

MURRAY
CITY COUNCIL

Council Meeting January 19, 2021



Murray City Municipal Council

Notice of Meeting

Murray City Center
5025 South State Street, Murray, Utah 84107

Electronic Meeting Only **January 19, 2021**

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached Council Chair determination.)

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

***Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov.
- Comments are limited to less than three minutes, include your name and contact information.

Meeting Agenda

5:15 p.m. Committee of the Whole

Diane Turner conducting.

Approval of Minutes

Committee of the Whole – December 8, 2020

Discussion Items

1. 2020 Moderate Income Housing Report - Melinda Greenwood and Jared Hall presenting. (20 minutes)
2. General Plan and Zone Map Amendments 5283, 5157, 5217, & 5177 South and 151 East 5300 South. – Melinda Greenwood and Jared Hall presenting. (20 minutes)
3. Text Amendment for Residential Chicken Keeping. . – Melinda Greenwood and Jared Hall presenting. (20 minutes)

Announcements

Adjournment

Break

6:30 p.m. Council Meeting

Dale Cox conducting.

Opening Ceremonies

Call to Order

Pledge of Allegiance

Approval of Minutes

None

Special Recognition

1. Murray City Council **Employee of the Month, Danny Hansen**, Senior IT Technician – Brett Hales and Rob White presenting.
2. Consider a Joint Resolution of Appreciation to **Janet M. Lopez, Executive Director** for the Murray City Municipal Council. Diane Turner presenting.

Citizen Comments

*See instructions above. Email to city.council@murray.utah.gov . Comments are limited to less than 3 minutes, include your name and contact information.

Consent Agenda

1. Consider confirmation of the Mayor's reappointment of **Todd Allen** to the Murray City Ethics Commission for a three-year term beginning February 19, 2021 to expire February 19, 2024.
2. Consider confirmation of the Mayor's reappointment of **Susan Gregory** to the Murray City Ethics Commission for a three-year term beginning February 19, 2021 to expire February 19, 2024
3. Consider confirmation of the Mayor's reappointment of **Richard Clark** to the Murray Senior Recreation Center for a three-year term beginning February 1, 2021 to expire January 30, 2024
4. Consider confirmation of the Mayor's reappointment of **Sandra Jones** to the Murray Senior Recreation Center for a three-year term beginning February 1, 2021 to expire January 30, 2024
5. Consider confirmation of the Mayor's appointment of **Karl Schatten** to the Murray Senior Recreation Center for a three-year term beginning February 1, 2021 to expire January 30, 2024
Mayor Camp presenting.

Public Hearings

Staff and sponsor presentations, and public comment prior to Council action on the following matter. *

1. Consider an ordinance relating to land use; amends the Zoning Map from G-O to C-D for the properties located at approximately 192 East 4500 South, Murray City, Utah. Melinda Greenwood and Jared Hall presenting. (Sew N Fit applicant.)

2. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Mixed Use and amends the Zoning Map from C-D to M-U for the properties located at approximately 861 East Winchester Street and 6520, 6550, 6580 South and 900 East, Murray City, Utah. (Boyer Company, applicant.)
3. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Mixed Use and amends the Zoning Map from C-D to M-U for the property located at 5445 South 900 East, Murray City, Utah. (Sports Mall, applicant.)

Business Item

1. Consider a resolution approving the City Council's appointment of representatives to boards and committees. Diane Turner presenting.
2. Consider a resolution establishing the Diversity and Inclusion Ad Hoc Advisory Task Force. Kat Martinez presenting.

Mayor's Report and Questions

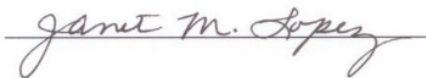
Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On Thursday, January 14, 2021, at 11:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



Janet M. Lopez
Council Executive Director
Murray City Municipal Council



**MURRAY CITY CORPORATION
CITY COUNCIL**

Kat Martinez, District 1

Dale M. Cox, District 2

Rosalba Dominguez, District 3

Diane Turner, District 4

Brett A. Hales, District 5

Janet M. Lopez
Council Executive Director

**Murray City Council Chair Determination
Open and Public Meeting Act
Utah State Code 52-4-207(4)
January 19, 2021**

In accordance with, Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus, I have determined that meeting in an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

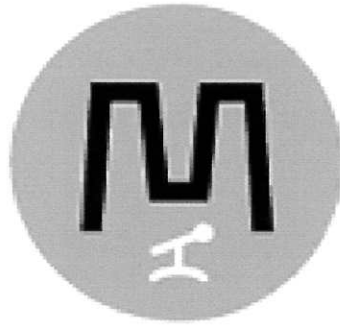
Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-15 dated October 26, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County residents.

It is my intent to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

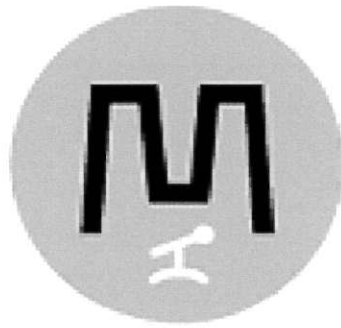
Citizen comments or public hearing comments may be made live through the Zoom meeting process or read into the record by sending an email to city.council@murray.utah.gov.

Diane Turner
Murray City Council Chair



MURRAY
CITY COUNCIL

Committee of the Whole



MURRAY
CITY COUNCIL

Committee of the Whole Minutes

DRAFT



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, December 8, 2020 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Dominguez, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

Council Members in Attendance:

Rosalba Dominguez –Chair	District #3
Diane Turner – Vice Chair	District #4
Kat Martinez	District #1
Dale Cox	District #2
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Janet Lopez	City Council Director
Kim Sorensen	Parks and Recreation Director	Jennifer Kennedy	City Recorder
Pam Roberts	Wasatch Front Waste and Recycling	Pattie Johnson	City Council Office Admin.
Brenda Moore	Finance Director	Kim Fong	Library Director
G.L. Critchfield	City Attorney	Bill Francis	The Imagination Company
Melinda Greenwood	CED Director		

Ms. Dominguez called the meeting to order at 5:00 p.m. with the following statement:

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic. The intent is to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

Approval of Minutes: Ms. Dominguez asked for comments or a motion on the minutes from November 10, 2020 - Committee of the Whole. Ms. Martinez moved to approve. Mr. Hales seconded the motion. Passed 5-0.

Discussion Items:

WFWRD (Wasatch Front Waste and Recycling District) Report - Ms. Turner welcomed General

Manager/CEO, Ms. Roberts who shared the annual report and reviewed results from a recent survey.

View entire presentation at:

(Attachment #1)

<https://youtu.be/LC6vRFnYvzU?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=260>

The following update was given:

- The board adopted the 2021 budget on November 16, 2020, following a public hearing. There were no base-fee increases; fees remain at \$17 per month, or \$51 per quarter/\$204 per year.
- Approved fee increases were noted for bulk trailer rentals, and curbside green waste collection. Ms. Roberts said due to current factors, increases had not occurred since 2014.
- Changes were made to modify the ACP (Area Cleanup Program); rather than of the traditional method of parking shared dumpsters along neighborhood streets, residents were given the option to reserve large containers to be parked in driveways.
 - Complaints and compliments were received afterwards; but trash collection was made safer for staff because there is no handling of resident's personal garbage during the pandemic.
 - The start date was delayed until May 2020, due to COVID impact and staffing reorganization.
 - Two charts compared city/metro totals in 2020 and 2019 that included the number of participating homes; total containers delivered; ratios of containers per household, and collection total and disposal costs for mattresses, tires, and refrigerators. She highlighted:
 - 2020 – Containers delivered = 9,548. Total tonnage collected = 8,481 (includes green waste).
 - 2019 – Total containers delivered = 11,470. Total tonnage = 11,299 (including green).
 - Murray Stats: 2020 total home participation = 2,803; 2019 home participation = 2,788.
 - The modified program was challenging for residents to schedule dumpster reservations, due to confirmation delays; and it was hard for staff to fill cancellations. The hope is to improve the scheduling system for 2021.
 - With the traditional ACP, items pile up high in dumpsters, overflowing to stacks in the street. This required staff to visit areas and personally handle resident's garbage. A 2018 photo was displayed to show the messy overflow; comparatively, a 2020 picture revealed the now modified manageable situation. Staff is now only required to tarp dumpsters for hauling. Ms. Roberts said the idea to modify the ACP was proposed in 2017, due to scattered waste that occurred.
 - The new program has cut down on scavengers visiting neighborhoods; reduced staff requirements, and significantly lowered the cost for disposing ACP waste.
- 2020 ACP Satisfaction Survey Results. In October 2020, a survey was conducted to see how residents liked the new cleanup program.
 - Total response = 2,735; the majority of those came from customers who utilized the 2020 service.
 - In Murray, 93 residents participated in the survey; 88% of them were satisfied with the new program. District-wide, 83% of Murray users were satisfied; and it was noted that in 2019, Murray satisfaction rate was 81.6%.
 - All city and community satisfaction rates were noted on a graph; the average rate was 83%.
 - Majority of comments pertained to difficulty in scheduling. Ms. Roberts said a new website developer hopes to design a more sophisticated scheduling tool and calendar system.

Council Comments and Discussion:

- Ms. Turner said WFWRD does an excellent job serving customers; and clarified that WFWRD only serves Murray citizens located east of 900 East in Council Districts 3, 4, and 5.
- Mr. Hales said survey results were a wonderful compliment to Ms. Roberts and her staff.
- Ms. Roberts stated that needed improvements will make things run smoothly next year; with the hope

of keeping modifications well into the future, because the new program is more easily managed.

Reports from City Representatives to Interlocal Boards and Commissions:

Association of Municipal Councils – Ms. Dominguez reported due to COVID, no meetings were held in the last few months. She confirmed information was also provided to them regarding *The Point* development in Draper City, that Mayor Camp discussed in the previous Committee of the Whole meeting.

ULCT (Utah League of Cities and Towns) Legislative Policy Committee – Ms. Dominguez read the following update:

- A new task force was developed called “*Love, Listen and Lead.*” The task force is an effort to promote open communication and adaptation of policies that acknowledge respect, freedom, and justice for all people; and is a stand to assure health, safety and welfare of all Utah residents.
- The vote was unanimous to support legislation that bans proactive chokeholds, as a method of restraint by municipal public safety officers.
- Fall Session: The main focus was on housing affordability. Ms. Dominguez noted Senate Bill 34, House Bill 374; and ADUs (Accessory dwelling units); and reported Murray made provisions for ADUs several years ago.
- Approximately 73 public bills regarding law enforcement and criminal justice have already been filed for the next session.
- The ULCT will continue to use a tier system to prioritize legislative issues, beginning with highest priority issues.
- The LPC (Legislative Policy Committee) has consistently reported on the status of CARES Act funding; which has kept membership informed on Executive Orders, mask mandates, social gatherings; and impact on health care professionals, case numbers, hospitalization and deaths.
- The Land Use Task Force is reviewing a number of issues including impact fees, conditional use permits, annexation, incorporation, low impact development, boundary line adjustments, water provider matters, building permits, and gravel pits.
- In the coming year, a big challenge is that the Legislature will not be meeting in person. Ms. Dominguez said the City has strong relationships with Murray representatives, and the new Council representative for the LPC will need to maintain good consistent communication.

WFWRD (Wasatch Front Waste and Recycling District) – Ms. Turner felt Ms. Roberts’ presentation was very informative and had nothing more to add to the report.

Chamber of Commerce – Mr. Cox expressed gratitude for Murray Chamber President/CEO, Mr. Galt; and Chamber Chair, Ms. Goettsche for a fine job reorganizing. They are well settled into a new office on 5411 South and Vine Street. He continued with the following update:

- Online networks and in-depth conversations are still going strong every Tuesday.
- Due to COVID-19, all mass gatherings like business lunches and dinners have been halted.
- Ribbon cuttings are still ongoing -once or twice per week.
- The Chamber continues to track new businesses popping up in the community, and will continue with the ribbon cuttings, as circumstances allow.
- The Chamber will continue to adjust with more online meetings, as the pandemic continues; there are several webinars, and business-related informational series on the docket.

- Commerce continues to grow in numbers despite pandemic challenges; 12 new members were added in the last three months.
- The Chamber is grateful to Murray City for giving out small business grants.

Mr. Cox reiterated that all involved with the Chamber worked hard to improve things by creating new outreach, because prior to that they were losing members, which have now been regained. He encouraged current members to contact the Chamber with any further needs.

Utah CAP (Community Action Program) – Ms. Kennedy informed the Council about how programs are functioning under the pandemic:

- **Head Start:**
 - *Stuff a Tummy* – The annual Thanksgiving event was held for families in need, which provided over 120 meals; hygiene essentials were included.
 - *Operation Chimney Drop* - Donations have been collected, and next week items will be dispersed.
- **Home Weatherization.** Still accepting regular and crisis applications; and currently, visits to homes for essential weather-related work is allowed.
- **Adult Education.** The GED (General Equivalency Diploma) class, and English as a Second Language class has moved to online virtual classes only.
- **Case Management Housing.** Still providing deposit and emergency rental assistance. Landlord-tenant mediation case management is offered over the phone; and all walk-in and in-person appointments are suspended.
- **In-take Call Center.** The agency continues to fill 400 calls per day; most are related to housing and utility assistance. Utah CAP exhausted all federal government rental assistance money; however, Salt Lake County awarded the agency an additional \$1.5 million. The additional funds are expected to be depleted by the end of December 2020.
- **Head Start Classes.** Held virtually, and in person; the last day of school is December 18, 2020. With a quarantine period requirement after the holidays, staff and children will not resume in-person learning until January 19; all classes will begin virtually on January 4, 2021; at which time all services will continue.
- **HEAT.** Applications are being processed for the 2020-2021 heat utility assistance season, which can be filled out on-line, by phone, or dropped-off at one of two locations. Sixty additional seasonal-staff members will be hired to help with the Heat Program this year.
- **Nutrition.** All food services are still open, with only contactless curbside pickup. Food pantries continue to see increases in first time users, which will continue in the coming months. There is limited space at both pantry locations with more frequent and larger food drops, so, they will reorganize storage options, and change traffic flow to better rotate food as it arrives and goes out.

Ms. Dominguez asked the number of Murray citizens using CAP. Ms. Kennedy would research that total but reported Murray City contributed \$100,000 in extra CARES Act funding to CAP; so far from that donation CAP helped 64 Murray households, totaling \$32,000; each household received \$500. Ms. Dominguez wanted to be sure money was used accordingly with enough for Murray residents. Ms. Kennedy confirmed there was enough funding to address Murray needs.

Murray City Library – Ms. Fong said as the pandemic continues, patrons are happy with the contactless curbside service. She was pleased with how the library adapted, and reported the following:

- Digital content is currently 40% of circulation; meaning e-books are getting checked out; so, a larger collection was obtained due to higher use.
- Virtual Story Time Hour. Available Monday-Friday on Facebook at 11:15; each day of the week a different and fun learning experience is offered.
- Virtual programs. Although more labor intense for staff to manage, participation is robust compared to pre-COVID visitors to the library.
- YouTube Videos. Another method to access the library is also robust; viewing numbers are between 2,000 and 3,000 per month.
- Computer Use. By appointment only, printing, scanning, faxing is available in person; same day appointments are possible. Computers and equipment are cleaned after each use; cleaned twice a day; and a cleaning station is available for personal computers brought inside. Each day the library sees 10-15 patrons needing to use computers.
- Browse and Borrow. The program gives opportunity for personal visits inside the library to pick up holds, look for books, and browse segregated display areas. The number using the service is minimal.

Council Comments and Discussion:

- Ms. Dominguez enjoyed the use of online Wiggle and story time for her children.
- Ms. Martinez commended Ms. Fong for a successful online transition. And, for allowing limited use inside the facility to encourage safe use of the public space. She thanked Ms. Fong and staff for extra hard work that the community greatly appreciated.
- Ms. Turner agreed and valued Ms. Fong's ability to manage the task.
- Ms. Fong assured the Council they are doing all they can to keep the library safe.

JRC (Jordan River Commission) – Mr. Sorensen presented results of the JRC Blue Print survey; he highlighted interesting survey information and items applicable to Murray:

- Approximately 8,005 responses were received; of those, 2,200 were from West Jordan, Taylorsville, Murray, and Millcreek - considered the Salt Lake Central zone.
- Those who believe the Parkway is important = 80%.
- Top three desired improvements:
 1. Major crosswalks, bridges, and roadways; Murray's section has no obstacles.
 2. More bike lanes, and wider trails.
 3. Additional connections. Many participants want to see more connectivity - similar to how the Canal Trail connects neighborhoods to Wheeler farm.
- When asked on the survey; *What prevents you from using the Jordan River trail?* The number one response was *water quality*; the second most popular response was *hazards*, such as, goatheads, which is a puncture vine harmful to bike tires, and damaged pavement. Other responses included lack of drinking fountains or restrooms, and lack of ADA (Americans with Disabilities Act) access. Mr. Sorensen reported Murray's section of the trail does not experience any of these issues.
- When asked how the Jordan River can be improved; and, what should funding be spent on, responses included: water quality, maintenance and cleaning; and safety. Mr. Sorensen noted that Murray Police visit the trail often, so Murray's section is thought to be a very safe.
- When asked if the trail should become a tourism site: 34% *somewhat* supported it; 54% did not.
- *Get to the River Celebration*. In September 2020, Murray participated with three events. A virtual 5K run; chalk art contest; and a Jordan River informational booth was available that attracted 2,200 visitors. The hope is that next September COVID will allow other activities.

- Trail use has increased since COVID; so, the City installed a traffic counter in Murray's section to determine the number of visitors. On May 3, 2020, 2,331 people visited the trail, which is the highest on record. Comparatively, the average daily number is 1,400 for May, June and July.
- The JRC is partnering with *Monarchs of Wasatch*. With concerns about decreasing butterfly populations, the City purchased 4,100 milkweed seeds to be planted in various places along the Parkway, and Canal Trail to attract more Monarchs. Mr. Sorensen explained Monarchs only lay eggs on milkweed; caterpillars that hatch only eat milkweed, and the plant is not invasive.

Council Comments:

- Mr. Cox commended maintenance crews for doing a great job along the Parkway. He observed employees are always there working to keep it clean, and trash is nonexistent in Murray's section; he expressed appreciation for City workers who care for all Murray parks.
- Ms. Turner said Mr. Sorensen is a great leader. She reported positive feedback from constituents that visit the Parkway trail; they expressed appreciation and say Murray's section outshines the rest.
- Ms. Martinez expressed appreciation for great efforts made by City staff.

NeighborWorks – Ms. Greenwood explained NeighborWorks provides affordable housing services for Murray's low-income residents. It is a requirement of RDA project areas that money be set aside annually, to provide for down payment assistance; and home improvement loans for those who are income qualified. It also helps with NeighborWorks business operational overhead. This year a total of \$105,000 in down payment assistance funding was approved for five families as follows:

- In April \$20,000; leveraged a \$261,000 loan.
- May, \$20,000, which leveraged \$283,000.
- July, \$25,000 was awarded to provide a loan for \$185,000.
- This month, two; \$20,000 down payment assistance loans would be finalized.

Due to COVID, NeighborWorks was not able to accomplish many opportunities. For example, annual programs like *Paint Your Heart Out* and *Rake Your Heart Out*; and events held at the Park Center, and Senior Center were all cancelled; however, a flu-shot clinic was held.

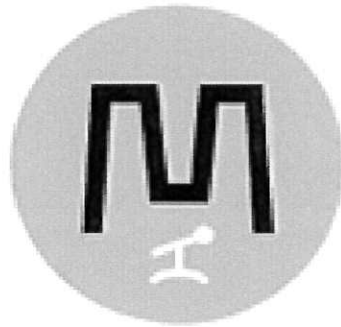
Council Comments and Discussion:

- Mr. Hales was excited for Murray families to get financial assistance.
- Ms. Dominguez asked how many families were helped last year.
- Ms. Greenwood reported last year only one home improvement loan was funded for \$1,900.

Announcements: None.

Adjournment: 5:58 p.m.

**Pattie Johnson
Council Office Administrator II**



MURRAY
CITY COUNCIL

Discussion Item #1




Community & Economic Development

Presentation of the 2020 Moderate Income Housing Report

Council Action Request

Committee of the Whole

Meeting Date: January 19, 2021

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 20 Minutes Is This Time Sensitive No Mayor's Approval  Date January 5, 2021	Purpose of Proposal Presentation of the 2020 Moderate Income Housing Report Action Requested Informational only. Attachments 2020 Moderate Income Housing Report; November 2020 Kem C. Gardner Institute Report; Budget Impact None. Description of this Item <p>The Community & Economic Development Department is required to submit an annual report on Moderate Income Housing to the state each year. This report is attached, and was submitted to the state on December 1, 2020. Staff would like to share the report results with the City Council.</p> <p>As additional information, the November 2020 Kem C. Gardner Policy Institute report, <i>Housing Affordability: What are Best Practices and How are they Important?</i> has been provided, as well as a December 17, 2020 Salt Lake Tribune Article titled: <i>There are Ways Utah Cities Can Boost Affordable Housing. But Some Residents May Not Like Them.</i></p>
---	---



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Murray City

Reporting Date: December 1, 2020

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Melinda Greenwood

Community & Economic Development Director

801-270-2428

mgreenwood@murray.utah.gov

Mayor's First and Last Name: D. Blair Camp

Mayor's Email Address: blair.camp@murray.utah.gov

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Jared Hall

Preparer's Title: Planning Division Manager

Preparer's Email Address: jhall@murray.utah.gov

Preparer's Telephone: 801-270-2420

Extension: 2427

When did the municipality last adopt moderate-income housing element of their general plan?

December, 2019

Link to moderate-income housing element on municipality website:

<https://murray.utah.gov/DocumentCenter/View/7570/Murray-City-General-Plan-2017-Full?bidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

All responses for each of the eight strategies are in a separate, attached document.

2. Please state the municipality's goal(s) associated with the strategy

3. What are the specific outcomes that the strategy intends to accomplish?

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT
VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

[UCA 10-9a-408\(2\)\(i\)](#): (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income (+140)
 - 50% of the county's adjusted median family income 1,470 additional units needed
 - 30% of the county's adjusted median family income 1,185 additional units needed

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - ✓ An updated estimate of the municipality's 5-year moderate-income housing needs
 - ✓ A findings report of the annual moderate-income housing element review
 - ✓ The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

A proud partner of the  **americanjobcenter** network

Equal Opportunity Employer/Program

Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.



Murray City Annual Moderate-Income Housing Report, Attachment A:

November 30, 2020

Responses to Reporting Form questions 1-5, "Strategies". All responses for each of the eight (8) strategies in Section 9 of Murray's General Plan are provided individually.

Strategy 1

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

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.

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

A resulting diversity of housing options in all areas of the city, including very high density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through infill development.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies. Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Not applicable.

- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff.

- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

Staff must continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.

- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*

This strategy/goal is on-going, and deadlines are not relevant.

- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Not applicable.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The barriers encountered are most commonly public concerns related to density.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

Strategy 2

- 1. State strategy municipality included in the moderate-income housing element of its general plan below.*

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

- 2. Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

- 3. What are the specific outcomes that the strategy intends to accomplish?*

The desired outcome is greater diversity of housing throughout residential zoning, resulting in more options, and more affordability.

- 4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

- 5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Further review of residential zoning and subdivision codes for potential changes that will support more diverse and compatible housing types for residential infill.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning and Engineering staff.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

Staff must allocate time for review of the ordinances and subdivision codes, and to research and then promote strategic infill methods that make sense for Murray. Public input and buy-in from citizenry and public officials.

d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
This strategy/goal is on-going, and deadlines are not relevant.

e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

In March 2020, twin homes were defined and specifically allowed in the R-N-B, Residential Neighborhood Business Zone along with duplexes. A subdivision of 26 twin-homes is now under construction.

f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

City officials and staff have supported a greater diversity of housing styles, types, and densities through different zoning. The barriers encountered are most commonly public concerns related to density.

g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

Strategy 3

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

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

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

Wide public support for ADUs, creation of "life-cycle" housing within existing neighborhoods, and broader application of the use of ADUs to achieve those goals throughout the city.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

ADUs require Planning Commission approval. Planning Division Staff has actively discussed the review and modification of the ADU ordinance to achieve wider use with the Planning Commission. The Planning Commission responded positively and expects Staff to begin draft ordinance work in 2021.

5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

- Continue research and review of the Land Use Ordinance for ADUs to consider additional allowances to accommodate greater utilization of ADUs.
- Seek departmental and public input.

- Propose draft changes / allowances and present to the Planning Commission and City Council.
- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
Planning Division and other City Staff, Planning Commission, City Council.
- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Staff must continue to allocate time for review of ordinances, find ways to seek input from citizenry and other City Staff, and finally draft and present the of proposed changes.
- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
Planning Division Staff has identified updating the allowances for ADUs as a goal to be accomplished by July, 2021.
- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Initial research and review of the Land Use Ordinance allowance for ADUs, specifically looking for appropriate modifications that will broaden the use of ADUs.
- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*
The City has experienced generally positive outcomes related to the implementation of ADUs. A ten-year history of ADU approvals shows:

Year	ADUs Approved
2010	5
2011	5
2012	4
2013	7
2014	4
2015	1
2016	4
2017	6
2018	13
2019	8
2020	7

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*
Not with relation to the use of ADUs.

Strategy 4

- 1. State strategy municipality included in the moderate-income housing element of its general plan below.*

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

2. *Please state the municipality's goal(s) associated with the strategy.*
(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.
3. *What are the specific outcomes that the strategy intends to accomplish?*
Greater densities in multi-family projects and developments associated with high-quality units designated for occupation and use by moderate-income households.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*
Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies. No recent projects have utilized the density bonuses.
5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*
 - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
Review the density bonus for potential updates to achieve more widespread use.
 - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
Planning Division staff.
 - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Staff must allocate time for review of ordinances and seek input from public officials. Staff must also allocate time and expertise to determine availability of utilities for increased densities.
 - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
There is no established deadline related to this goal or the identifiable tasks at this time.
 - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Not applicable.
 - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*
Not applicable. The density bonus has not been recently utilized, and as a result should be evaluated and potentially updated.
 - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*
Not in relation to the incentive density bonus.

Strategy 5

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*
Maintain reduced residential parking requirements in the MCCD, Mixed-Use, and Transit Oriented Development zones.

2. *Please state the municipality's goal(s) associated with the strategy.*
(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.
3. *What are the specific outcomes that the strategy intends to accomplish?*
- Support of true mixed-use development where it can be most effective.
 - Support of the highest densities where they are most appropriate.
 - Support of higher densities in identified "centers" and along corridors than would be allowed generally with simple multi-family zoning through the use and application of mixed-use design and planning principles.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*
Both the MCCD and Mixed-Use Zones were updated during 2019. During those updates the existing, reduced minimum parking standards were maintained. Parking maximums also remain in place in all mixed-use zones. Reports presented to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies, and incorporates analysis of the access of higher density residents to transit and services, which are essential to moderate-income households.
5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*
- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
Not applicable.
- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
Planning Division staff.
- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Not applicable.
- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
This strategy/goal is on-going, and deadlines are not relevant.
- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Not applicable.
- f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*
City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments.
- g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*
Not applicable.

Strategy 6

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

Implement transit-oriented development and/or mixed-use zoning for properties in and around transit stations.

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

The implementation of livable, very high-density residential development in areas providing the best access to services and public transportation.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Mixed Use development requires approval by the Land Use Authority. Reports to the Planning Commission on projects and developments include references and findings related to the General Plan goals, objectives and strategies. Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

- Murray City has conducted a study in 2020 of the area surrounding the UTA Fashion Place West Trax Station and should adopt the Fashion Place West Small Area Plan in January, 2021.
- In 2019, Murray City adopted a Small Area Plan for the UTA Murray Central Station.
- In November 2019 the City updated the M-U, Mixed Use Zone in order to consider implementing M-U zoning in areas identified as centers or in transition by the General Plan.
- The City has been approved to apply for a Transportation and Land Use Connection grant from the Wasatch Front Regional Council to study the feasibility and appropriate implementation of Mixed Use zoning along the State Street corridor.
- Utility Master Plans are being updated to accommodate greater residential densities in these identified areas.

- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff, Public Works and Engineering Staff, Planning Commission, and City Council.

- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

The Fashion Place West Small Area Plan will need to be presented to the Planning Commission and City Council for adoption as an amendment to the General Plan. For other tasks identified in 5a the resources have been allocated.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

- The Fashion Place West Small Area Plan should be adopted during January 2021.
- The application for the Transportation and Land Use Connection (TLC) grant must be completed by December 29, 2020.
- The updated Transportation and Sewer Master Plans are scheduled to be completed during 2021.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Mixed Use Zones have already been employed around the Murray North and Murray Central Stations, and there are many projects completed or in various stages of development. The Fashion Place West Small Area Plan will support the implementation of additional mixed-use zoning around that station area as well. The 2019 update to the M-U Zone has resulted in the rezoning of 10 acres of dormant commercial property and the approval of a mixed use project on the property including 421 residential apartments and 21,000 square feet of related retail space. The City is currently processing three additional applications for mixed use developments on other large properties.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The adequacy of public infrastructure (sewer, water, transportation) has emerged as the greatest barrier thus far. Those concerns are being addressed through the updates of the Sewer and Transportation Master Plans mentioned above.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?

These considerations are on a case-by-case basis and are typically brought forward by the developer.

Strategy 7

1. State strategy municipality included in the moderate-income housing element of its general plan below.

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.

2. Please state the municipality's goal(s) associated with the strategy.

(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.

3. What are the specific outcomes that the strategy intends to accomplish?

A diversity of housing options in all areas of the city, including very high density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through infill development.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*
Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives and strategies. Planning Division staff is obligated to make periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.
5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*
 - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
Not applicable.
 - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
Planning Division staff.
 - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Staff must continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.
 - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
This strategy/goal is on-going, and deadlines are not relevant.
 - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Not applicable.
 - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*
City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The barriers encountered are most commonly public concerns related to density.
 - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*
Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

Strategy 8

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*
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.

2. *Please state the municipality's goal(s) associated with the strategy.*
(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.
3. *What are the specific outcomes that the strategy intends to accomplish?*
To identify and propose any appropriate modifications to allowable housing types, lot size, setbacks and other factors that may be unnecessarily limiting the addition of residential density – and therefore diversity and affordability – through zoning.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*
Planning Division Staff is obligated to report periodically to City Officials on the implementation of the goals and objectives of the General Plan.
5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*
 - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
Review of the residential zoning and subdivision codes for possible changes.
 - b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
Planning Division staff, Planning Commission, City Council
 - c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Staff must allocate time for a comprehensive review of residential zoning ordinance and subdivision requirements or seek funding for the engagement and use of outside consultants.
 - d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
This strategy/goal is on-going, and deadlines have not been established.
 - e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Not applicable.
 - f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*
Not applicable.
 - g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*
Not applicable.

Section 1: Population by tenure in Murray city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total Population: (ACS Table B01003)	45,406	49,038	446	52,356	3,318
Total Population in occupied housing units (ACS Table B25008)	45,406	48,810	416	51,880	3,070
Total Population in owner- occupied housing (ACS Table B25008)	33,284	31,834	-262	29,245	-2,589
Total Population in renter- occupied housing (ACS Table B25008)	12,122	16,976	678	22,635	5,659

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Murray city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	18,592	19,867	88	20,425	558
Total occupied units (ACS Table B25032)	17,138	19,002	173	20,307	1,305
Owner-occupied structures (ACS Table B25032)	12,015	12,222	-42	11,761	-461
1 unit, detached	8,895	9,000	-33	8,511	-489
1 unit, attached	1,454	1,505	-17	1,321	-184
2 units	89	153	18	368	215
3 or 4 units	384	96	-41	-101	-197
5 to 9 units	578	385	-25	169	-216
10 to 19 units	225	403	21	585	182
20 to 49 units	51	121	5	147	26
50 or more units	50	74	7	153	79
Mobile homes	289	485	22	608	123
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	5,123	6,780	215	8,546	1,766
1 unit, detached	1,183	1,249	-17	1,232	-17
1 unit, attached	120	437	48	865	428
2 units	289	311	4	367	56
3 or 4 units	664	615	7	648	33
5 to 9 units	629	776	33	1,136	360
10 to 19 units	1,374	1,849	72	2,250	401
20 to 49 units	482	710	5	822	112
50 or more units	363	817	58	1,114	297

Mobile homes	19	16	5	111	95
Boat, RV, van, etc.	0	0	0	0	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Murray city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total households in occupied housing units (ACS Table B25003)	17,138	19,002	173	20,307	1,305
Total households in owner-occupied housing (ACS Table B25003)	12,015	12,222	-42	11,761	-461
With a Mortgage (ACS Table B25081)	8,124	7,761	-65	7,419	-342
Without a Mortgage (ACS Table B25081)	3,891	4,461	23	4,342	-119
Total households in renter-occupied housing (ACS Table B25003)	5,123	6,780	215	8,546	1,766

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Murray city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total vacant units (ACS Table B25004)	1,454	865	-85	118	-747
For rent (ACS Table B25004)	798	420	-47	10	-410
Rented, not occupied (ACS Table B25004)	26	87	-2	21	-66
For sale only (ACS Table B25004)	116	79	-10	6	-73
Sold, not occupied (ACS Table B25004)	159	47	-12	-52	-99
For seasonal, recreational, or occasional use (ACS Table B25004)	84	60	0	130	70
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	271	172	-15	3	-169

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in

Table B25010	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	2.65	2.57	2.55
Average Owner Household Size (ACS Table B25010)	2.77	2.6	2.49
Average Renter Household Size (ACS Table B25010)	2.37	2.50	2.65

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Murray city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,112	\$1,055	-\$9	\$1,003	\$ (52)
Units with a mortgage (ACS Table B25088)	\$1,430	\$1,426	-\$7	\$1,367	\$ (59)
Units without a mortgage (ACS Table B25088)	\$376	\$400	\$3	\$431	\$ 31
Median gross rent (ACS Table B25064)	\$808	\$1,040	\$28	\$1,211	\$ 171

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Murray city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	\$54,439	\$57,662	\$27	\$56,003	\$ (1,659)
Owner-occupied income (ACS Table B25119)	\$64,926	\$73,281	\$931	\$80,783	\$ 7,502
Renter-occupied income (ACS Table B25119)	\$34,667	\$40,971	\$818	\$44,749	\$ 3,778

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Salt Lake County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,922	\$4,987	\$109,679	\$ 41,757
1-person household	\$29,347	\$35,234	\$680	\$39,400	\$ 4,166
2-person household	\$60,515	\$70,072	\$1,063	\$76,112	\$ 6,040
3-person household	\$66,549	\$79,895	\$1,452	\$87,757	\$ 7,862
4-person household	\$72,043	\$88,785	\$1,883	\$99,734	\$ 10,949
5-person household	\$72,151	\$87,250	\$1,461	\$92,922	\$ 5,672
6-person household	\$79,716	\$92,268	\$1,019	\$93,541	\$ 1,273
≥ 7-person household	\$81,746	\$96,814	\$1,165	\$97,309	\$ 495
Median FAMILY income (ACS Table B19119)	\$66,413	\$78,828	\$1,342	\$85,868	\$ 7,040
2-person family	\$59,252	\$68,991	\$973	\$74,200	\$ 5,209
3-person family	\$63,983	\$78,081	\$1,557	\$87,394	\$ 9,313
4-person family	\$72,222	\$88,255	\$1,877	\$99,082	\$ 10,827
5-person family	\$73,345	\$87,065	\$1,310	\$91,148	\$ 4,083
6-person family	\$80,836	\$92,594	\$1,006	\$93,644	\$ 1,050
≥ 7-person family	\$85,906	\$95,705	\$749	\$91,785	\$ (3,920)

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,660	6,705	4,800	2,045	140
≤ 50% HAMFI	2,855	2,465	1,385	-390	-1,470
≤ 30% HAMFI	1,340	460	155	-880	-1,185

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,195	6,360	4,595	2,165	400
≤ 50% HAMFI	2,600	2,210	1,425	-390	-1,175
≤ 30% HAMFI	1,235	610	255	-625	-980

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	465	345	205	-120	-260
≤ 50% HAMFI	255	255	-40	0	-295
≤ 30% HAMFI	105	-150	-100	-255	-205

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	231	Subsidized by Utah's OWHLF multi-family program
Federal Government:	904	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

904

City	Project Name	OWHLF Units
Murray city	Birkhill I	96
Murray city	Birkhill II	47
Murray city	Birkhill III	84
Murray city	HACSL-Murray 4-Plex	4

County	City	Project Name	LIHTC Units
Salt Lake County	Murray city	Iris Apartments	31
Salt Lake County	Murray city	Villas at Vine Street	102
Salt Lake County	Murray city	Parkgate Apartments	80
Salt Lake County	Murray city	Frontgate Apartments	128
Salt Lake County	Murray city	Birchhill Apartment Homes	96
Salt Lake County	Murray city	Birchhill Apartment Homes Phase II	47
Salt Lake County	Murray city	Birchhill Apartment Homes Phase III	85
Salt Lake County	Murray city	Brickgate Apartments	268
Salt Lake County	Murray city	Central Station Senior Apartments	67

CHAPTER 9 - MODERATE INCOME HOUSING

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate income to live within the City. This chapter meets the requirements of a Moderate Income Housing Plan for Murray.

Moderate-income housing is defined by HUD as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in Salt Lake County as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household.



MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES



9.1 WHAT WE KNOW

LOW-INCOME HOUSING

The Utah Affordable Housing Database, managed by the Utah Department of Housing & Community Development, lists four apartment complexes as low-income apartments, which contain a total of 352 units. These are comprised of 70 one-bedroom units; 223 two-bedroom units; and 59 three-bedroom units. See Table 9.1. Additional low-income units are available in complexes that, as a whole, are not classified low income, such as Lions Gate and Brick Gate in the Fireclay District.

Table 9.1: Current Low Income Apartment Complexes in Murray

Property Name	Address	Bedrooms	Total Units	Approximate Monthly Rent
Birkhill on Main	16 E. Gilbride Ave	1	70	\$447
Birkhill on Main	16 E. Gilbride Ave	2	15	\$629
Birkhill on Main	16 E. Gilbride Ave	3	11	\$815
Frontgate Apartments	4623 South Urban Way (230 West)	2	80	\$784
Frontgate Apartments	4623 S Urban Way	3	48	\$950
Hillside Apartments	5484 S. 235 E.	2	48	\$699
Parkgate Apartments	5491 Jackie s Way (141 East)	2	80	\$784
Total			352	

Source: Utah Affordable Housing Database (Utah Department of Housing & Community Development)



As part of the creation of redevelopment areas, Murray has set aside housing funds to be used to assist with the development of affordable housing within the City. The City's five redevelopment areas, along with the estimated amount of housing set-aside funds is shown in Table 9.2

Table 9.2: Housing Set Asides by Redevelopment Area

Description	CBD	Cherry	East Vine	Smelter	Fireclay
Base Year	1982	2005	2007		
Total Years	20	15	20	32	20
Expiration Year	2034	2023	2028	2023	2032
Housing Set Aside	20%	0%	0%	20%	20%
<i>Estimated Total Housing Funds</i>	<i>\$4,663,824</i>	<i>\$0</i>	<i>\$0</i>	<i>\$2,636,337</i>	<i>\$4,493,131</i>

AREA MEDIAN INCOMES

In order to determine the availability of affordable housing, or the opportunity for low- to moderate-income households to live in the City, this section defines what is affordable for the targeted income groups at 80 percent, 50 percent, and 30 percent of the Area Median Income. The FY2014 HUD AMI¹ is \$68,700. Given this AMI, the targeted income group cut-offs are shown in the Table 9.3 below.

Table 9.3: Income Thresholds for Targeted Income Groups

	30% of AMI	50% of AMI	80% of AMI
Household Income (based on HUD AMI for families)	\$20,610	\$34,350	\$54,960

9.2 HOW IT WILL HELP US PLAN FOR THE FUTURE

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance. Table 9.4 below shows affordable monthly allowances for each of the targeted income group levels. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household at the 80 percent AMI threshold has a monthly housing allowance of \$1,374. If utilities are \$250, the family can afford a rent or mortgage payment of \$1,124 per month.

Table 9.4: Affordable Monthly Housing Allowances for Targeted Income Groups

Family Income Level	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (Including Utilities)	\$515	\$859	\$1,374
Monthly Housing Payment Allowance (not including \$250 in Utilities)	\$265	\$609	\$1,124

¹ The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. This study uses the HUD AMI for this comparability and industry standard. If household income were to be used instead of family income to compare to affordable housing units, the City would find less affordable units within the City.

Table 9.5 shows the home price ranges affordable for targeted income groups to purchase at various interest rates. Note the significant difference the interest rate makes on affordability. This assumes utility payments at \$250 per month,² current Murray property tax rates, mortgage and hazard insurance, interest at the given rates, 30-year mortgage term and a ten percent down payment. While current rates are between four and five percent, making housing much more affordable now, affordability in the City will be more difficult to maintain if interest rates rise.

Table 9.5: Affordable Home Price Ranges by Targeted Income Group and Interest Rate

Household Income Range	Household Income Range	Home Price Range					
		4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
		Low	High	Low	High	Low	High
< 30% of AMI	< \$20,610	\$0	\$52,346	\$0	\$47,456	\$0	\$43,172
30% to 50% of AMI	\$20,610 - \$34,350	\$52,346	\$120,135	\$47,456	\$108,912	\$43,172	\$99,811
50% to 80% of AMI	\$34,350 - \$54,960	\$120,135	\$221,818	\$108,912	\$201,095	\$99,811	\$182,940

The maximum monthly rental allowance for 80% AMI is \$1,374, including \$250 for utilities.

Table 9.6: Affordable Home Rental Ranges, Including Utilities

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)
< 30% of AMI	< \$20,610	up to \$515
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374
Above 80%	>\$54,960	More than \$1,374
Total		

² Utilities are assumed to be higher for a larger average home size.

PRICING AND AFFORDABILITY

Single-Family Residential

As in the housing stock analysis, affordability is broken into two housing categories: one for SFRs, condos, duplexes, PUD, and PUD townhomes and a second for multi-family rental. The affordability of the first category of units, regardless of rental status, is based on market value as given by the County Assessor's Office. The affordability of multi-family units is based on rental rates, as gathered through interviews with each complex and data from the US Census.

Table 9.7 below shows the distribution of single-family units by home value, as maintained by the Salt Lake County Assessor's Office. Nearly 51 percent all units are valued less than \$220,000, or above the \$201,095 threshold.³ The median value, according to the Salt Lake County Assessor's Office, is \$200,300, while the 2013 ACS places the City's median household value higher at \$227,400. Approximately 51 percent of single-family units are within the affordability range.

