plan should include the following information:
 - The project name and exact street address.
 - Accurate dimensions of the subject property, drawn to scale (i.e. 1"=10', 1"=30', etc.), with north arrow and date of drawing. Sheet size should be a minimum of 18" x 24".
 - Property lines, adjoining streets, right-of ways, waterways, easements, etc. with dimensions.
 - Location and dimension of existing and proposed buildings, entries and exits, driveways, parking areas, landscape areas, sidewalks, retaining walls, fences, exterior lighting, etc.
 - One (1) copy of floor plans. Include both existing and proposed floor plans. Indicate the scale (i.e. 1/8"=1', 1/4"=1', etc.) used on the plans.
 - One (1) copy of building elevations. These must be dimensioned to show an accurate representation of the proposed building.
- Analysis of reasonable accommodation is required, including documentation of the financial and operational necessity of housing the number of residents in the proposed facility. This information needs to include a pro forma document and associated costs and financial statements regarding the proposal. This information is essential in helping staff evaluate the reasonable accommodation for a proposed number of individuals to be in the facility. The applicant may be required to provide reports and studies relating to adequate utilities, traffic impacts, school impacts, neighborhood support and any other information which may be needed in order to render a proper decision.
- Submit one (1) reduced 8 1/2 x 11 inch copy of all development plans.
*All plans submitted with the application will not be returned to the applicant and are the property of Murray City.

Take Note. If there is an existing building on the property that is proposed to be demolished or remodeled, and the building is over 50 years old, it may require review by the Historic Preservation Board. Please contact Lori Edmunds at (801) 264-2620 for additional information.

Step 3. Planning Staff Decision. Approximately 3 weeks after the application is submitted, planning staff will issue a decision to approve, approve with conditions or deny the site plan. Please be advised that this decision does not grant permission to proceed without full review, appropriate approvals, and compliance with all city codes.

Appeal of Planning Staff Decision:

Anyone aggrieved with a decision of the planning staff may appeal the decision to the Hearing Officer. The appellant may be the applicant, neighboring property owner, an affected resident, or even the City itself. Appeals must be in writing and received by the Community & Economic Development Division within ten (10) days of a decision. Appeals must contain all pertinent documents and state the reason(s) for the appeal. Payment of a fee is required at the time of filing.



RESIDENTIAL FACILITY FOR PERSONS WITH DISABILITIES APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Remodel

Subject Property Address: _____

Parcel Identification (Sidwell) Number: _____

Parcel Area: _____ Current Use: _____

Floor Area: _____ Zoning Classification: _____

Applicant Name: _____

Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax #: _____

Email address: _____

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, Zip: _____

Email address: _____

Daytime Phone #: _____ Fax #: _____

Email address: _____

Describe your request in detail (use additional page if necessary): _____

Authorized Signature: _____ Date: _____



Property Owners Affidavit

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public
Residing in _____
My commission expires: _____

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint

_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

_____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature (co-owner if any)

On the _____ day of _____, 20 _____, personally appeared before me

_____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public
Residing in _____
My commission expires: _____