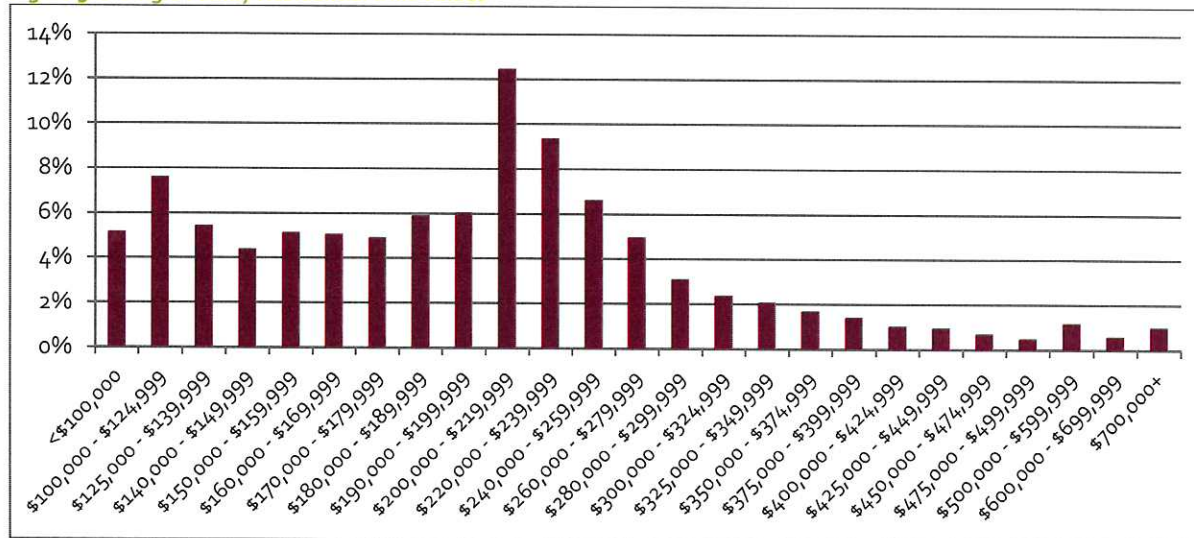
Table 9.7: Single Family Residential Unit Values

Home Value	# of Units	% Total	Cumulative % of Total
<\$100,000	757	5%	5%
\$100,000 - \$124,999	1,115	8%	13%
\$125,000 - \$139,999	797	5%	18%
\$140,000 - \$149,999	645	4%	23%
\$150,000 - \$159,999	752	5%	28%
\$160,000 - \$169,999	742	5%	33%
\$170,000 - \$179,999	723	5%	38%
\$180,000 - \$189,999	865	6%	44%
\$190,000 - \$199,999	888	6%	50%
\$200,000 - \$219,999	1,823	12%	62%
\$220,000 - \$239,999	1,371	9%	72%
\$240,000 - \$259,999	971	7%	78%
\$260,000 - \$279,999	728	5%	83%
\$280,000 - \$299,999	456	3%	86%

³ Based on a 5 percent mortgage rate

Home Value	# of Units	% Total	Cumulative % of Total
\$300,000 - \$324,999	349	2%	89%
\$325,000 - \$349,999	306	2%	91%
\$350,000 - \$374,999	248	2%	93%
\$375,000 - \$399,999	210	1%	94%
\$400,000 - \$424,999	154	1%	95%
\$425,000 - \$449,999	141	1%	96%
\$450,000 - \$474,999	105	1%	97%
\$475,000 - \$499,999	73	0%	97%
\$500,000 - \$599,999	175	1%	98%
\$600,000 - \$699,999	87	1%	99%
\$700,000+	148	1%	100%
Total	14,629	100%	100%

Figure 9.1: Single Family Residential Unit Values



Source: Salt Lake County Assessor's Office

9 – MODERATE INCOME HOUSING

Multi-Family Residential

Based on interviews with apartment complexes in Murray, as shown in Table 9.8, it appears that rental units in Murray are quite affordable, with over 90 percent of apartments below 80% AMI.⁴

Table 9.8: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Affordable Home Rental Price Range (with Utilities)	Estimated # of Affordable Multi-Family Units	Percent of Total
< 30% of AMI	< \$20,610	up to \$515	34	0.8%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	243	5.6%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,676	85.0%
Above 80%	>\$54,960	More than \$1,374	370	8.6%
Total			4,323	100%

According to the ACS, the median gross rent in Murray is \$902, which falls in the 50 to 80 percent of AMI income level (\$1,374 monthly rental allowance). If we assume that 3/4 of the rental units between \$1,000 and \$1,499 are below \$1,374, and the other 1/4 are above \$1,374, then approximately 82 percent of occupied rental units are within the 80 percent of AMI threshold. While this number is less than the estimated affordable rental units based on the apartment interviews, it is still an extremely high affordability rate.

⁴ Data was collected for 4,323 units from 26 complexes. The Assessor's Office listed 4,721 units that could potentially be rental units, leaving 398 units not accounted for which data was not collected.

Table 9.9: Gross Rent (with AMI Levels)

Gross Rent	Number of Units	% of Total	Cumulative % of Total
Less than \$200	10	0%	0%
\$200 to \$299	65	1%	1%
\$300 to \$499 (approx. 30% AMI)	100	2%	3%
\$500 to \$749	1,169	19%	22%
\$750 to \$849 (approx. 50% AMI)	928	15%	36%
\$849 to \$999	1,407	23%	59%
\$1,000 to \$1,375 (approx. 80% AMI)	1,436	23%	82%
\$1,375 or more	776	12%	94%
No Cash Rent	355	6%	100%
Total	6,246	100%	

Source: ACS 2013; ZBPF

If we assume that 82 percent of the remaining 398 units⁵ fall below the 80 percent threshold, then there are approximately an additional 326 affordable rental units, for an estimated total of 4,279 affordable rental units in Murray, with 442 rental units that are above the 80 percent threshold, for a total rental affordability rate of 91 percent. Table 9.10 shows the distribution of all 4,721 rental units, assuming that the distribution of these units is similar to the distribution by the US Census (Table ____).

⁵ Units from the apartment interviews for which data was not available

Table 9.10: Number of Households by Income Category with Number of Affordable Units

Household Income Level	Income Range	Home Rental Price Range (with Utilities)	Estimated # of Multi-Family Units	Percent of Total Rental Units
< 30% of AMI	< \$20,610	up to \$515	46	1.0%
30% to 50% of AMI	\$20,610 - \$34,350	\$515-\$859	375	7.9%
50% to 80% of AMI	\$34,350 - \$54,960	\$859-\$1,374	3,859	81.7%
Above 80%	>\$54,960	More than \$1,374	442	9.4%
Total			4,721	100%

MATCHING MARKET WITH DEMOGRAPHICS

Using the housing allowances calculated earlier, Table 9.11 below shows how Murray's SFR, condo, PUD, and duplexes match against current income at all levels for Salt Lake County. The median household income for Salt Lake County is \$60,555, with 21 percent of households in the County falling within the \$50,000 to \$74,999 range. In Murray, roughly 48 percent of the SFR, condo, PUD and duplex units are affordable to households in that income range. The percent of homes in each home value range meet the percent of income ranges within the County for incomes between \$25,000 and \$74,999. There is, however, a shortage homes for incomes above \$75,000 and below \$25,000, though it is likely that housing needs for homes with less than \$25,000 in income rent are met through the low-income rental market.

Table 9.11: Percent of Households by Income Category with Percent of Affordable Single-Family Units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Housing Price Range (5% Mortgage)	% of Properties in Value Range
\$10,000 or less	5.0%	\$0	0.0%
\$10,000 to \$14,999	3.9%	\$0 - \$22,359	0.0%
\$15,000 to \$24,999	9.0%	\$22,364 - \$67,087	0.1%
\$25,000 to \$34,999	9.3%	\$67,091 - \$111,814	10.0%
\$35,000 to \$49,999	13.6%	\$111,819 - \$178,906	27.3%
\$50,000 to \$74,999	20.9%	\$178,910 - \$290,724	47.8%
\$75,000 to \$99,999	14.7%	\$290,729 - \$402,543	9.0%
\$100,000 to \$149,999	14.5%	\$402,548 - \$626,181	4.5%
\$150,000 to \$199,999	4.9%	\$626,185 - \$849,819	0.9%
\$200,000 or more	4.3%	\$849,823 or more	0.5%

Based on the percent of households in Salt Lake County within specific income ranges, and the percentage of rental units in Murray that are within the affordable home rental ranges for those income ranges, 91 percent of rental units are affordable to households at 80 percent of AMI; therefore, there is a reasonable opportunity for a household in Salt Lake County to rent in Murray. Furthermore, the majority of apartment complexes interviewed stated that they accept Section 8 vouchers, which increases the overall affordability of apartments in Murray to low-income households.

9 – MODERATE INCOME HOUSING

Table 9.12: Percent of Households by Income Category with Percent of Affordable Multi-Family units

Household Income Range	% of Households in Income Range – Salt Lake County	Affordable Home Rental Price Range	Estimated % of Units in Value Range - Murray
\$10,000 or less	5.0%	\$0 - \$250	0.0%
\$10,000 to \$14,999	3.9%	\$250 - \$375	0.0%
\$15,000 to \$24,999	9.0%	\$375 - \$625	2.0%
\$25,000 to \$34,999	9.3%	\$625 - \$875	10.0%
\$35,000 to \$49,999	13.6%	\$875 - \$1,250	61.7%
\$50,000 to \$74,999	20.9%	\$1,250 - \$1,875	26.5%
\$75,000 to \$99,999	14.7%	\$1,875 - \$2,500	0.0%
\$100,000 to \$149,999	14.5%	\$2,500 - \$3,750	0.0%
\$150,000 to \$199,999	4.9%	\$3,750 - \$5,000	0.0%
\$200,000 or more	4.3%	\$5,000 or more	0.0%

For the targeted low- and moderate-income households, there are many units available that are affordable to households below 50 percent of AMI. Of the 14,630 single-family, duplex, PUD, or condo units, approximately 7,392, or 51 percent, are available to those with less than 80 percent of AMI.

Table 9.13: Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Affordable Home Price Range (5% Mortgage)	Number of Affordable SFR, Condo, PUD, Duplex Units
< 30% of AMI	< \$20,610	\$0 - \$47,546	0
30% to 50% of AMI	\$20,610 - \$34,350	\$47,456 - \$108,912	1,411
50% to 80% of AMI	\$34,350 - \$54,960	\$108,912 - \$201,095	5,981

Combining the total number of affordable single family units and multi-family units indicates a total of 9,840 affordable units in Murray or 60 percent of the 19,351 units in Murray (Table 9.14). Therefore, there is a reasonable opportunity for those making 80 percent of AMI to live in Murray.

Table 9.14: Total Number of Affordable Units by Targeted Income Group

Household Income Level	Income Range	Number of Affordable SFR, Condo, PUD, Duplex Units	Number of Affordable Multi-Family Units	Total Affordable Units	% of All Units	Cumulative % of All Units
< 30% of AMI	< \$20,610	0	46	46	0.2%	0.2%
30% to 50% of AMI	\$20,610 - \$34,350	1,411	375	1,786	9.2%	9.5%
50% to 80% of AMI	\$34,350 - \$54,960	5,981	3,859	9,840	50.9%	60.3%
Total		7,392	4,279	11,671	60.3%	

Table 9.15: Percent of Units by Household Income Range

Household Income Range	% of Households in Income Range – Salt Lake County	% of Single Family Units in Value Range	% of Multi-Family Units in Value Range	% of Total Units in Value Range
\$10,000 or less	5.0%	0%	0%	0%
\$10,000 to \$14,999	3.9%	0%	0%	0%
\$15,000 to \$24,999	9.0%	0%	2%	1%
\$25,000 to \$34,999	9.3%	12%	10%	11%
\$35,000 to \$49,999	13.6%	36%	62%	49%
\$50,000 to \$74,999	20.9%	40%	26%	33%
\$75,000 to \$99,999	14.7%	7%	0%	4%
\$100,000 to \$149,999	14.5%	3%	0%	2%
\$150,000 to \$199,999	4.9%	1%	0%	0%
\$200,000 or more	4.3%	0%	0%	0%

Mortgage rates can significantly influence the percent of affordable homes. For example, when calculating housing costs, if a 6 percent mortgage rate is used instead of a 5 percent mortgage then the overall percent of affordable homes decreases from 60.3 percent to 52.0 percent.

Table 9.16: Percent of Units by Mortgage Rate

9 – MODERATE INCOME HOUSING

Household Income Level	4% Mortgage	% of Total	5% Mortgage	% of Total	6% Mortgage	% of Total
Affordable SFR	9,279	63.4%	7,392	50.5%	5,791	39.6%
Affordable MFR	4,279	50.5%	4,279	50.5%	4,279	50.5%
Total Affordable Units	13,558	70.1%	11,671	60.3%	10,070	52.0%
Total Units	19,351		19,351		19,351	

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.

Strategy: Maintain reduced residential parking requirements in the M CCD, Mixed Use, and Transit Oriented Development zones.

Strategy: Implement transit oriented development and/or mixed use zoning for properties in and around transit stations.

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.

James Wood

Ivory-Boyer Senior Fellow

Dejan Eskic

Senior Research Analyst

DJ Benway

Research Analyst

Kathryn Macdonald-Poelman

Graduate Assistant

Housing Affordability: What Are Best Practices and Why Are They Important?

A survey of leading housing practitioners identified five “best practices” for meeting the housing affordability challenge in Utah. This study examines why these practices are “best practices,” the implementation of the practice, and the outcomes produced.

November 2020



DAVID ECCLES SCHOOL OF BUSINESS

411 East South Temple Street
Salt Lake City, Utah 84111
801-585-5618 | gardner.utah.edu

Housing Affordability: What Are Best Practices and Why Are They Important?

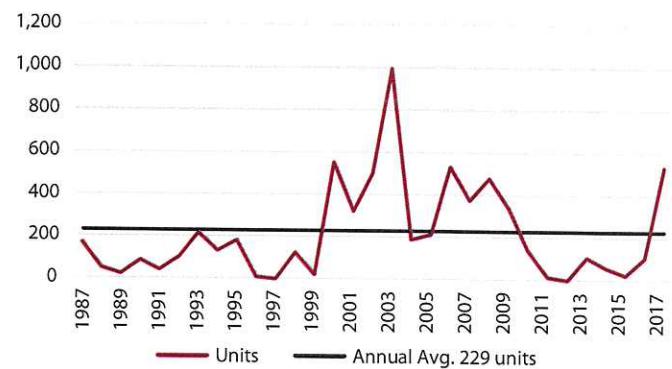
Analysis in Brief

Utah's housing shortage and escalating prices reflect local housing policies. To be sure, market conditions—land, labor, and material costs—affect housing production and prices, but these factors offer scant opportunity for policy intervention. The best chance to shrink the shortage and improve affordability depends on local policies and practices. This study identifies five best practices developed by local jurisdictions to improve housing affordability. They include practices targeted at redevelopment agencies (RDAs), transit-oriented developments (TODs), accessory dwelling units (ADUs), preservation of existing affordable units, and changes in land use.

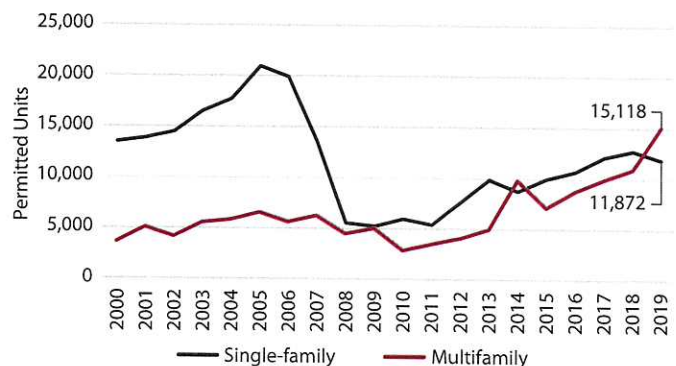
Key Findings

- **No Single Practice Answers the Growing Threat of Housing Affordability**—Addressing the housing crisis requires a multi-practice approach. Successful housing strategies involve a set of practices tailored to the city's political climate, development history, and socioeconomic conditions. While a city's housing practices are unique to that city's needs, there are a few universal elements for successful housing strategies: community outreach, commitment, and flexibility.
- **Success Is Measured in Small Increments**—By design and necessity, best practices often produce small, incremental outcomes. They are targeted at site-specific developments. For example, from 1987 to 2017, tax credits were used to preserve an average of 229 affordable rental units annually. While the annual average was incrementally small, the total number of units preserved over the 30-year period is 6,644 a sizeable share of Utah's affordable housing inventory.
- **Land Use Regulations Determine the Effectiveness of All Best Practices**—Land use regulations control what type of housing gets built, where it gets built, and its affordability. Without accommodative land use regulations, there is little chance a city's housing policies can influence prices, provide diverse housing types, or meet changes in homebuyers' preferences. Recently, housing preferences have moved toward multifamily housing (condominiums, twin homes, townhomes, and apartments). From 2000 to 2009, multifamily units accounted for only 27% of all new residential units in Utah, but from 2010 to 2019 the share of

Annual Preservation of Affordable Rental Units Using Tax Credits



Permits Issued for Single-Family and Multifamily Units in Utah



multifamily units increased to 44%, and in the last three years, it climbed to nearly 50%. Zoning ordinances, in many cities, do not reflect the shift in preferences to higher-density, more affordable housing. Zoning often lags changes in market preferences.

- **Leadership and Political Will**—Progress on the housing crisis needs continued state and civic leadership. Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.

Table of Contents

I. Zoning Changes and Housing Affordability.....1	
Background	1
Why Zoning Changes Are a Best Practice	1
Framework for Implementation	5
Examples of Best Practice	6
II. Preservation of Affordable Housing.....8	
Background	8
Why Preservation is a Best Practice	8
Framework for Implementation	10
Examples of Best Practice	10
Variations on a Theme	11
III. Redevelopment Agencies, Tax Increment Financing, and Housing Affordability12	
Background	12
Why Tax Increment Financing Is a Best Practice	12
Framework for Implementation	14
Examples of Best Practice	14
IV. Accessory Dwelling Units and Housing Affordability 16	
Background	16
Why ADUs Are a Best Practice	16
Framework for Implementation	17
Examples of Best Practice	17
V. Transit-Oriented Development and Housing Affordability19	
Background	19
Why Transit-Oriented Developments Are a Best Practice	19
Framework for Implementation	20
Examples of Best Practice	20
Variations on a Theme	21
VI. Survey of Best Practices22	
VII. Examples of Best Practices Outside of Utah.....23	
A. Public Asset Management and Housing Affordability	23
B. Up-Zoning and Housing Affordability	24
C. Housing Affordability and Adaptive Reuse of Commercial for Residential	24
D. Housing Trust Funds and Affordable Housing.....	25
E. State Leadership and Housing Affordability	26
Other Local Studies on Housing Affordability.....27	
Figures	
Figure I.1: Change in Housing Price Index by State	2
Figure I.2: Top 25 Metro Areas Ranked by Median Sales Price of Single-Family Homes, Q1 2020.....	3
Figure I.3: Market-Rate Apartment Projects Completed in Salt Lake County, 2000–2019.....	4
Figure I.4: Comparison of Form-Based Code to Conventional Zoning	7

Figure II.1: Acquisition and Rehabilitation of Rental Units Financed Through the Low-Income Housing Tax Credit	10
Figure IV.1: Different Ways to Integrate ADUs with Existing Housing.....	16
Figure IV.2: Permitted ADU Occupancy in Cities that Allow ADUs	18
Figure A.1: Copenhagen Mechanism for CPH City & Port Development	23

Tables

Table I.1: Utah Households for Selected Years, 2009–2025 ..	1
Table I.2: Permits Issued for Residential Units in Utah	2
Table I.3: Top Five Large Metropolitan Areas Ranked by Change in Price Index.....	2
Table I.4: Developed Residential Acreage by Type of Use, Salt Lake County, 2019	4
Table I.5: S.B. 34 Strategies Selected by Municipalities	6
Table II.1: Rental Properties at Risk of Opting Out, 2020–2025	8
Table II.2: Expiration Date and At-Risk Units in HUD Apartment Communities in Utah.....	8
Table II.3: Expiration Date of Low-Income Housing Tax Credit Projects in Utah, 2020–2025	9
Table II.4: Gap of Affordable and Available Rental Units for Renters at 0–50% AMI in Utah	9
Table II.5: Rental Rate Increase in Wasatch Front Counties, 2008–2019	10
Table II.6: Cities That Have Selected Preserving Existing Moderate-Income Housing as an S.B. 34 Strategy	11
Table II.7: Cities That Have Selected to Preserve Subsidized Low- to Moderate-Income Units on a Long-Term Basis as an S.B. 34 Strategy.....	11
Table III.1: Housing Units Facilitated by Tax Increment Financing in Selected Cities	12
Table III.2: Project Areas by Type in Cities and Counties, 2018.....	12
Table III.3: Project Areas by County and City.....	13
Table IV.1: Share of Attached Renter-Occupied Units in Single-Unit Structures for Cities with 20,000 or More Residents in Utah, 2014–2018	18
Table V.1: Market Rate Apartments Near UTA Rail Stations in Cities and Towns in Salt Lake County, 2018. .	19
Table V.2: Low-Income Housing Tax Credit Units Near UTA Rail Stations in Cities and Towns in Salt Lake County, 2017	19
Table VI.1: Respondents to Best Practices Survey	22

I. Zoning Changes and Housing Affordability

Background

In 1908, Los Angeles became the first city to adopt a local zoning ordinance. It wasn't until 1925 that the Utah legislature passed the Municipal Land Use, Development, and Management Act. This enabling act allowed a city to "divide the territory over which it has jurisdiction into zoning districts to regulate and restrict the use of the land."¹ The enabling legislation provides the city the authority to control the land use and control what type of structures can be built, limit the size of structures, and, importantly, define the approval process required for new development. And beyond the broad fundamental authority given cities, municipal zoning laws can also regulate dozens of related activities such as off-street parking, landscaping, setbacks, etc. Thus, the power to regulate and oversee development is vested in local authorities. The standardized language in Salt Lake County's municipal code sets out the purpose of zoning ordinances as "promoting the health, safety, morals, conveniences, order, prosperity and welfare of present and future inhabitants of Salt Lake County."²

Until recently, housing policy discussions rarely included much talk about zoning, except for the voices of ardent housing advocates. But Utah's extraordinary demographic and economic growth since 2010 has brought zoning to the forefront of housing policy discussions. Growth has led to a housing shortage, which has contributed to the rapid increases in housing prices and rents. According to the National Association of Realtors, the year-over median sales price of a home in the Salt Lake metropolitan area increased by 12.3% in the first quarter of 2020. The Salt Lake metropolitan area ranked 16th of 182 metropolitan areas surveyed for year-over price increase. Housing price increases were lower in 90% of the metropolitan areas surveyed. And rents across Wasatch Front counties have been increasing at 5% to 7% annually despite the addition of a record number of new apartment units. Consequently, attention by housing advocates, civic groups, and the business community has turned to factors restricting housing supply. One such factor is zoning, which allows municipalities to achieve valuable planning, aesthetic, and social goals, but can also contribute to the housing affordability problem.

For current residents, zoning is among the most popular of municipal regulations. Zoning ordinances, in all their complexity, reflect a bottom-up approach to governance. As city councils and planners respond to their constituents, zoning ordinances come to embody, in part, resident concerns, interests, and preferences. And a facet of land use regulation familiar to every developer is the opportunity for neighbors to express their views, in front of the city council and planning commission, on proposed new residential and commercial developments.

While neighborhood participation has long been a feature of city council and planning commission meetings, social media have increased and intensified resident involvement in the approval process.

Researchers and academics have tried to measure zoning stringency and develop comparative city-to-city metrics without much success. The "typical" zoning ordinance escapes definition. There are too many qualifications and nuances to the ordinances. For example, the minimum lot size in a city can vary throughout zones in the city. Surveying planners about the typical minimum lot size turns out to produce a complicated answer.

Zoning ordinances are the dominant public policy in determining the character of a community's housing stock. The number, type, price, size, and location of housing units reflect the local zoning ordinances. As a best practice, zoning reform has the greatest potential of any practice to positively affect housing affordability.

Why Zoning Changes Are a Best Practice

- *Provide a Powerful Policy Tool to Increase the Supply of Housing*—Zoning ordinances, in no small measure, control the supply of housing through land use, density, design regulations. These regulations, more than any other local policies, govern the annual supply of single-family and multifamily housing. In recent years, the supply of housing has not met the demand. Since 2009, the number of Utah households has increased by 220,720, while the number of dwelling units has increased by 185,334, a shortfall of 30% (see Tables I.1 and I.2).³ The housing shortage has driven-up housing prices and rents and created a serious housing affordability problem. The shortage has also excluded many from homeownership, added to substantial increases in doubling-up of households, delayed marriages, and discouraged young people from forming new households. Household projections from the Gardner Policy Institute show that the housing shortage and

Table I.1: Utah Households for Selected Years, 2009–2025

Year	Households
2009	864,771
2010	877,692
2019	1,085,491
2020	1,109,803
2025	1,247,948
2009–2019	220,720
2020–2025	138,145
Annual Avg.	27,600

Source: Kem C. Gardner Policy Institute

Table I.2: Permits Issued for Residential Units in Utah

Year	Permitted Dwelling Units
2009	10,597
2010	9,079
2011	9,083
2012	11,919
2013	15,008
2014	18,807
2015	17,287
2016	19,639
2017	22,374
2018	23,931
2019	27,610
Total	185,334

Source: Kem C. Gardner Policy Institute

its impacts will only worsen in the next five years, without the addition of at least 27,600 new housing units annually. Over the past five years, the number of new dwelling units in Utah has averaged 21,150 units, about 75% of the number required to meet the annual demand over the next five years.

- Provide, Through Higher Density or Up-Zoning, a Counterweight to Housing Price Increases*—In a recent survey conducted for the Salt Lake Chamber, housing affordability topped the list of issues that most concerned Utah families, ahead of transportation, air quality, and education. Since 2015 the median sales price of a home in Salt Lake County has increased from \$269,000 to \$405,000. The monthly mortgage payment on the median-priced home has increased from \$1,490 in 2015 to \$2,110 in 2020. Another measure of price increase comes from the Federal Housing Finance Agency. Of the largest 100 metropolitan areas in the country, the Salt Lake metro area ranks fourth in housing price increase since 2015, and the state also ranks fourth behind Idaho, Washington, and Nevada (see Table I.3 and Figure I.1). This troubling price trajectory can't be tamped down without a larger supply of high-density housing. Several sources of housing prices show that the Salt Lake metropolitan area and Utah have not only rapidly *increasing* housing prices but also have among the highest housing prices in the country. Of 183 metropolitan areas surveyed by the National Association of Realtors, the Salt Lake metro area ranks 22nd highest, with a median home price of \$372,100. Map 1.
- Provide the Most Effective Policy Response to Changing Housing Preferences*—Single-family parcels account for nearly 90% of developed residential land in Salt Lake County. A high concentration of residential land zoned for single-family homes is typical in many urban areas.⁴ But housing demand, due primarily to affordability issues and changing

Table I.3: Top Five Large Metropolitan Areas Ranked by Change in Price Index

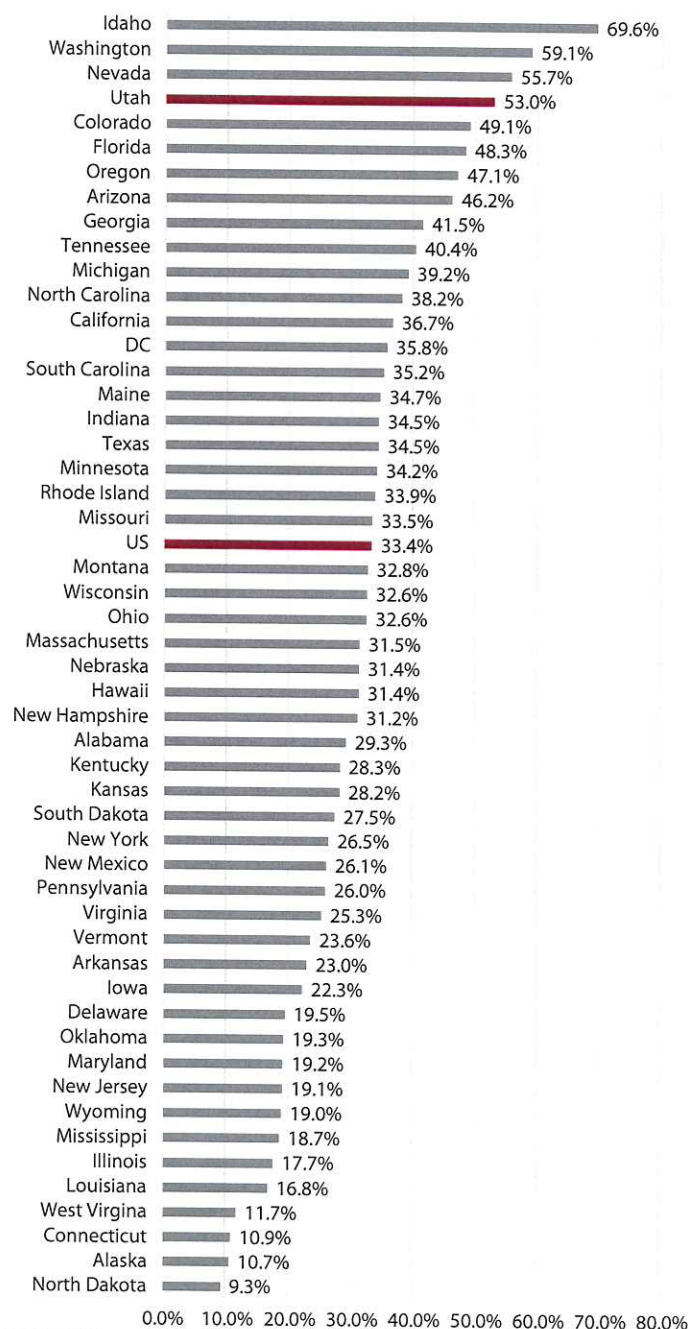
(First Quarter 2015 to First Quarter 2020)

Metropolitan Area	% Change
Boise, ID	84.1%
Seattle-Bellevue-Kent WS	58.9%
Tampa-St Petersburg-Clearwater FL	56.2%
Salt Lake, UT	55.1%
Las Vegas, NV	54.7%

Source: Price Changes in 100 Largest Metropolitan Areas, Federal Housing Finance Agency.

Figure I.1: Change in Housing Price Index by State

(First Quarter 2015 to First Quarter 2020)



Source: FHFA

Figure I.2: Top 25 Metro Areas Ranked by Median Sales Price of Single-Family Homes, Q1 2020



Area	Price	% Change YoY
Salem, OR	\$331,400	13.4%
Colorado Springs, CO	\$339,100	14.4%
Austin-Round Rock TX	\$341,500	12.6%
Salt Lake City, UT	\$372,100	12.3%
Miami-Fort Lauderdale-West Palm Beach FL	\$375,000	7.1%
Newark NJ PA	\$388,000	7.9%
Sacramento-Roseville-Arden Arcade, CA	\$392,300	9.0%
Riverside-San Bernardino-Ontario, CA	\$393,000	7.7%
Reno, NV	\$407,600	7.7%
Portland-Vancouver-Hillsboro, OR, WA	\$416,100	6.5%
New York-Newark- Jersey City, NY NJ	\$420,300	6.0%
Barnstable Town, MA	\$426,600	4.7%
Bridgeport-Stamford-Norwalk, CT	\$432,100	7.7%

Source: National Association of Realtors

Area	Price	% Change YoY
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$438,900	4.5%
Denver-Aurora, CO	\$473,800	6.1%
Naples-Immokalee-Marco Island, FL	\$480,000	11.9%
Nassau County-Suffolk County NY	\$487,700	2.8%
Boston-Cambridge-Newton, MA	\$494,400	7.2%
Seattle-Tacoma-Bellevue, WA	\$554,500	11.5%
Los Angeles-Long Beach-Glendale CA	\$592,800	8.1%
San Diego-Carlsbad, CA	\$670,000	8.1%
Honolulu, HI	\$788,800	-0.7%
Anaheim-Santa Anna-Irvine, CA	\$875,000	9.4%
San Francisco-Oakland-Hayward CA	\$985,000	5.9%
San Jose-Sunnyvale-Santa Clara, CA	\$1,350,000	10.7%

preferences, has shifted toward multifamily living (condominiums, townhomes, twin homes, and apartments). From 2000 to 2009, multifamily units accounted for only 27% of all new residential units in Utah, but from 2010 to 2019 the share of multifamily units increased to 44%, and in the last three years it climbed to 50%. Zoning ordinances in many cities lag market preferences. Some cities and states are addressing the issue of outdated zoning ordinances with aggressive responses. Oregon and Minneapolis have ended the single-family zone and allowed higher density development on formerly single-family parcels. Massachusetts, Maryland, Washington, Virginia, and Nebraska are also con-

sidering proposals to change the single-family zone. Without changes in zoning ordinances that allow more multifamily housing, little progress will be made on easing Utah's housing shortage and tempering the increase in housing prices and rental rates.

Developed residential acreage in Salt Lake County is heavily concentrated in single-family lots. High-density, multifamily acreage represents a little less than 10% of developed land (see Table I.4). To accommodate shifting preferences for affordable, high-density housing, the future share of developed multifamily acreage will likely increase.

Table I.4: Developed Residential Acreage by Type of Use, Salt Lake County, 2019

Category	Acres	Share
Single-Family	65,118	88.1%
Multifamily	7,277	9.8%
Condos	2,201	3.0%
Townhomes	834	1.1%
Twin homes/duplex	1,119	1.5%
99 plus rental units	1,912	2.6%
50–98 rental units	357	0.5%
20–49 rental units	212	0.3%
10–19 rental units	167	0.2%
5–9 rental units	138	0.2%
3–4 rental units	338	0.5%
Group home	222	0.3%
Manufactured home	1,288	1.7%
Total	73,905	100.0%

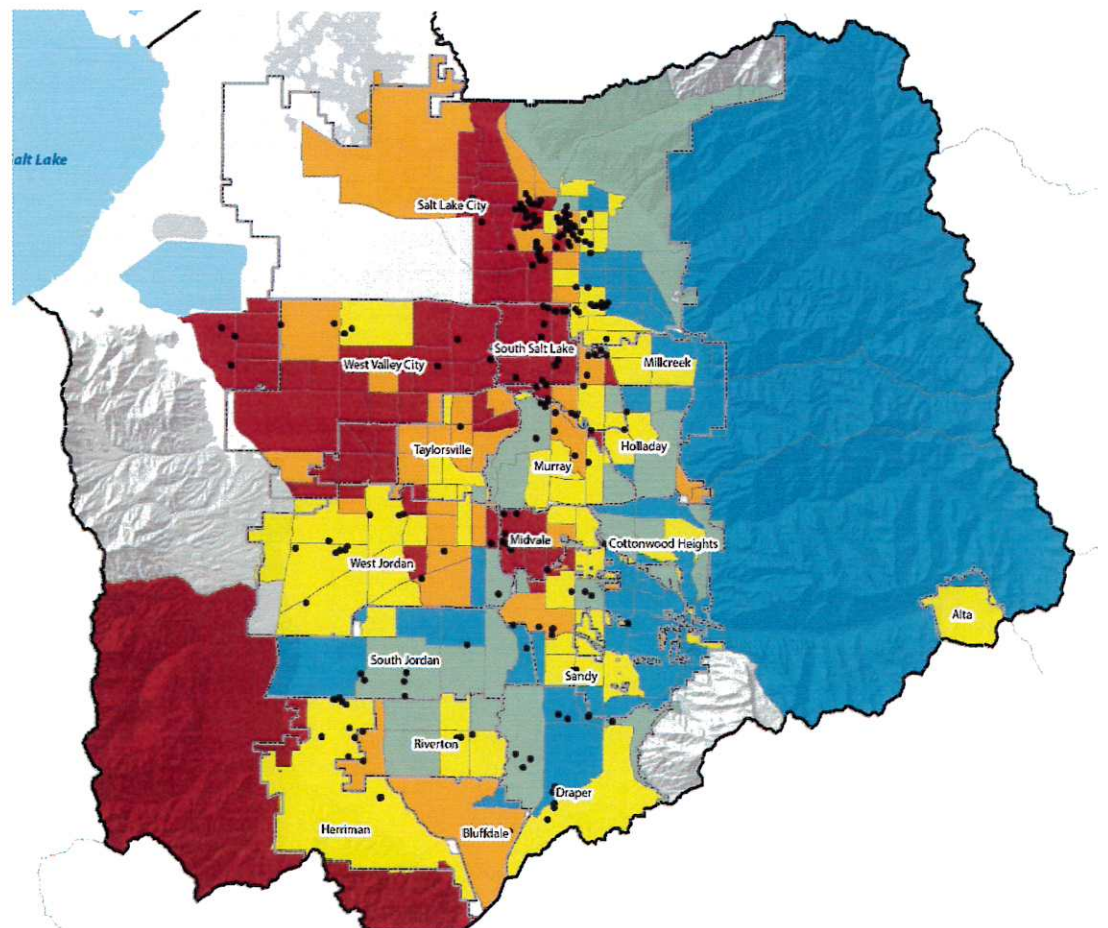
Source: Housing and Community Development, Salt Lake County

households rent; however, affordable rental opportunities are limited in many cities because of zoning ordinances and Nimbyism. The consequences of limited housing choices are particularly harmful to children, affecting their schools, social environment, health, and long-term economic opportunities. The Kem C. Gardner Policy Institute has developed an opportunity index to categorize census tracts—from very low-opportunity neighborhoods to very high-opportunity neighborhoods. The opportunity index was developed from a set of nine variables. A map of the locations of market-rate apartment projects developed in Salt Lake County since 2000 (26,200 units) shows that approximately 70% of new market-rate apartment units (18,000) are located in very low- to low-opportunity neighborhoods, thus limiting socio-economic opportunities for these renter households (see Figure I.3). Relaxing zoning ordinances, along with other measures, can help provide greater opportunity for households of color.

- *Provide a Policy Tool to Reduce the Spatial Concentrations of Moderate- to Low-Income Renter Households of Color*—Salt Lake and Utah counties have relatively high levels of moderate- to low-income households of color. A majority of these

- *Provide, Through Higher Density or Up-Zoning, Greater Economic Efficiencies for Households and Government*—Higher-density housing, which is often closer to employment centers, may reduce household transportation costs. Public infrastructure costs will be lower per household in higher-density residen-

Figure I.3: Market-Rate Apartment Projects Completed in Salt Lake County, 2000–2019



Source: Kem C. Gardner Policy Institute

tial developments. Higher housing densities, particularly surrounding transit-oriented developments (TODs), improve public transportation efficiency. And high-density housing is an essential component of a walkable community.

- *Facilitate Long-Term Economic Growth and Employment Opportunities*—In Silicon Valley and New York City, restrictive zoning ordinances have constrained the housing supply, limited employment growth, and left many workers poorer due to the mismatch between where people live and where they work. While Utah's economic growth has not yet been curbed by housing supply constraints, without modifications of local zoning ordinances, its long-term economic potential will not be realized.
- *Facilitate the Effectiveness of Other Best Practices*—The other best practices discussed in this report depend on revisions or adaptations in existing zoning ordinances. Pursuing measures to address housing affordability through the development of TODs, redevelopment agencies; accessory dwelling units; or preservation will likely require conditional use permits and at least some minor changes in the zoning ordinances. And at a broader level, two of Utah's leading planning organizations, Wasatch Front Regional Council and Envision Utah, both see metropolitan centers, urban centers, and city centers as key to the future of land use development. A concept of centered development includes high-density residential development.
- *Facilitate, Through Increased Rates of Homeownership, Wealth Creation*—Homeownership is the major source of wealth for moderate-income households. Harvard's Joint Center for Housing Studies found that, nationally, moderate-income households (\$39,500 to \$45,570 in household income) with a household head between 50 and 64 years old have median home equity of \$75,000, while a renter has no wealth from home equity.⁵ Nationally, housing wealth accounts for about half the net wealth of moderate-income households. In Utah, where housing prices over the last 30 years have increased at more than double the national rate, the moderate-income homeowner could have as much as \$150,000 in home equity or housing wealth. Zoning that allows for more affordable homeownership opportunities reduces wealth inequality and provides housing security in some cases for multiple generations.⁶
- *Satisfy S.B. 34*—The 2019 Utah Legislature passed S.B. 34 Affordable Housing Modifications. The bill requires local communities to develop a moderate-income housing (MIH) plan as part of their general plan. The MIH plan requires local communities to adopt at least three strategies from a list of 23 strategies targeted at improving housing affordability.

Communities are then required to report on the implementation and outcomes of their selected strategies annually. Failure to implement the strategies will exclude the community from state transportation funds. The first strategy listed in S.B. 34 encourages a city "to rezone for densities necessary to assure the production of moderate-income housing."⁷ Up-zoning meets one of the requirements of S.B. 34.

Framework for Implementation

- *Political and Civic Engagement*—The level of participation in housing issues by the Utah Legislature, cities and counties, the Salt Lake Chamber, nonprofit organizations, and corporations is unprecedented. The convergence of three issues has prompted this engagement: (1) the homeless crisis, (2) the housing shortage, and (3) the housing affordability challenge. These related issues pose near- and long-term threats to the economic well-being of Utah households, individual opportunity, and the state's economic prosperity. But given the more favorable political and civic environment, the chances of meaningful local land-use revisions, to mitigate these threats, are the best in years.
- *Community Engagement*—New residential or commercial developments often require a zoning variance and/or conditional use permit. Approval for the variance will trigger public hearings. Thus, land use regulations provide opportunities for neighborhoods and individuals to be involved in the approval process, to voice their support or opposition to a proposed high-density development. Consequently, community engagement and coalition building become an essential component of the implementation framework. In addition to stakeholder outreach, another critical component is project design; careful design, compatible with zoning ordinances and neighborhood expectations, increases the likelihood of approval.
- *Complementary Policies*—Less restrictive zoning is a necessary condition for improved housing affordability and increased housing production. Complementary policies that would enhance less restrictive zoning includes streamlining and standardizing the uncertain and time-consuming approval process and adopting form-based code for selected zones.
- *S.B. 34 Incentivizes Zoning Changes*—The 2019 Utah Legislature passed S.B. 34 Affordable Housing Modifications. The bill enacted new policies for cities to encourage local officials to plan and zone for affordable housing. The legislation provided a list of 23 strategies to encourage housing affordability. Cities are required to select at least three strategies to be eligible to apply for \$700 million in

Table I.5: S.B. 34 Strategies Selected by Municipalities

Strategies	Number of Municipalities Committing to Strategy
Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	57
Rezone for densities necessary to assure the production of MIH (moderate-income housing)	50
Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers	46
Encourage higher density or moderate-income residential development near major transit investment corridors	39
Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	32
Preserve existing MIH	28
Implement zoning incentives for low- to moderate-income units in new developments	26
Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	22
Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	21
Facilitate the rehabilitation of existing uninhabitable housing stock into MIH	17
Utilize strategies that preserve subsidized low- to moderate-income units on a long-term basis	15
Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	14
Utilize an MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	13
Consider general fund subsidies or other sources of revenue to waive construction-related fees that are otherwise generally imposed by the city	12
Reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	12
Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	12
Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	12
Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.	11
Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	10
Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	10
Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	9
Allow for single-room-occupancy developments	6
Participate in a community land trust program for low or MIH	4

Source: Utah Department of Workforce Services

state transportation funds. While outcomes of policy changes will not be documented until 2021, it's encouraging that three of the four most frequently selected strategies applied to zoning (see Table I.5).

Examples of Best Practice

- Salt Lake City's Affordable Housing Overlay**—The American Planning Association defines an overlay zone as “a zoning district applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Overlay zones can be used to promote specific development projects such as mixed-use developments, waterfront developments, housing along transit corridors, or affordable housing.”

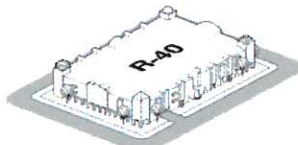
Salt Lake City is the first municipality in Utah to pursue an overlay zone for affordable housing. While Salt Lake City's overlay zone has not yet been finalized, the city is in the final stages of community engagement and input. In 2019 the city surveyed residents regarding an overlay zone. The survey results have helped the city develop the overlay's preliminary criteria. In July 2020, the city held a virtual open house to discuss the survey results and overlay zone's criteria. The city has made an extensive effort at resident and stakeholder engagement. The city's goal is to modify zoning to promote more affordable housing and increase the residential density in the city. The overlay zone will have three basic elements: modification of density limits, modification of lot requirements, and accommodation of adaptive reuse.

Figure I.4: Comparison of Form-Based Code to Conventional Zoning



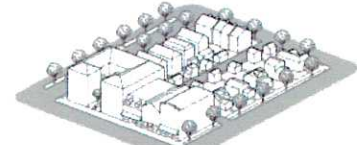
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

- **Form-Based Code: Millcreek**—Conventional zoning focuses on permissible property uses and the control of the use through floor area ratios, dwelling units per acre, setbacks, etc. Design guidelines can be used to complement the conventional zone but the guidelines are only advisory. Form-based code regulates land development of a designated area (from parcel to multi-block development) to achieve a specific physical form. A form-based code is a regulation adopted by the municipality rather than a mere guideline. A few cities have adopted form-based codes, but the practice is not widespread. West Valley has adopted form-based code for its city center, and Clearfield, Millcreek, Provo, and Salt Lake City have all used form-based code for specific development areas.

Under form-based code, the form and scale of a project determine use rather than land use type and density. Form-based codes are generally developed through a collaborative process involving residents, municipal officials, consultants, and developers. This process creates a vision for development that includes the interaction between streets, buildings, and open space in terms of form and scale. The Form-Based Codes Institute uses the graphic below to show the difference in land use between conventional zoning and form-based code (see Figure I.4).

Millcreek has adopted a form-based code for a site at 3000 South Richmond Street. The form-based code has facilitated the development of a 328-unit apartment project, which will include street-level retail. Achieving the density of 100 units/acre would not have been possible without form-based code.

- **Form-Based Code: South Salt Lake**—South Salt Lake wrote two form-based codes, one focusing on transit-oriented development along the S-Line streetcar between 500 East and State Street, and another focused on the city's redevelopment area between State Street and I-15, and I-80 and 2100 South. Between 2012 and 2016, the city entitled over 600 new dwellings along the Streetcar Corridor, in three major projects east of State Street. West of State Street, in South Salt Lake's downtown, two projects were approved in 2016 and 2017, totaling 195 units, most of which are set aside as affordable housing. In 2019, the city approved a

significant mixed-use project incorporating 150,000 square feet of office and housing units in a 10-story multifamily structure at approximately 2200 South Main Street.

South Salt Lake's two form-based codes facilitated a significant redevelopment of the streetcar corridor and an ageing industrial area, bringing hundreds of new households, jobs, and retail/restaurant opportunities to the city. The Downtown South Salt Lake Zoning Ordinance and Design Standards, in particular, encouraged the adaptive reuse of existing industrial buildings. As a result, the city is not only experiencing significant population growth and new development, but is also enjoying the benefits of reusing existing buildings, in the form of restaurants, breweries and distilleries, art galleries, and small retail spaces.

- **Adaptive Reuse: South Salt Lake and Salt Lake City**—The first local adaption of a motel to housing occurred more than 20 years ago. The Frontier Motel, located in South Salt Lake at 3579 South State Street, was converted from a 14-unit motel to transitional housing. Following conversion, the Salt Lake County Division of Housing and Community Development purchased the complex. The Frontier is currently part of the affordable housing portfolio of Housing Connect (formerly the Housing Authority of the County of Salt Lake).

Salt Lake City, in recent years, has had a number of adaptive reuse housing projects. Most notable is Palmer Court, a 201-unit apartment project at 999 South Main Street. Prior to becoming rental housing for extremely low-income households, the structure was a Holliday Inn. The motel was converted in 2009 to affordable rental units.

Two projects, converting struggling commercial space into mixed use projects including housing, are in the approval process in Salt Lake City. The conversion of Lamplighter Square, 1615 South Foothill Boulevard, will demolish existing commercial offices, a restaurant, gas station, and motel. The new development will include over 100 residential units, with a share of the units affordable. The second project, located at 2100 South and 2100 East, will convert the use from a restaurant, barbershop, tailor, salon, and commercial offices to 99 apartments units and 16,000 square feet of retail.

II. Preservation of Affordable Housing

Background

Affordable housing preservation programs usually, but not always, target privately owned subsidized rental housing. The subsidies most often include HUD's Project-Based Rental Assistance (PBRA) program and the Low-Income Housing Tax Credit (LIHTC) program. Privately owned subsidized rental properties are required to remain affordable for a specific period, depending on the program. Once the time requirement has expired, the property owner has three options: (1) renew the original subsidy, (2) secure a different subsidy that maintains the property's affordability, or (3) opt out of the subsidy program. Opting out almost always leads to a loss of affordable units as rents at the once-affordable project are increased to near market-rate levels. In high-rent markets, owners of subsidized rental properties have a strong incentive to opt out when their subsidy expires.

As indicated above, preservation efforts are not solely limited to subsidized rental property. Unsubsidized affordable rental properties and owner-occupied single-family homes also have been targeted for preservation. Generally, nonprofits and for-profit, private entities are involved in the preservation of unsubsidized affordable housing.

Why Preservation is a Best Practice

- **Preserves Low Costs**—The preservation and rehabilitation of existing affordable units typically cost, at least, 40% less than the cost of new affordable rental units. Preservation avoids the high development costs of new construction and the neighborhood opposition (Nimbyism) associated with developing new units.
- **Preserves Affordability**—The number of LIHTC and HUD Project-Based units at risk of opting out over the next five years totals 2,493 units (see Tables II.1–II.3). The loss of any of these units will increase the shortage of affordable rental housing for very low-income renter households. The current shortage of affordable units for these renters is 49,500 units (see Table II.4).
- **Preserves Investment**—At-risk subsidized units represent millions of dollars of taxpayer investment in affordable housing. If owners opt out, this investment is lost. Since the commencement in 1988 of the Low-Income Housing Tax Credit Program, 27 apartment projects in Utah with 968 affordable units have opted out of their affordability status. Replacing these lost units today would cost well over \$100 million.
- **Counters Rapidly Rising Housing Costs in Hot Markets**—Rapid economic growth increases rental rates, which renders any new units much less likely to be affordable and increases the

Table II.1: Rental Properties at Risk of Opting Out, 2020–2025

Year	Project-Based Units	LIHTC Units	Total
2020	63	266	1,043
2021	133	272	459
2022	320	280	600
2023	136	382	518
2024	99	351	1,341
2025	191	0	191
Total	942	1,551	2,493

Source: HUD Multifamily Assistance and Section 8 Contracts Database and Utah Housing Corporation

Table II.2: Expiration Date and At-Risk Units in HUD Apartment Communities in Utah

Property Name	Expiration Year	Assisted Units
Mountain View Apartments	2020	29
Foothill Manor	2020	14
Parkwood Apartment	2020	20
Brigham City Senior Apartments	2021	29
Bramwell Court	2021	18
Midshore Manor I	2021	62
Midshore Manor II	2021	24
Capitol Villa	2022	108
Dominguez Park I and II	2022	50
Dominguez Park I and II	2022	60
St. Mark's Gardens	2022	72
Calvary Tower	2022	30
Wedgewood Villa	2023	50
Union Gardens	2023	50
Operation Conquest	2023	15
Canyon Cove	2023	21
St. Benedicts Manor II	2024	40
Glenbrook Apartments	2024	24
Jefferson Circle	2024	20
Foxborough	2024	15
Lorna Doone Apartments	2025	141
Black Hills Apartments	2025	50
Total		942

Source: HUD Multifamily Assistance and Section 8 Contracts Database

likelihood of owners opting out of affordable projects (see Table II.5). High growth conditions and rising rental rates place a premium on preservation efforts. In a high-growth market, preservation buyers face fierce competition from investors.

- **Accesses Multiple, Well-Established Funding Sources**—The Low-Income Housing Tax Credit program has been the most important source of funding for the acquisition, preservation, and rehabilitation of existing affordable units. Since

Table II.3: Expiration Date of Low-Income Housing Tax Credit Projects in Utah, 2020–2025

Name	Address	City	Year of Expiration	AMI Target Income	LIHTC Units
Riverwood Cove Apartments	592 N. Riverside Drive	Salt Lake City	2020	31	110
Liberty Heights Apartments	8176 S 1300 E	Sandy	2020	46	104
Sun Ridge Apartments	277 S 1000 E	St. George	2020	52	52
Elk Meadows Apartments	2627 W Kilby Road	Park City	2021	44	96
Lexington Park Apartments	2293 W. Lexington Park Drive	West Valley City	2021	48	80
Hidden Oaks V	6330 Dixie Drive	West Jordan	2021	49	96
Mill Hollow	598 S 100 E	Bountiful	2022	36	16
Riverside Cove	558-560 N. Redwood Road	Salt Lake City	2022	45	19
Rio Grande Hotel	428 W 300 S	Salt Lake City	2022	29	49
McGregor	810 E 25th Street	Ogden	2022	29	55
Parkway Commons	875 W Meadowbrook Expressway	Salt Lake City	2022	45	81
Holladay Hills II	3678-3680 S Highland Drive	Salt Lake City	2022	43	60
Roselane Apartments	105 S Fairfield Road	Layton	2023	57	64
Millcreek Meadows	885 E. Meadow Pine Court	Salt Lake City	2023	51	56
Holladay Hills I	3714 S Highland Drive	Salt Lake City	2023	47	70
Southgate I	609 S 300 W	Cedar City	2023	41	42
Canyon Pointe I	1737 W 360 N	St. George	2023	46	50
Southgate II	468 S 75 W	Cedar City	2023	33	30
Cedar Crest Apartments	1926 S. West Temple	Salt Lake City	2023	28	12
Stonecrest PUD	211 E Crestone Avenue	South Salt Lake	2023	47	16
Wedgewood Apartments	1888 N. Wedgewood Lane	Cedar City	2023	26	24
Royal Hotel	2522 Wall Avenue	Ogden	2023	21	18
Northfield Village	315 W 1175 N	Cedar City	2024	43	52
Westgate Apartments (Provo)	1187-1189 W 200 N	Provo	2024	38	8
Ridgeland Apartments	2685 S. Ridgeland Park Dr.	West Valley City	2024	49	64
Art Space II	353 W 200 S	Salt Lake City	2024	37	53
Riverview Townhomes	1665 S. Riverside Drive	Salt Lake City	2024	33	61
Willow Cove	580 N 1187 W	Orem	2024	21	8
Sierra Pointe I Apartments	1503 N 2100 W	St. George	2024	46	97
KD Apartments	1460-1490 W 25 N	Clearfield	2024	11	8
Total					1,551

Source: Utah Housing Corporation

1988 the program has provided funding to acquire and rehabilitate 6,644 units, an average of 229 affordable units annually. Both the 9% and 4% tax credit programs have been used to preserve affordable units (see Figure II.1). Another well-established source of funding, tax increment financing from a redevelopment agency has provided significant support for the preservation and rehabilitation of affordable housing. Salt Lake City has recently committed \$1,000,000 to the rehabilitation of the Jackson Apartments in the city's central business district. Other common sources of preservation funding are HUD HOME dollars, Community Development Block Grant funding (primarily single-family rehabilitation), and the private sector (Restore Utah).

- *Provides Recapitalization of Affordable Units*—Recapitalization is an important component of preservation programs. Aging subsidized and unsubsidized units often need recapitalization to fund improvements. Of the 28,000 LIHTC units

Table II.4: Gap of Affordable and Available Rental Units for Renters at 0–50% AMI in Utah

Year	Renter Households at ≤50%	Available and Affordable	Affordability Gap
2010	111,251	70,199	41,052
2011	113,717	78,010	35,707
2012	114,283	68,570	45,713
2013	116,299	69,012	47,287
2014	118,947	71,844	47,103
2015	121,701	77,037	44,664
2016	119,230	74,161	45,069
2017	123,432	75,417	48,015
2018	123,861	74,317	49,545
AARC	1.35%	0.72%	2.38%

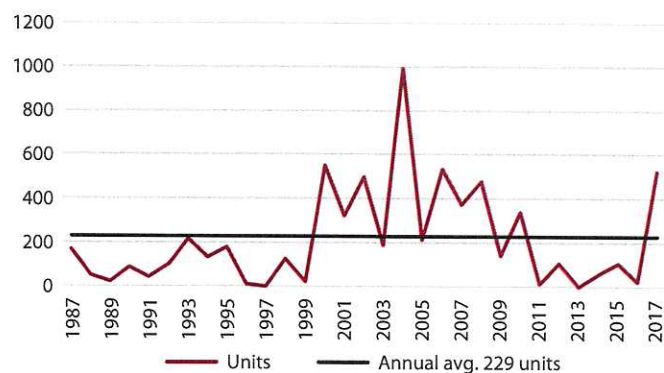
Source: HUD CHAS, 2010–2015, and Kem C. Gardner Policy Institute, 2016–2018

Table II.5: Rental Rate Increase in Wasatch Front Counties, 2008–2019

Year	Davis	Salt Lake	Utah	Weber
2008	\$715	\$793	\$719	\$651
2009	\$701	\$740	\$701	\$639
2010	\$711	\$720	\$716	\$640
2011	\$701	\$754	\$753	\$655
2012	\$720	\$814	\$788	\$684
2013	\$756	\$850	\$807	\$678
2014	\$796	\$865	\$868	\$698
2015	\$839	\$907	\$924	\$754
2016	\$933	\$949	\$1,041	\$810
2017	\$1,005	\$1,011	\$1,097	\$864
2018	\$1,060	\$1,060	\$1,138	\$937
2019	\$1,102	\$1,145	\$1,188	\$1,021
AARC 2008–2019	4.01%	3.40%	4.67%	4.17%
AARC 2016–2019	5.07%	6.46%	4.50%	8.02%

Source: CBRE, The Greater Salt Lake Area Multifamily Market, and Cushman Wakefield, Annual Apartment Market Report (Salt Lake County)

Figure II.1: Acquisition and Rehabilitation of Rental Units Financed Through the Low-Income Housing Tax Credit (6,644 units, 1987–2017)



Source: Utah Housing Corporation

in Utah, 6,100 are at least 20 years old, and by 2025 that number will grow to 11,400 units. Many of these older units will need recapitalization for improvements and updating. LIHTC is a common source of funding for recapitalization through acquisition and rehab. The original partners of an LIHTC are allowed to sell their project after a 15-year holding period. At that point, a new owner can apply for tax credits to finance the acquisition and rehabilitation of the affordable LIHTC project.

- *Enjoys Broad Support and Less Opposition*—Preservation has been a long-standing practice in the housing policy toolkit of many cities and nonprofits, and for good reason. Preservation is a rare policy that has positive, quantifiable outcomes with a minimum of local opposition.

- *Satisfies S.B. 34* - Preservation is one of S.B. 34's strategies: "(strategy L) preserve existing moderate-income housing."

Framework for Implementation

- *Give Preservation Priority*—Commit to preservation as a housing strategy. Set performance targets and establish metrics to measure progress. Institute collaboration with stakeholders; owners of affordable housing projects, nonprofits and for-profit developers, HUD, and Utah Housing Corporation.
- *Identify At-Risk Properties*—Create an inventory of at-risk affordable projects and their characteristics, such as types of subsidies, rent restrictions, and expiration dates of affordability. Contact owners regarding their intentions about opting out and recapitalization needs.
- *Target Resources for Preservation*—Assist in financing preservation efforts through several potential funding sources: HUD HOME dollars, CDBG grants, LIHTC financing (through housing authorities), and tax increment financing.
- *Collaborate with Preservation Entities*—Nonprofit and for-profit organizations engage in preservation of affordable housing. Collaboration with experienced entities will improve outcomes. The local landscape for preservation expanded in March of 2020 with the creation of the Housing Preservation Fund. The fund is backed by the Clark and Christine Ivory Foundation, Intermountain Healthcare, and Zions Bank, plus a state appropriation of \$2.5 million from the Utah Legislature. The fund will contract with Utah Nonprofit Housing Corporation to manage preservation activities. Utah Nonprofit Housing Corporation has, over many years, acquired and rehabilitated hundreds of affordable units in Utah. The Housing Preservation Fund hopes to leverage seed money into \$100 million for affordable housing preservation.
- *S.B. 34 Strategies*—Twenty-eight municipalities have selected preservation of moderate-income housing and 14 have selected preservation of *subsidized* low- to moderate-income housing as their S.B. 34 strategies to encourage housing affordability (see Tables II.6 and II.7).

Examples of Best Practice

- *A Nonprofit's Innovative Layering of Financial Support for Preservation*—NeighborWorks Salt Lake, a 40-year-old local nonprofit, has focused housing preservation and rehabilitation efforts on two neighborhoods in Salt Lake County: the Guadalupe neighborhood in Salt Lake City and neighborhoods on the west side of Murray. With the financial support of HUD's HOME and CDBG programs, tax increment financing revenue, Salt Lake City's financial assistance, and private sec-

Table II.6: Cities That Have Selected Preserving Existing Moderate-Income Housing as an S.B. 34 Strategy

Alpine	Harrisville	Pleasant View	Terrace
Bountiful	Heber	Provo	West Bountiful
Centerville	Herriman	Salt Lake County	West Jordan
Clearfield	Kaysville	Sandy	West Valley City
Farmington	Midvale	South Ogden	White City
Farr West	Millcreek	South Salt Lake	
Fruit Heights	Murray	Taylorsville	
Grantsville	North Salt Lake	Washington	

Source: Utah Department of Workforce Services

Table II.7: Cities That Have Selected to Preserve Subsidized Low- to Moderate-Income Units on a Long-Term Basis as an S.B. 34 Strategy

Cedar City	Logan	Providence	Washington City
Harrisville	Magna	Provo	West Valley City
Heber	Orem	Smithfield	
Kearns	Pleasant Grove	Tremonton	

Source: Utah Department of Workforce Services

tor contributions, NeighborWorks Salt Lake has preserved and rehabilitated dozens of homes through acquisition and rehab financing in the Guadalupe neighborhood, along with home improvement loans, and home improvement grants. NeighborWorks Salt Lake has also revitalized, through similar innovative funding, neighborhoods on the west side of Murray. Twelve deteriorating homes were purchased for \$1.98 million, rehabbed at a cost of \$718,000, and sold to moderate-income households. NeighborWorks Salt Lake also provided \$179,500 in favorable home loans to eight Murray homeowners and \$44,761 in home improvement grants to seven Murray homeowners.

This example demonstrates the value of a collaborative effort, spearheaded by a dedicated nonprofit, targeting public and private resources for the preservation of affordable housing.

- **Two Public Housing Authorities' \$21 Million Rehabilitation Project**—A joint venture with Housing Connect, formerly the Housing Authority of the County of Salt Lake, and the Housing Authority of Salt Lake City has secured \$21 million in tax credit funding for the hard costs to rehabilitate 299 affordable units in two high-rise projects; City Plaza and the County High Rise. These two projects were developed in the 1970s as traditional public housing properties and owned by the two public housing authorities. City Plaza, with 150 units, provided subsidized housing for very low- and extremely low-income disabled and elderly households, while the 149-unit County High Rise provided housing for very low- and extremely low-income households of all ages.

The joint venture is known as New City Plaza, LLC, and made use of HUD's Rental Assistance Demonstration (RAD) program, which "gives public housing authorities a powerful tool to preserve and improve public housing properties." Through the RAD program, the 299 units move from public housing to HUD project-based vouchers. The vouchers were critical as a revenue source, making the tax credit program financially feasible and paving the way for \$21 million in funding for rehabilitation of the units. As public housing units, City Plaza and the County High Rise were losing money and had become cost burdens for the housing authorities. This raised the inevitable question, Should the units be sold? Housing authorities do sell their public housing units when costs become too burdensome. If the buyer is a for-profit developer, the affordable units are most likely lost to the affordable housing inventory. However, in the case of City Plaza and the County High Rise, affordability will be preserved through the use of HUD's RAD program and tax credit funding. These two programs make the rehabilitation of 299 units possible and relieve two housing authorities of financially troublesome public housing properties.

This example demonstrates the role that aggressive public housing authorities can play in the preservation and rehabilitation of affordable housing units. Utah has 18 public housing authorities, each with its priority for preservation.

Variations on a Theme

- **Incentives**—Some preservation programs in municipalities outside of Utah include incentives through property tax rebates or tax exemptions on the incremental increase in a property's value due to rehabilitation and preservation.
- **Preservation Compacts**—The largest compact, The Chicago Preservation Compact brings together Cook County's public, private, and nonprofit leaders to address the loss of affordable housing.
- **Preservation Funds**—There are several dozen preservation funds throughout the country. Operational geographies vary from nation, region, states, and cities. The funding level is often tens of millions of dollars with the largest fund being the Partnership for the Bay's Future Fund, which has funding commitments of \$500 million. Seed funding was provided by Facebook, the Ford Foundation, and Kaiser Permanente. Kaiser Permanente is also involved with two other preservation funds, both operating in Oakland, California. Most funds target low- to very low-income households, and their missions include production and preservation of affordable housing.

III. Redevelopment Agencies, Tax Increment Financing, and Housing Affordability

Background

Redevelopment agencies (RDAs) in Utah have used tax increment financing or over 50 years to spur economic development. Tax increment financing is used to help finance investment, generally for 20 to 25 years, in a targeted geographical area designated as a project area. At the establishment of a project area, the current local property tax revenue from the land and structures within the project area becomes the “base” amount of property tax revenue. As economic development occurs in the project area, property values rise, and property tax revenues increase. The incremental increase in property taxes above the “base” amount provides the funding for redevelopment. The tax increment funds often finance an RDA bond for infrastructure development—roads, sidewalk, utilities, sewer, etc.—or the funds can be used to pay for land and construction of affordable housing within the RDA.

Why Tax Increment Financing Is a Best Practice

- *Provides Funding Targeted for Housing Needs of Moderate- and Low-Income Households*—In most cases, the project’s housing fund receives at least 10% of the tax increment revenue.

Table III.1: Housing Units Facilitated by Tax Increment Financing in Selected Cities

City	Units
Salt Lake City	7,000
Midvale	3,252
Orem	2,007
Murray	1,026
Salt Lake County	516
Total	13,801

Source: Utah Association of RDAs

Table III.2: Project Areas by Type in Cities and Counties, 2018

Unincorporated County	Project Areas	City	Project Areas
CRA	0	CRA	1
URA	2	URA	9
EDA	6	EDA	36
CDA	21	CDA	55
NDP	1	NDP	46
RDA	0	RDA	63
Amendment	0	Amendment	2
Unspecified	2	Unspecified	12
Total	32		224

Source: Utah Association of RDAs

enue. These funds are for “income-targeted housing” within the city’s boundaries. Income-targeted housing is defined as housing affordable to moderate-income households, that is, households with incomes at 80% or less of the area median income. Since the establishment of their RDAs, the five most aggressive cities have facilitated the development of 13,801 housing units, many of them affordable units (see Table III.1).

- *Provides Funding for Multiple Uses*—The RDA, as spelled out in Title 17C of the Utah Code, “shall use the agency’s housing allocation to pay for part or all of the cost of land or construction of income-targeted housing...pay for the rehabilitation of income-targeted housing...replace housing units lost as a result of development” or transfer tax increment funds to the local housing authority or the Olene Walker Housing Loan Fund for the development of moderate- and low-income housing.⁸
- *Provides a Self-Financing Source of Funds*—Tax increment financing does not require approval at the ballot box or approval by federal agencies or politicians. The project areas are a self-financing source of funding for affordable housing projects.
- *Provides a Stable Source of Funding*—The creation of a project area requires the approval, usually through interlocal agreements, of the taxing entities within the boundaries of the Community Reinvestment Area (CRA). Legislation in 2016 changed the nomenclature to CRA.⁹ The interlocal agreement specifies the share of the tax increment allocated to the tax entities and the project area. Once established, the project area represents a stable source of funding for new construction, rehabilitation, and preservation of affordable housing within the municipality. See Tables III.2–III.3 for project areas by type and location.
- *Provides an Opportunity for Public-Private Partnership*—The use of a project area’s housing set-aside funds often results in a public-private partnership between the project area and a private or nonprofit developer of affordable housing. The availability of project area funds provides a strong financial incentive for a developer to partner with the RDA. Since affordable housing projects present economic challenges to developers due to low rents, the tax increment financing provided by the project area makes the project financially feasible.

Table III.3: Project Areas by County and City

County/City	RDA	CDA	EDA	URA	NDP	Unspecified
Beaver County Unincorporated		8				
Box Elder County Unincorporated			4			
Cache County Unincorporated						1
Brigham City	1	1	2			
Perry City		1				
Tremonton City		1	1			
Logan City	4	2				
North Logan City		1	1	1		
Smithfield						
Carbon County Unincorporated			1			
Price		1				
Wellington			1			
Davis County Unincorporated	0	0	0	0	0	0
Bountiful	2					
Centerville		2				1
Clearfield		1	1		3	2
Farmington	1				2	
Layton	1		3			
North Layton		3				
Syracuse	2		1			
West Bountiful	3	1				
West Point		1				
Woods Cross	3	5				
Iron County Unincorporated		10				1
Brian Head		1				
Cedar City		1	1			1
Morgan County Unincorporated	0	0	0	0	0	0
Morgan	1	1				
Rich County Unincorporated						
Garden City	1					
Salt Lake County Unincorporated				2		1
Cottonwood Heights		1				
Draper		2			5	
Herriman		2				
Holladay	1	1				
Midvale	2					
Murray	2				1	2

Source: Utah RDA Association.

County/City	RDA	CDA	EDA	URA	NDP	Unspecified
Riverton					1	
Salt Lake City	3	2		1	4	
Sandy	1	4	1		2	
South Jordan	3	2	2		3	
South Salt Lake				2	2	
Taylorsville		1		2		
West Jordan	1		2		5	
West Valley						
Sanpete County	0	0	0	0	0	0
Mount Pleasant					1	
Salina			1			
Summit County Unincorporated	0	0	0	0	0	0
Park City	2				1	
Tooele City	1				1	
Uintah County Unincorporated						
Naples City					1	
Vernal City					1	
Utah County Unincorporated	0	0	0	0	0	0
American Fork	2		1			
Eagle Mountain	2		1			
Lehi City						
Lindon	1	1				
Orem						
Pleasant Grove		2				
Provo	3	2				
Spanish Fork		2			1	1
Springville					1	
Vineyard				3		
Washington County Unincorporated	0	0	0	0	0	0
St. George		2	4			
Weber County Unincorporated		1	1			
Ogden	13	1	3	1		
Pleasant View						1
Riverdale	1				1	
Roy	2					
South Ogden					1	1
Total	59	67	32	12	37	11

- *Provides an Opportunity to Offset Higher Housing Prices from Gentrification*—RDAs were first created, some 50 years ago, to spur local economic development and neighborhood revitalization, or “urban renewal” in the parlance of the day. Economic development continues as the primary mission of RDAs; however, economic development often comes from neighborhood gentrification and higher housing costs. The housing funds generated by a CRAs project area can help preserve existing affordable housing.

- *Provides an Opportunity for Local Officials to Hand-Pick Developer and Location of Affordable Housing*—In June 2018, the Redevelopment Agency of Salt Lake City invited developers to submit proposals for developing affordable housing in the city to be supported by \$10 million in RDA financial assistance. The RDA selected developers and reserved \$4.5 million in funding for projects in high-opportunity neighborhoods—areas with higher quality-of-life measures for schools, housing, jobs, and income. This example under-

scores how RDA funding can guide affordable housing development, its location, and the selection of the most qualified developer.

- *Satisfies S.B. 34*—Using a Redevelopment Agency's Tax Increment Financing for moderate and low-income housing meets one of the requirements of S.B. 34.

Framework for Implementation

- *Establish a Project Area*—Sixty-three cities and 8 counties in Utah have RDAs, with a combined total of 256 project areas (Tables III.2–III.3). State statutory guidelines govern the establishment of project areas. The guidelines require a general description of the proposed project area's current social and economic conditions and how establishing a project area will promote economic development that "but for" RDA assistance would not occur. The project area must be consistent with the municipality's general plan, and the financial assistance anticipated described. While project areas differ widely in scope and projected tax revenue, the sheer number of project areas demonstrates the potential of tax increment financing as a tool for developing and preserving affordable housing. In addition to meeting statutory guidelines, a project area must have approval from the tax entities within the proposed project area.
- *Develop a Strategy for Housing Fund Expenditures*—For most of the project areas, a housing fund was created at inception. The share of tax increment revenue earmarked for the housing fund varies by project area, from at least 10% to as much as 20%. As mentioned above, RDAs have a fair amount of latitude regarding housing fund expenditures, including the purchase of land, construction, infrastructure, preservation, etc. The one restriction is funds must assist moderate- and low-income households with affordable housing.

Many cities have project areas that don't generate significant amounts of housing funds. Nevertheless, low annual dollar amounts can be accumulated over a few years, providing sufficient funding for down payment assistance, preservation loans and grants, or rental assistance. If an RDA lacks a strategy for disbursing tax increment funds, the funds can be transferred to the Olene Walker Housing Loan Fund to support statewide programs for affordable housing. Most important, housing funds should not sit idle on the sidelines. With a severe shortage of housing, particularly affordable housing, aggressive housing fund strategies should employ tax increment dollars.

- *Assess Policy Considerations*—In Utah, RDAs and tax increment financing have been relatively free of controversy; however, in many states, there has been sharp criticism of tax increment financing. Some principal policy considerations should include transparency, absence of favoritism, demonstration of public benefit, and sensitivity to the impacts of economic development on local government entities, notably increased enrollment at public schools.

Examples of Best Practice

- *West Capitol Hill Project Area*—In 1996, the RDA of Salt Lake City created the West Capitol Hill Project Area. The boundaries are 300 North to 800 North and 400 West to 200 West. This 18-block area includes Salt Lake City's Marmalade neighborhood. The project area has generated \$5.8 million in tax increment financing, which has helped revitalize the neighborhood, preserve a historic building, and develop 12 owner-occupied townhomes, a plaza, city library, and, currently under construction, 252 market-rate rental units and 12 two-bedroom live/work units. In addition to assisting in development costs, the Salt Lake City RDA provided a land write-down on the sale of the property. The tax increment financing meets several goals of the RDA: "stabilization through the rehabilitation of single-family, owner-occupied homes, preservation of the neighborhood's historic fabric, and diversification of the tax base."¹⁰
- *Central Business District Project Area*—The RDA of Salt Lake City created the Central Business District Project Area in 1983. The trigger year—the first year tax increment funds were disbursed—was 2009. In 2018, the RDA received \$25 million in tax increment funding from the Central Business District, the largest single-year funding level of any of the 256 project areas in Utah. The RDA has recently provided substantial support for a large housing development at 255 South Main. The site had become blighted due to a half-finished mixed-use development. In 2012, the developer ran into financial problems and structural engineering issues and eventually lost the project to bankruptcy. Over the next five-years, the abandoned site and structure sat idle and became a well-known eyesore in downtown Salt Lake City.
In 2017 the parcel was put up for auction, and the RDA purchased the site for \$4 million. A year later, the RDA entered into a purchase agreement with Brinshore Development, LLC of Chicago, for the 1.1-acre site. The RDA agreed to issue a seller's note for \$4 million to the developer for the land and provide a \$9.2 million loan for the construction of a

190 unit mixed-income housing project. Only 15 rental units are market-rate while 175 are tax credit units affordable to renters at 57% AMI. The total value of the project is \$46.7 million. The one-bedroom tax credit units will rent for \$930 and the two-bedroom units for \$1,110. These rents, which include utilities, are at least 30% below market-rate rents for new units in the Central Business District. For the many low-income employees working in downtown retail, offices, or restaurants, 175 new affordable units will be a welcome addition to the “tight” and expensive housing market.

- *The Redevelopment Agency of Murray*—The Redevelopment Agency of Murray created the Fireclay Redevelopment Area in 2005. The tax increment was triggered in 2014. Since then, the tax increment funding has been about \$800,000 annually. The project area’s boundaries are State Street on the east, 4500 South on the south, the heavy rail line on the west, and Big Cottonwood Creek (4000 South) on the north. The project area facilitates mixed-use development in a blighted area dominated by deteriorating commercial buildings.

Since 2012 the project area has seen several large apartment communities with affordable and market-rate units. The RDA entered into development agreements with Hamlet Homes, Fireclay Investment Partners, and Parley’s Partners. Hamlet Homes developed 41 condominium units, and 10 townhomes live/work units. Fireclay Investment Partners completed two of three phases of development. The completed phases included two large apartment communities with a total of 400 market-rate units and 268 tax credit units. The third development agreement was with Parley’s Partners. Phase I is a 137-unit family apartment community. Phases II and III include a 65-unit family apartment community and a 105-unit senior community. Three-quarters of the units developed by Parley’s Partners (228 units) are tax credit units. The RDA’s development agreements reimbursed the developers for roads and environmental remediation.

In 1999, the Redevelopment Agency of Murray created the Smelter Site Redevelopment Area to improve a blighted area that included the smokestacks of American Smelting and Refining Company. The project area is now the location of Costco and the Intermountain Medical Center. Tax increment at the Smelter project area was triggered in 2009 and generates about \$900,000 annually.

In contrast to the large housing projects discussed above, tax increment financing from the Smelter project area has helped facilitate the acquisition and rehabilitation of nearly 50 homes for moderate- to low-income families.

IV. Accessory Dwelling Units and Housing Affordability

Background

An accessory dwelling unit (ADU) is a smaller dwelling on the same property as a single-family structure. As limited housing supply continues to push prices and rents higher, affordability remains a challenge for many, especially those entering the housing market and those looking to downsize. While accessory units have been around for some time, they have emerged in recently as a viable option in addressing affordable housing challenges. Their flexibility to serve as an affordable option while providing additional income makes ADUs an attractive housing product.

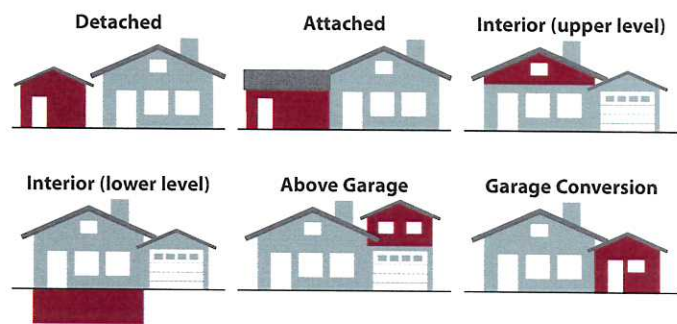
The building of ADUs is still somewhat of a challenge for most communities. Financing alternatives are limited. Currently, the only viable option is to use personal savings or a home equity line of credit. Additionally, lenders may undervalue ADUs, and zoning may require parking or other burdensome stipulations. Cities are continuing to explore how to fit ADUs within existing zoning. Regulations and the permitting process can vary across the same municipalities, making it confusing for developers or potential owners. Additional requirements such as floor size restrictions, permitting and impact fees, and occupancy restrictions (family member versus non-family member), continue to be challenges for the construction of ADUs.

ADUs come in many different shapes and sizes, but are classified either as detached structures on the same lot, attached but as a separate unit within a single structure, or as an interior unit such as a basement or upper level. As shown in Figure IV.1, there are numerous ways to integrate an additional unit into an existing property.

Why ADUs Are a Best Practice

- *Provide an Affordable Housing Option*—According to a recent survey completed by the Turner Center for Housing Innovation out of UC Berkeley, ADU rents average 58% below market value. ADUs are an essential tool for delivering affordable units to the market. They can quickly provide affordable options in areas with higher rents increasing affordable housing in owner-occupied, high-cost, residential neighborhoods.
- *Deliver Units to the Market Quickly*—The construction timeline of new ADUs is relatively fast compared with a traditional dwelling unit such as single-family or apartments. However, the timeframe can vary based on the approval process.
- *Generate Wealth*—ADUs offer an attractive housing alternative that benefits both renters and homeowners in various community types. Financial gain through rental income is the most common motivation for the homeowner-developer

Figure IV.1: Different Ways to Integrate ADUs with Existing Housing



Source: "The ABCs of ADUs," AARP

ers who create ADUs, followed by offering housing for a family member or caretaker. ADUs provide homeowners with additional income to maintain their properties, sustain their mortgages, and increase disposable income.¹¹

- *Appeal to All Ages*—Because ADUs tend to charge below-market rents, they are an affordable option to those entering the housing market. They also provide empty nesters with a possibility of aging in place while renting their larger homes to a family member or caretaker. ADUs are an attractive housing or investment option for older generations and allow families to expand beyond their primary residence. For example, in Portland, Oregon, ADUs are disproportionately owned by 55- to 64-year-olds.
- *Fit into Existing Neighborhoods*—ADUs can create lower-cost housing without disrupting architectural or community character. Accessory units provide a more dispersed and incremental way of adding homes to a neighborhood and avoiding Nimbyism. Additionally, ADUs do not need new infrastructure investments and can connect to existing water, sewer, and power lines.
- *ADUs Are Environmentally Sustainable*—Their median square feet per resident is 44% lower than newly constructed single-family residences, and some ADUs have a notable number of above-code green features. For example, Portland, Oregon, ADUs are associated with an average of 0.93 cars per rental, lower than the city average of 1.31 vehicles per rental unit. Of those 0.93, just under half are parked on the street.¹² ADUs are likely to have a low environmental impact compared with other dwellings.
- *Satisfy S.B. 34*—Permitting ADUs is one of S.B. 34's affordable housing strategies.

Framework of Implementation

- **Zoning & Approvals**—Allowing ADUs is an essential step in the implementation of this strategy. While some cities allow detached and attached ADUs, others allow only attached accessory units or forbid them entirely, particularly in single-family zones.

Most ADUs are built by homeowners who are typically unfamiliar with the development process, so navigating the permitting and building process can be a barrier. The approval of ADUs can be difficult, with parking, infrastructure, and neighborhood character some of the more noted concerns. Regulations on parking, lot size, and setbacks, as well as impact fees, often increase the costs, making ADU construction financially unfeasible at times.

Often homeowners aren't aware of ADU opportunities, and cities around the country are beginning to promote and market their ADU programs. Educating residents about the approval process and design challenges facilitates bringing more ADUs to the market. For example, the city of Hillsborough, California, formed a 22-person advisory committee to identify neighborhoods where ADUs would be a good fit. The committee also provided input on design elements and overall neighborhood fit. By doing this, the city was able to get greater acceptance of ADU zoning upgrades, which can often be the biggest obstacle to overcome. Another California city, Santa Cruz, provides several tools to encourage ADU construction. These include ADU manuals, architectural prototypes, a loan fund, fee waivers, and community workshops.

- **Financing**—ADUs are an investment, and like any investment, the numbers have to be appealing. Currently, there are limited financial tools for existing homeowners to use to build accessory units. Existing financing vehicles include personal savings, a cash-out refinance, a home equity loan, and renovation financing. A recent study out of Oregon found that the majority of homeowners who built an ADU financed it through personal cash savings. Traditional home builders may not see a big enough profit margin to add an ADU to new single-family construction projects. Many homeowners already have a mortgage on their existing property, therefore borrowing against it may be limited depending on their loan-to-value ratio.

The debt-to-income ratio of the homeowner may be improved by rental revenue generated by the ADU. Since lenders assess individuals' debt-to-income ratio, the potential rental income from an ADU may allow borrowers to obtain a larger loan and reduce out-of-pocket costs.

Another financial constraint is municipal fees. ADUs' impact on municipal infrastructure and services is different from those created by traditional development, such as single-family homes or multifamily units. Often, cities charge

the same fees for ADUs as for larger projects. Proportional municipal fees are vital in keeping ADUs affordable.

Some cities across the United States are developing low-interest or forgivable loan programs for ADUs. For example, Santa Cruz offers 20-year loans up to \$40,000 with interest-only payment. At the end of the 20-year term the principal can be forgiven if the ADU has been rented at specified affordable guidelines.

Examples of Best Practice

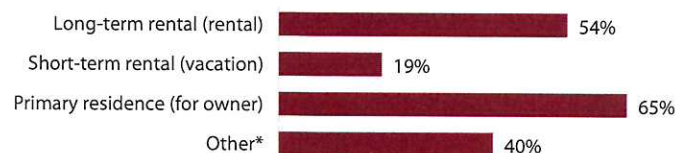
- **The Alley Flat Initiative**—The Alley Flat Initiative is a nonprofit created in 2005 by the University of Texas School of Architecture and Austin Community Design and Development Center, in Austin, Texas. The goal of the initiative is to provide planning and design of ADUs that specifically target affordable housing. The nonprofit works with homeowners and guides them through the construction and financing, with the goal of providing an affordable rental unit to low- and moderate-income households.
- **State of California Reforms**—In 2016 and 2017, California passed ADU reforms that require cities to permit one ADU per single-family home, streamlined ADU permitting, set utility fees proportional to the burden of ADUs, and further reduced fees for ADUs built inside an existing home. The law also waived parking requirements for ADUs located within a half-mile of a transit stop or within a block of a car-share stop. Other reforms addressed structure setbacks and floor space. As a result of these reforms, ADU applications increased, especially in Los Angeles. Before these reforms, the city was permitting 100 to 200 ADUs per year. After the reforms, permits increased to 2,326 in 2017 and nearly doubled to 4,171 in 2018, accounting for 20% of all new housing permits for the year.
- **Portland, Oregon Reforms**—The city of Portland added almost 2,000 units between 2010 and 2016. Portland began reforming housing regulations to encourage more ADUs in 1997, when it revised minimum square footage and owner-occupancy requirements. By 2004, citywide garage conversions were permitted with no on-site parking requirements, and the code relaxed design standards. In 2010, the System Development Charges were waived, leading to a spike in permits; and in 2014, short-term-rentals were permitted. By 2015, design and setback standards had been further relaxed, leading 2016 to be a record year for ADU permitting in the city.
In Portland, ADU construction costs range from a few thousand dollars to nearly \$300,000, averaging approximately \$150,000. One intervention that stood out for Portland was the fee waiver, which allowed the construction of more affordable ADUs. As a result of these combined policy changes, ADU permits are issued at about the same rate as single-family permits.

ADUs in Utah

Utah cities are revising their affordable housing strategies to use ADUs as one tool to address rising housing costs. A survey completed by the Salt Lake County Department of Regional Development in early 2018 found that 58 out of the 92 cities surveyed allow some type of ADU in one of its zones, and 40 of the cities allow for a detached structure. Among the cities that allow ADUs, a little over 50% permit long-term rentals of ADUs, as shown in Figure IV.2. Sixty-five percent of cities allowing ADUs require that the owner live in either the main or accessory unit.

Additional findings from the survey show that a little over half of the cities that approve of ADUs allow them to be built across 75% or more of residential zones. Unfortunately, an estimate of the total number of ADUs legally allowed in cities does not exist. Many cities have not tallied their ADUs. But half the cities acknowledged they have illegal ADUs in their jurisdictions. Census data provide an estimate of the number of attached rental units in single-family homes, primarily basement apartments. Some of these units may be legal ADUs, but a large share are likely illegal. Attached rental units of single-family homes total 8.3% of the rental inventory of cities with more than 20,000 population, a total of 19,428 units.

Figure IV.2: Permitted ADU Occupancy in Cities that Allow ADUs



Note: Respondents were allowed to select multiple answers, therefore the sum exceeds 100%.

*Includes limitations of occupancy where rent can't be charged or only family members can occupy unit.

Source: Salt Lake County Planning Division, Survey of Utah Cities.

Table IV.1: Share of Attached Renter-Occupied Units in Single-Unit Structures for Cities with 20,000 or More Residents in Utah, 2014–2018

City	Total Renter Units	1-Unit Attached	% of Total Renter Units
Provo	19,913	2,041	10.2%
Orem	11,395	1,514	13.3%
Salt Lake City	40,360	1,500	3.7%
St. George	10,147	1,256	12.4%
Logan	10,356	1,152	11.1%
West Valley City	11,734	1,115	9.5%
West Jordan	8,519	841	9.9%
Cedar City	4,836	811	16.8%
Ogden	13,297	686	5.2%
Clearfield	3,998	653	16.3%
Millcreek	9,626	606	6.3%
Midvale	7,033	520	7.4%
Draper	2,705	517	19.1%
Springville	2,805	451	16.1%
Sandy	6,752	420	6.2%
Lehi	3,026	412	13.6%
Spanish Fork	2,388	398	16.7%
Cottonwood Heights	3,522	348	9.9%
South Jordan	3,888	330	8.5%
Taylorsville	6,173	326	5.3%
South Salt Lake	5,424	322	5.9%
Washington	2,586	316	12.2%
Murray	6,423	313	4.9%
Pleasant Grove	3,653	304	8.3%
Holladay	2,574	303	11.8%
Herriman	1,410	223	15.8%
American Fork	1,857	220	11.8%
Magna	2,032	192	9.4%
Bountiful	3,769	185	4.9%
Layton	6,700	176	2.6%
Tooele	2,243	173	7.7%
Riverton	1,233	142	11.5%
Saratoga Springs	1,245	119	9.6%
North Salt Lake	1,745	79	4.5%
Eagle Mountain	930	78	8.4%
Farmington	1,183	74	6.3%
Kaysville	1,022	73	7.1%
North Ogden	907	58	6.4%
Syracuse	525	52	9.9%
Roy	2,132	50	2.3%
Kearns	1,909	43	2.3%
Clinton	957	36	3.8%
Total	234,932	19,428	8.3%

Source: US Census Bureau, 2014–2018 American Community Survey

V. Transit-Oriented Development and Housing Affordability

Background

Transit-oriented developments (TODs) are compact, mixed-use developments anchored around transit hubs and walkable communities. Zoning for high-density housing often comes with the establishment of a TOD. TOD housing has the additional advantage of reducing transportation costs and increasing access to jobs, education, essential goods, and local services.

The establishment of a TOD requires multiple agency coordination and regional planning. These entities can include municipalities, counties, regional planners, associations of governments, transit and transportation authorities, and private developers. Funding for a TOD comes from a variety of national, state, and local sources.

The development of a TOD generally increases the value of the surrounding land. Higher land costs require collaborative efforts by cities, developers, and nonprofits to provide financial incentives to housing developers, particularly developers of affordable housing.

Why Transit-Oriented Developments Are a Best Practice

- *Provide Infill Development*—Utah Transit Authority (UTA) manages 72 rail transit stations along the Wasatch Front and owns 442 acres of property within half a mile of 36 of those stations; 14 of these are commuter rail stations, and 22 are light rail stations. A majority of the UTA-owned property is currently used as surface parking, bus loops, drop-off areas, and other uses. The average amount of contiguous property within these 36 station areas is 12.55 acres. Much of this property could be consolidated and incorporated into more active developments. Through cooperation with the landowners of other surrounding properties and municipal leadership, much of this area is available for future TOD development.
- *Provide the Opportunity for Increased High-Density Housing and Reduced Transportation Costs*—UTA completed the first TRAX line (Salt Lake City to Sandy) in 1999. Since then additional TRAX lines have been completed, along with FrontRunner and the S-line (streetcar). With this transit development has come a number of transit stations. About 20 of these transit stations have become TODs with mixed-use developments. These TODs have spurred construction of several thousand housing units. Without the transit hub most of these housing units would not have been built or built in locations far from rail transit. At present, about 35% of all market-rate apartment units in the cities and towns in Salt Lake County, nearly 30,000 units, are within walking distance (half a mile) of a rail (TRAX or FrontRunner) station (see Table V.1). And 45% of all Low-Income Housing Tax Credit units, 5,100 units, are within walking distance of a rail station (see Table V.2).

Table V.1: Market Rate Apartments Near UTA Rail Stations in Cities and Towns in Salt Lake County, 2018*

City	Within One-Half Mile	Total Units
Bingham Canyon	0	15
Bluffdale	0	311
Cottonwood Heights	0	646
Draper	1,373	3,637
Herriman	0	2,496
Holladay	0	354
Kearns	0	24
Magna	0	703
Midvale	1,863	5,009
Millcreek	0	20
Murray	921	2,569
Riverton	0	517
Salt Lake City	21,060	45,455
Sandy	1,032	4,723
South Jordan	817	2,807
South Salt Lake	377	646
Taylorsville	0	1,968
West Jordan	876	5,747
West Valley City	492	3,626
Total	28,811	81,273

*Does not include unincorporated Salt Lake County.
Source: CoStar

Table V.2: Low-Income Housing Tax Credit Units Near UTA Rail Stations in Cities and Towns in Salt Lake County, 2017*

City	Within One-Half Mile	Total Units
Bluffdale	0	336
Draper	0	113
Herriman	0	258
Kearns	0	9
Magna	0	164
Midvale	446	725
Murray	624	837
Salt Lake City	3,607	5,747
Sandy	192	486
South Salt Lake	96	166
Taylorsville	0	331
West Jordan	0	825
West Valley City	138	1,247
Total	5,103	11,244

*Does not include unincorporated Salt Lake County.
Source: Utah Housing Corporation

- *Utilize Existing Transportation Infrastructure*—Utilizing the existing infrastructure, municipalities and regional authorities can focus TOD growth around existing transit hubs, minimizing the need for significant new transportation infrastructure.
- *Access Multiple, Well-Established Funding Sources*—Financing for TODs comes from a variety of public and private sources, including federal grant funds from the Federal Transit Administration: Many regions, including Atlanta and Denver, have partnered with municipalities, financial institutions, state and federal government, and nonprofits to create TOD-specific funds.

In Utah, the Utah Equitable TOD Loan Fund will have an initial two-year origination period and a total term of five years, with the intent of renewing these terms annually. The fund is made possible by the support of \$5 million from the State of Utah Division of Housing and Community Development and \$2 million from Salt Lake County. Envision Utah, Morgan Stanley, Synchrony Financial, Zions Bank, the Utah Center for Affordable Housing, and other partners have also made this fund possible.

- *Revitalize Neighborhoods/Create a Sense of Space*—The promotion of TOD on urban infill parcels can create opportunities to revitalize older communities and neighborhoods. Mixed-use developments at TODs can also serve as an essential tool in achieving broader community strategies. TOD neighborhoods provide gathering places, open spaces, and community resources that may not otherwise be available to the community.
- *Satisfy S.B. 34*—TODs are included in S.B. 34's strategies: "(G) encourage higher density or moderate-income residential development near major transit investment corridors."

Framework for Implementation

- *Multiple Stakeholder Coordination*—Municipal leadership, regional authorities, transportation agencies, private developers, and other community stakeholders coordinate efforts to bring affordable housing to TODs. Inclusion of low- to very low-income housing in TODs is rare and generally requires the development of Low-Income Housing Tax Credit projects. Private-public partnership can facilitate affordable housing with land write-downs, tax increment financing, and federal assistance.

- *Accommodative Zoning*—TOD zoning, in a number of cities, has facilitated the development of high-density housing. Some of the most successful are American Fork, Sandy, Midvale, Millcreek, Salt Lake City, Farmington, and Ogden. These cities are a ready resource in the implementation and development of TOD housing.

Examples of Best Practice

- *American Fork*—In 2018, American Fork lifted a moratorium on new development in its TOD zone surrounding the American Fork FrontRunner station. With the repeal and replacement of Section 17.4.608 of the American Fork City Development Code, the city council issued revised design guidelines for the TOD section of its municipal code. American Fork's plans allow for housing development that ranges from high-intensity urban designs to low-intensity designs, including single-family homes. The city plans to incorporate affordable housing opportunities and create housing communities that accommodate a variety of economic and demographic segments. Currently, two notable residential projects are in the review process: the Castlewood Apartments located at 900 West 200 South, and the Edgewater TOD residential development at 1150 West 200 South.
- *Farmington*—Station Park opened in 2011 and has been a commercial anchor of transit-oriented development in Farmington. Farmington City has adopted a mixed-use district development plan that encourages a compatible mix of uses. By allowing for flexibility in design, the plan promotes a transit- and pedestrian-oriented pattern of development that is consistent with the objectives of the Farmington City General Plan. Specifically, the Transit Mixed Use District (TMU) is intended to develop retail and mixed-use projects in a manner that promotes walkability and enhances the desirability of transit use. The TMU allows for higher-intensity development as long as it doesn't impair walkability or transit use and helps create a viable TOD that transitions smoothly into the surrounding communities.
- *Denver Transit-Oriented Development Fund*—Led by the Office of Economic Development (OED), Denver established a TOD fund to provide a new financing mechanism allowing for the acquisition and preservation of affordable housing along existing and new transit corridors. The TOD fund brought funds from the City of Denver, the MacArthur Foundation, U.S. Bank, Wells Fargo, Colorado Housing and Fi-

nance Authority, Rose Community Foundation, and the Mile High Community Loan Fund, among others. OED also leveraged other federal funds, including the Neighborhood Stabilization Program, to maximize the fund's impact. The Urban Land Conservancy, a local nonprofit, acts as the fund's sole borrower and oversees land purchases to target three types of properties in TOD areas: existing federally assisted rental properties, existing unsubsidized but below-market-rate rental properties, and vacant or commercial properties to be converted to new affordable housing. Since its inception, 17 loans have been made through the Denver Regional TOD Fund, providing a total of \$34 million in financing for property acquisitions near public transit in the Denver metro area. As a result, more than 1,450 affordable homes near public transportation have been created or preserved.

Variations on a Theme

- *Land Value Capture*—Potential value capture tools include special assessments and taxes, tax increment financing, varying forms of developer contributions, and joint development or other public sector real estate transactions. These tools are used to help offset the significant upfront investment needed to develop TODs, including public infrastructure, connectivity improvements, affordable housing, and other community features, including parks and open space. Value capture tools work best in areas where there is a robust real estate market, significant development potential, strong political and community support, one (or few) jurisdictions involved, and a strong municipal fiscal position.

VI. Survey of Best Practices

To identify “best practices” the Gardner Policy Institute conducted a survey of 35 practitioners. The survey included a list of 16 potential practices gleaned from a literature search. The survey asked the practitioner to identify practices that in their experience were most effective in addressing the issue of housing affordability. Thirty of the 35 practitioners responded. The selection of best practices for this study was confirmed by the results of the survey. See below for the survey and the list of practitioners.

Best Practices Survey

The Gardner Policy Institute is engaged in a study of “best practices” used by Utah’s cities and counties to improve housing affordability and increase the supply of affordable housing. I’ve conducted a literature search to identify some best practices used in other states; see below. I need help in identifying the practices that have been most effective in Utah. I’d appreciate it if you’d take a few minutes and identify, from your experience, a couple practices that you feel have been most effective. Please return your comments by email. Any specific examples of implementation, outcomes, and jurisdictions with best practices would be very helpful.

List of some possible best practices

- Accessory Dwelling Units
- Use of RDAs, CRAs, tax increment financing
- TODs as source of housing development
- Preservation and rehabilitation of existing affordable housing
- Density bonuses
- Up-zoning and land use regulations
- Inclusionary zoning
- Development incentives for city (S.B. 34)
- Repurposing of underutilized commercial space
- Streamlining approval process
- Reduced fees for affordable housing
- Land trust
- Housing trust fund Olene Walker, Pamela Atkinson
- Homeless
- Tax or fee rebates
- Use of innovative materials to reduce cost
- Rental assistance/down payment assistance
- Other practices you are familiar with

Table VI.1: Respondents to Best Practices Survey

Practitioner/ Respondent	Organization
Ackerow, Mike	Executive Director, Community Development Corporation of Utah
Bishop, Brad	Executive Director, Self-Help Homes
Brereton, John	Consultant to Utah Private Activity Bond Authority
Corroon, Peter	Former mayor of Salt Lake County, developer of affordable housing
Dahl, Matt	Redevelopment Agency Director, Midvale City
Datwyler, Kim	Former Executive Director, Neighborhood Housing Solutions
Diehl, Cameron	Executive Director of Utah League of Cities and Towns
Erickson, Steve	Housing advocate
Funk, Tim	Director of Community Housing Assistance Programs, Crossroads Urban Center
Gallegos, Mike	Director of Housing and Community Development, Salt Lake County
Garciaz, Maria	CEO, NeighborWorks Salt Lake
Goff, Lani	Director, Salt Lake City Housing and Neighborhood Development
Gray, Lilly	National Development Council Greater Salt Lake Area
Jepperson, Randy	Housing Program Manager, Salt Lake County
Jones, Jeff	Economic Development and Housing Director, Summit County
Kimball, Janice	CEO, Housing Connect (formerly the Housing Authority of the County of Salt Lake)
Lofgren, Dan	President and CEO, Cowboy Partners
Loomis, Scott	Executive Director, Mountainlands Community Housing Trust
Milligan, Marci	Development Consultant, Utah Nonprofit Housing Corporation
Nelson, Chris	Professor of Planning & Real Estate Development, University of Arizona
Parker, Chris	Executive Director, GIV Group
Price, Tim	Executive Director, Ogden City Housing Authority
Rollins, Tara	Executive Director, Utah Housing Coalition
Royall, Heather	West Valley City Grants Division
Schulte, Jim	President, Restore Utah
Smith, Lynell	CEO, Housing Authority of Utah County
Springmeyer, Bob	Bonneville Research
Stauffer, Rhoda	Director, Park City Affordable Housing Program
Tippits, Bill	Associate Director, Crossroads Urban Center
Weaver, Michele	Rural Community Assistance Corporation

VII. Examples of Best Practices Outside of Utah

- A. Public Asset Management and Housing Affordability
- B. Up-Zoning and Housing Affordability
- C. Adaptive Reuse
- D. Housing Trust Funds and Housing Affordability
- E. State Leadership

A. Public Asset Management and Housing Affordability

Public entities such as states, cities, counties, school districts, utilities, transportation agencies, special districts, etc., own billions of dollars in real estate assets. However, these assets are not utilized to their full potential. This creates an opportunity to develop new streams of revenue for public entities by optimizing the uses of these assets in partnership. Rather than disposing of surplus land or an underutilized real estate asset, the public entity enters into a partnership with a private or state public entity to maximize the asset's market potential. This improves the value of the asset and generates new revenue.

A critical piece for managing public assets is identifying commercially valuable assets versus those public assets that should remain as public goods. The concept of using public assets to generate revenue isn't new, but it is not often utilized. The most successful utilization of this strategy comes from Denmark, while a few US cities are beginning this process as are several tech and philanthropic institutions.

How It Works

Many public institutions don't know the true market value of their assets. A critical step to public asset management is a comprehensive inventory and value assessment. Often, an independent public entity is established to manage the assets. The assets are transferred from the local government to the entity. This allows for transparency and objective valuation, while insulating the project from political interference.

The assets can also be merged or bundled. For example, a school district and a city can form an entity to execute a project plan. In most cases, public ownership is fragmented across different entities. Combining assets under a single entity eases entitlement and financial lending obstacles. It is likely that the project will require a land-use rezone. This step alone can increase the project value without significant financial investment.

This new entity can borrow (generally with favorable terms) by using the improved land value as collateral. The asset can also be applied as a capital contribution for a public-private partnership, or leased to a private entity.

The public entity can then use the profits from the development to invest in other public infrastructure projects such as transportation, education, and other public amenities. This, in theory, increases the value of remaining land and assets, further enabling the entity to invest and expand.

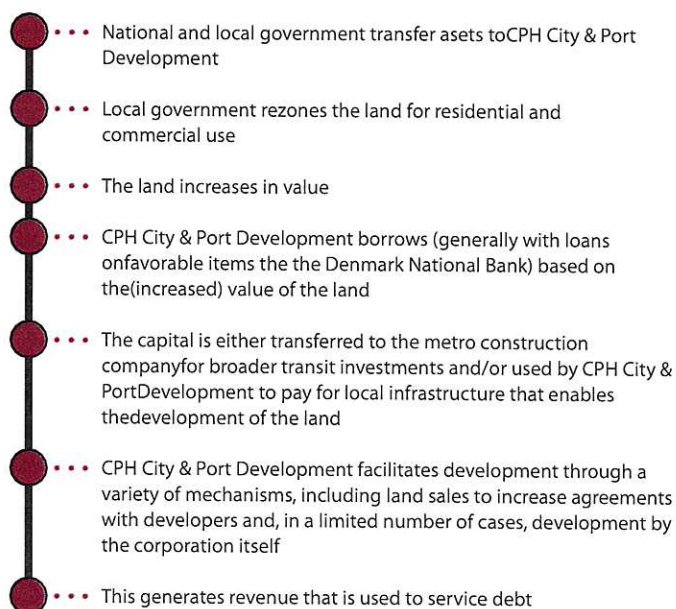
Example of Strategy

CPH City & Port Development Corporation—Copenhagen, Denmark

As the city of Copenhagen, Denmark, was facing major budgetary and economic woes in the early 1990s, local and national government entities formed a public-private corporation to redevelop a part of the city. The goal was to revitalize a part of the city and finance large-scale infrastructure by increasing revenue from publicly owned land and buildings without raising taxes.

Upon forming the development corporation, strategic parcels of land were identified then rezoned to reflect favorable market conditions. This step immediately increased the value of the land. The process followed with a favorable loan against the rezoned property from the Denmark National Bank. The capital was used to expand the transit system and pay for additional local infrastructure. As the project expanded, revenue was raised from land sales and lease agreements, which was used to service the original debt.

Figure A.1: Copenhagen Mechanism for CPH City & Port Development



Source: Brookings Institute

Applications to Utah

Utah's public entities are uniquely positioned to utilize the public asset, public-private partnership model. There are numerous public universities, utilities, and even health care providers that could provide a wide range of public benefits such as affordable housing or health care services.

This could involve making land available for critical public needs such as providing affordable housing, addressing food deserts, increasing education and job training, and expanding green or open space. Public asset management could also involve commercial endeavors, generating returns that flow back into government budgets to be invested in transportation, infrastructure, public housing, behavioral health care, public education, or other government services.

B. Up-Zoning and Housing Affordability

Background

Up-zoning is defined as land use change that allows for higher development intensity. During the 1970s cities rezoned land to increase restrictiveness of land use intensity, such as housing. Today, the opposite philosophy is applied to up-zoning. Cities use the policy to increase housing density and provide options for affordable housing. As housing affordability continues to be a burden, policy makers are using up-zoning as one of the solutions to decrease displacement as well as provide new opportunities to lower-income residents in amenity-rich areas.

Examples of Up-Zoning

Minneapolis, Minnesota—Over the last three years the city worked on the Minneapolis 2040 plan, which includes strategies aimed at addressing climate change, density, and affordable housing. The plan went into effect at the beginning of 2020 and included at least two drafts and over 100 amendments.

The major affordable housing intervention includes a two-strategy approach. First, the plan allocates \$25 million in subsidies to a housing fund and requires that 10% of apartment units must be reserved for moderate-income households. Second, the plan effectively up-zones the whole city to allow denser development with more units to be built in areas that previously contained only single-family homes.

The plan also focuses on providing higher density near transit stops and eliminating off-street minimum parking requirements to free up land for denser multifamily development.

State of Oregon—Because Oregon has defined urban growth boundaries, metropolitan and state regulatory authorities regularly assess whether cities are meeting their population needs to accommodate 20 years of growth.

In 2019 the Oregon State Legislature passed H.B. 2001, allowing for increased housing density in residential areas where only single-family building was previously approved, thus up-zoning the whole state. The policy eliminates any local bans on duplexes in low-density residential areas that have more than 10,000 residents. In cities with more than 25,000 residents, the policy allows triplexes, fourplexes, and attached townhomes. The bill gives cities the ability to regulate design characteristics and size, and allows for flexibility to incentivize projects that create new, below-market units.

Seattle, Washington—The city established a Mandatory Housing Affordability (MHA) policy with new zoning guidelines ensuring that new commercial and multifamily residential developments provide affordable housing units. This policy change is expected to produce over 6,000 low-income units over the next decade.

There are five zones throughout the city requiring different levels of development density, ranging from low-rise detached and row house neighborhoods to taller mixed-use districts, where buildings will be allowed to rise to a height of 95 feet or more. Approximately 6% of Seattle's single-family zones will be up zoned.

For builders, there are options to opt out of these regulations; however, required fees in lieu of on-site affordable housing construction start at \$5.58 per square foot for developments located in low-rise areas outside downtown and increase to a maximum of \$35.75 per square foot for larger mixed-use developments.

C. Housing Affordability and Adaptive Reuse of Commercial for Residential

Background

Adaptive reuse or repurposing of office, industrial, and retail properties for residential use is not a new idea. It has been a redevelopment staple in major metropolitan areas like New York City and San Francisco for years. Salt Lake City has several examples of adaptive reuse in the Central Business District (CBD). The 2002 Olympics spurred the adaptive reuse of aging warehouses to residential use, including the Dakota Lofts, Artspace, Broadway Lofts, and Pierpont Lofts. The city has adopted a D-3 Downtown zone that allows for the adaptive reuse or replacement of warehouse space with mixed-use, multifamily spaces. Repurposing commercial space to residential in Utah has been limited to Salt Lake City's CBD. But the recent closures of big box locations by Shopko, Kmart, Sears, J.C. Penney, and Toys-R-Us provides adaptive reuse opportunities for suburban and even some rural communities.

In the past two years Shopko has closed 19 locations in Utah. A review of commercial listings shows Shopko properties for sale in four cities: Ogden, Nephi, Roosevelt, and Brigham City.

The continued growth of online shopping, along with the impact of COVID-19, will likely open up more opportunities to convert retail space to residential uses. But the conversion can be difficult. A different use will require a zoning change. The best prospects for conversion are freestanding buildings that require demolition, which can cost as much as \$500,000. There can be local tax issues. Additionally, there could be many interested parties in the “dark space.” Amazon, At Home, and Dick’s Sporting Goods have all expressed interest in former Sears and Kmart locations. Despite these complications, collaborative efforts by cities and developers have created additional housing through adaptive reuse in markets facing housing shortages.

Examples of Adaptive Reuse—In Burbank, California, the relocation of an IKEA store left an abandoned site that was developed into a mixed-use location with several hundred housing units. A 94-unit apartment complex in Westport, Connecticut, was developed after demolition of an abandoned office building. The Howard Hughes Corp., landlord of a shuttered mall in Alexandria, Virginia, donated a Macy’s store to temporarily house the homeless. Converted office space in downtown Dallas provided over 500 new rental units. Numerous examples of commercial-to-residential conversion can be found through a web search. Crucial to all conversions is the receptivity of the local planning commission and city council to a change in land use.

D. Housing Trust Funds and Affordable Housing

Background

Funding is one of the many challenges facing affordable housing projects in Utah. One way to address funding challenges is through housing trust funds (HTFs). These state and local funds secure ongoing dedicated public funds for affordable housing needs. Common revenue sources for HTFs include developer fees, penalties on late payments of real estate taxes, a dedicated portion of the local real estate transfer tax, and fees from other real estate–related transactions. Most often, HTFs address affordable housing needs by providing financing for affordable housing construction and preservation through techniques like zero-interest loans or gap financing. Other tactics may include demand-side solutions such as subsidizing down payments for low- to moderate-income households.

The National Housing Trust Fund, created in 2008, complements existing local efforts to preserve and produce affordable housing. The program provides block grants to states to increase or preserve the supply of rental housing affordable to extremely low-income households (30% of the area median income or less, or below the federal poverty guideline). The national HTF requires 90% of awarded funds to be used for rental housing. The first awards of the national HTF began in 2016, with Utah awarded funds for three projects for a total of 39 units.

Housing Trust Funds in Utah

The Olene Walker Housing Loan Fund (OWHLF) is Utah’s state housing trust fund. The fund supports quality affordable housing options to meet the needs of Utah’s individuals and families, with a focus on developing housing for very low-income, low-income, and moderate-income persons. The program is administered by the Utah Housing and Community Development Division. It combines federal HOME funding, USDA rural development funding, annual appropriations from the state legislature, and, recently, program income and loan repayments. For the 2018–2019 program year, the OWHLF had 933 current loans, a \$146.4 million total portfolio value, and assisted 1,217 units for a lifetime total of 20,703 units funded.

Salt Lake City also has a housing trust fund, and while it acts similar to a traditional HTF, it is not subject to the same rules and regulations from HUD. This fund provides loans to housing sponsors and developers to support affordable and special needs housing within the city. It is funded through the general fund of the city and functions as a revolving loan fund that accepts applications year-round and requires detailed descriptions of the project and how it will assist with the city’s affordable and special needs housing. Since 2009, 2,330 affordable units in 29 developments have been assisted by HTF. From July 2018 to June 2019, 65 new units and 95 rehabilitated units in three developments were completed. As of March 2020, 11 developments, including two rehabilitation projects, were in the development process and 10 projects in the pipeline for HTF funding. Currently, the city’s Housing and Neighborhood Development department is working with the RDA under the direction of the city council to streamline the funding process for multifamily developments.

Housing Trust Funds in Other Regions

Nationally, there are over 800 state and local HTFs generating more than \$2.5 billion a year to support critical housing needs. These funds are a result of state and local action led by community organizers, housing advocates, elected officials,

and other allies who have agreed that the development of a permanent stream of revenues dedicated to affordable housing is a public priority. For HTFs to be effective on a local level, there needs to be persistent advocacy, ongoing revenue support, and administrative direction.

In King County, Washington, the county collaborated with cities to create a regional HTF, A Regional Coalition for Housing (ARCH), to address the affordability crisis driven by robust economic growth in the region. Each jurisdiction contributes funds to the HTF, and all members receive an equitable distribution of ARCH resources. Additional revenue sources include general funds, federal Community Development Block Grant funds, payments by developers, loan repayments, earned interest, fee waivers, infrastructure improvements, and contributions of land. Since 1993, the ARCH HTF has funded over 3,250 units of housing for families, seniors, and persons with special needs.

The Sadowski Fund operates as an HTF in Florida and is administered by the Sadowski Coalition. The coalition of 32 statewide organizations began in 1991 to obtain a dedicated revenue source to fund the state's affordable housing programs. Initially, Florida's housing programs were funded when the "document stamp tax" paid on all real estate transactions was increased in 1992. All monies generated were dedicated to state and local housing trust funds.

E. State Leadership and Housing Affordability

Local opposition often impedes progress on Utah's housing shortage. Any housing development that requires a special permit or variance will likely trigger a public meeting. Public meetings have their virtues. They allow those who are most affected to voice their views and can act as a check on developer excesses. But they can also allow a small group of unrepresentative neighbors to amplify opposition to new developments. In addition to being relatively few in number, the opponents may not be representative demographically or socioeconomically of the jurisdiction. Their interests may not reflect the larger community's interests and housing needs.

A large share of those who would benefit from a new development almost always live outside the jurisdiction. Their voices in support of additional housing go unheard. This imbalance between staunch opposition and widely diffused support underscores the need for the state to step in and balance the scales. Local governments are often limited in their ability to make meaningful progress on the challenges of affordability. State support can help. An example, in 2019 the Utah Legislature passed S.B. 34, the most consequential affordable housing legislation to date. S.B. 34 incentivizes affordable housing development by tying state transportation funding to strategies aimed at encouraging affordable housing.

State leadership, as a best practice, is exemplified by Oregon and California. In 2019 the Oregon Legislature passed H.B. 2001 that eliminates single-family zoning in much of the state. "Under the new bill, cities of more than 1,000 in the Portland metropolitan area and those of more than 25,000 in the rest of the state will have to allow up to fourplexes in single-family neighborhoods. Cities between 10,000 and 25,000 would have to at least allow duplexes."¹³ Oregon will be a test case for other cities and states contemplating eliminating the single-family zone.

In 2016 and 2017, California passed accessory dwelling unit reforms that require cities to permit one ADU per single-family home, streamline ADU permitting, set utility fees proportional to the burden of ADUs, and further reduce fees for ADUs built inside an existing home. The law also waived parking requirements for ADUs located within half a mile of a transit stop or within a block of a car-share stop. After passage of the ADU legislation, the annual number of ADU units receiving building permits in Los Angeles increased from a few hundred to almost 4,200 in 2018.

Progress on the housing crisis needs continued state and civic leadership. Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.

Other Local Studies on Housing Affordability

Utah League of Cities and Towns

In 2018, the Utah League of Cities and Towns published *Keys to Housing Policy in Utah*. The first section of this report is devoted to housing terminology: common housing terms, land use terms, and financial terms. The second section includes brief descriptions of 15 strategies followed by four case studies briefly describing the implementation of a strategy: Clearfield (form-based code for downtown housing), Park City (workforce deed-restricted housing), South Salt Lake (TOD/Community Redevelopment Area), and Ogden (Community Reinvestment Area and zoning code updates).

<https://site.utah.gov/ulct/wp-content/uploads/sites/4/2018/06/Keys-to-Housing-Report.pdf>

In November 2019 the Utah League of Cities and Towns published *One Key to Housing, Accessory Dwelling Units: A Resource Guide for Municipal Officials and Staff*. This is a how-to publication for municipalities considering adopting an ADU ordinance.

http://www.ulct.org/wp-content/uploads/sites/4/2019/08/One-Key-ADUs_Updated-8.13.2019.pdf

University of Utah, Department of City & Metropolitan Planning

Graduate students have produced a 50-page draft report titled *Affordable Housing Strategies: State-of-the-Practice in Ten Utah Cities*. The study identifies 15 housing strategies and then examines the use of those strategies in 10 major cities in Utah. The report was produced and published under the direction of Professor Reid Ewing.

Utah Foundation

This study will address the issue of housing affordability and the “missing middle.” In this report, missing middle is defined as those households who earn too much to qualify for subsidized housing but not enough to cover the costs of market-rate housing. This study will examine the scope of the problem, identify geographic problem areas where the issue is most acute, and analyze the pros and cons of various strategies that could help alleviate it. Particular emphasis will be placed on exploring homeownership options.

Endnotes

1. Utah Code Ann., 10-9a-5.
2. Salt Lake County Municipal Code, Chapter 19.02.020.
3. Kem C. Gardner Policy Institute, Demographics, and Ivory-Boyer Construction Database.
4. “Cities Start to Question an American Ideal: A House with a Yard on Every Lot,” *New York Times*, June 18, 2019.
5. *Housing America’s Older Adults 2019*, Harvard Joint Center for Housing Studies.
6. “One Home, a Lifetime of Impact,” *Washington Post*, July 23, 2020.
7. Utah Code Ann., 10-9a-403.
8. Utah Code Ann., 17C-1-412.
9. Original Redevelopment Agency legislation used the nomenclature of RDA. In 2006, legislation created Urban Renewal Areas (URA), Community Development Areas (CDA) and Economic Development Areas (EDA). In 2016 Legislation collapse URA, CDA, and EDA into a single designation of Community Reinvestment Area (CRA). Project areas retain the nomenclature used at the time of their creation.
10. The Redevelopment Agency of Salt Lake City, 2019 Annual Report.
11. Karen Chapple, et al., *Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver* (Turner Center for Housing Innovation, UC Berkeley: 2017).
12. Tara Horn, Debi Elliott, and Amber Johnson, *Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon* (Survey Research Lab for the State of Oregon Department of Environmental Quality: September 2013).
13. “Oregon Strikes Exclusive Single-Family Zoning, But Effects May Take Years,” Oregon Public Broadcasting, July 3, 2019.

Partners in the Community

The following individuals and entities help support the research mission of the Kem C. Gardner Policy Institute.

Legacy Partners

The Gardner Company
Intermountain Healthcare
Clark and Christine Ivory Foundation
KSL and Deseret News
Larry H. & Gail Miller Family Foundation
Mountain America Credit Union
Mitt and Ann Romney
Salt Lake City Corporation
Salt Lake County
University of Utah Health
Utah Governor's Office of Economic Development
WCF Insurance
Zions Bank

Executive Partners

Mark and Karen Bouchard
The Boyer Company
Salt Lake Chamber

Sustaining Partners

Clyde Companies
Dominion Energy

Kem C. Gardner Policy Institute Advisory Board

Conveners

Michael O. Leavitt
Mitt Romney

Board

Scott Anderson, Co-Chair
Gail Miller, Co-Chair
Doug Anderson
Deborah Bayle
Cynthia A. Berg
Roger Boyer
Wilford Clyde
Sophia M. DiCaro
Cameron Diehl
Lisa Eccles
Spencer P. Eccles
Christian Gardner
Kem C. Gardner
Kimberly Gardner
Natalie Gochmour
Brandy Grace
Clark Ivory
Mike S. Leavitt
Derek Miller
Ann Millner
Sterling Nielsen

Cristina Ortega
Jason Perry
Ray Pickup
Gary B. Porter
Taylor Randall
Jill Remington Love
Josh Romney
Charles W. Sorenson
James Lee Sorenson
Vicki Varela
Ruth V. Watkins
Ted Wilson

Ex Officio *(invited)*

Governor Gary Herbert
Speaker Brad Wilson
Senate President
Stuart Adams
Representative Brian King
Senator Karen Mayne
Mayor Jenny Wilson
Mayor Erin Mendenhall

Kem C. Gardner Policy Institute Health Care Advisory Council

Nathan Checketts
Edward Clark
Joseph Miner
Mikelle Moore
Phillip Singer
Eric Hales
Stephen L. Walston
Chad Westover

Kem C. Gardner Policy Institute Staff and Advisors

Leadership Team

Natalie Gochmour, Associate Dean and Director
Jennifer Robinson, Associate Director
Shelley Kruger, Accounting and Finance Manager
Colleen Larson, Administrative Manager
Dianne Meppen, Director of Survey Research
Pamela S. Perlich, Director of Demographic Research
Juliette Tennert, Chief Economist
Nicholas Thiriot, Communications Director
James A. Wood, Ivory-Boyer Senior Fellow

Staff

Max Backlund, Senior Research Associate
Samantha Ball, Senior Research Associate
Mallory Bateman, Senior Research Analyst
Andrea Brandley, Research Associate
Marin Christensen, Research Associate
Mike Christensen, Scholar-in-Residence
John C. Downen, Deputy Director of Economic and Public Policy Research
Dejan Eskic, Senior Research Analyst
Emily Harris, Demographer
Michael T. Hogue, Senior Research Statistician
Mike Hollingshaus, Senior Demographer
Thomas Holst, Senior Energy Analyst

Meredith King, Research Associate
Jennifer Leaver, Senior Tourism Analyst
Levi Pace, Senior Research Economist
Shannon Simonsen, Research Coordinator
Joshua Spolsdoff, Research Economist
Paul Springer, Senior Graphic Designer
Laura Summers, Senior Health Care Analyst
Natalie Young, Research Analyst

Faculty Advisors

Matt Burbank, Faculty Advisor
Adam Meirowitz, Faculty Advisor

Senior Advisors

Jonathan Ball, Office of the Legislative Fiscal Analyst
Gary Cornia, Marriott School of Business
Theresa Foxley, EDCUtah
Dan Griffiths, Tanner LLC
Roger Hendrix, Hendrix Consulting
Joel Kotkin, Chapman University
Darin Mellott, CBRE
Chris Redgrave, Zions Bank
Bud Scruggs, Cynosure Group
Wesley Smith, Western Governors University

There are ways Utah cities can boost affordable housing. But some residents may not like them.

New list of “best practices” centers on controversial approaches, including rezoning and higher densities.



(Rick Egan | Tribune file photo) The Suncrest community in Draper on Wednesday, Nov. 11, 2020.

By Tony Semerad | Dec. 16, 2020, 7:12 a.m.

If you're looking for a place to live in Utah right now, you're well aware that home prices and prevailing rents are high and climbing skyward.

With Utah's housing shortage now [reaching crisis worsened by the pandemic](#), researchers at the University of Utah have [published a new guide](#) to help cities encourage more homebuilding at more accessible prices — including some ideas not always popular with existing residents.

Heading the list of “best practices” from the U.'s Kem C. Gardner Policy Institute is the sometimes controversial practice of rezoning land within municipal borders to allow for new kinds of higher-density development.

The study, also [sponsored by the Salt Lake Chamber](#), says that most other effective strategies to improve access to affordable housing flow from adding density in land-use policy, and without it, the institute's economic analysts say, there is “little chance” Utah's cities and towns will get ahead of the problem.

“Progress on the housing crisis needs continued state and civic leadership,” the study adds. “Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.”

Here's a look some of its recommendations:

Rezoning

In a nutshell, this means changing city rules on how land can be used for home construction to allow for more apartments, town homes, condominiums and other forms of housing that are typically built closer together.

After decades of focusing on single-family homes on larger lots, zoning rules in Utah aren't keeping up with new needs and preferences of today's would-be homebuyers, the study says. Rising demand coupled with shifting tastes among younger residents, escalating construction costs and falling supplies of developable land all require this shift toward denser types of multifamily housing.

These policies, the study says, can boost housing supplies, offset rising home prices, lower other living costs and help reduce concentrations of disadvantaged residents in neighborhoods with fewer opportunities.

But, in a nod to the controversy that [higher-density projects sometimes spur](#), the study says these conversations must be shaped by each community's politics, history of development and economic and social conditions.

Against the backdrop of Utah's rapid population growth, many city officials say the debate over density can't be avoided — even though it often stirs resistance from existing residents who may want to keep their neighborhoods more as they are.

"We can't pretend that isn't happening," says South Jordan Mayor Dawn Ramsey. "So we need to figure out what we can do."

At the same time, city leaders mulling additional density for housing have to square that with their community values and also keep the desires of voters in mind.

"Municipal leaders from across the Wasatch Front are all dealing with growth and ways of balancing the needs of today's residents and tomorrow's residents," says Cameron Diehl with the Utah League of Cities and Towns.

The association's own surveys, Diehl says, show growth and its impacts remain a top concern among Utahns who consider their quality of life to be at stake, but young families across the state also need housing — so cities are responding.

A spokesman for the state's top homebuilder agrees some cities are leading out on the zoning front in hopes of addressing the housing crisis.

The question, according to Michael Parker, vice president of public affairs and senior economist with Ivory Homes, "is which cities will look at this menu and not just order something, but implement, partner and execute."

Building near transit

Over Utah's decades of building subdivisions of single-family homes, land policies also largely focused on automobile travel and development that induced sprawl.

Today, due in part to worries over air quality and a host of new state laws, Utah cities are now actively shaping their land policies around major mass transit and rapid bus lines, part of a push toward more of [transit-oriented development](#).

The U. study highlights this approach as a key way to boost housing stocks, especially with large acreages available within a half-mile of Utah Transit Authority's light rail stations. TODs help meet housing demand by creating more compact projects near transit hubs that mix residential and

commercial uses, letting residents be less dependent on cars, making communities more walkable and boosting access to jobs, education and other opportunities.

The approach also helps revitalize older communities, lowers commuting costs and makes better use of existing cities' road networks, the study says.

Yet not all parts of Utah have access to rail and rapid bus lines, and [some residents have criticized housing developments](#) for overestimating how much transit will relieve existing traffic and parking concerns.

The U. study touts American Fork and Farmington, in particular, for significant successes in building major developments around their FrontRunner stops, with housing for residents in a variety of economic and social circumstances. South Salt Lake [has seen similar advances](#), it says, with new zoning along TRAX lines, the S-Line streetcar routes and in its city center.

Ogden Mayor Mike Caldwell says his city has encouraged nearly 1,000 new housing units in and around its downtown area, much of it by zoning for multifamily housing along transit corridors.

"They have access to services," the mayor says of residents. "They can get everything they need."

Despite recently [plummeting mass transit ridership during the pandemic](#), Millcreek Mayor Jeff Silvestrini says that as cities continue to face longer-term issues of air quality, congestion and parking, "we're planning on a future with transit as a necessary and viable option."

'Mother-in-law' apartments

Experts call these "accessory-dwelling units," or ADUs, and they come in all shapes and sizes — from basement units to above-garage apartments and full-blown additions attached to existing homes.

ADUs are a hot topic now in Utah's housing markets and an estimated 58 of Utah's largest 94 cities currently allow them in some form. According to the U. study, these units tend to be more affordable, bring housing to market quickly, provide added income, appeal to different types of residents, and tend to fit better into existing neighborhoods.

But building ADUs "is still somewhat of a challenge" in most cities, the study says, and officials often struggle to match new zoning to permit them with their existing residential land use. Salt Lake City weighed neighborhood pushback for nine years before it [loosened its rules on ADUs in 2018](#).

Existing regulations on these dwellings — governing issues such as lot sizes and on-street parking requirements — can vary widely from city to city and even within cities, the study says. Many homeowners are unaware that building these units is even an option.

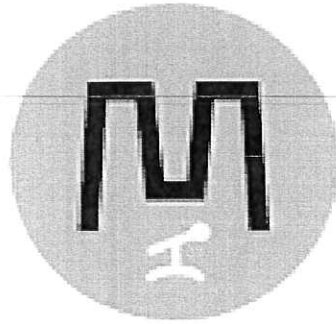
[ADUs also can be expensive](#) and traditional home financing isn't always available, which means residents often pay for them out of personal savings.

There is also controversy among Utah cities over [using ADUs for added income](#) through short-term rentals on sites such as Airbnb. Some 65% of the cities that permit these add-on homes also require that an owner live in either the main residence or the accessory dwelling.



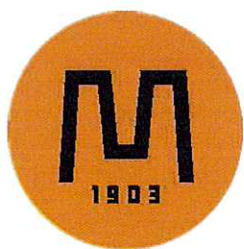
tsemerad@sltrib.com Follow [@tonysemerad](#)

[Donate to the newsroom now.](#) The Salt Lake Tribune, Inc. is a 501(c)(3) public charity and contributions are tax deductible



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY


Community & Economic Development

General Plan Amendment from General Commercial to Mixed Use & Zone Map Amendment from C-D, Commercial Development to M-U, Mixed Use for 5283, 5157, 5217 & 5177 South and 151 East 5300 South

Council Action Request

Committee of the Whole

Meeting Date: January 19, 2021

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval  Date January 5, 2021	Purpose of Proposal Amend the Future Land Use Map designation and Zoning of the subject properties to facilitate mixed-use development Action Requested Approval of General Plan & Zone Map Amendment for 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South. Attachments Presentation Slides Budget Impact None. Description of this Item Background Howland Partners have submitted applications for a General Plan Amendment from General Commercial to Mixed Use, and a Zone Map Amendment from C-D, Commercial Development to M-U, Mixed Use for their properties in the Pointe @ 53 rd shopping center located at 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South. The subject property is an active, 13+ acre shopping center with a mix of retail "box" stores, strip retail shops, offices, and restaurant pad sites with both surface and structured parking. Because the property is in close proximity to Murray's downtown, the Murray City Park, the Intermountain Medical Center, as well as the transit opportunities at the Murray Central Station, the property owners are interested in potential redevelopment opportunities as a true mixed-use project. A potential mixed use redevelopment would require the requested amendments to the Future Land Use Map and the Zoning Map.
---	---



Continued from Page 1:

Zoning Regulations

The existing **C-D Zone** allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The proposed **M-U Zone** allows for commercial uses to be mixed with residential uses, and in this case would allow residential densities of up to 80 dwelling units per acre because of the proximity to the Murray Central Station.

Staff Review

Planning Division Staff circulated the proposed application to multiple Murray City Departments for review on August 3, 2020 and again on November 30, 2020. As a result of initial concerns about utility capacities, modeling for the potential densities on the subject property and others as mixed use developments was performed. After that data was received the application was circulated again. The Public Works Department and Engineering Division noted that the existing infrastructure should have adequate capacity for the proposed changes, and no other department comments were of concern.

Public Notice and Planning Commission

Forty-two (42) public meeting notices were mailed to all property owners for parcels located within 500 feet of the subject property, and to affected entities. The Planning Commission held a public hearing for this item on December 17, 2020. A comment in support of the project was received by email prior to the public meeting. No other comments were received. The Planning Commission voted 7-0 to forward recommendations of approval to the City Council based on the findings below.

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed amendment to the Future Land Use Map of the 2017 Murray City General Plan has been considered based on the circumstances of the subject property and is in harmony with the purpose and intent of the proposed Mixed Use designation.
3. The proposed Zone Map Amendment from C-D to M-U has been considered based on the characteristics of the site and surrounding area, the potential impacts of the change, and supports the policies and objectives of the 2017 Murray City General Plan.
4. The proposed amendment of the Zoning Map from C-D to M-U is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed use developments including high-density, multi-family housing in the General Commercial designation.

General Plan Amendment Recommendation

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the properties located at 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South from General Commercial to Mixed Use.

Zone Map Amendment Recommendation

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment the Zoning Map designation of the properties located at 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South from C-D, Commercial Development to M-U, Mixed Use.

General Plan Amendment & Zone Map Amendment

Address: 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South

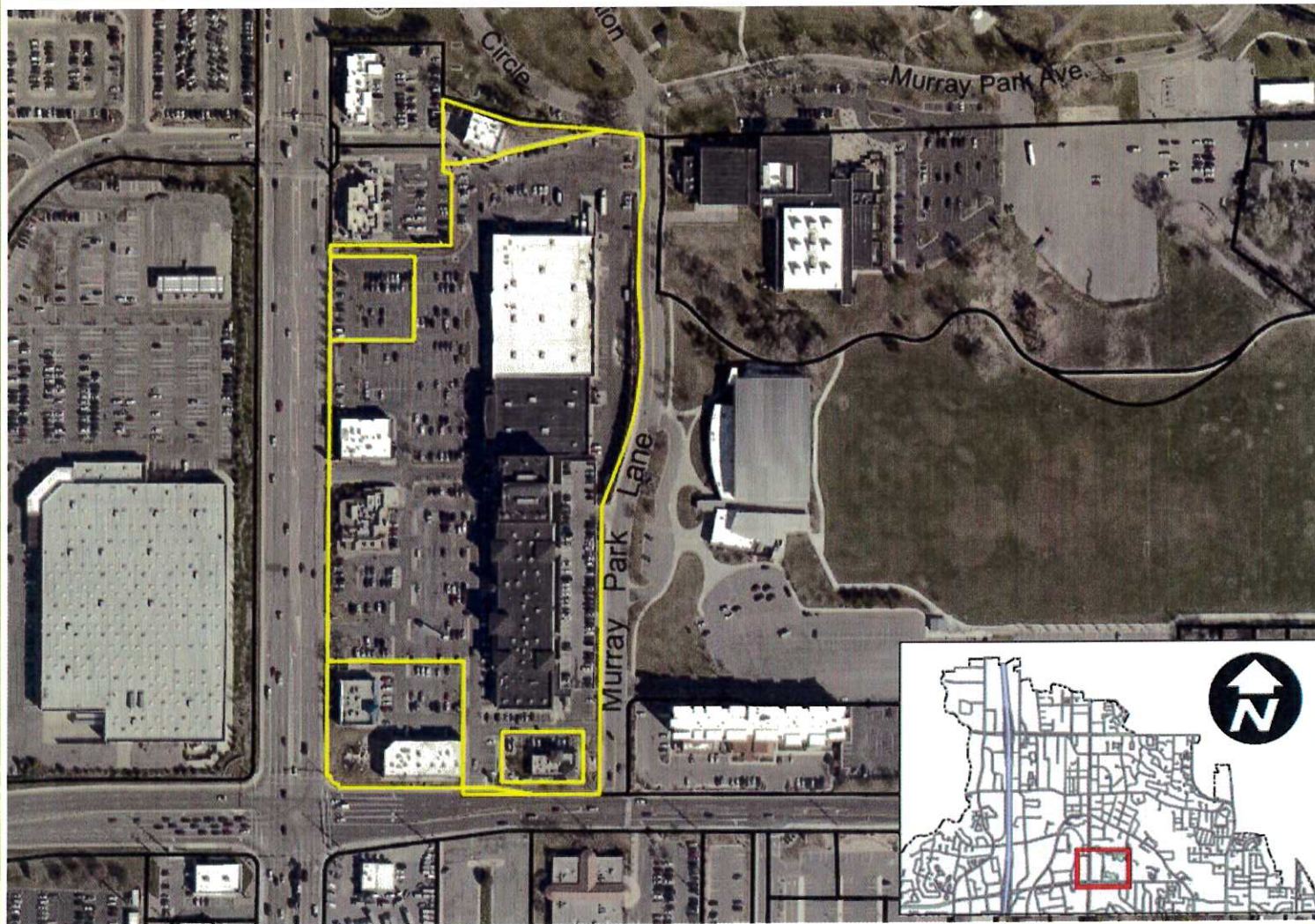
Property Size: 13.22 acres

Applicant: Howland Partners

General Plan Amendment: Mixed-Use (from General Commercial)

Zone Map Amendment: M-U, Mixed-Use (from C-D, Commercial Development)



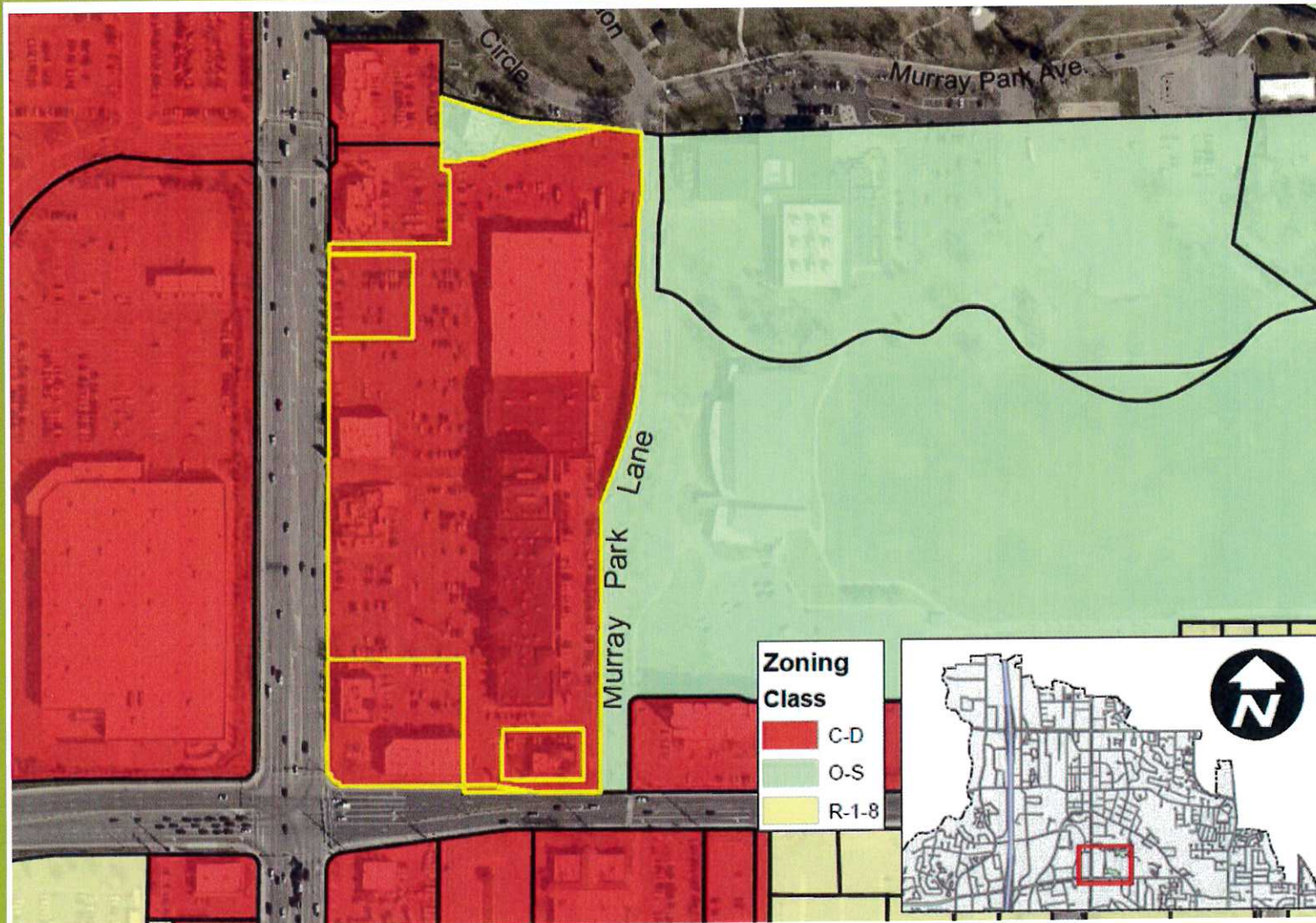


Aerial View

Pointe @ 53rd

5283, 5157, 5217, and
5177 South State Street
and 151 East 5300 South

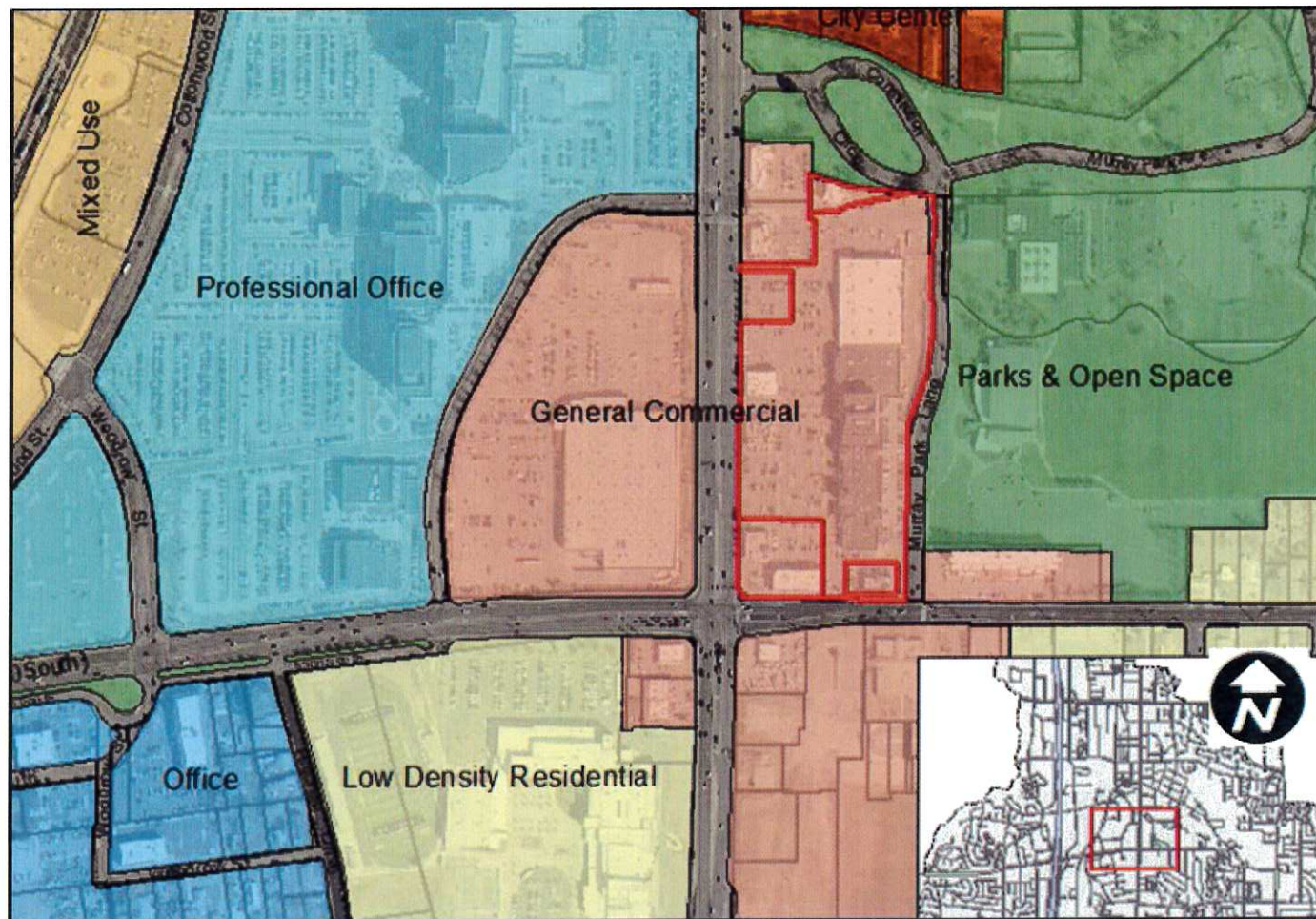




Current Zoning

C-D

Commercial Development



Future Land Use Map
General Commercial

	C-D Zone (existing)	M-U 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	50' max if located within 100' of residential zoning. 1' of additional height per 1' of additional setback from residential zoning.
Landscaping and Buffer Requirements	10' along all frontages 10% min coverage 10' buffer required adjacent to residential 5' buffer where parking abuts property line.	Building setbacks from frontages must be landscaped (where allowed) 15% min coverage (required as open space, to include amenities) 10' buffer required adjacent to residential 10' buffer where parking abuts property line.
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net General Office – 4 per 1,000 sf net Special Requirements: none	Retail – 1 per 265 sf net Medical/Dental Office – 1 per 265 sf net General Office – 3 per 1,000 sf net Special Requirements: Buildings exceeding 4 stories in height must provide 75% of the parking within the exterior walls or within a structure (podium).
Building Setbacks	20' front setback from property line.	Between 15' and 25' from the back of curb (effectively between 0' and 10' from property line). Greater setbacks are allowed for courtyards or plazas.
Public Improvements	Standard (typically 4' sidewalk, 5' park strips)	7' sidewalks, 8' park strips or 15' paved sidewalks with tree wells. Street trees and street furniture (benches, bicycle racks) are required.

Planning Commission Meeting

December 3, 2020

- **42 public notices mailed (500' distance)**
 - ✓ One public comment was received from a Murray resident agreeing with the proposed change, hoping to see more walkability, mixed uses, and reinvestment.
- **Planning Commission voted 7-0 to recommend APPROVAL based on the findings:**
 - ✓ The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
 - ✓ The proposed amendment to the Future Land Use Map of the 2017 Murray City General Plan is has been considered based on the circumstances of the subject property and is in harmony with the purpose and intent of the proposed Mixed-Use designation.
 - ✓ The proposed Zone Map Amendment from C-D to M-U has been considered based on the characteristics of the site and surrounding area, the potential impacts of the change, and supports the policies and objectives of the 2017 Murray City General Plan.
 - ✓ The proposed amendment of the Zoning Map from C-D to M-U is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed-use developments including high-density, multi-family housing in the General Commercial designation.



Recommendation

General Plan Amendment

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the properties located at 5283, 5157,217, and 5177 South State Street and 151 East 5300 South from General Commercial to Mixed Use.

Zone Map Amendment

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5283, 5157,217, and 5177 South State Street and 151 East 5300 South from C-D, Commercial Development to M-U, Mixed Use.



Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 2nd day of February, 2021, at the hour of 6:30 p.m., the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from General Commercial to Mixed Use and amending the Zoning Map from the C-D (Commercial Development) zoning district to the M-U (Mixed Use) zoning district for the properties addressed 5157, 5177, 5217 And 5283 South State Street & 151 East 5300 South, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the General Plan and Zoning Map as described above.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

***Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov.
- Comments are limited to less than three minutes, include your name and contact information.

DATED this _____ day of _____, 2021.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM GENERAL COMMERCIAL TO MIXED USE AND AMENDS THE ZONING MAP FROM C-D TO M-U FOR THE PROPERTY LOCATED AT 5157, 5177, 5217 AND 5283 SOUTH STATE STREET & 151 EAST 5300 SOUTH, MURRAY CITY, UTAH. (Howland Partners, Inc., Applicant)

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

WHEREAS, the owner of the real property addressed 5157, 5177, 5217 And 5283 South State Street & 151 East 5300 South, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as Mixed Use and to amend the zoning map to designate the property in an M-U zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Murray City General Plan be amended to show a Mixed-Use projected use for the following described property addressed at 5157, 5177, 5217 And 5283 South State Street & 151 East 5300 South, Murray City, Salt Lake County, Utah:

Tax Parcel Numbers: 22-07-304-027
22-07-304-028
22-07-304-029
22-07-304-030
22-07-304-031

A TRACT OF LAND WHICH IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, SAID TRACT IS MORE PARTICULARLY DESCRIBED AS, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE STREET; POINT BEING MORE PARTICULARLY DESCRIBED AS SOUTH 89°59'23" EAST 896.04 FEET TO THE EAST RIGHT OF WAY LINE, AND 1313.70 FEET SOUTH 00°04'38" WEST ALONG SAID RIGHT OF WAY LINE, FROM THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE NORTH 00°04'38" EAST 744.40

FEET; THENCE SOUTH 89°55'22" EAST 209.12 FEET; THENCE SOUTH 80°18'37" EAST 5.94 FEET; THENCE NORTH 00°04'38" EAST 130.00 FEET; THENCE NORTH 80°19'29" WEST 15.50 FEET; THENCE NORTH 00°00'31" WEST 129.95 FEET; THENCE SOUTH 71°48'51" EAST 120.81 FEET; THENCE SOUTH 74°59'50" EAST 24.84 FEET; THENCE SOUTH 86°18'25" EAST 133.45 FEET; THENCE SOUTH 82°21'39" EAST 84.77 FEET; THENCE SOUTH 01°14'54" EAST 108.30 FEET; THENCE SOUTH 07°51'48" WEST 45.45 FEET; THENCE SOUTH 01°12'52" WEST 121.24 FEET; THENCE SOUTH 05°10'37" EAST 55.50 FEET TO THE BEGINNING OF A RADIUS OF 550.00 FEET TO THE RIGHT; THENCE SOUTHWESTERLY 250.66 FEET ALONG THE CURVE THROUGH A DELTA OF 26°06'46" (CHORD BEARS SOUTH 7°52'46" WEST 248.50 FEET); THENCE SOUTH 20°56'09" WEST 94.96 FEET; THENCE SOUTH 00°04'38" WEST 514.02 FEET TO THE NORTH RIGHT OF WAY LINE OF 5300 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°52'50" WEST 119.58 FEET; THENCE NORTH 80°57'10" WEST 71.54 FEET; THENCE NORTH 89°53'32" WEST 54.37 FEET; THENCE NORTH 89°53'22" WEST 220.89 FEET; THENCE NORTH 0°06'38" EAST 5.94 FEET TO THE BEGINNING OF A 15.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 24.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 89°58'01" (CHORD BEARS NORTH 44°54'21" WEST 21.91 FEET); THENCE NORTH 89°54'37" WEST 6.03 FEET; THENCE NORTH 00°04'38" EAST 203.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 5 LOTS: 575,957 SF OR 13.222 ACRES

Section 2. That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the C-D zone district to the M-U zone district.

Section 3. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder of Murray City, Utah.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council
on this ____ day of February, 2021.

MURRAY CITY MUNICIPAL COUNCIL

Dianne Turner, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2021.

MAYOR'S ACTION:

DATED this ____ day of _____, 2021.

D. Blair Camp, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____ day of _____, 2021.

Brooke Smith, City Recorder

4800 LOFTS, LLC – 447 West 4800 South & 380 West 4850 South – Project #20-115

This item was withdrawn from the agenda and no action was taken on this item.

HOWLAND PARTNERS, INC. – 5157, 5177, 5217, 5283 South State Street & 151 East 5300 South – Project #20-088 and Project #20-089

Gary Howland was present to represent this request. Jared Hall reviewed the location and request for a General Plan and Zone Map amendment. The properties are collectively known as the Pointe at 53rd and are located in the C-D Zone. The request is to change the zone from C-D to Mixed-Use (M-U). Currently the General Plan's Future Land Use Map shows these properties as General Commercial. In order to support the requested change to the M-U Zone, the Future Land Use Map needs to be modified.

The public improvements that are required and the way a property is developed in the M-U Zone is significantly different than in the C-D Zone. Parking in the C-D Zone is in the front between the buildings and the street. In the M-U Zone, 50% to 80% of the frontage of the street should have buildings rather than parking between the buildings and the street. Sidewalks in the C-D Zone are typically 5' with 5' park strips and in the M-U Zone sidewalks are 7' with 8' park strips.

Permitted uses in the C-D Zone include hotels, retail stores, restaurants, grocery stores, funeral homes, assisted living facilities, beauty salons, personal services, business services, professional services, entertainment and sports, contractors, vehicle sales, rental, and repairs, convenience stores and gas stations, and athletic clubs. No residential uses are allowed in the C-D Zone. The M-U Zone allows residential uses such as townhomes, apartments, and condominiums with a Conditional Use Permit and requires those residential developments to include commercial components on the ground floor. Other allowed uses include hotels, transportation services, department stores, restaurants, grocery stores, funeral homes, assisted living facilities, beauty salons, personal services, business services, professional services, entertainment and sports, contractors, manufacturing, and wholesale trade (both with restrictions). No auto-oriented businesses and services (e.g. vehicle sales, rental, or repair) are allowed in the M-U Zone.

The uses that are currently on this site include retail, office, restaurant, personal services and business services and would all be conforming to the M-U Zone. There is a parking structure on the property, however the majority of the parking is surface parking.

When the General Plan was adopted in 2017 there was an understanding in the category of General Commercial that higher density housing would be considered for mixed-use projects only. Requests to rezone from General Commercial to the M-U Zone would be considered, but requests to rezone from General Commercial to straight residential would be rejected. The M-U designation is intended for areas near, in, and along centers and corridors, and near transit stations. This site is about 1/3 of a mile from the Murray Central Trax and Frontrunner stations and is along very intense transportation corridors. The General Plan has identified 5300 South and State Street as a Bus Rapid Transit (BRT) Station Village. The BRT planning for State Street is moving ahead and within several years there will be a BRT route along State Street. A Mixed-Use development will respond better to the BRT line than the current C-D Zoning. Additionally, Objective 2 in Section 5 of the General Plan has the goal to encourage revitalization along key transportation corridors and in the core of the City. State Street and 5300 South are major transportation corridors that are located close to the center of the City.

Staff is recommending that the Planning Commission forward recommendations of approval to the City Council for both the General Plan and Zone Map amendments.

Gary Howland said he has owned this property since 2002 and it has been a difficult property to develop. His intent is to give the property a complete facelift and allow it to change with the changing market conditions. Their average occupancy of this site has been 98% since 2002.

The meeting was open for public comment.

The following comment was read into the record:

Joe Silverzweig –Murray City

I want to make comments in support of the development plans in these items, as they are parts of the city I live near and frequent.

Point @ 53rd: A mixed use development in this location will create a walkable, entertaining community space as well as provide convenient housing for Murray's employment hub, and I'm confident that we can adjust to the stress on our sewer and transportation infrastructure. Hoping to see this zoning change approved and for the developer to take advantage of the possibilities.

The public comment portion for this agenda item as closed.

Mr. Nay said he thinks this is the right direction for this property to go. However, currently this is not a walkable property and is dangerous for pedestrians. The pedestrian experience will need to be improved in whatever project comes forward.

Ms. Milkavich said the project should be walkable all the way over to the transit system and there will be more conversation about that in the future. She appreciates that Mr. Howland is a resident of Murray and is concerned about density as well.

A motion was made by Ned Hacker to forward a recommendation of approval to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 5283, 5157, 5217, and 5177 South State Street, and 151 East 5300 South from General Commercial to Mixed Use.

Seconded by Phil Markham.

Call vote recorded by Mr. Hall.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Phil Markham
 A Scot Woodbury

Motion passed 7-0.

A motion was made by Travis Nay to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the property located at 5283, 5157, 5217, and 5177 South State Street, and 151 East 5300 from C-D, Commercial Development to M-U, Mixed Use.

Seconded by Ned Hacker.

Call vote recorded by Mr. Hall.

A Ned Hacker
A Lisa Milkavich
A Travis Nay
A Sue Wilson
A Maren Patterson
A Phil Markham
A Scot Woodbury

Motion passed 7-0.

FASHION PLACE WEST SMALL AREA PLAN – Project #20-001

Zac Smallwood reviewed the General Plan Amendment to adopt the Fashion Place West Small Area Plan that roughly encompasses 6100 South to 6790 South and I-15 to just east of State Street. The 2017 General Plan calls for certain areas to be further researched and developed. Fashion Place West, as well as all the transit stations, are areas needing further research and development.

The City obtained a grant from the Wasatch Front Regional Council's (WFRC) Transportation and Land Use Connection (TLC) program. The TLC program is a partnership between WFRC, Salt Lake County, the Utah Department of Transportation (UDOT), and Utah Transit Authority (UTA). The TLC program provides technical assistance to local communities to help them achieve their goals and plan for growth. The City put out a Request for Proposal (RFP) to find the most qualified consultant to help with this project. The City selected VODA Landscape and Planning.

Mark Morris, VODA, said in planning for development, they looked at what is feasible and what investments the City needs to plan for. One of the key objectives of this plan is to try to improve the connection between the Trax Station at Fashion Place West on Winchester Street and the Fashion Place Mall. He reviewed the sections of the plan.

The Fashion Place West Small Area Plan includes sections related to existing conditions, housing, connectivity, and design guidelines. The following goals for the study area were established through the small area planning process:

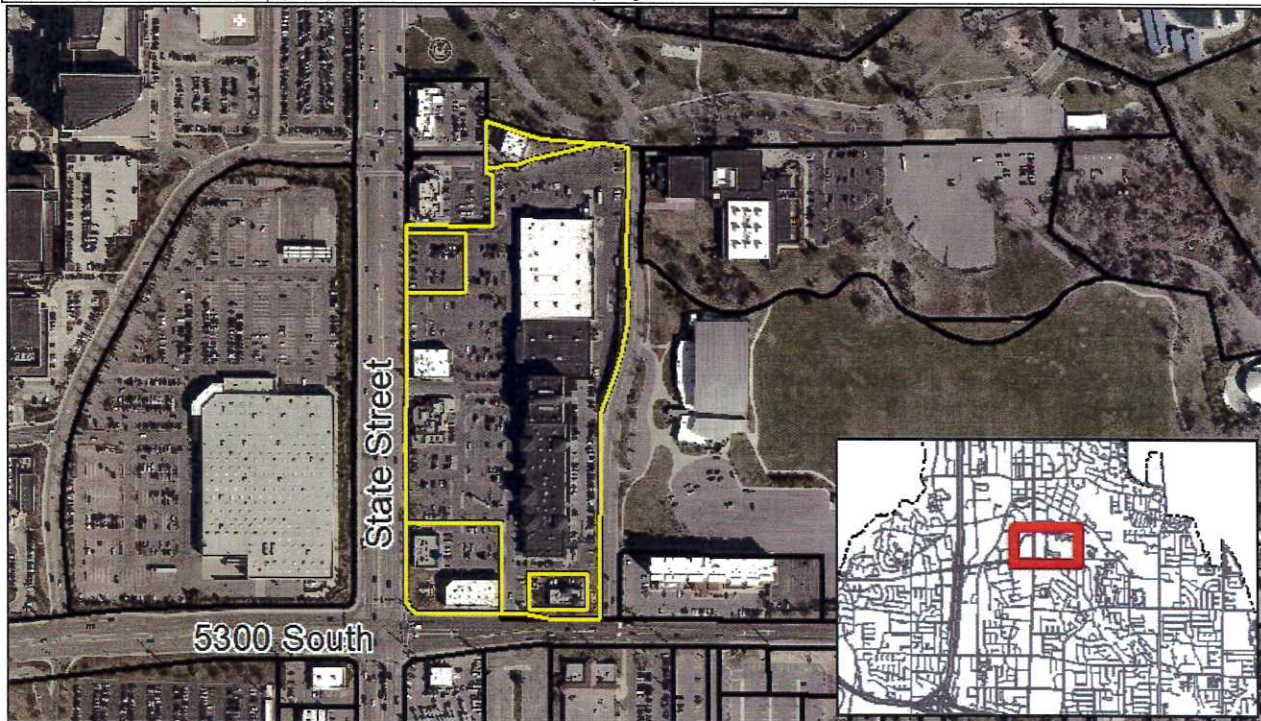
- Strengthen relationship between the TRAX Station and Fashion Place Mall.
- Improve connectivity for the neighborhood.
- Improve the overall neighborhood quality.
- Promote transit use and active transportation.

Mr. Morris went over the public outreach that was done for this project. One open house was



AGENDA ITEMS #6 & #7

ITEM TYPE:	General Plan Amendment / Zone Map Amendment		
ADDRESS:	5283, 5157, 5217, and 5177 South State Street, and 151 East 5300 South	MEETING DATE:	December 17, 2020
APPLICANT:	Howland Partners Inc.	STAFF:	Jared Hall, Planning Division Manager
PARCEL IDs:	22-07-304-030, 22-07-304-031, 22-07-304-028, 22-07-304-029, 22-07-304-027	PROJECT NUMBER:	20-088 20-089
CURRENT ZONE:	C-D, Commercial Development	PROPOSED ZONE:	M-U, Mixed Use
LAND USE DESIGNATION	General Commercial	PROPOSED DESIGNATION	Mixed Use
SIZE:	13.22 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject property to support future redevelopment of the property as a mixed use project.		



I. BACKGROUND & REVIEW

Background

The subject property is an active, 13+ acre shopping center called the Pointe @ 53rd. The property is currently a mix of retail “box” stores (including Best Buy and Barnes & Noble), offices, strip retail shops and restaurant pad sites. The center includes surface parking and a parking structure. Because of the location near the downtown, the adjacency to Murray Park, and proximity to both the Intermountain Medical Center and the transit opportunities at Murray Central Station, the property owners are currently interested in reimagining and potentially redeveloping the existing shopping center as a true mixed use project, which would include higher density, multi-family housing on the site. A potential mixed use development would require the requested amendments to the Future Land Use Map and Zoning Map.

Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial, park	C-D, O-S
South	Commercial (across 5300 South)	C-D
East	Park, hotel	O-S, C-D
West	Commercial, hospital (across State Street)	C-D

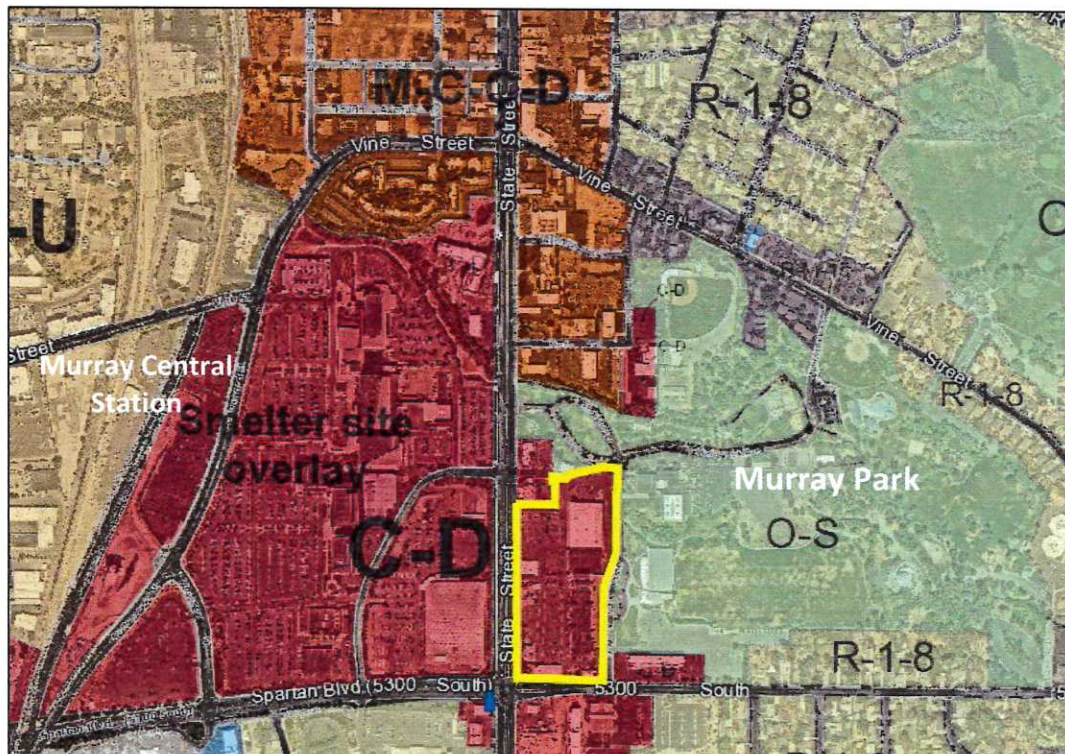


Figure 1: Zoning Map segment, subject property highlighted

Zoning Districts & Allowed Land Uses

- Existing C-D, Commercial Development Zone:
Permitted and conditional uses allowed in the existing Commercial Development (C-D) Zone include hotels, retail stores, restaurants, grocery stores, funeral homes, assisted living facilities, beauty salons, personal services, business services, professional services, entertainment and sports, contractors, vehicle sales, rental, and repairs, convenience stores and gas stations, and athletic clubs. No residential uses are allowed in the C-D Zone.
- Proposed M-U, Mixed Use Zone:
Permitted and conditional uses allowed in the proposed Mixed Use Zone include hotels, transportation services, department stores, restaurants, grocery stores, funeral homes, assisted living facilities, beauty salons, personal services, business services, professional services, entertainment and sports, contractors, manufacturing, and wholesale trade (both with restrictions). Multi-family residential uses such as townhomes, apartments, and condominiums are allowed with conditional use permit and planning commission review, but they are only allowed in “mixed use” projects which include commercial development as well. No auto-oriented businesses or services (e.g. vehicle sales, rental, or repair) are allowed in the M-U Zone

Regulations

The regulations for setbacks, height, parking, buffering and other considerations are distinct between the existing C-D Zone and the proposed M-U Zone. A brief summary of some of the more directly comparable requirements is contained in the table below.

	C-D Zone (existing)	M-U 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	50' max if located within 100' of residential zoning. 1' of additional height per 1' of additional setback from residential zoning.
Landscaping and Buffer Requirements	10' along all frontages 10% min coverage 10' buffer required adjacent to residential 5' buffer where parking abuts property line.	Building setbacks from frontages must be landscaped (where allowed) 15% min coverage (required as open space, to include amenities) 10' buffer required adjacent to residential 10' buffer where parking abuts property line.
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net	Retail – 1 per 265 ft ² net Medical/Dental Office – 1 per 265 sf net

	General Office – 4 per 1,000 sf net Special Requirements: none	General Office – 3 per 1,000 sf net Special Requirements: Buildings exceeding 4 stories in height must provide 75% of the parking within the exterior walls or within a structure (podium).
Building Setbacks	20' front setback from property line.	Between 15' and 25' from the back of curb (effectively between 0' and 10' from property line). Greater setbacks are allowed for courtyards or plazas.
Public Improvements	Standard (typically 4' sidewalk, 5' park strips)	7' sidewalks, 8' park strips or 15' paved sidewalks with tree wells. Street trees and street furniture (benches, bicycle racks) are required.

A significant difference between the C-D and M-U Zones is the requirement for buildings in the M-U to be located very near the street. The aerial photo of the subject property (shown on the left) is a good example of a shopping center developed with the setback requirements of the C-D Zone. The graphics added to the aerial photo on the right show buildings placed close to the street, as required by the M-U Zone. [JH1]



Figure 2: Aerial photos of the property illustrating building placement in the C-D and M-U Zones.

Other regulations included in the M-U Zone that are not found in the existing C-D Zone are intended to foster an active street frontage and encourage pedestrian activity. For example, the M-U Zone does not allow parking between the building and the street. The M-U Zone also requires new buildings to include ground floor windows with clear glass on building facades along street frontages, and includes language prohibiting blank walls and requiring entries along street frontages as well.

Public improvements required in the M-U Zone are also distinct. As indicated in the table, new development in the M-U Zone requires minimum 7' wide sidewalks with 8' wide park strips, or a total of 15' paved sidewalks with tree wells and street furniture.



Subject property, C-D Zone improvements.



[JH3]

M-U Zone improvements, Vine Street.

Residential Uses in the Proposed M-U Zone

Residential uses are not allowed in the C-D Zone, but the proposed M-U Zone is intended to foster development that mixes commercial and higher density, multi-family uses. Multi-family uses must be accompanied by commercial development in the same project, and the residential density that is allowed is based on a project's proximity to the nearest transit center (in this case, the Murray Central Station).

- Density Allowed in the M-U Zone: The table below illustrates residential densities allowed in the M-U Zone.

Project distance to transit station	Residential density allowed
within ¼ mile	up to 100 units per acre
within ½ mile	up to 80 units per acre
within 1 mile	up to 50 units per acre
more than 1 mile	up to 40 units per acre

The subject property is located (measuring closest points in a straight line as prescribed by ordinance) .33 miles from the Murray Central Station. The allowed residential density of the property if rezoned to M-U would be up to 80 units per acre.

- Commercial Required in the M-U Zone: The M-U Zone allows residential uses but requires commercial components. Residential and commercial components can be mixed either vertically (with commercial on the ground floor of residential buildings fronting public and private streets) or horizontally (with commercial buildings that

are equivalent to the square footage that would otherwise have been required on the ground floor.

General Plan Considerations

Future Land Use Map Designations: Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designation of properties.

- Existing: The subject property is currently designated as “General Commercial”. No dwelling units of any kind are contemplated by this designation. The General Commercial designation is intended primarily for larger retail destinations and shopping centers. The only corresponding zoning designation identified for General Commercial is the C-D, Commercial Development Zone. The General Plan’s description recognizes the shift in these types of “retail destinations” in spite of the single corresponding zoning designation, and states: “High density, multi-family residential complexes will only be considered as part of a larger master-planned mixed-use development.” While the corresponding C-D Zone does not currently support mixed-use developments, these statements lend support to the proposed amendment.

- Proposed: The applicants have proposed amending the Future Land Use Map designation of the property to “Mixed Use”. The Mixed Use designation is intended for city center and transit station areas and along centers and corridors. Both residential and commercial uses are contemplated in the same areas and/or on the same properties. The designation is also intended to allow high-density, multi-dwelling structures at an urban scale. Corresponding zoning designations include the M-U, Mixed Use Zone and the T-O-D, Transit Oriented Development Zone.

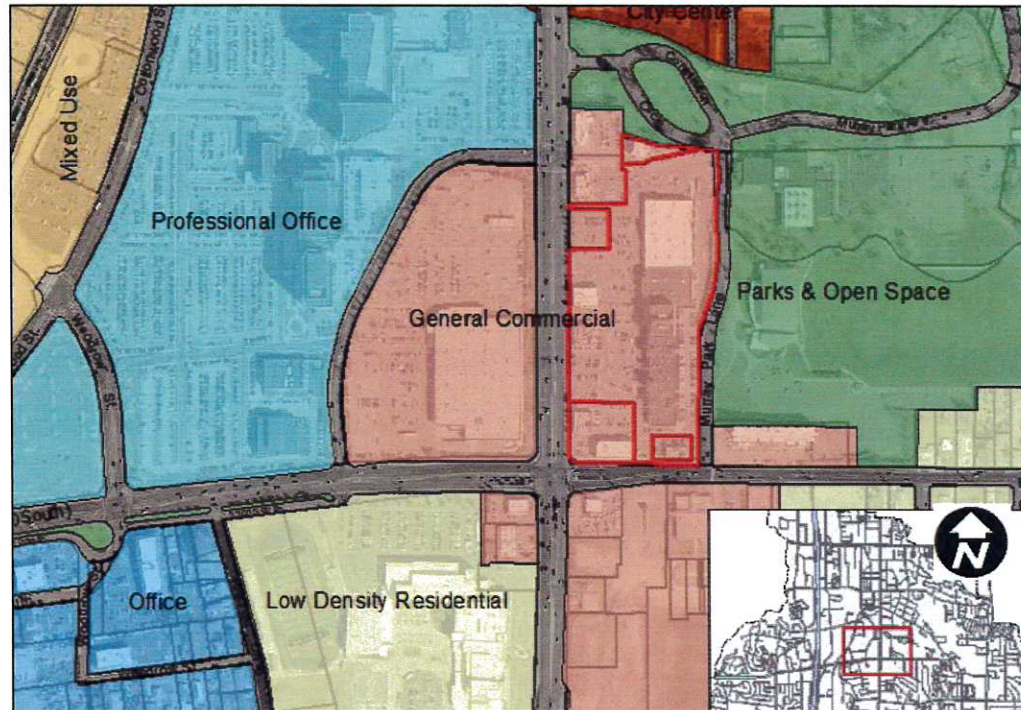


Figure 3: Future Land Use Map segment, subject property highlighted.

Consideration of General Plan Objectives: Objectives and goals of the 2017 General Plan support the consideration of mixed-use zoning on the subject property.

- Compatibility – The Mixed Use designation is intended for areas near, in, and along centers and corridors, and near transit stations. The subject property was not included in the Mixed Use designation at the adoption of the General Plan in 2017, but it is located near a significant transit station [JH4] (Murray Central) and along a significant corridor (State Street). The subject property is also located adjacent to a locally and regionally significant open space (Murray Park), and is very near Murray’s downtown: Vine Street is just over one quarter mile to the north, and the closest property located in the Murray City Center District (MCCD) Zone is only 510 feet away. Taken together and considered with the busy commercial activity that already exists on the site, these circumstances demonstrate that the subject property has significant compatibility with the Mixed Use developments expected in Murray’s downtown area.

- Access to Transit – Mixed-use zoning is most appropriate where there is good access to services and to public transportation. The property is located near the Murray Central Station with access to commuter rail, light rail, and bus services. Additionally, a Bus Rapid Transit (BRT) service is intended for State Street, and a station stop to serve the area of the intersection of 5300 South and State Street. The 2017 General Plan identifies this area for further study and consideration as a BRT station village. Redevelopment of the subject property under M-U zoning supports this goal.

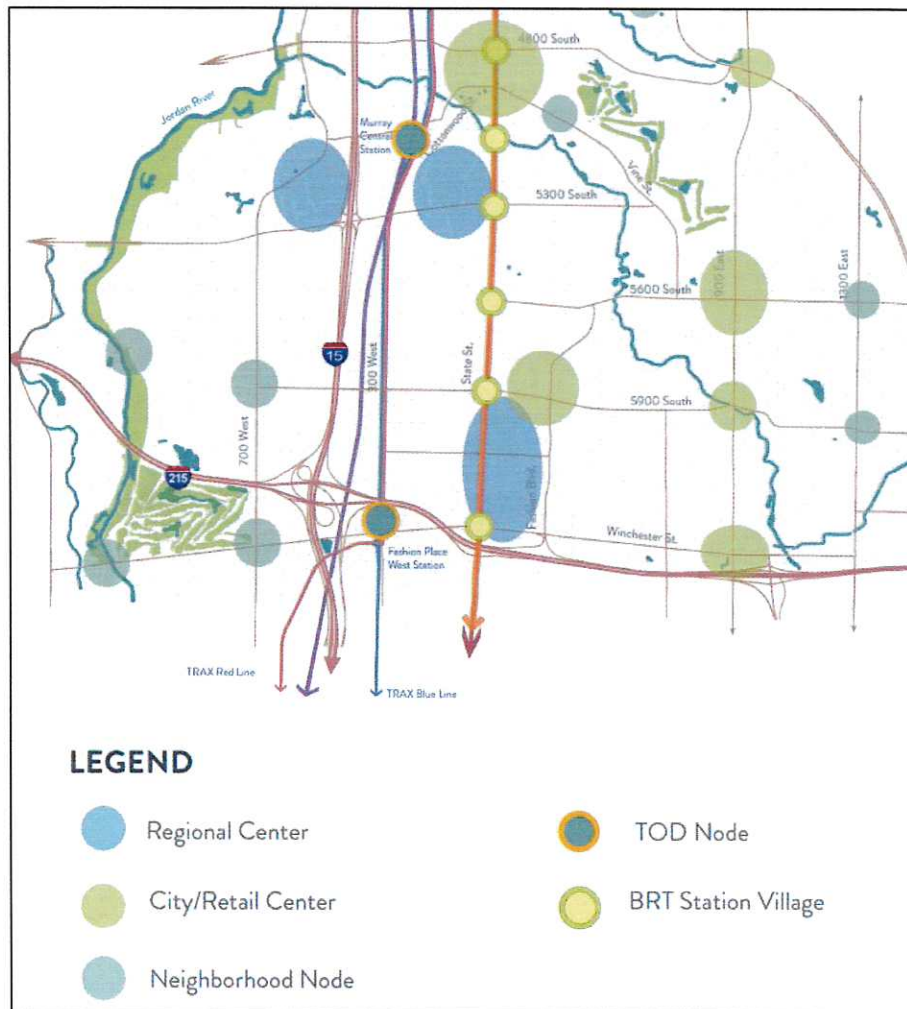


Figure 4: Small Area Plans Identified, Murray 2017 General Plan

- Revitalization – Section 5-3, Objective 2 of the General Plan promotes revitalization along key transportation corridors like State Street and supports that through a strategy to “offer zoning, density, street improvements and other indirect incentives.”

OBJECTIVE 2: ENCOURAGE REVITALIZATION ALONG KEY TRANSPORTATION CORRIDORS AND IN THE CORE OF THE CITY.

Strategy: Offer zoning, density, street improvements and other indirect incentives for areas targeted for revitalization.

II. CITY DEPARTMENT REVIEW

The applications were made available for review by City Staff from various departments on August 3, 2020 and again on November 30, 2020. The following comments have been received from reviewing staff:

Engineering Division

The Public Works Department and the Engineering Division support the General Plan Amendment and Zone Change with a 350 residential unit count as proposed by Howland Partners' Inc. The existing infrastructure should have adequate capacity for the proposed site changes. However, a substantial unit increase above the proposed amount could impact the City's utility and transportation infrastructure in the area and may result in parking and traffic bleed into Murray Park.

Fire Department

Increased Fire operation costs are expected. This is due to the increase of calls expected with Mixed Use Zoning.

Other reviewing staff indicated they had no concerns with the applications.

III. PUBLIC COMMENTS

42 Notices were mailed to property owners within 500' of the subject property, and to affected entities. As of the writing of this report no comments have been received regarding the applications.

IV. ANALYSIS & CONCLUSIONS

A. Is there need for change in the Zoning at the subject location for the neighborhood or community?

The subject property has the potential to contribute more fully to the goals and objectives of the General Plan and become an important part of the redevelopment of Murray's downtown if redevelopment can occur under the proposed M-U Zone.

B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?

The proposed M-U Zone would allow higher density housing on the site in addition to the commercial uses, which are already developed on the site. Allowing a mixed use project redevelopment will further enhance the existing commercial, and at the same time allow residential uses adjacent to a significant open space amenity.

C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?

The City has undertaken an update of the Sewer Master Plan to address the need for adequate public facilities. Previously, sewer capacity for the addition of higher density housing was modeled and planned in anticipation of mixed-use developments in the MCCD Zone and M-U zoned areas north and west of the Murray Central Station. Modeling and planning for the sewer capacity in the areas along and east of State Street are now underway. There are limits to overall capacity considering mixed use redevelopment of other properties in the larger area but needed upgrades to accommodate that additional growth have been identified and are being planned for. Other utilities (water, power) have indicated ability to serve the potential development that would be allowed by a Mixed-Use Zone. Transit options and compact development contemplated by the Mixed Use Zone are intended to promote pedestrian and other active transportation in lieu of vehicle traffic, and this site is ideally located close to large amenities, shopping, services and transit. These combined factors will reduce potential for heavy traffic impacts.

V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed amendment to the Future Land Use Map of the 2017 Murray City General Plan has been considered based on the circumstances of the subject property and is in harmony with the purpose and intent of the proposed Mixed Use designation.
3. The proposed Zone Map Amendment from C-D, Commercial Development to M-U, Mixed Use has been considered based on the characteristics of the site and surrounding area, the potential impacts of the change, and supports the policies and objectives of the 2017 Murray City General Plan.
4. The proposed amendment of the Zoning Map from C-D, Commercial Development to M-U, Mixed Use is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed use developments including high-density, multi-family housing in the General Commercial designation.

VI. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff; however, the Planning Commission

must take actions on each request individually. Two separate recommendations are provided below:

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and the findings in this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 5283, 5157, 5217, and 5177 South State Street, and 151 East 5300 South from General Commercial to Mixed Use.**

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

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 requested amendment to the Zoning Map designation of the property located at 5283, 5157, 5217, and 5177 South State Street, and 151 East 5300 from C-D, Commercial Development to M-U, Mixed Use.**



NOTICE OF PUBLIC MEETING

Electronic Meeting Only - December 17th 2020, 6:30 PM

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The Murray City Planning Commission will hold a public meeting regarding the following applications made by representatives of Howland Partners Inc. regarding the properties located at 5283, 5157, 5217, 5177 South State Street and 151 East 5300 South.

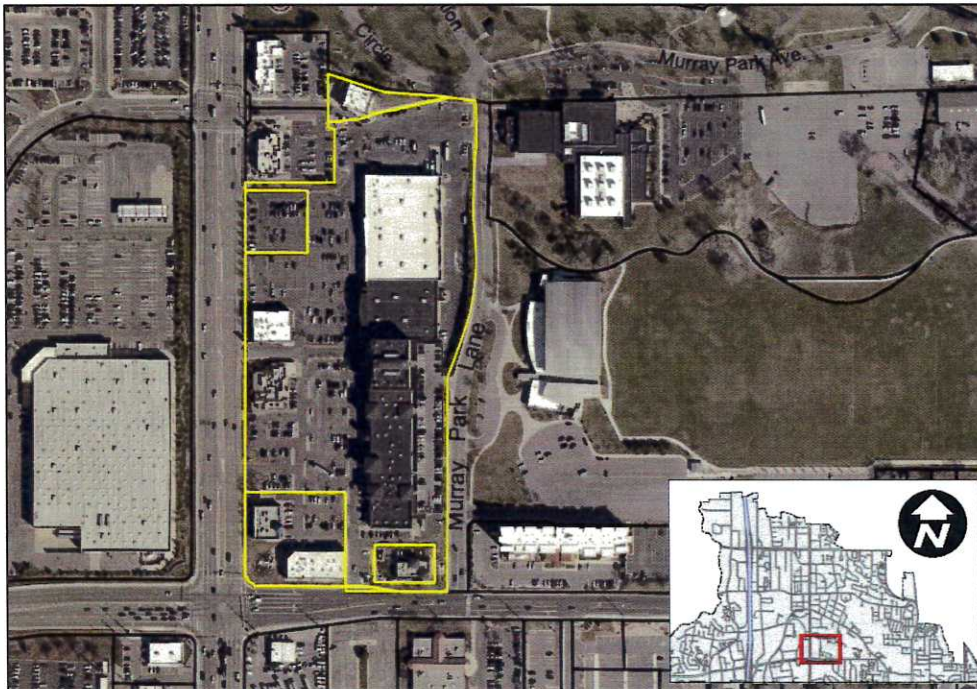
Amend the Future Land Use Map designation of the properties from General Commercial to Mixed Use.

Amend the Zoning Map for the properties from C-D, Commercial Development to M-U, Mixed Use.

If you would like to comment on this agenda item at the meeting please register at:

<https://tinyurl.com/y2nsppnq> or you may submit comments via email at

planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



This notice is being sent to you because you own property in the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall with the Murray City Planning Division at 801-270-2420 or e-mail to jhall@murray.utah.gov.

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.

Public Notice Dated | December 3, 2020

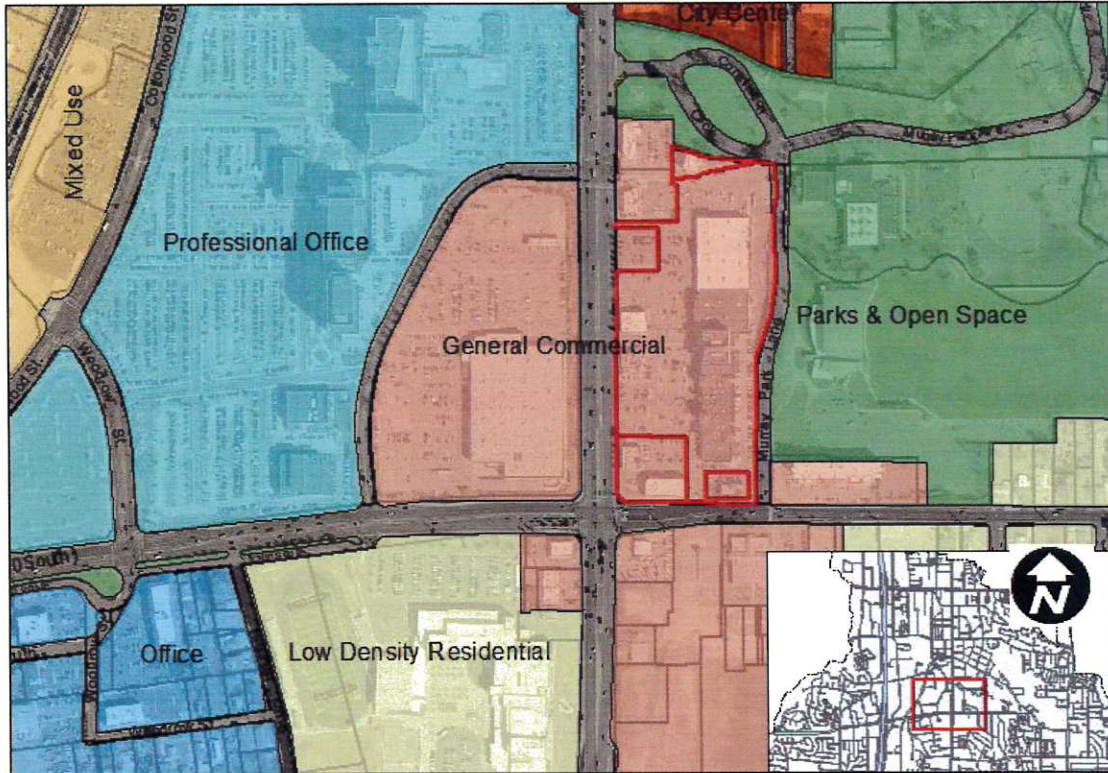


Figure 1: Future Land Use Map segment, subject properties highlighted

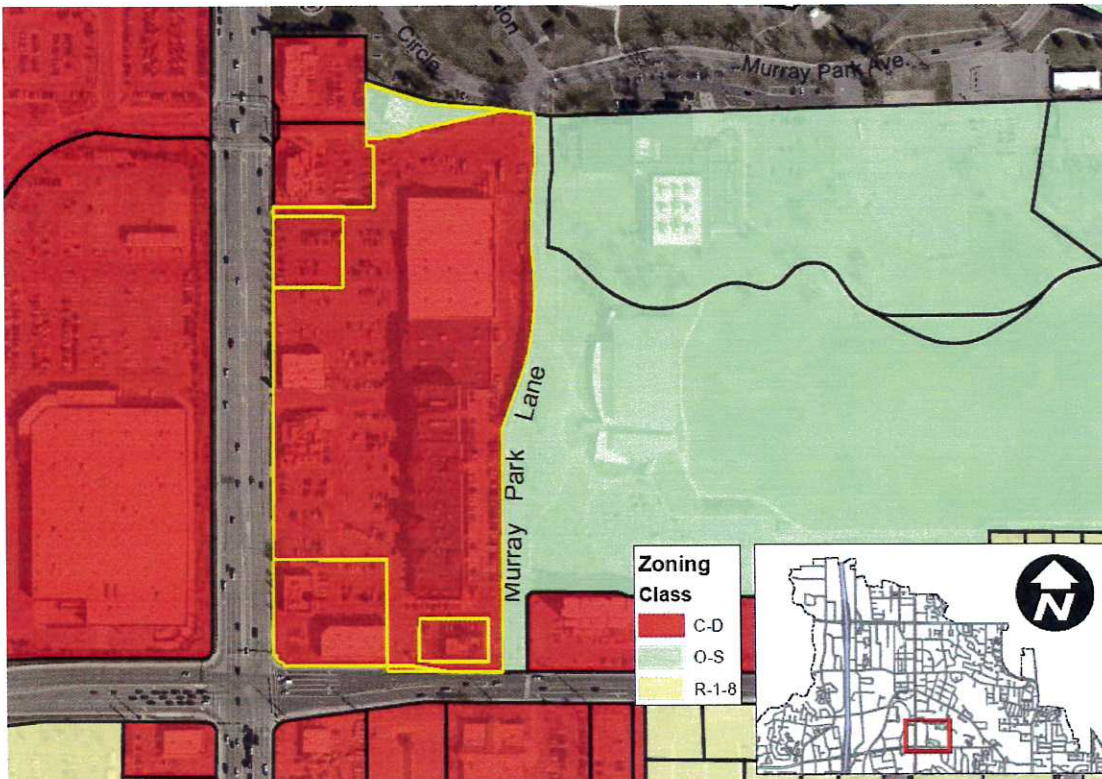


Figure 2: Zoning Map segment, subject properties highlighted

GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

Project # 20-088

Subject Property Address: 5283, 5157, 5217, 5177 South State, 770mg
151 East 5300 South 770mg

Parcel Identification (Sidwell) Number: 22-07-304-030 22-07-304-028
22-07-304-031 22-07-304-029

Parcel Area: 13.222 Current Use: Commercial

Land Use Designation: C-D Proposed Designation: M-U

Applicant Name: Howland Partners, Inc.

Mailing Address: 9450 S. Redwood Road

City, State, ZIP: South Jordan, UT 84095

Daytime Phone #: 801-253-8950 Fax #: 801-253-8951

Email Address: Gary@Howlandinc.com; Tina@Howlandinc.com

Business Name (If applicable): Howland Partners, Inc.

Property Owner=s Name (If different): George M. James Family Limited Partnership
The Pointe @ 53rd, LC, JFR-532, LLC

Property Owner=s Mailing Address: 9450 S. Redwood Road

City, State, Zip: South Jordan, UT 84095

Daytime Phone #: 801-253-8950 Fax #: 801-253-8951 Email: Gary@Howlandinc.com
Tina@Howlandinc.com

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

The owners desire to revise the General Plan to allow
for residential apartments to be built above commercial
retail space where Barnes & Noble and Best Buy currently stand.

Authorized Signature: [Signature] Date: 7/21/2020

Property Owners Affidavit

Project # _____

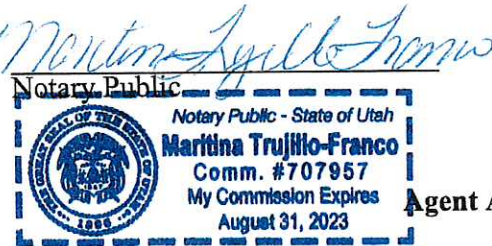
I (we) Deanna Butler, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects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

George M. Gump Limited Partnership
Deanna Butler
Owner's Signature Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 16th day of July, 20 20.



Residing in Salt Lake City Utah
My commission expires: August 31, 2023

Agent Authorization

I (we), Deanna Butler, the owner(s) of the real property located at 5283.5 State Street, in Murray City, Utah, do hereby appoint Howard Roberts, Jr., as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Greg Howard or Tina Franco to appear on my (our) behalf before any City board or commission considering this application.

George M. Gump Limited Partnership
Deanna Butler
Owner's Signature Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

On the 16th day of July, 20 20, personally appeared before me Deanna J Butler the signer(s) of the above Agent

Authorization who duly acknowledge to me that they executed the same.

Martina Trujillo-Franco
Notary public

Residing in: Salt Lake City Utah
My commission expires: Aug 31, 2023



Property Owners Affidavit

Project # _____

I (we) Gary Howland, CEO of Howland Partners Inc., 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.

The People's Choice CC by Howland Partners Inc, Its Manager

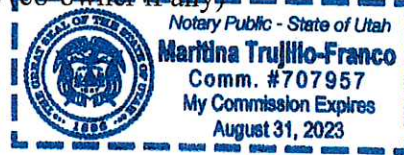
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

§



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

Martina Trujillo-Franco
Notary Public

Residing in Salt Lake City, Utah
My commission expires: August 31, 2023

Agent Authorization

I (we), Gary Howland, CEO of Howland Partners Inc., the owner(s) of the real property located at 5217.5177 S State St, 151 E 5300 S, in Murray City, Utah, do hereby appoint Howland Partners Inc., as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Gary Howland or Tina Franco to appear on my (our) behalf before any City board or commission considering this application.

The People's Choice CC by Howland Partners Inc, Its Manager

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

§



On the 20th day of July, 20 20, personally appeared

before me Gary Howland the signer(s) of the above Agent

Authorization who duly acknowledge to me that they executed the same.

Martina Trujillo-Franco
Notary public

Residing in: Salt Lake City, Utah
My commission expires: August 31, 2023

Property Owners Affidavit

Project # _____

I (we) Ronald Currell, Manager, 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.

JFRG 552, LLC
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake



Subscribed and sworn to before me this 2nd day of July, 2020.

Martina Trujillo-Franco
Notary Public

Residing in Salt Lake City, Utah
My commission expires: August 31, 2023

Agent Authorization

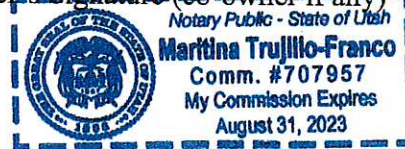
I (we), Ronald C. Currell, Manager, the owner(s) of the real property located at 5157 S. State Street, in Murray City, Utah, do hereby appoint Jonathan Thomas Inc, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Greg Howard or Tina Franco to appear on my (our) behalf before any City board or commission considering this application.

JFRG 552, LLC
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake



On the 2nd day of July, 2020, personally appeared before me Ronald Currell the signer(s) of the above Agent

Authorization who duly acknowledge to me that they executed the same.

Martina Trujillo-Franco
Notary public

Residing in: Salt Lake City, Utah
My commission expires: August 31, 2023



THE POINTE @ 53RD
PROPERTY DESCRIPTION

A TRACT OF LAND WHICH IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, SAID TRACT IS MORE PARTICULARLY DESCRIBED AS, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE STREET; POINT BEING MORE PARTICULARLY DESCRIBED AS SOUTH 89°59'23" EAST 896.04 FEET TO THE EAST RIGHT OF WAY LINE, AND 1313.70 FEET SOUTH 00°04'38" WEST ALONG SAID RIGHT OF WAY LINE, FROM THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE NORTH 00°04'38" EAST 744.40 FEET; THENCE SOUTH 89°55'22" EAST 209.12 FEET; THENCE SOUTH 80°18'37" EAST 5.94 FEET; THENCE NORTH 00°04'38" EAST 130.00 FEET; THENCE NORTH 80°19'29" WEST 15.50 FEET; THENCE NORTH 00°00'31" WEST 129.95 FEET; THENCE SOUTH 71°48'51" EAST 120.81 FEET; THENCE SOUTH 74°59'50" EAST 24.84 FEET; THENCE SOUTH 86°18'25" EAST 133.45 FEET; THENCE SOUTH 82°21'39" EAST 84.77 FEET; THENCE SOUTH 01°14'54" EAST 108.30 FEET; THENCE SOUTH 07°51'48" WEST 45.45 FEET; THENCE SOUTH 01°12'52" WEST 121.24 FEET; THENCE SOUTH 05°10'37" EAST 55.50 FEET TO THE BEGINNING OF A RADIUS OF 550.00 FEET TO THE RIGHT; THENCE SOUTHWESTERLY 250.66 FEET ALONG THE CURVE THROUGH A DELTA OF 26°06'46" (CHORD BEARS SOUTH 7°52'46" WEST 248.50 FEET); THENCE SOUTH 20°56'09" WEST 94.96 FEET; THENCE SOUTH 00°04'38" WEST 514.02 FEET TO THE NORTH RIGHT OF WAY LINE OF 5300 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°52'50" WEST 119.58 FEET; THENCE NORTH 80°57'10" WEST 71.54 FEET; THENCE NORTH 89°53'32" WEST 54.37 FEET; THENCE NORTH 89°53'22" WEST 220.89 FEET; THENCE NORTH 0°06'38" EAST 5.94 FEET TO THE BEGINNING OF A 15.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 24.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 89°58'01" (CHORD BEARS NORTH 44°54'21" WEST 21.91 FEET); THENCE NORTH 89°54'37" WEST 6.03 FEET; THENCE NORTH 00°04'38" EAST 203.48 FEET TO THE POINT OF BEGINNING

CONTAINS 5 LOTS: 575,957 SF OR 13.222 ACRES

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 20-089

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☐ Yes

☒ No

Subject Property Address:

5283, 5157, 5217, 5177 South State Mary
151 East 5300 South, Mary

Parcel Identification (Sidwell) Number:

22-07-304-030 22-07-304-028
22-07-304-031 22-07-304-029

Parcel Area:

13.222

Current Use:

22-07-304-027
Commercial

Existing Zone:

C-D

Proposed Zone:

M-L

Applicant

Name:

Howland Partners Inc.

Mailing Address:

9450 S. Redwood Road

City, State, ZIP:

South Jordan, UT 84095

Daytime Phone #:

801-253-8950

Fax #:

801-253-8951

Email address:

Gary@Howlandinc.com; Tina@Howlandinc.com

Business or Project Name :

The Pointe 53rd

Property Owner's Name (If different):

George B. Jones Family Limited Partnership
The Pointe 53rd, LLC, JFR-532, LLC

Property Owner's Mailing Address:

9450 S. Redwood Road

City, State, Zip:

South Jordan, UT 84095

Daytime Phone #:

801-253-8950

Fax #:

801-253-8951

Email:

Gary@Howlandinc.com
Tina@Howlandinc.com

Describe your reasons for a zone change (use additional page if necessary):

The owners desire to revise the current property zone from
Commercial (C-D) to Multi-Use (M-U) to allow for residential
apartments to be built above commercial retail space where
Bones + Noble and Best Buy currently stand.

Authorized Signature:

[Signature]

Date:

7/21/2020

Property Owners Affidavit

I (we) Deanna Butler, 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.

George M. James Family Limited Partnership

Deanna Butler
Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 16th day of July, 20 20.

Martina Trujillo-Franco

Notary Public

Residing in Salt Lake City, Utah

My commission expires: August 31, 2023

Agent Authorization

I (we), Deanna Butler, the owner(s) of the real property located at

5283 S State Street, Murray, Utah, in Murray City, Utah, do hereby appoint

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

Gary Edward or Tina Franco to appear on my (our) behalf before any City board or commission considering this application.

George M. James Family Limited Partnership

Deanna Butler
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



On the 16th day of July, 20 20, personally appeared before me

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

Martina Trujillo-Franco

Notary Public

Residing in Salt Lake City, Utah

My commission expires: August 31, 2023

Property Owners Affidavit

I (we) Gary Howland
CEO of Howland Partners, Inc., 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.

The Pointe 553 LLC, by Howland Partners, Inc. Its Manager

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 20th day of July, 2020.

Martina Trujillo-Franco

Notary Public

Residing in Salt Lake City, Utah My commission expires: August 31, 2023

Agent Authorization

I (we), Gary Howland
CEO of Howland Partners, Inc., the owner(s) of the real property located at

5217, 5775 State St, 151 E. 5300 S., in Murray City, Utah, do hereby appoint

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

Gary Howland or Tina Franco to appear on my (our) behalf before any City board or commission considering this application.

The Pointe 553 LLC, by Howland Partners, Inc. Its Manager

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



On the 20th day of July, 2020, personally appeared before me

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

Martina Trujillo-Franco

Notary Public

Residing in Salt Lake City, Utah My commission expires: August 31, 2023

Property Owners Affidavit

I (we) Ronald C. Gurrell, Manager, 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.

JFRG-552, LLC

[Signature]

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 20th day of July, 2020.

Martina Trujillo-Franco

Notary Public

Residing in Salt Lake City, Utah My commission expires: August 31, 2023

Agent Authorization

I (we), Ronald C. Gurrell, Manager, the owner(s) of the real property located at 5157 S. State Street, in Murray City, Utah, do hereby appoint Lowland Partners Inc., as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Gary Lowland or Tina Franco to appear on my (our) behalf before any City board of commission considering this application.

JFRG-552, LLC

[Signature]

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



On the 20th day of July, 2020, personally appeared before me

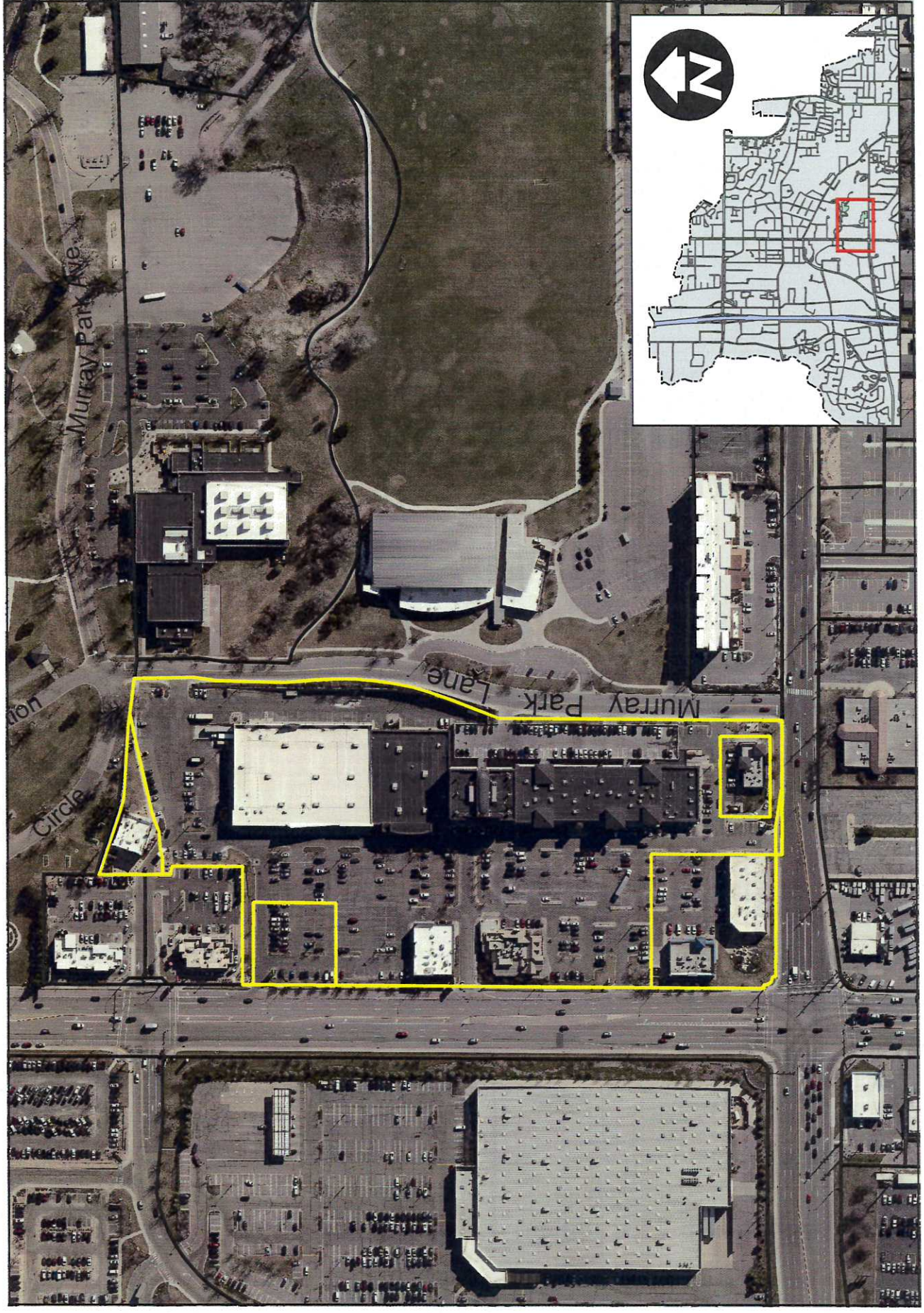
Ronald Gurrell the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Martina Trujillo-Franco

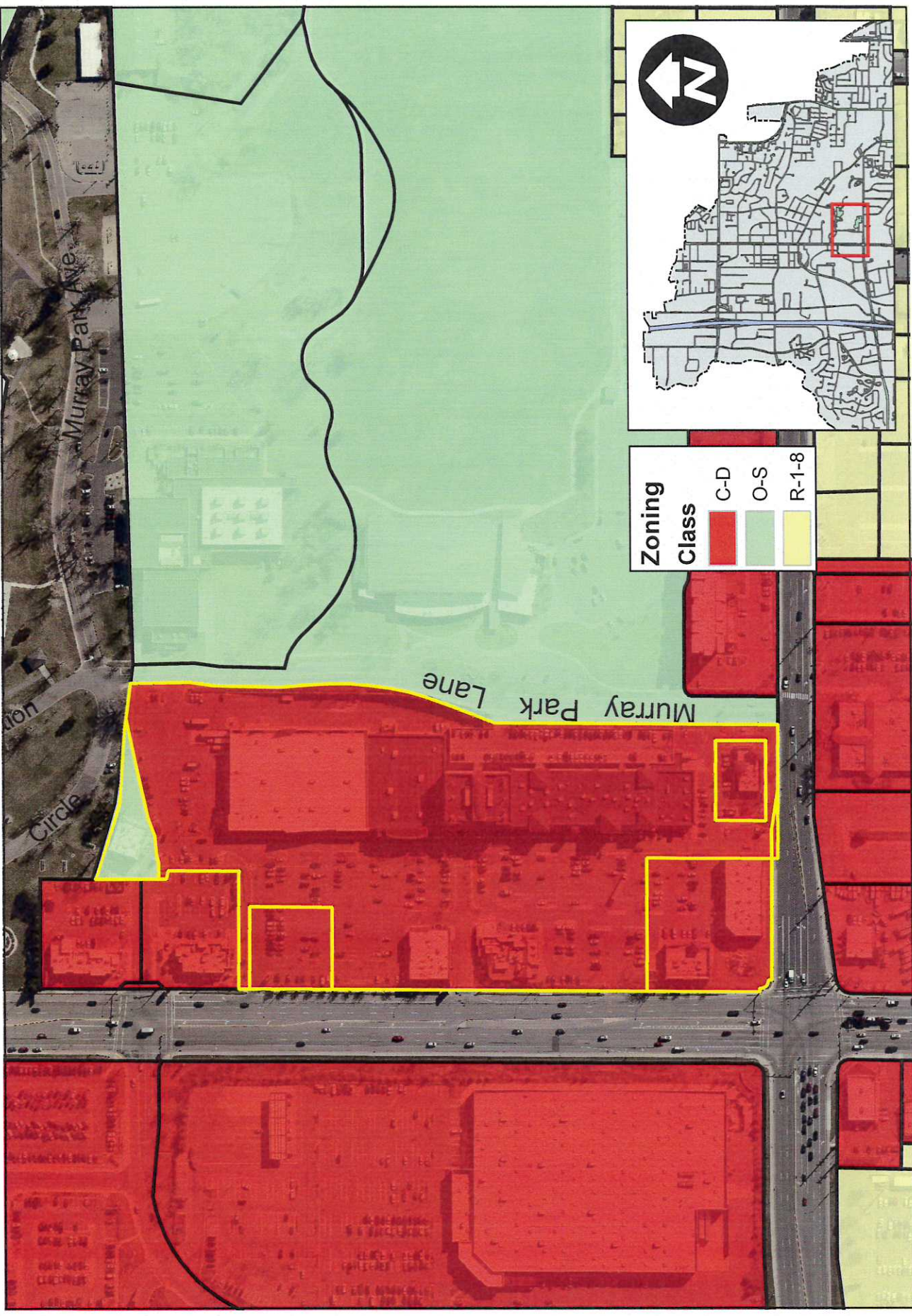
Notary Public

Residing in Salt Lake City, Utah My commission expires: August 31, 2023

5157, 5177, 5217, 5283 South State Street + 151 East 5300 South



5157, 5177, 5217, 5283 South State Street + 151 East 5300 South



Order Confirmation for 0001296224

Client MURRAY CITY RECORDER

Client Phone 8012642660 Account # 9001341938

Address 5025 S STATE, ROOM 113 Ordered By SUSAN

MURRAY, UT 84107 Account Exec Itapuso2

Email snixon@murray.utah.gov PO Number PUBLIC HEARING NO

Total Amount \$75.56**Payment Amt \$0.00****Amount Due \$75.56**

Text: PUBLIC HEARING NOTICE

Ad Number 0001296224-01 Ad Type Legal LinerAd Size 1 X 42 li Color**WYSIWYG Content****MURRAY CITY
CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 20th day of August 2020, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to General Plan Amendment from General Commercial to Mixed-Use and a Zone Map Amendment from C-D to M-U for the properties located at 5157, 5177, 5217, 5283 South State Street and 151 East 5300 South, Murray City, Salt Lake County, State of Utah. The public may view the meeting via the live stream at www.murraycitylive.com. If you would like to submit comments for this agenda item you may do so by sending an email in advance or during the meeting to planningcommission@murray.utah.gov. No physical meeting location will be available.

Jared Hall, Manager
Planning Division
1296224 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	08/09/2020	
utahlegals.com	utahlegals.com	utahlegals.com
<u>Scheduled Date(s):</u>	08/09/2020	
Deseret News	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	08/09/2020	

The Pointe at 53rd
P/C 12/17/20
Projects #20-88 & 20-89
500' radius + affected entities

Myrtle Avenue, Llc
154 E Myrtle Ave # 303
Murray UT 84107

Apple Nine Hospitality Ownership
Inc
814 E Main St
Richmond VA 23219

Spartan Investments, Llc
5092 S Boabab Ct
Holladay UT 84117

Amerco Real Estate Company
Po Box 29046
Phoenix AZ 85038

Corp Of Pb Of Ch Jc Of Lds
50 E Northtemple St
Salt Lake City UT 84150

Freeze Family Llc
1155 Kelly Johnson Blvd
Colorado Springs CO 80920

Board Of Education Murray City
School District
5102 S Commerce Dr
Murray UT 84107

George M James Family Limited
Partnership
4259 S Adonis Dr
Millcreek UT 84124

Ihc Health Services Inc
Po Box 3390
Salt Lake City UT 84110

Freeze Family Llc
5643 S Lolene Wy
Taylorsville UT 84129

Sgf & Slf Int Viv Tr; J Bradley
Freeze Family Trust 09/17/1999
5643 S Lolene Wy
Taylorsville UT 84129

Murray City Corp
5025 S State St
Murray UT 84107

Murray City School District
5102 S Commerce Dr
Murray UT 84107

Lc The Pointe @ 53Rd
Po Box 951010
South Jordan UT 84095

Murray City School District Board Of
Education
5102 S Commerce Dr
Murray UT 84107

Salt Lake County
Po Box 144575
Salt Lake City UT 84114

Utah Transit Authority
669 W 200 S
Salt Lake City UT 84101

Murray Park Office Condominium
Owners Association Inc
154 E Myrtle Ave # 303
Murray UT 84107

Accinelli-Cantrock Family Trust
07/15/2009
42 Cameron Ct
Danville CA 94506

Jfrg 53Z, Llc
Po Box 951010
South Jordan UT 84095

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

Lc The Pointe @ 53Rd
9450 S Redwood Rd
South Jordan UT 84095

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

ROCKY MOUNTAIN POWER
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT84117

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

CENTRAL UTAH WATER DIST
1426 East 750 North, Suite 400,
Orem, Utah 84097

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

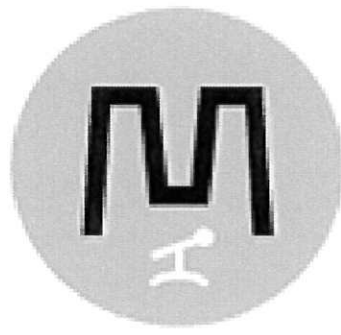
Utah Division of Water Rights
1594 West North Temple Suite 220,
P.O. Box 146300,
Salt Lake City, Utah 84114-6300

SALT LAKE COUNTY FLOOD
2001 S STATE #N3100
SLC UT 84190

BUREAU OF WATER QUALITY
C/O HEALTH DEPT
788 WOODOAK LN #120
MURRAY UT 84107

ARMY CORP OF ENGINEERS
533 W 2600 S #150
BOUNTIFUL UT 84010

STATE OF UTAH
DEPT OF WATER QUALITY
P.O. Box 144870
SLC UT 84114



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY


Community & Economic Development

Text Amendment for Residential Chicken Keeping

Council Action Request

Committee of the Whole

Meeting Date: January 19, 2021

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 20 Minutes Is This Time Sensitive No Mayor's Approval  Date January 5, 2021	Purpose of Proposal Approval of adding chicken keeping on single-family residential properties to the Murray City Land Use Ordinance. Action Requested Approval of adding chicken keeping on single-family residential properties to the Murray City Land Use Ordinance. Attachments Presentation Slides Budget Impact None. Description of this Item Background In 2012, City Council directed the Community and Economic Development (CED) staff to research the topics of bee keeping and residential chicken keeping. CED staff conducted two open houses in 2013 where 282 citizens participated. Of those, 78% were in favor of allowing chickens and bees. The results were then provided to the City Council who instructed staff to draft an Ordinance. In October of 2016, the City Council voted to adopt the Bee Keeping Ordinance and leave chickens as illegal within Murray City. In late 2020, the City Council expressed interest in allowing residential chicken keeping on single-family properties. Staff was directed to research the topic again and bring a new ordinance forward to be considered.
---	---

Continued from Page 1:

In December of 2020, the Planning Division set up a new (non-scientific) survey to gauge public interest in residential chicken keeping. A ten (10) question survey was distributed through various social media pages and the Mayor's monthly newsletter. The survey generated over 1,000 responses. An analysis of the survey results shows nearly 79% of respondents feel chickens should be allowed in residential zones. Based on this information, staff drafted an ordinance that would allow chickens to be kept in all single-family residential zones. A few key elements of the proposed ordinance include:

- Chickens are only allowed if the yard is fully fenced.
- Roosters will not be allowed in a single-family residential zone.
- Hens are to be kept contained within a coop and run.
- There are sanitation requirements.

There are a maximum number of chickens permitted based on lot size.

Less than 6,000 s.f. - 4

6,000 - 9,999 s.f. - 5

10,000 - 11,999 s.f. - 6

>12,000 s.f. - 8

City Department Review

The proposed ordinance was made available for review by City Staff from various departments on November 30, 2020. No issues or comments were made by any of the reviewing departments.

Planning Commission

On December 17, 2020, the Planning Commission held a public hearing on the topic, and received several public comments, both for and against the ordinance proposal. With a vote of 7-0 the Planning Commission recommended APPROVAL to the City Council with the addition of a registration requirement for those who are keeping chickens.

Findings

1. The General Plan's primary goal is to "Guide growth to promote prosperity and sustain a high quality of life for those who live, work, shop, and recreate in Murray."
2. Initiative #3: Livable + Vibrant Neighborhoods calls for Murray to keep established neighborhoods livable and vibrant. Allowing the keeping of chickens on single-family dwelling lots can provide an opportunity for communities to provide locally grown food for their households.
3. The proposed text amendment to allow residential chicken keeping conforms to goals and objectives of the 2017 Murray City General Plan and will support the continued vibrancy of its neighborhoods
4. The proposed text amendment to the Murray City Land Use Ordinance has been carefully considered based on the characteristics of the city and region, and on the policies and objectives of the 2017 Murray City General Plan and is in harmony with the goals of the Plan.

Recommendation

Based on the findings above, staff and the Planning Commission recommend the City Council **APPROVE** the request to add proposed Chapter 17.67 Residential Chicken Keeping Standards to Title 17, Murray City Land Use Ordinance.

Residential Chicken Keeping

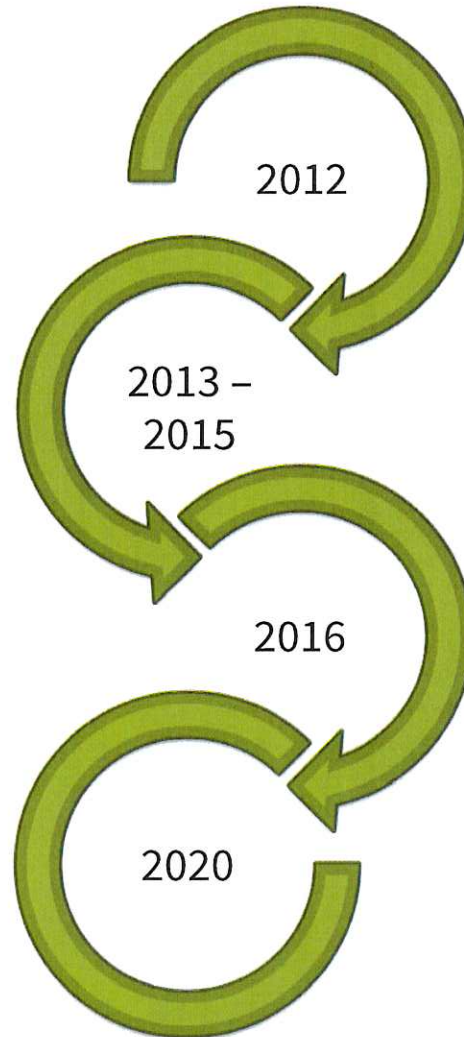
Text Amendment to allow chickens on residential property



Timeline

Planning Division Staff conducts open houses in 2013 and further research in 2014. Proposed code is drafted, and the Planning Commission forwards a recommendation of approval.

The City Council requests that the Planning Division bring forward a new ordinance that would allow chickens in residential areas



With an increase of code enforcement cases, the City Council directs Planning Staff to look into chickens in residential areas

The City Council reviews the request and ultimately denies the proposed chicken ordinance.

City	Number of Chickens	Permit Required?	Fee?
Cottonwood Heights	10	Yes	Yes
Draper	6	No	No
Herriman	1 – 10 based on lot size	No	No
Holladay	25 – 62 only on lots >10,000 square feet	Yes	No
North Salt Lake	6 – 30 based on lot size	No	No
Riverton	6, more allowed if lot is greater than ½ acre.	No	No
Sandy	Only in Agricultural Zone		
Salt Lake City	15	Yes	Yes
South Jordan	6	Yes	Yes
Taylorsville	2 – 10 based on lot size	Yes	No
West Jordan	5	Yes	Yes
West Valley City	Treated as pet up to 4 pets allowed	No	No
Midvale	2 – 8 based on lot size	Yes	Yes
Millcreek	Only in Agricultural Zone		
South Salt Lake	4 – 6 based on lot size	Yes	Yes
Salt Lake County	3 – 8 based on lot size	Yes	Yes



City	Setback for Coop	Area Per Chicken
Cottonwood Heights	40' from dwellings, 3' from property line	3 – 6 sq ft
Draper	50-75' from dwellings	N/A
Herriman	25' from all dwellings	N/A
Holladay	40' from dwellings and street	N/A
North Salt Lake	35' from dwellings, 5' from property line	N/A
Riverton	No standards found	N/A
Sandy	Only in Agricultural Zone	N/A
Salt Lake City	25' from adjacent dwelling	2 – 6 sq ft
South Jordan	40' from adjacent dwelling; 5' from property line; 10' from dwelling	N/A
Taylorsville	25' from adjacent dwelling; 3' from property line; 15' from dwelling	1.5 – 6 sq ft
West Jordan	20' from dwelling; 5' from property line	1.5 – 6 sq ft
West Valley City	No standards found	N/A
Midvale	30' from adjacent dwelling; 10' from dwelling	2.5 – 6 sq ft
Millcreek	Only in Agricultural Zone	N/A
South Salt Lake	50' from adjacent dwelling; 5' from property line; 25' from dwelling	N/A
Salt Lake County	40' from adjacent dwelling; 25' from dwelling	2 sq ft



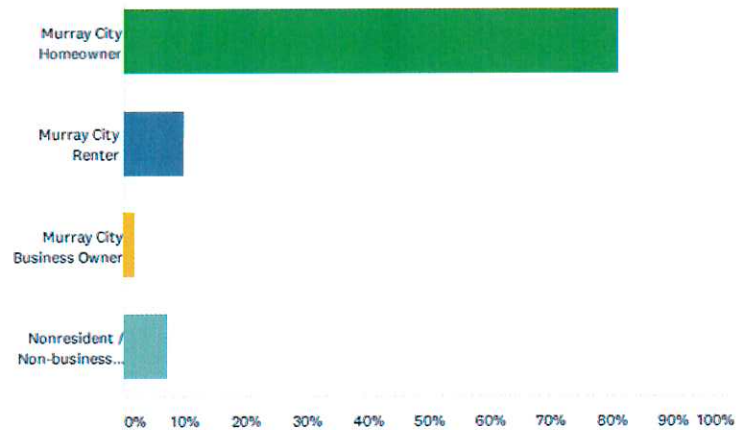
Code Enforcement Cases

Municipality	2019 & 2020 Cases	Average Per Month	Population
West Valley City	77	1.6	136,401
Holladay City	3	0.06	30,697
Sandy City (not allowed)	10	0.21	96,901
South Jordan City	12	0.25	74,149
Taylorsville City	24	0.50	60,192
Midvale City	8	0.16	33,636
Millcreek City (not allowed)	28	0.59	61,270
South Salt Lake City	4	0.09	25,365
Ogden City	36	0.75	87,325



Q1 Please select the option that best describes you.

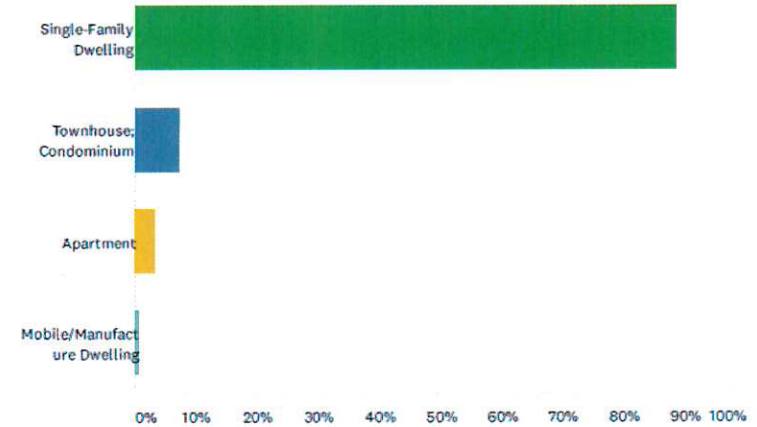
Answered: 1,077 Skipped: 4



ANSWER CHOICES	RESPONSES
Murray City Homeowner	81.15%
Murray City Renter	9.84%
Murray City Business Owner	1.86%
Nonresident / Non-business owner	7.15%
TOTAL	

Q2 What type of home do you live in?

Answered: 1,077 Skipped: 4

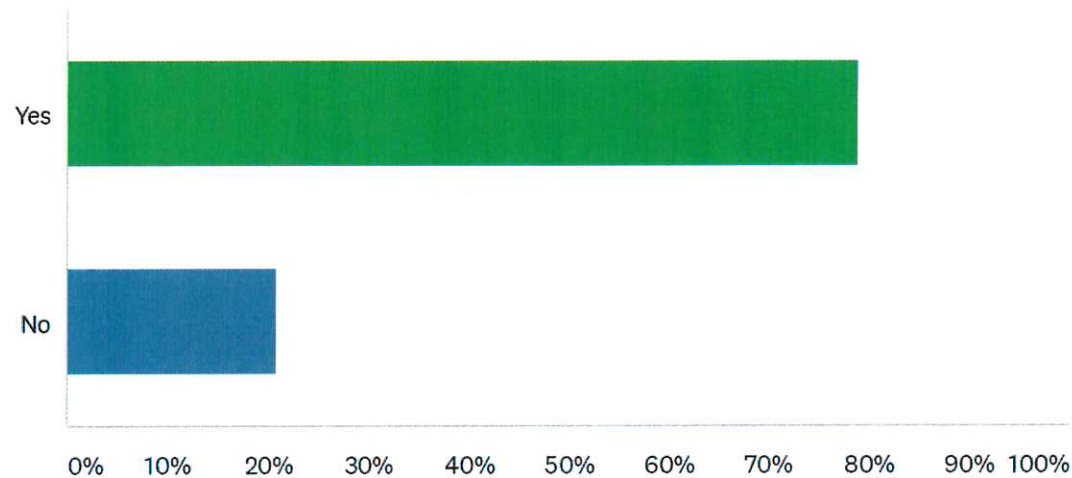


ANSWER CHOICES	RESPONSES
Single-Family Dwelling	88.67% 955
Townhouse: Condominium	7.34% 79
Apartment	3.34% 36
Mobile/Manufacture Dwelling	0.65% 7
TOTAL	1,077



Q3 Do you feel chickens should be allowed in residential zones?

Answered: 1,080 Skipped: 1



ANSWER CHOICES

RESPONSES

Yes

78.98%

853

No

21.02%

227

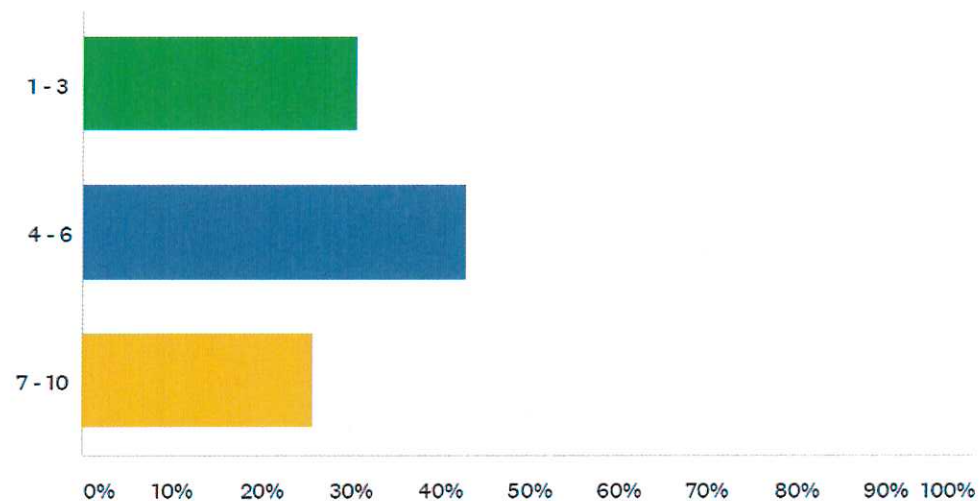
TOTAL

1,080



Q5 If chickens are allowed in residential zones, how many chickens should a property owner be allowed to have?

Answered: 1,063 Skipped: 18



ANSWER CHOICES

1 - 3

4 - 6

7 - 10

TOTAL

RESPONSES

30.86%

43.18%

25.96%

328

459

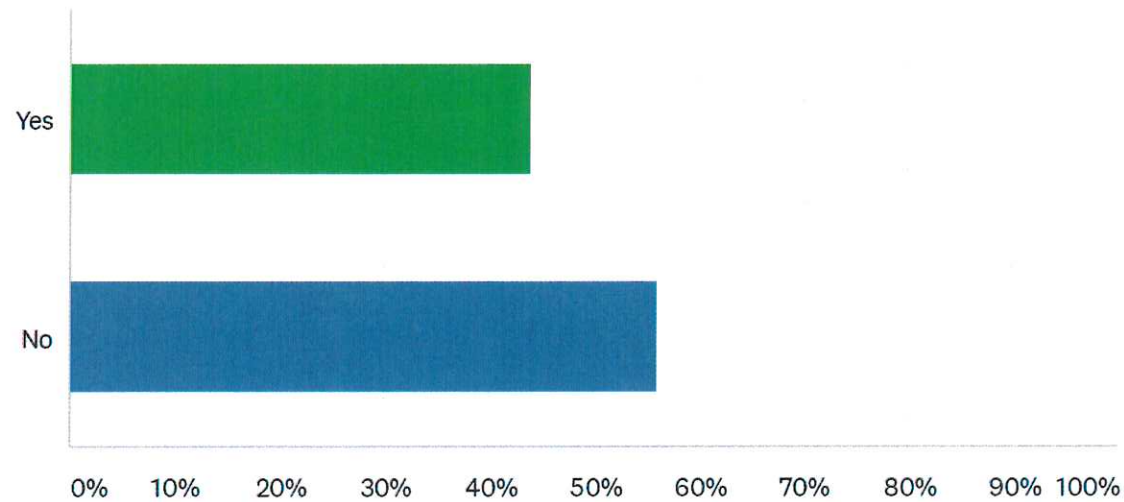
276

1,063



Q6 Should a permit be required to keep chickens in residential zones?

Answered: 1,076 Skipped: 5



ANSWER CHOICES

RESPONSES

Yes

43.96%

473

No

56.04%

603

TOTAL

1,076



Proposed Standards

Number of Chickens Allowed

Lot Size	Maximum Chickens Permitted
Less than 6,000 square foot lot	4
6,000 – 9,999 square foot lot	5
10,000 - 11,999 square foot lot	6
12,000 square foot lot or greater	8

Coop Standards

Standard	Requirement
Property line setback	5'
Adjacent property line setback	25'
Dwelling setback	10'
Coop height	7' maximum
Minimum area requirement	4 square feet per chicken



Recommendation

The Planning Commission recommended **APPROVAL** of the draft ordinance, Chapter 17.67 Residential Chicken Keeping Standards to the City Council with the addition of a requirement for those who are keeping chickens to register with the City.



Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 2nd day of February, 2021, at the hour of 6:30 p.m., the Murray City Municipal Council will hold and conduct a hearing on and pertaining to considering enacting Chapter 17.67 of the Murray City Municipal Code relating to residential chicken keeping standards.

The purpose of this hearing is to receive public comment concerning the proposed ordinance as described above.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

***Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov.
- Comments are limited to less than three minutes, include your name and contact information.

DATED this _____ day of _____, 2021.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATE OF PUBLICATION: January 15, 2020

ORDINANCE NO. _____

AN ORDINANCE ENACTING CHAPTER 17.67 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO RESIDENTIAL CHICKEN KEEPING STANDARDS

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to enact chapter 17.67 of the Murray City Municipal Code relating to residential chicken keeping standards.

Section 2. Enact chapter 17.67. Chapter 17.67 of the Murray City Municipal Code shall be enacted as follows:

Chapter 17.67
RESIDENTIAL CHICKEN KEEPING STANDARDS

17.67.010: PURPOSE

The purpose of this ordinance is to enable chicken keeping on residential lots for the purpose of family food production. This ordinance is intended to encourage urban residential agriculture while preserving the health, safety and well-being of both humans and animals, minimizing potential nuisances to neighboring property owners, as well as minimizing issues with rodents, insects, vermin, pests, and diseases. This ordinance establishes the requirements for keeping chickens which are intended to reduce potential negative impacts that may otherwise be associated with residential chickens in populated areas.

17.67.020: APPLICABILITY

This chapter applies to all properties used as a single-family detached home.

17.67.030: DEFINITIONS

The following words and phrases when used in this chapter shall be construed as defined in this section:

COOP: An enclosed structure designed for the purpose of keeping and securing chickens.

DOMESTIC CHICKEN: Breeds of *Gallus gallus domesticus*. Not a household pet.

HEN: A female chicken, and may also be referred to as a pullet.

RUN: An area outside of the coop where hens can roam, and that is completely enclosed with chicken wire or equivalent material.

ROOSTER: A male chicken.

17.67.040: STANDARDS FOR RESIDENTIAL CHICKEN KEEPING

A. General Provisions

1. Number of Chickens Permitted: Hens are permitted under this ordinance as determined in the table below:

Lot Size	Maximum Chickens Permitted
Less than 6,000 square foot lot	Four (4)
6,000 – 9,999 square foot lot	Five (5)
10,000 – 11,999 square foot lot	Six (6)
12,000 square foot lot or greater	Eight (8)

2. Roosters are not permitted.

3. Residential Chickens are required to be kept in a coop, and when outside of the coop chickens shall be confined to a run.

4. Chickens are not permitted to roam free outside of a coop or run structure on a single-family residential lot.

B. Requirements

1. Lot Requirements:

a. Chickens and coops are permitted in a fenced rear yard or completely fenced corner lot side yard. A chicken run may not be considered as a fence or substituted for a fenced yard.

b. Chickens may not be kept in any front or side yard area;

c. Coops shall be located a minimum of five (5) feet away from all property lines;

d. Coops shall be located a minimum of ten (10) feet away from all dwellings;

e. Coops shall be located a minimum of twenty-five (25) feet from all dwellings on adjacent lots.

2. Coop and Run Structure Requirements:

a. The combined coop and run structures shall have a minimum floor size of four (4) square feet per chicken;

b. All coop and run structures shall not exceed seven (7) feet in height;

c. All sides of a coop and run are required to be enclosed, and secured from predators and rodents by including a rodent-proof ceiling and floor;

d. A coop and run shall have adequate ventilation with access to light and air on more than one side;

e. All openings shall be covered with predator proof wire with openings no greater than one-quarter (1/4) inch in diameter.

3. Health and Sanitation Requirements:

a. Coops and runs are required to be kept clean and maintained in such a manner to promote the health of the chickens, to mitigate odor sources, and to limit the presence of rodents, insects, vermin, pests, and disease;

b. Feed containers shall be made of rodent and predator proof materials;

c. Fresh water is required for chickens at all times and shall be enclosed within both the coop and run structures;

d. Slaughtering of chickens is prohibited outdoors;

e. Dead birds and rotting eggs are required to be removed within 24 hours.

17.67.050 REGISTRATION REQUIRED

A. Residents keeping chickens in a single-family residential zone must register the following information with the City:

1. Address of the property;

2. Primary person responsible for chicken keeping;

3. A valid phone number and/or email address;

4. Number of chickens proposed to be kept; and
5. Acknowledgement and agreement to the standards of this ordinance;

17.67.060 INSPECTION

Upon receiving a complaint or observation that the standards of this section are in violation, the ordinance enforcement officer or representatives of the Salt Lake Valley Health Department are authorized to conduct necessary inspections to determine compliance. If a violation is determined, then city staff may require removal of animals in conformance with the provisions of Title 17 of the Murray City Land Use Ordinance.

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this ____ day of _____, 2021.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2021.

D. Blair Camp, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published
according to law on the ____ day of _____, 2021.

Brooke Smith, City Recorder

moving forward, the City can help the area improve. She thinks recognizing this area needs improvement is a good first step.

Mr. Woodbury said State Street is controlled by UDOT so this document could help the City go to UDOT and work with them to help with the traffic in the area.

A motion was made by Phil Markham for the Planning Commission to forward a recommendation of approval to the City Council to adopt the Fashion Place West Small Area Plan as an amendment to the 2017 Murray City General Plan.

Seconded by Maren Patterson.

Call vote recorded by Mr. Smallwood.

<u>A</u>	Ned Hacker
<u>A</u>	Lisa Milkavich
<u>A</u>	Travis Nay
<u>A</u>	Sue Wilson
<u>A</u>	Maren Patterson
<u>A</u>	Phil Markham
<u>A</u>	Scot Woodbury

Motion passed 7-0.

RESIDENTIAL CHICKEN KEEPING – Project #20-134

Zac Smallwood reviewed the Text Amendment to allow chickens on residential property. In 2012 there was an increase in code enforcement cases related to chickens so the City Council directed the planning staff to look into chickens in residential areas. The increase in people wanting chickens was in response to urban agriculture growing around the county due to the Great Recession. It has come to the forefront again with the COVID-19 Pandemic; people want to be more self-sufficient in their food sources. Planning Division staff conducted open houses in 2013 and did baseline studies in 2014 looking at other cities around Salt Lake County and what they were doing with chickens. A proposed code was drafted and the Planning Commission recommended approval of the chicken keeping ordinance. In 2016 the City Council reviewed the request and ultimately denied the proposed chicken keeping ordinance. This year, the City Council has requested that the Planning Division bring forward a new ordinance that would allow chickens in residential areas.

Most cities in Salt Lake County allow chickens and the amount of chickens allowed depends on the lot size. Millcreek and Sandy only allow chickens and agricultural zones. Mr. Smallwood went over different cities requirements for coops. He also went over the number of code enforcement cases that cities have received related to chickens.

A survey was sent to Murray Residents to gauge how they would respond to having chickens in Murray. There were over 1,000 replies. Most of the responses came from homeowners that live in a single-family dwelling. Seventy-nine percent said chickens should be allowed in residential zones.

In the proposed ordinance, the maximum number of chickens allowed is based on the property's square footage. Coops need to be 10' from the dwelling on the property, 25' from any adjacent dwelling and 5' from the property line setback. Staff is recommending the Planning Commission forward a recommendation of approval to the City Council to add residential chicken keeping standards to Title 17, Murray City Land Use Ordinance.

Mr. Hacker asked how many households have chickens in cities that allow them. Mr. Smallwood replied he did not ask that question to any of the cities.

Mr. Markham asked who will be enforcing inspections or handle complaints. Mr. Smallwood said if a complaint comes in, the City's Zoning Enforcement Officer could go onto the property to ensure the standards of the proposed ordinance are being met. If they aren't, it could be referred to Salt Lake County for health requirements or the Zoning Enforcement Officer could require the resident come into compliance with the ordinance.

Ms. Patterson verified that roosters will not be allowed. Mr. Smallwood said roosters are prohibited in the proposed ordinance. Every city prohibits roosters and most of the code enforcement cases in Murray and other cities are related to roosters.

Mr. Woodbury said people in Murray have chickens and they are not allowed. He hates enacting an ordinance that can't be enforced. He thinks there should be some type of permit involved so the City knows who has chickens. Mr. Hall asked if there could be a chicken registration rather than a permit. Mr. Woodbury said either a registration or permit would be fine. Mr. Smallwood said he doesn't disagree that a registration would be nice. Staff tried to make this ordinance easily obtainable for all residents without having to get the City involved with it. If this is approved by the City Council, staff could create a flyer that could be given out to citizens that lays out what is required and what happens if you don't meet the requirements.

The meeting was open for public comment. The following comments were read into the record:

D K Slusher – Murray City

Please, no residential chickens. All of the neighbors don't mow lawns and pull weeds now. We do not need another problem! We had an issue with rats living in a neighbor's back yard a few years ago and had to call the Salt Lake county Board of Health. The yard was partially cleaned and sold. It is now a rental with maintenance problems. We have too many neglected properties in our neighborhood now. Please don't add to our problems.

Jann Cox – Murray City

I am opposed to allowing "Residential Chicken Keeping". Chickens, their eggs, feed and feces attract rats, raccoons, fox, skunks and other rodents.

Because many Murray homes border, or are close to, the Jordan River, Cottonwood Creek and many canals we have raccoons, fox and skunks. Allowing chickens will bring these animals into our many neighborhoods.

We already have a skunk and rat problem in Murray and I hate to see it get worse.

Amir Ali Akbar Khah – Murray City

I want to say hi and send short email to Murray City about chicken keeping in Murray area. That would be awesome idea because our children asking for this and our answer is city don't want this. Thanks for reviewing our emails and supporting us.

Samuel Eads – 379 East Vine Street, Murray City

I'd like to vocalize my support for allowing residential chickens. My neighbor had chickens for a while but was told to remove them; they never caused any issues.

Jake Pehrson – Murray City

Code enforcement already deals with chickens so I don't believe it would increase code enforcements time to approve this ordinance. Registration or a permit is not necessary and only takes people's time and city employee resources. No permits please.

The following citizens spoke during public comments:

Heydon Kaddas – Murray City

Ms. Kaddas said she is concerned about the public health aspect of owning chickens. Owning chickens is a huge risk for salmonella outbreaks and it's something the Center for Disease Control (CDC) has had to address frequently over the last 10 years. The CDC has had to repeatedly post guidelines on how to sanitarilly have chickens. She encouraged the Commission to have some type of registration that would provide safe practices on keeping chickens.

Alex Teemsma – Murray City

Mr. Teemsma said this is a great ordinance and is overdue. A well-crafted ordinance should reward transparency. Getting this on the books will encourage people to disclose if they are keeping chickens. He asked if there would be a fine if someone was in violation of the proposed ordinance. He also asked if there is a way to check if there was any survey fraud, such as people submitting multiple answers, with the survey.

Jon Boettcher – Murray City

Mr. Boettcher said there are probably over 100 chickens in his neighborhood already. You're more likely to get salmonella from a store bought egg than eggs from a free range chicken. He asked if this ordinance would allow other forms of poultry, such as ducks.

Kennett Galbraith – Murray City

Mr. Galbraith said he is not opposed to people owning chickens, but he has two dogs that he has to register with the City. He agrees there should be a simple registration process, even if it's free.

The public comment portion for this agenda item was closed.

Mr. Smallwood said a zoning violation is a Class C Misdemeanor. There could eventually be a fine imposed if a case went to court. Mr. Hall added most code enforcement cases do not end up in court. Mr. Smallwood said this ordinance is specific to chickens and does not allow other forms of poultry. Mr. Smallwood said that Survey Monkey does not give him the ability to look up every

IP address.

Mr. Hacker said he thinks there should be some type of permit or registration for chickens, even if there is no fee involved. Mr. Smallwood said the Commission could make a recommendation of approval and insert some language related to needing a permit. Ms. Patterson said she would like to see an online registration that wouldn't require any additional work from the staff.

Ms. Milkavich asked what the difference is between a permit and a registration. Mr. Smallwood replied a permit is giving permission to do something. A registration is telling the City you are doing something. Mr. Hall said the registration process makes sense to him. Permitting is tougher. The registration for chickens would essentially be a listing. Staff would produce an information sheet that lets people know the rules for keeping chickens. People could check a box acknowledging they are aware of the rules. This gives the City some point of reference in case an issue comes up.

Mr. Hacker asked how many complaints the City has received over the past two years related to chickens. Mr. Smallwood said he doesn't have an exact number, but there have not been a lot. Mr. Hall added it's less than one complaint per year.

Ms. Wilson asked if wording could be added that says the Commission wants an addendum requiring those keeping chickens to register with the City. Mr. Smallwood replied yes.

A motion was made by Sue Wilson to forward a recommendation of approval to the City Council for the request to add proposed Chapter 17.67, Residential Chicken Keeping Standards, to Title 17, Murray City Land Use Ordinance with an addendum requiring those keeping chickens to register with the City.

Seconded by Maren Patterson.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Phil Markham
 A Scot Woodbury

Motion passed 7-0.

OTHER BUSINESS

Phil Markham made a motion to adjourn. Seconded by Sue Wilson. A voice vote was made, motion passed 7-0.

The meeting was adjourned at 9:10 p.m.

A handwritten signature in cursive script, appearing to read "Jared Hall", is written over a horizontal line.

Jared Hall, Planning Division Manager

I. BACKGROUND & STAFF REVIEW

Background

Keeping chickens on residential properties has gained popularity beginning in the early 2010's. Murray City looked into both bee keeping and chicken keeping in 2012 where the City Council directed the Community and Economic Development (CED) Staff to research the topic and come forward with a proposal. CED Staff conducted two open houses in 2013 where 282 citizens participated. Of those, 78% were in favor of allowing chickens and bees. The results were then provided to the City Council who instructed staff to draft an Ordinance.

In October of 2016, the City Council voted to adopt the Bee Keeping Ordinance and leave chickens as illegal within Murray City. In the summer of 2020, the City Council expressed interest in allowing residential chicken keeping on single-family properties. Staff was directed to research the topic again and bring a new ordinance forward to be considered.

New Research

Planning Division Staff built upon the existing research that was conducted in the previous proposals to permit chickens. Staff contacted multiple municipalities within Salt Lake County to discuss the experiences of those cities. Of the seventeen municipalities that were contacted, fifteen allowed chickens on single-family residential properties. The remaining two allowed chickens only on single-family properties located in agricultural zones.

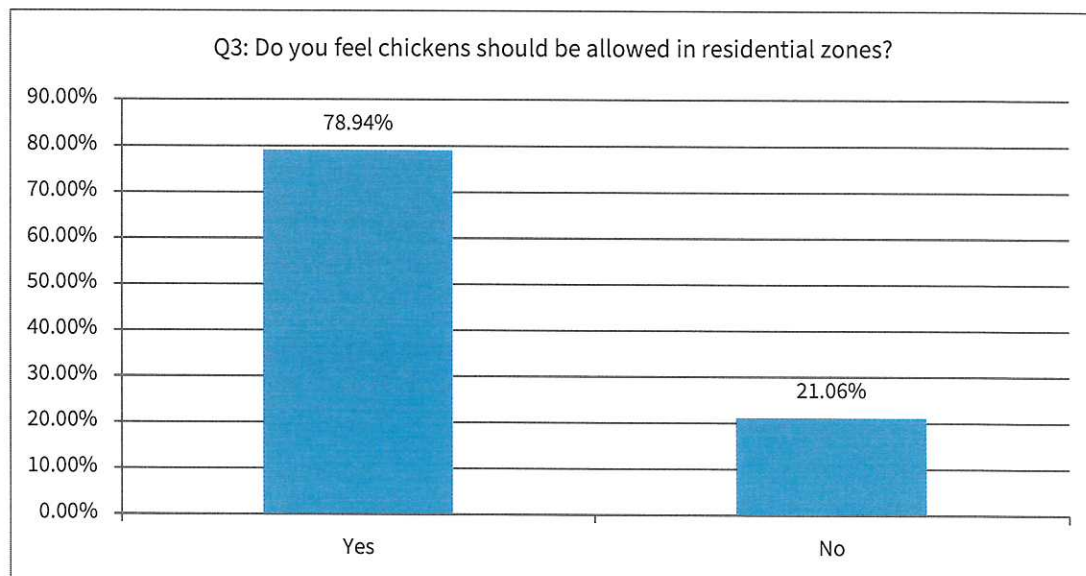
One main focus of Staff's research was code enforcement. The Planning Division was able to contact code enforcement staff from nine (9) municipalities, who provided the following information:

Municipality	2019 & 2020 Cases	Average Per Month	Population
West Valley City	77	1.6	136,401
Holladay City	3	0.06	30,697
Sandy City (not allowed)	10	0.21	96,901
South Jordan City	12	0.25	74,149
Taylorsville City	24	0.50	60,192
Midvale City	8	0.16	33,636
Millcreek City (not allowed)	28	0.59	61,270
South Salt Lake City	4	0.09	25,365
Ogden City	36	0.75	87,325

The two main complaints that were consistently brought up were roosters and the absence of a permit. In the draft ordinance Staff has specifically stated that roosters are not allowed. To address permit issues, the proposed ordinance does not require a permit.

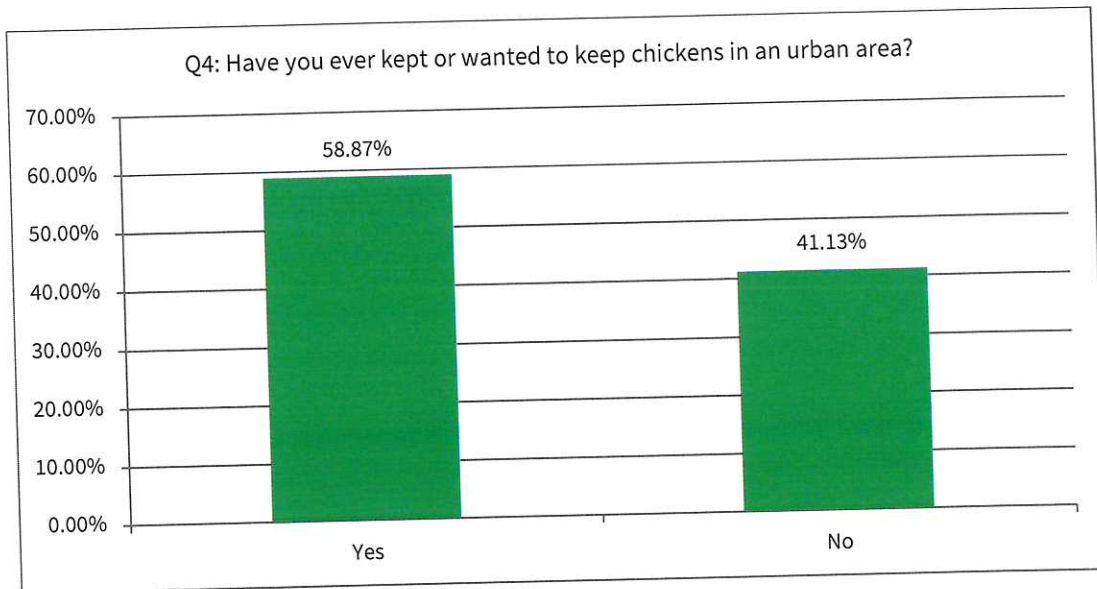
The Planning Division set up a new survey to gauge public interest in residential chicken keeping. A ten (10) question survey was distributed through various social media pages and the Mayor's monthly newsletter. The survey generated over 1,000 responses. A brief overview of the results of the survey are below:

The first two questions are related to who is taking the survey and in what context are they coming from. Question 1 asked what type of person was taking the survey; a homeowner, renter, business owner or nonresident / nonbusiness owner. 81% of respondents stated that they were a homeowner. 10% were renters, 2% were business owners and 7% were a nonresident/non-businessowner. Question 2 asked what type of home the respondent lives in. 89% of the respondents stated that they live in a single-family dwelling. 7% stated they live in a townhouse or condominium and 4% stated they lived in an apartment or mobile / manufactured dwelling.



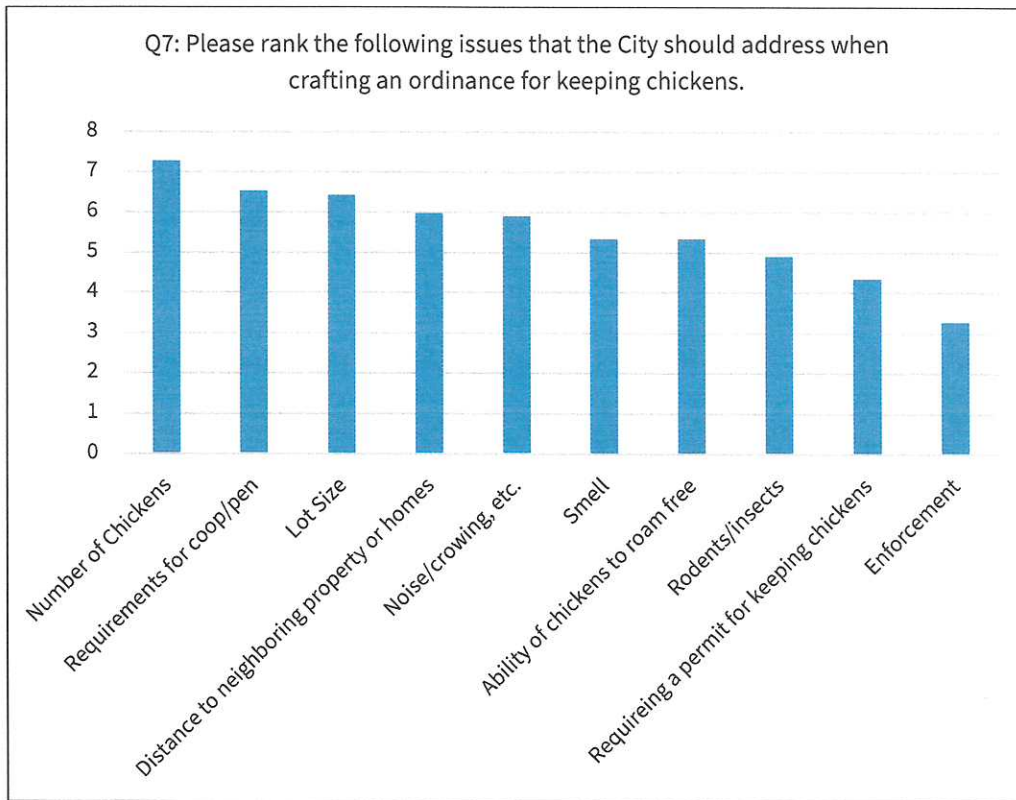
Questions 3 and 4 relate to chicken keeping in general. With regards to question 3, it seems clear that an overwhelming majority believe that allowing chickens is the right direction for the city to take. Question 4 is interesting, in that almost 59% of the respondents have kept or wanted to keep chickens. The comparison of the results of Question 3 and Question 4 seem to

indicate that even though 41% of respondents do not want to keep chickens themselves, they do want the option for their neighbors.



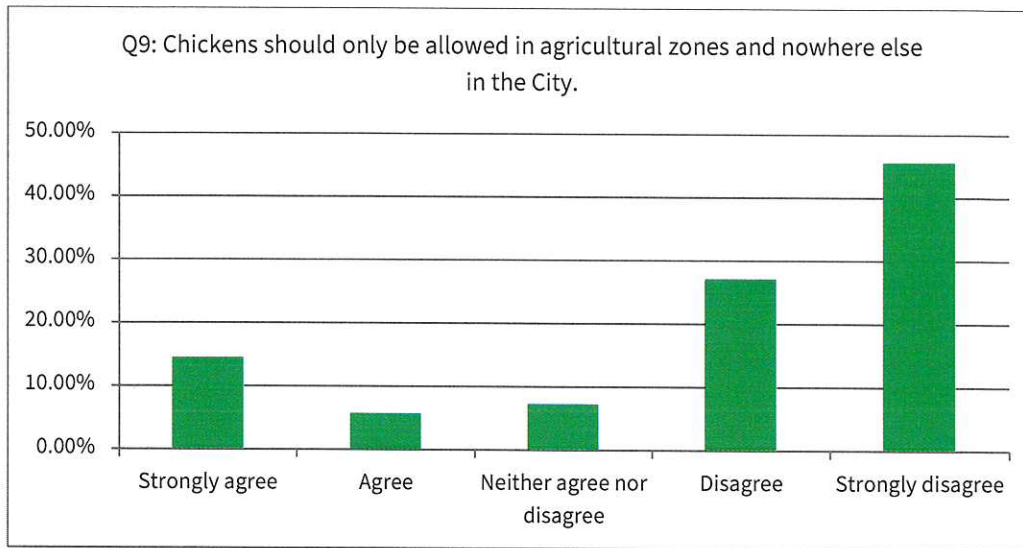
Question's 5 and 6 relate to the number of chickens that should be allowed and whether a permit should be required. 31% of the respondents stated that 1-3 chickens should be kept, 43% believed 4-6, and lastly 26% stated 7-10. This result is largely in harmony with other municipal regulations that Staff reviewed. Surprisingly, 56% stated that a permit should not be required to keep chickens. Staff has proposed an ordinance that does not require a citizen to obtain a permit to keep chickens, in much the same way that Murray City does not require a permit to put up a fence: there are regulations that must be followed, but a review is not required unless an issue arises.

Question 7 asked for respondents to rank terms based on their importance. The resulting rankings are provided below. As we drafted the ordinance, we made sure that we were looking at these rankings and comparing them with what other municipalities and scientific research suggests.



Question's 8 and 9 asked how someone felt about a statement. It became clear when respondents were able to provide comments in question 10 that question 8 was unclear and seemed to ask two things at once. Staff has included the graph of the responses to the questions below.





The last question was an open-ended question that asked for additional comments or concerns related to Residential Chicken Keeping. There were approximately 606 responses with 337 in support of allowing chickens, 92 opposed to allowing them. The remainder were general comments that were neither positive nor negative.

Proposed Ordinance

The proposed regulations are divided into five sections:

1. Purpose
2. Applicability
3. Definitions
4. Standards for Residential Chicken Keeping
5. Inspection

The purpose and applicability sections are used to provide intent of the code. Community and Economic Development Staff have proposed that any chicken keeping will be limited to single-family dwellings. The Definitions section provides information to the general public to help understand verbiage that is used in the standards.

The proposed standards for residential chicken keeping were crafted to allow for simplicity and ease of use. After review of multiple city's regulations staff proposes the maximum number of chickens allowed be based upon lot size. The number of chickens allowed has been proposed based partially on a research paper titled "Illegal Fowl: A Survey of Municipal Laws Relating to Backyard Poultry and a Model Ordinance for Regulating City Chickens" by Jaime

Bouvier. Specifically, the model ordinance states that “a chicken ordinance should allow for at least four chickens. Because chickens are flock animals, they do not thrive when left alone.” To allow the greatest number of citizens the opportunity to keep chickens, Staff has proposed four (4) chickens as the baseline for single-family dwellings. As the lot size increases so do the number of chickens allowed. See the table below, which is also included in the proposed ordinance for review.

Lot Size	Maximum Chickens Permitted
Less than 6,000 square foot lot	Four (4)
6,000 – 9,999 square foot lot	Five (5)
10,000 – 11,999 square foot lot	Six (6)
12,000 square foot lot or greater	Eight (8)

Roosters are not permitted in any form. Additionally, hens are to be kept within a coop and run. This provides safety for the chickens from predators and prevents them from wandering outside of their owner’s lot.

Requirements for lot, coop/run and health and sanitation are included and have been drafted to allow for the safety, health and welfare of the chickens, those caring for the chickens, and neighboring property owners.

As Staff began drafting and editing the proposed ordinance it became clear that for ease of use and implementation a permit should not be required. This allows for citizens to participate in residential chicken keeping without the burden of obtaining a permit and the costs that are associated with doing so. Staff believes that if the regulations are clear and concise, they can be used to benefit the community without creating an unnecessary burden on the citizens of Murray.

The inspection section gives the Code Enforcement Officer the authority to make inspections and, if a violation has occurred, to work with the resident to bring their property into compliance. Any such issues would be addressed on a per compliant basis through the City’s “Report a Concern” system.

Planning Division Staff believes that this is the simplest and most fair way of allowing the greatest good for the greatest number of residents possible. The proposed ordinance makes keeping chickens available to a vast majority of households within Murray City’s boundaries. It also allows for more sustainable practices in food production and other benefits.

II. CITY DEPARTMENT REVIEW

The proposed ordinance was made available for review by City Staff from various departments on November 30, 2020. No issues or comments were made by any of the reviewing departments.

III. PUBLIC COMMENTS

Notices of the public hearing for the requested text amendment to affected entities, the local newspaper and posted on the State's public notice website. As of the writing of this report, staff has not received any written comments or phone calls regarding the application, besides the survey respondents.

IV. FINDINGS

1. The General Plan's primary goal is to "Guide growth to promote prosperity and sustain a high quality of life for those who live, work, shop, and recreate in Murray."
2. Initiative #3: Livable + Vibrant Neighborhoods calls for Murray to keep established neighborhoods livable and vibrant. Allowing the keeping of chickens on single-family dwelling lots can provide an opportunity for communities to provide locally grown food for their households.
3. The proposed text amendment to allow residential chicken keeping conforms to goals and objectives of the 2017 Murray City General Plan and will support the continued vibrancy of its neighborhoods
4. The proposed text amendment to the Murray City Land Use Ordinance has been carefully considered based on the characteristics of the city and region, and on the policies and objectives of the 2017 Murray City General Plan and is in harmony with the goals of the Plan.

V. STAFF RECOMMENDATION

Based on the background, staff review, and the findings in this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the request to add proposed Chapter 17.67 Residential Chicken Keeping Standards to Title 17, Murray City Land Use Ordinance.**

Attachments



MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2420

December 4, 2020

Notice of Public Meeting

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached Planning Commission Chair determination.)

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. If you would like to comment on an agenda item at the meeting please register at: <https://tinyurl.com/y2nspnq> you may submit comments via email at planningcommission@murray.utah.gov. *Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.*

This notice is to inform you of a Planning Commission meeting scheduled for Thursday, December 17, 2020 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Murray City Community Development Planning Division, applicant, has requested a Land Use Text Amendment, specifically, to Section 17, Residential Chicken Keeping Standards.

Public input is welcome at the meeting and will be limited to 3 minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. If you have questions or comments concerning this proposal, please call the Murray City Community & Economic Development Department at 801-270-2420, or by email at planning@murray.utah.gov.

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.

Order Confirmation for 0001305054

Client	MURRAY CITY RECORDER		
Client Phone	8012642660	Account #	9001341938
Address	5025 S STATE, ROOM 113	Ordered By	SUSAN
	MURRAY, UT 84107	Account Exec	ltapusa2
		PO Number	TITLE 17 RESIDENTIA
Email	snixon@murray.utah.gov		

Total Amount \$70.52
Payment Amt \$0.00
Amount Due \$70.52

Text: TITLE 17 RESIDENTIAL CHICKEN KEEPING

Ad Number 0001305054-01 **Ad Type** Legal Liner

Ad Size 1 X 39 li **Color**
WYSIWYG Content
**MURRAY CITY
CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 17th day of December, 2020, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Land Use Ordinance Text Amendment for modifications to the Land Use Code, Title 17, to allow Residential Chicken Keeping. If you would like to comment on this agenda item at the meeting please register at: <http://tinyurl.com/y2nspnq> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/. No physical meeting location will be available.

 Jared Hall, Manager
 Planning Division
 1305053 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	12/06/2020	
utahlegals.com	utahlegals.com	utahlegals.com
<u>Scheduled Date(s):</u>	12/06/2020	
Deseret News	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	12/06/2020	

Proposed Ordinance

RESIDENTIAL CHICKEN KEEPING STANDARDS

SECTION:

- 17.67.010: Purpose
- 17.67.020: Applicability
- 17.67.030: Definitions
- 17.67.040: ~~Development~~ Standards for Residential Chicken Keeping
- 17.67.050: Inspection

17.67.010: PURPOSE

The purpose of this ordinance is to enable ~~the chicken~~ keeping ~~of a limited number of residential chickens on single family~~ residential lots for the purpose of family food production ~~without a conditional use permit~~. This ordinance is intended to ~~facilitate~~ encourage urban residential agriculture ~~purpose~~ while preserving the health, safety and well-being of both humans and animals, minimizing potential nuisances to neighboring property owners, as well as preventing minimizing issues with rodents, insects, vermin, pests, and diseases ~~proliferation~~. This ordinance establishes certain the requirements ~~of sound chicken for~~ keeping ~~chickens practices~~ which are intended to reduce potential negative impacts ~~avoid problems~~ that may otherwise be associated d with residential chickens in populated areas.

17.67.020: APPLICABILITY

This chapter applies ~~only to~~ all properties used as a single-family detached home. single-family dwellings in all primarily residential zoning districts in the city. that have lot sizes of 8,000 square feet or more. ~~The specific zoning district in which residential chicken is allowed are the following: R 1-6, R 1-8, R 1-10, and R 1-12.~~

17.67.030: DEFINITIONS

The following words and phrases when used in this chapter shall be construed as defined in this section:

COOP: An enclosed structure designed for the purpose of keeping and securing chickens.

DOMESTIC CHICKEN: Breeds of Gallus gallus domesticus. Not a household pet.

HEN: A female chicken, and may also be referred to as a pullet.

RUN: An area outside of the coop where hens can roam, and that is completely enclosed with chicken wire or equivalent material.

ROOSTER: A male chicken.

17.67.040: ~~DEVELOPMENT~~ STANDARDS FOR RESIDENTIAL CHICKEN KEEPING

A. General Provisions

~~1. Permit Requirements: A Murray City permit shall be required to register for chicken keeping on a lot and shall include a basic site plan showing the coop and run location meeting the setback requirements as outlined in this chapter. Plans shall also include information indicating that the minimum floor size requirement will be met. A fee is required to obtain the permit. This permit does not run with the land and any change in ownership of the property shall require a new application.~~

21. ~~Quantity~~Number of Chickens Permitted: ~~Roosters are not permitted, only h~~Hens are permitted under this ordinance as determined in the table below:. ~~A lot cannot exceed the quantity of hens as determined below:~~

<u>Lot Size</u>	<u>Maximum Chickens Permitted</u>
<u>Less than 6,000 square foot lot</u>	<u>Four (4)</u>
<u>6,000 – 9,999 square foot lot</u>	<u>Five (5)</u>
<u>10,000 – 11,999 square foot lot</u>	<u>Six (6)</u>
<u>12,000 square foot lot or greater</u>	<u>Eight (8)</u>

- ~~a. 8,000 square foot lots are permitted five (5) hens;~~
- ~~b. 10,000 square foot lots are permitted six (6) hens;~~
- ~~c. 12,000 square foot lots are permitted eight (8) hens.~~

2. Roosters are not permitted.

3. Residential Chickens are required to be kept in a coop, and when ~~permitted~~ outside of the coop chickens ~~are required to remain~~shall be confined to a run.

4. Chickens are not permitted to roam free outside of a coop or run structure on a single-family residential lot.

B. Requirements

1. Lot Requirements:

- a. Chickens and coops are permitted in a fenced rear yard or completely fenced corner lot side yard. A chicken run may not be considered as a fence or substituted for a fenced yard.
- ~~b. No~~Chickens may not be kept in any front or side yard area;
- ~~b~~c. Coops shall be located a minimum of ~~three (3)~~five (5) feet away from all property lines;
- ~~d~~. Coops shall be located a minimum of ten (10) feet away from all dwellings;
- ~~d~~. Coops shall be located a minimum of fifteen (15) feet from all entrances to onsite dwellings;
- e. Coops shall be located a minimum of twenty-five (25) feet from all dwellings on adjacent lots.;
- ~~f. Coop structures two hundred (200) square feet or larger are require to be located outside of recorded easements, and shall obtain a building permit.~~

2. Coop and Run Structure Requirements:

- a. The combined coop and run structures shall have a minimum floor size of four (4) square feet per chicken;
- b. All coop and run structures shall not exceed seven (7) feet in height;
- c. All sides of a coop and run are required to be enclosed, and secured from predators and rodents by ~~to~~ including a rodent-proof ceiling and floor;
- ~~d. If a coop and run is stationary then it shall have a buried flange made of one-quarter (1/4) inch hardware cloth, extending vertically downward six (6) inches, and horizontally outward from all sides for twenty-four (24) inches;~~
- e. A coop and run shall have adequate ventilation with access to light and air on more than one side;
- f. All openings shall be covered with predator proof wire with openings no greater than one-quarter (1/4) inch in diameter.

3. Health and Sanitation Requirements:

- a. Coops and runs are required to be kept clean and maintained in ~~order such a manner~~ to promote the health of the chickens, ~~and~~ to mitigate odor sources, and to limit the presence of rodents, insects, vermin, pests, and disease;
- b. Feed containers shall be made of rodent-~~proof~~ and predator-~~proof~~ materials;
- c. Fresh water is required for chickens at all times and shall be enclosed within both the coop and run structures;
- d. Slaughtering of chickens is prohibited outdoors;
- e. Dead birds and rotting eggs are required to be removed within 24 hours.

17.67.050 INSPECTION

- ~~1. Coops and runs shall be inspected by an authorized representative of Murray City at such intervals as required by this ordinance which shall consist of, but are not limited to, annual inspections for permit renewal.~~
- ~~2. Upon receiving a complaint or observation that the standards~~requirements~~ of this section are in violation, the ordinance enforcement officer or representatives of the Salt Lake Valley Health Department are authorized to conduct necessary inspections to determine compliance. ~~with is determined then city staff may the provisions of this chapter.~~ If a violation is determined, then city staff may require removal of animals in conformance with the provisions of Title 617 of the Murray City Land Use Ordinance Code.~~

RESIDENTIAL CHICKEN KEEPING STANDARDS

SECTION:

- 17.67.010: Purpose
- 17.67.020: Applicability
- 17.67.030: Definitions
- 17.67.040: Standards for Residential Chicken Keeping
- 17.67.050: Inspection

17.67.010: PURPOSE

The purpose of this ordinance is to enable chicken keeping on residential lots for the purpose of family food production. This ordinance is intended to encourage urban residential agriculture while preserving the health, safety and well-being of both humans and animals, minimizing potential nuisances to neighboring property owners, as well as minimizing issues with rodents, insects, vermin, pests, and diseases. This ordinance establishes the requirements for keeping chickens which are intended to reduce potential negative impacts that may otherwise be associated with residential chickens in populated areas.

17.67.020: APPLICABILITY

This chapter applies to all properties used as a single-family detached home.

17.67.030: DEFINITIONS

The following words and phrases when used in this chapter shall be construed as defined in this section:

COOP: An enclosed structure designed for the purpose of keeping and securing chickens.

DOMESTIC CHICKEN: Breeds of Gallus gallus domesticus. Not a household pet.

HEN: A female chicken, and may also be referred to as a pullet.

RUN: An area outside of the coop where hens can roam, and that is completely enclosed with chicken wire or equivalent material.

ROOSTER: A male chicken.

17.67.040: STANDARDS FOR RESIDENTIAL CHICKEN KEEPING

A. General Provisions

1. Number of Chickens Permitted: Hens are permitted under this ordinance as determined in the table below:

Lot Size	Maximum Chickens Permitted
Less than 6,000 square foot lot	Four (4)
6,000 – 9,999 square foot lot	Five (5)
10,000 – 11,999 square foot lot	Six (6)
12,000 square foot lot or greater	Eight (8)

2. Roosters are not permitted.

3. Residential Chickens are required to be kept in a coop, and when outside of the coop chickens shall be confined to a run.

4. Chickens are not permitted to roam free outside of a coop or run structure on a single-family residential lot.

B. Requirements

1. Lot Requirements:

a. Chickens and coops are permitted in a fenced rear yard or completely fenced corner lot side yard. A chicken run may not be considered as a fence or substituted for a fenced yard.

b. Chickens may not be kept in any front or side yard area;

c. Coops shall be located a minimum of five (5) feet away from all property lines;

d. Coops shall be located a minimum of ten (10) feet away from all dwellings;

e. Coops shall be located a minimum of twenty-five (25) feet from all dwellings on adjacent lots.

2. Coop and Run Structure Requirements:

a. The combined coop and run structures shall have a minimum floor size of four (4) square feet per chicken;

b. All coop and run structures shall not exceed seven (7) feet in height;

c. All sides of a coop and run are required to be enclosed, and secured from predators and rodents by including a rodent-proof ceiling and floor;

e. A coop and run shall have adequate ventilation with access to light and air on more than one side;

f. All openings shall be covered with predator proof wire with openings no greater than one-quarter (1/4) inch in diameter.

3. Health and Sanitation Requirements:

a. Coops and runs are required to be kept clean and maintained in such a manner to promote the health of the chickens, to mitigate odor sources, and to limit the presence of rodents, insects, vermin, pests, and disease;

b. Feed containers shall be made of rodent and predator proof materials;

c. Fresh water is required for chickens at all times and shall be enclosed within both the coop and run structures;

d. Slaughtering of chickens is prohibited outdoors;

e. Dead birds and rotting eggs are required to be removed within 24 hours.

17.67.050 INSPECTION

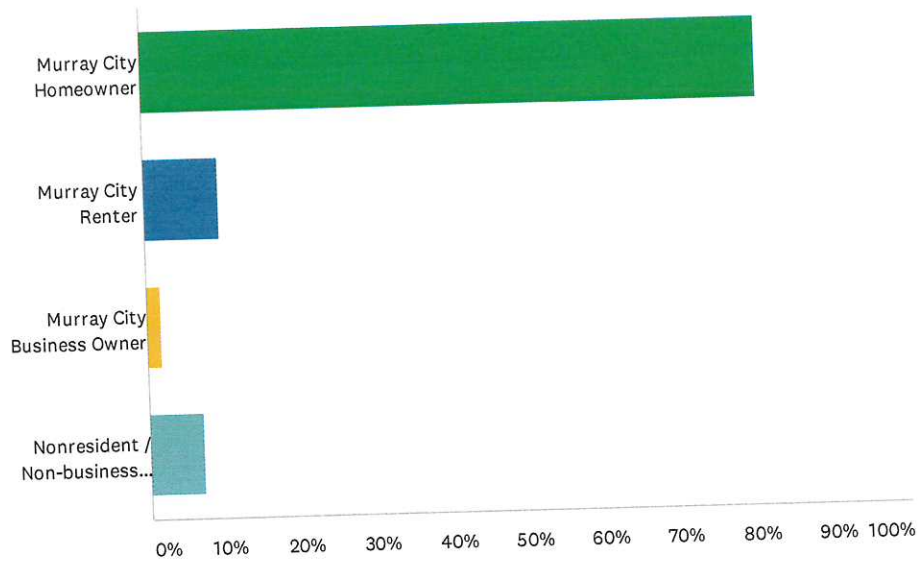
Upon receiving a complaint or observation that the standards of this section are in violation, the ordinance enforcement officer or representatives of the Salt Lake Valley Health Department are authorized to conduct necessary inspections to determine compliance. If a violation is determined, then city staff may require removal of animals in conformance with the provisions of Title 17 of the Murray City Land Use Ordinance.

Survey Results

Murray City Urban Chicken Keeping Survey

Q1 Please select the option that best describes you.

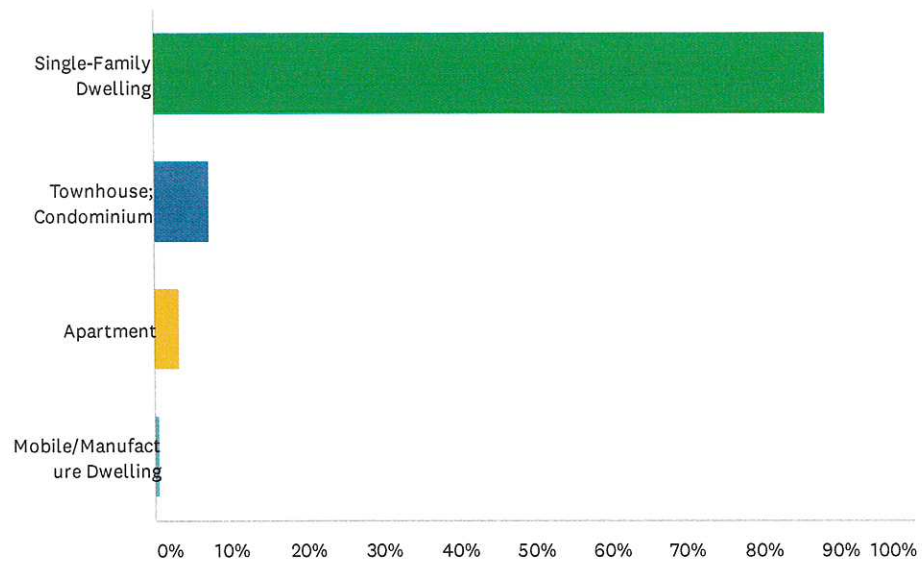
Answered: 1,077 Skipped: 4



ANSWER CHOICES	RESPONSES	
Murray City Homeowner	81.15%	874
Murray City Renter	9.84%	106
Murray City Business Owner	1.86%	20
Nonresident / Non-business owner	7.15%	77
TOTAL		1,077

Q2 What type of home do you live in?

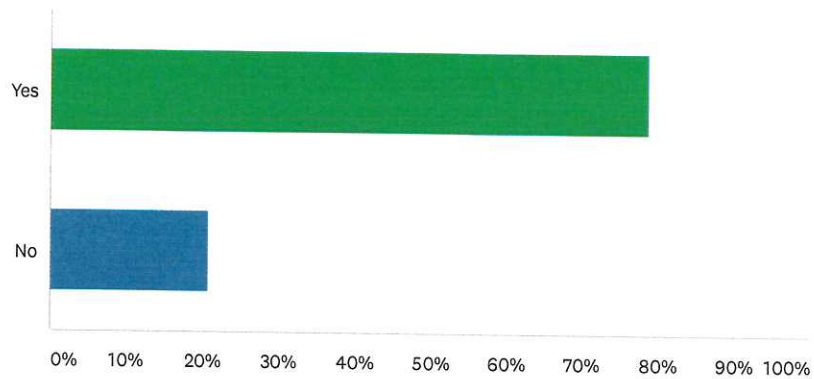
Answered: 1,077 Skipped: 4



ANSWER CHOICES	RESPONSES	
Single-Family Dwelling	88.67%	955
Townhouse; Condominium	7.34%	79
Apartment	3.34%	36
Mobile/Manufacture Dwelling	0.65%	7
TOTAL		1,077

Q3 Do you feel chickens should be allowed in residential zones?

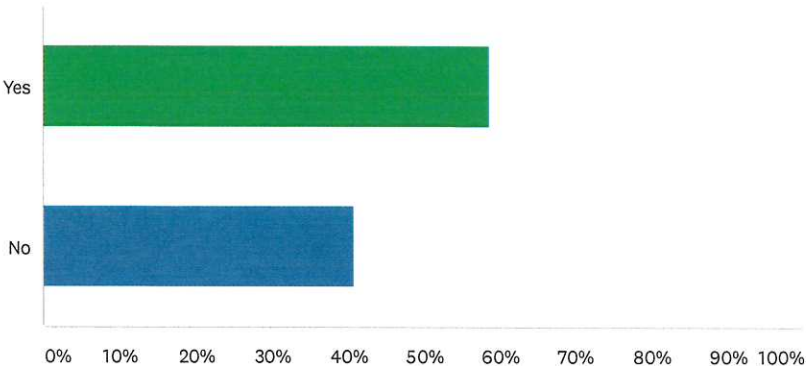
Answered: 1,080 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	78.98%	853
No	21.02%	227
TOTAL		1,080

Q4 Have you ever kept or wanted to keep chickens in an urban area?

Answered: 1,079 Skipped: 2

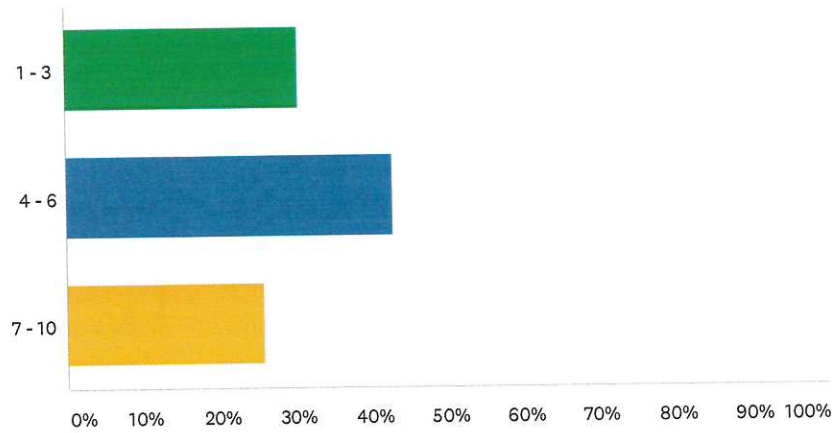


ANSWER CHOICES	RESPONSES	
Yes	58.94%	636
No	41.06%	443
TOTAL		1,079

Murray City Urban Chicken Keeping Survey

Q5 If chickens are allowed in residential zones, how many chickens should a property owner be allowed to have?

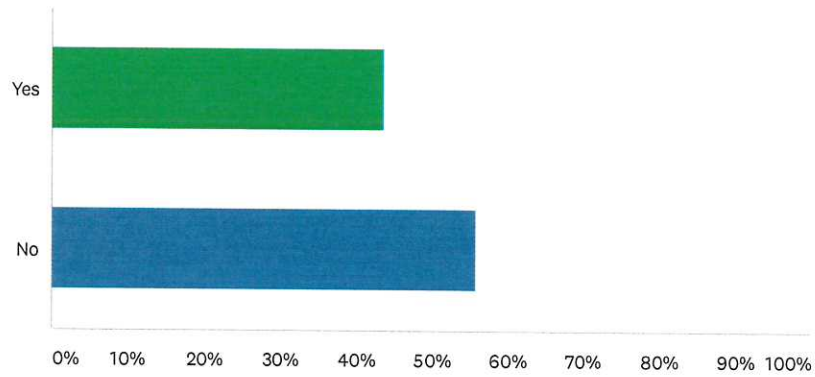
Answered: 1,063 Skipped: 18



ANSWER CHOICES	RESPONSES	
1 - 3	30.86%	328
4 - 6	43.18%	459
7 - 10	25.96%	276
TOTAL		1,063

Q6 Should a permit be required to keep chickens in residential zones?

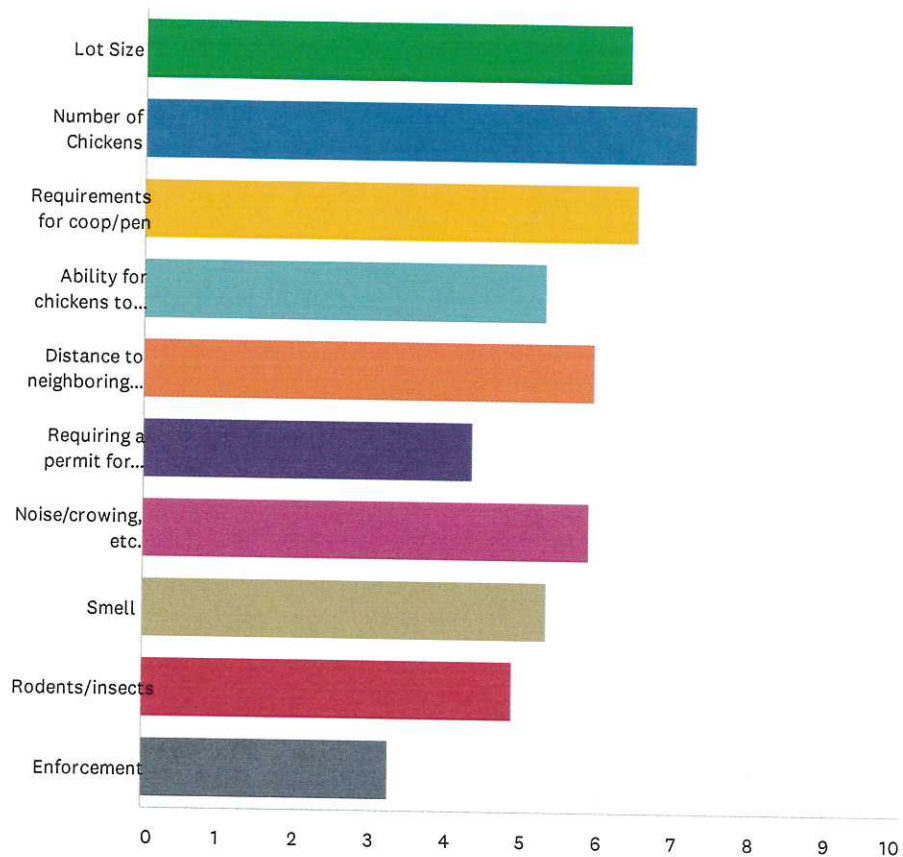
Answered: 1,076 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	43.96%	473
No	56.04%	603
TOTAL		1,076

Q7 Please rank the following issues that the City should address when crafting an ordinance for keeping chickens.

Answered: 1,057 Skipped: 24

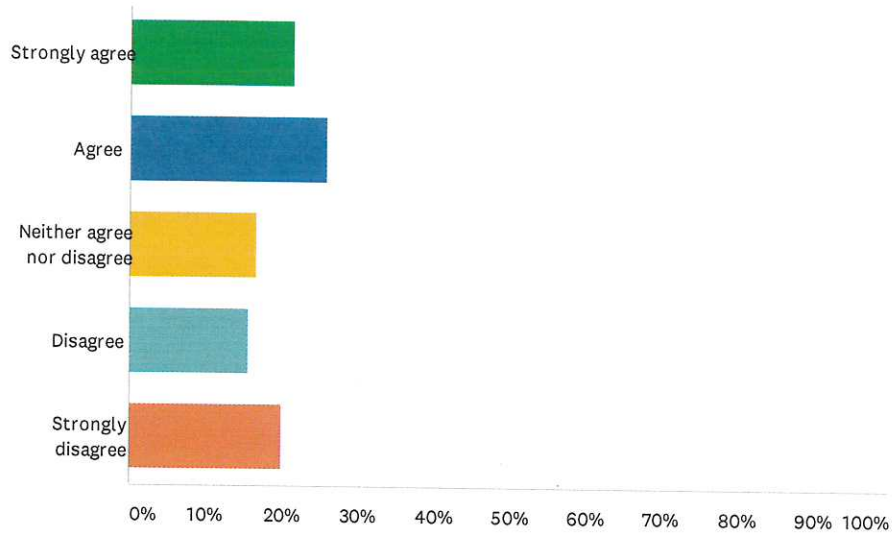


Murray City Urban Chicken Keeping Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL	SC
Lot Size	21.50% 215	10.90% 109	11.60% 116	10.00% 100	9.00% 90	7.20% 72	7.70% 77	8.40% 84	6.30% 63	7.40% 74	1,000	
Number of Chickens	17.35% 177	23.92% 244	12.65% 129	13.04% 133	10.10% 103	8.04% 82	6.37% 65	4.41% 45	2.45% 25	1.67% 17	1,020	
Requirements for coop/pen	11.24% 114	12.82% 130	18.24% 185	14.00% 142	11.74% 119	9.86% 100	6.51% 66	7.50% 76	5.23% 53	2.86% 29	1,014	
Ability for chickens to roam free	6.86% 70	7.35% 75	10.19% 104	14.30% 146	11.07% 113	10.19% 104	10.77% 110	9.30% 95	7.64% 78	12.34% 126	1,021	
Distance to neighboring property or homes	7.89% 80	8.19% 83	10.85% 110	14.00% 142	18.93% 192	13.02% 132	11.14% 113	7.20% 73	5.52% 56	3.25% 33	1,014	
Requiring a permit for keeping chickens	7.16% 72	4.78% 48	4.58% 46	5.97% 60	7.06% 71	13.93% 140	11.14% 112	11.14% 112	17.41% 175	16.82% 169	1,005	
Noise/crowing, etc.	13.85% 142	8.00% 82	9.76% 100	10.15% 104	10.63% 109	10.63% 109	15.71% 161	11.61% 119	6.15% 63	3.51% 36	1,025	
Smell	6.58% 67	12.46% 127	8.54% 87	6.58% 67	9.22% 94	10.89% 111	12.37% 126	19.63% 200	9.42% 96	4.32% 44	1,019	
Rodents/insects	6.31% 65	9.81% 101	10.10% 104	7.09% 73	7.09% 73	7.77% 80	9.32% 96	12.52% 129	22.14% 228	7.86% 81	1,030	
Enforcement	3.71% 38	2.74% 28	4.11% 42	4.89% 50	5.67% 58	7.53% 77	7.82% 80	7.62% 78	16.03% 164	39.88% 408	1,023	

Q8 Chickens should be allowed in residential zones, but the city should have regulations or require a permit.

Answered: 1,072 Skipped: 9

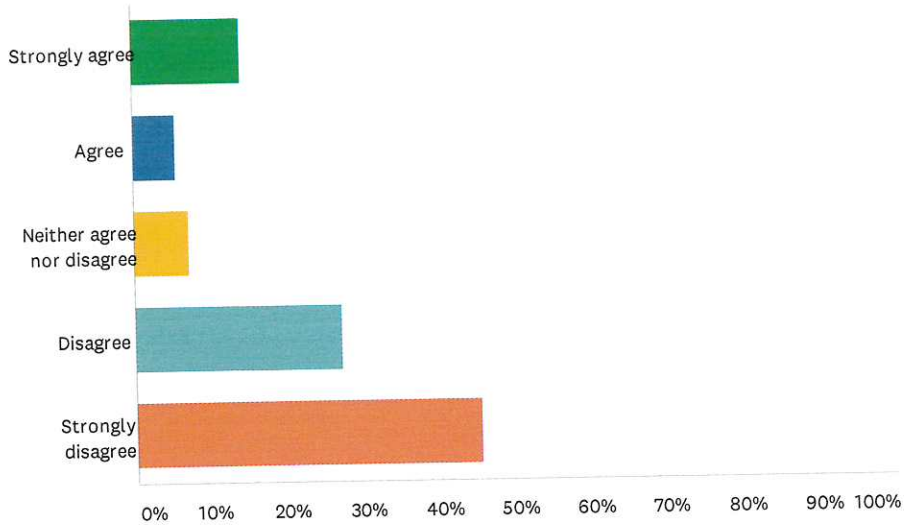


ANSWER CHOICES	RESPONSES	
Strongly agree	21.55%	231
Agree	25.93%	278
Neither agree nor disagree	16.70%	179
Disagree	15.67%	168
Strongly disagree	20.15%	216
TOTAL		1,072

Murray City Urban Chicken Keeping Survey

Q9 Chickens should only be allowed in agricultural zones and nowhere else in the City.

Answered: 1,078 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly agree	14.38%	155
Agree	5.66%	61
Neither agree nor disagree	7.24%	78
Disagree	27.18%	293
Strongly disagree	45.55%	491
TOTAL		1,078

Question 10: Additional Comments or Concerns

- Chickens eat insects, make eggs, are no more inconvenient than other animals, brings joy and w/ the right breed can be quiet and perhaps less annoying than a barking dog or a meandering raccoon. I would love to have chickens in my yard.
- Roosters should not be allowed. Only hens.
- Plenty of people already keep them let's make it legal so other people feel comfortable
- "I think it is important to make a distinction between keeping hens and roosters. Roosters are consistently very loud at early hours, which would be very disturbing to surrounding households.
- It is surprising to me that there is public concern over the ownership of hens. A medium sized dog produces much more fecal material, can make a lot more noise (excepting roosters), and has a potential for violence."
- The benefits some people find in having chickens is the ability to control pests and have a supply of food (through eggs), however, I would hate to see residents having too many chickens in their property and the place feeling too noisy and smelly. If those people who want them can have a minimum amount on their property to reduce noise and smell. I won't have a problem with it.
- it helps community members provide food for them and their neighbors critical during a pandemic. i do it successfully in salt lake following city guidelines
- Its a good learning experience for children and adults
- Roosters should only be in agricultural zones; many other chicken nuisances can be controlled by keeping their populations small. Ticketing and enforcement are key to compliance.
- I think it's important for food security especially during a pandemic
- None. People may rely on chickens for help in feeding their families.
- Thank you for considering allowing chickens.
- Our neighbors have chickens. As a result we have rats!
- I had a neighbor a few years ago with chickens and I was inidated with mice it cast me a lot of money for an exterminator to get rid of the mice, I feel the neighbor should have paid that not me. Once he got rid of them and moved I haven't had a mouse.
- Chickens attract rats, raccoons, skunks and other predators which create problems in residential neighborhoods. In addition, the noise and smell don't belong in our neighborhoods.
- My cousin in Bountiful has 4 chickens, which is a good amount. They are surprisingly clean and quiet. I would like to own chickens, but live in a townhouse and our yard is too small, so lot size should be important. When it comes to noise and smell, they should be treated similarly to other pets.
- During the pandemic times people are wanting to find ways to provide food stability for themselves. If this means keeping a few chickens around for some eggs then they should be allowed too. Small number of chickens up to 10 do not smell at all. Hens are very quiet. A requirement about roosters could be made. Suggesting that only roosters be kept in areas where the lot sizes are bigger to keep noise down.
- People should be able to use their property how they want.
- Chickens are great and the county no rooster policy ensures that.
- We live by some that has chickens and they get into our yard and attract all types of rodents. It's terrible to live by.

- Chickens are as harmless as any household pet
- I don't care as long as they aren't too loud, smelly, or bring in rodent/insects
- Backyard chickens are the most ethical way to have eggs. And given that dogs are noisier than roosters and hens, plus they can't ever cause major damage to someone's home or person like a large dog can, chickens should be allowed.
- No Chickens !!!!
- Permits and proper educational resources or training requirements to ensure proper care and humane treatment of the chickens
- We would love to keep chickens for food security, sustainability, and education for our kids. Thank you for considering this.
- I personally do not want to keep chickens, but I feel others should definitely have that option.
- We are so excited that you're looking into this! We have been wanting chickens for a couple of years now. My child even drew a picture to send to the city council- you can look for it in the mail ;)
- Allowing chickens has been a trend that has been increasing in popularity and it's time for Murray to catch up. It has been successful in many many other cities and the drawbacks are less than with dogs or cats which are already allowed.
- Chickens are simple creatures. They can be setup relatively easy in small section of the backyard. Easily contained. Provide a great learning experience for children. It's also a great way to provide a food source for a family.
- permits are fine, but at as low cost as practical to keep the cost of owning chickens vs purchasing eggs more cost effective
- As long as people take good care of the chickens and their coops, to keep the rodents and smell away and the chickens healthy, it should be allowed.
- Crowing rooster cannot be tolerated in a residential area. Complaints of crowing will need enforcement.
- Residents that own their home should be allowed to have chickens just like any other pet :)
- "Roosters should still only be allowed in agricultural areas. "
- "Chickens are great, but requiring a license should also mean agreed to regulations for health concerns. I'd worry that most people don't know how to care for chickens properly. And let's face it, if I wanted to be woken up by a rooster, I'd live in the country. "
- I think chickens in backyards is great for egg production, children learning about them and they keep insect down while fertilizing the yard. Also their personalities are just fun!
- People should be allowed to be self sufficient
- No roosters
- As long as chickens do not run wild and cause car accidents (people swerving to avoid hitting them), residential chickens sound like a great idea for Murray City.
- Freedom of raising their own food.
- Chickens eat lots of bad insects, sleep when people normally sleep (at night), produce lower cholesterol eggs than what you can buy at the store (and taste better), fertilizer is excellent for gardens (lasts 7 years for keeping plants green), and fun for kids and families. Most avid master gardeners would love to keep a few birds around. They reduce waste going to landfills also in that chickens are omnivores (like us), they eat everything (so you don't have to throw out food

scraps that would go to the landfill. A brochure about the best ways to keep birds safe is a good idea and how to properly store their food in a plastic or metal container (the same as you would with any cat or dog pet food). Thanks for considering allowing! Birds are fun and beautiful and great for the yard. Some people are concerned about them attracting raccoons, but actually recommending people also purchase a raccoon trap can help to eliminate these nuisance animals that are not native to Utah. Actually can increase the overall safety of residential neighborhoods if more people had an incentive to put out live traps for the raccoons. Raccoons although they look cute, can carry rabies and cause much problems so if you can encourage people who want chickens to purchase a raccoon live trap. Imagine if you had 50 residents raising birds all with a raccoon trap, the raccoon problems could be drastically reduced.

- "They are less noisy than dogs.
- "
- So many of my neighbors have them and they have never bothered us. One reason we moved to Murray was for the option, then it was taken away a year after we moved here. If you want to support sustainability and not dependency on everyone, allow chickens. Also, they are not any more of a menace than dogs or cats (sometimes chickens are better because they don't roam the neighborhood or attack my kids!)
- Allow in apartments too
- Let people have a home source for food
- Chickens are wonderful, please allow them
- I would love to raise chickens in my backyard. SLC has allowed them years with few to no issues. Rodents are only an issue if they have access to food (this includes dog, cat, chicken feed). If one has a proper coop with secure food sources there shouldn't be any increase in rodent population. Poison is not needed. Chickens can smell of not properly cared for, but so can dogs and cats. Chicken owners should be given the same consideration as any dog or cat owner. If they are negligent, then they should face similar consequences. Hens are relatively quiet and much quieter than a barking dog. Over the years I've had neighbors with dogs that bark for hours on end and neighbors with cats that fight with other cats in middle of the night (a terrible sound). Chickens can make great companions and help children learn the responsibility of caring for pets.
- chickens should be allowed
- We want chickens! This especially became important to us after we couldn't find eggs on the shelf during the pandemic. Allow us to be self reliant!
- I think that people should be allowed a reasonable number of chickens to be able to supply eggs and meat for their own family. Provided they have adequate space and pens to keep the chickens healthy and they maintain the property so that smell and other such issues do not become a nuisance to neighbors.
- With the earthquake, pandemic, etc. don't we want the Murray citizens to be more self reliant? Chickens are such an easy way to make good gains toward become such.
- only for eggs for owner only. No commerce/slaughtering
- If you want to have chickens, move to a farm
- If the ordinance is too onerous you will continue to have people keeping chickens illegally like my neighbor is doing. We don't call code enforcement because the neighbors chickens have not been a problem. Our neighbor also only has two chickens and a large backyard on a third acre.

That said, permits would be helpful to create a baseline of rules and make sure people are educated about those rules.

- I know many people that have backyard chickens including friends that live in holiday Lehi Salt Lake City Taylorsville and even in Murray illegally. None of these people has ever had a problem with rodents or insects or smells or other issues and when they've gotten roosters by mistake they have sent them to live away on the farm. This is something that should be allowed in Murray without any regulations or permits.
- Noise and smell
- Residents keep Coops clean and free of Smells and/or Rodents!
- This is a silly trend that will go away in a few years because chickens are a pain in the neck for 99% of people, but some will have to try it anyway. In the process, it will cause a great deal of aggravation for neighbors. Disputes will have to be sorted by city staff and council. It's a ridiculous fad that will annoy neighbors and cost the city/ taxpayers more time, resources, and money. Let's be intelligent about this and just say, "No".
- "We live in a city. Having grown up with chickens in a rural area that is where they belong. It adds another area for disagreement between neighbors. Dogs and cats will get into coops and kill chickens. Roosters will crow.
- Some people won't be responsible owners. "
- What a great way to create a sustainability in our community.
- Speak to other cities too
- We love chicken, atleast they not noisy as dogs. Why dogs not chickens?
- I NEVER had nice in my shed for years. Neighbors got chicken Now noise in shed. Thanks for nothing code enforcement.
- We'd love to have chickens! This is such a fantastic proposal!
- It is stupid. If you want chickens go live on a farm not in an established city!!
- It's great to allow residents to have freedoms over plants and animals that are used for sustaining their lives
- Roosters are noisy and up at the crack of dawn. Chickens should not be allowed in residential areas
- Allow bee hives too!
- My greatest concern would be for the health and well-being of the chickens. If people are going to own them perhaps they should have to pass a basic knowledge exam so that we can ensure that the birds have a good life.
- Local eggs! 🥚😊
- Require coop inspections before they can purchase chickens
- Let people be self sufficient
- We have 6 chickens in our Sandy backyard. There is a lot of maintenance but we have asked neighbors about noise and smell and have had no complaints. We do have to set traps for rats
- Roosters should be prohibited
- We are concerned about predators. I have seen fox and racoon in my neighborhood over the years, would not chickens be an invitation to them?
- Permits with inspection of facilities that include rodent mitigation plans and noise/smell containment should be required and enforced.

- No roosters
- No more than 10 chickens, must keep pen cleaned up
- My opinion is that allowing chickens is a terrible idea. Why should the wants or needs of one or a handful of residents be more important than everyone else who has to live near them. Unless the distance from others is great, this will be a nuisance to someone. And once chickens are allowed, the burden will be on the neighbors to show it is a nuisance, which would involve having to call and complain, keep logs of the problems to provide evidence to get anything done, etc, which is ridiculous. I live in a neighborhood where there is at least one dog barking at almost every minute of the day. I can hear the barking inside my house forcing me to wear noise canceling headphones inside my own house. Dog owners usually do not do anything to prevent dog barking and the same is likely true of chicken owners.
- Have a neighbor with chickens. It stinks and attracts rodents and pests.
- This is a horrible idea!!!!
- Having had chickens in the past, they were working pets. I am of the belief that everyone should have 1-2 chickens and enjoy their own eggs..They keep bug population down, gave eggs that were shared with neighbors. It is not cheap to maintain chickens. In a residential setting chickens are a productive hobby. Now, are the chickens for eggs or butcher might be a consideration. A reasonable number for lot size. Say a .25 acre family home w/2 or more is reasonable 12 or more is a part time job to reasonably maintain cleanliness. limitations are reasonable. Adequate shelter/space per #., cannot have free roaming..
- Let them have chickens!
- Having owned chickens, so long as there are some restrictions on number, and the chickens aren't free roaming all the time and are contained in a coop designed to keep chickens in and rodents out, I see no logical reason why people couldn't have chickens.
- "This is a Very bad idea this will bring about rodent problems and what could be neighbor problems I for one
- will not stand for it "
- It's all well and good until people get roosters. The don't just crow once in the morning. The crow all freaking day. Living in a neighborhood with multiple roosters is awful esp since there is rarely enforcement.
- Roosters
- The roosters Crow too loud and too early in the morning
- If an owner does not comply with all of the restrictions, I believe there should be strict penalties with few chances to comply before the chickens would be removed.
- The only problem I have is roosters
- Only concern is rodent control. Chickens do well to keep spiders and bugs down. I think allowing chickens is a wonderful decision, and would make Murray a very popular place.
- Hens should be allowed in city but not roosters.
- Please learn from the experience that Sugarhouse residents had. I've heard from many friends and co-workers that they had a HUGE boom in the rat and other vermin population after their neighbors started keeping chickens. Once they have invaded, it is very difficult to rid an area of them. Please take that into consideration.
- Mice being attracted to chicken feed. Neighbors with cats that roam, potential neighbor conflict. If chickens are allowed it opens the argument to allow ducks and other livestock. Creates more

work of enforcement for the city. People may be messy with their chickens and neglect them. It gets very cold here. This would only affect people who can afford to live in a single family home. Those in apartments may feel discriminated.

- People need to eat
- Should have regulations with no fee or minimal fee such as dog license
- We lived behind a home in West Jordan. When they moved they sold the chickens. After we were infested with rats. Exterminated killed 9 rat's.
- People need to be able to be self sufficient during the pandemic and beyond, and chickens aren't as big a problem as they're made out to be.
- Please allow them
- Chickens can be pets, too.
- Chicken carry diseases. Virus . Not good to mix chicken with humans . They belong in a farm
- Enforcement#1
- Do not over-regulate/micro-manage the methods or circumstances of keeping chickens. Be more permissive and base management on neighbor complaints.
- Like other animals, chickens can be very effective ways to educate children about responsibility. Plus eggs!
- pls let me keep chickens 😊
- Why is this even an issue? Let people do what they want to do with their property.
- Only hens no roosters. The roosters are too loud for a residential neighborhood.
- "When I lived in Sandy I owned chickens. Only female chickens should be allowed. Roosters are SO loud. All day the male would make noise; was given away within a week. Highly disrespectful to other neighbors.
- Additionally our neighborhood already has rodent issues because of an unkempt house and the river nearby. "
- I want you to change the policy on having a goat/goats as a pet as well as chickens. Put that on your agenda at the same time. Goats keep the weeds down and make great pets.
- We had chickens in our Riverton home, many of our neighbors did. They are clean & quieter than dogs
- I've lived next door to chickens and as long as the coop is kept clean, they're great! Roosters should be limited.
- Permits would be nice to prevent Cock-fighting
- Chickens must remain on the owner's property and cannot wander to the neighbor's property.
- Chickens are awesome
- Chickens are awesome pets, easy to care for, and provide food for families. But you have to be willing to keep a clean pen or the smell comes and the mice do too. Houses that are stacked on top of each other (where you have 10' on every side of you house between the house and fence) shouldn't keep chickens. Be a decent neighbor and only have them if you have a decent space between where your coop is going and your neighbors. Chickens cluck and can get annoying if right by a window. NO ROOSTERS.
- This has been a very challenging and decisive year for most of us. Politics, Covid, masks, education, working from home, keeping businesses open, isolation from family and friends and much more. This controversial issue regarding urban chickens has been addressed in Murray

several times and ALWAYS causes contention, arguing and division between neighbors. Many citizens aren't even aware this subject is being revisited and many of us do not have the time or energy to get involved. PLEASE lets direct our attention towards love, compassion and ways to unite our wonderful community instead of putting focus on one more topic that will stir up conflicting conversation between neighbors, friends and the Murray community that so many of us love.

- Allowing chicken in a residential area will allow for families to become more self sufficient as well as allowing children to learn how to care for an animal that provides a commodity to them. Not onoy will it help tye financial stability of families who choose to have chickens, it will allow children to be aware of where there food comes from and how much work goes into getting the food to the table
- I want some
- It would be a great addition to Murray neighborhoods to allow backyard chickens.
- Hens are fine, but roosters are TOO noisy
- # 8 is a loaded question. I strongly agree chickens should be allowed in a residential area. I'm okay with some regulations within reason. I disagree with requiring a permit. Chickens are quiet & great to have as pets. Roosters are the ones that make Loud noises.
- Good idea
- "Cleanliness of chickens area
- As in ... chicken Poop , how their food is stored and any remainders not eaten , bedding etc...
- You won't be able to get rid of the rats in the neighborhood when chickens are around "
- I feel allowing chickens would reduce the value of all the properties surrounding the chickens. Our family had chickens we lived in a very rural area. They are very smelly and noisy. I would not want to live near them in a city! Please do not approve chickens in Murray! Everyone is concerned about the increasing rates of crime, cars being broken into and stolen, and property items being taken in Murray. It is getting scary! Please work on addressing these problems and let the farmers keep the chickens. Thank you!
- A few chickens for daily egg dose should be allowed for everyone. Kids will have healthy activities.
- Chickens have no business in the city it will be terrible for homeowners that live nearby. On farms only. This is a terrible idea. Of will kill resale value and I would consider moving if you allow this
- A chicken is no different than owning another animal, if taken care of it should be allowed, if abused or neglected it should be treated as an abused or neglected dog, I see no issues with owning an animal that poses no risk, threat or harm, while somewhat noisy they also sleep at night, this argument and topic is a waste of time and taxpayer dollars, allow it and treat it like any other animal.
- Chickens are great pets. They help with insect and rodent issues. They dont smell if cared for same as dogs, just clean up after them.
- No chickens
- I don't want to deal with the noise or smell of farm animals in my neighborhood any more than I want to deal with the irresponsible people who don't pick up after their dogs or make sure their dogs aren't a nuisance. There are already plenty of nuisance pets and pet owners, this just adds one more layer and brings in new problems. Personally, I feel that people who want to own

livestock should have purchased a home where livestock is allowed. IF Murray decides to allow this, it should not happen in neighborhoods with small lot sizes or in those neighborhoods where there is minimal distancing between houses. There should be protections for dog owners, should a chicken escape and find themselves in a yard with a dog. I have a bird dog who will not hesitate to grab and maul a chicken. Does this make my dog a threat? As a licensed dog owner, is this something that I need to worry about as a liability? The city and officers should be prepared to address and enforce the types of conflicts as well as noise and cleanliness issues.

- Residential chickens should be only for personal use, not for businesses. Allowable chickens should be based on available yard space provided for the chickens
- I would love to be able to have my own eggs.
- Rodents should not be a concern with chickens. They will make very short work of any rodent that crosses their path. Give one a mouse and it will be gone in 5 seconds flat. Roosters can be loud without a doubt but the hens tend to only chatter when someone walks back in their space or they hear the house door open. You will know if someone is in your yard. There isn't really a need to have a rooster (many people think you do in order to get eggs - not the case) I would say a limit of one rooster to 10 hens is reasonable.
- Chickens need to be free range to be content not confined to a coop
- Ordinances but not fees.. penalties if not following ordinances.
- I would love to be able to have my own eggs.
- I live in a residential area. And at least one family on my street has roosters. Several has chickens. They are noisy. They never stop making noise. They attract foxes. The foxes scream all night and tease my dogs. The damn rooster crows at the moon! They need to go! This isn't a farm! Eggs are cheap!
- They are an easy animal to help teach responsibility to children and eggs are better for you when taken care of them.
- Allow hen chickens but not roosters in residential zones. I kept chickens as a boy. My parents had them for 40 years. Two dogs in a yard will attract far more flies and produce more odor than a dozen laying hens. Anyone keeping chickens that roam the yard should have a fenced backyard.
- They're just playing good for everyone
- Chickens are a great pet to have.
- Chickens are low on the priority list.
- The city councilman and other residents in Burton acres that are currently breaking the current law should not be allowed to have any chickens or pigeons. We already have a rat problem now and if we allowed chickens in the area we will have a bigger problem. The city would have to spend more money to enforce the ordinance and the rat problem. There are also gopher problems in the neighborhood already that the city isn't taking care of.
- If you require a permit and the regulations are enforced it will eliminate a lot of problems I believe. Then people who want chickens can have them and they'll maintain them responsibly.
- Do not allow chicken in the city limits. Because of the chickens that are in my neighborhood (Burton Acres) we have rats running around. People are breaking the city's ordinances now so they should not be allowed to have them in the future.

- They are quiet(hens). They eat all of the bugs they may attract along with a mouse occasionally. Minimal smell. As long as they are protected from the elements and provided water and food there shouldn't be any problems. Most of the surrounding cities allow chickens.
- Not allowing roosters would be appropriate- i think chickens, however, should be allowed.
- Chickens, not roosters. Roosters/Breeding should be kept in agricultural zones only
- I have a neighbor that lives across the street in an urban area. she has 4 chickens , has 4 kids and works during the day. The chickens are allowed to run across the street and get in my yard. I HaTE that! Fine if she owns them but keep them in her yard!
- Messy
- Chickens are wonderful, and fresh eggs are amazing! 🐔
- Neighbors should be good neighbors and stay with a little government as possible
- Rodents are the #1 concerns.
- Please allow chickens.
- I have seen chickens and chicken pens in peoples yards when I walk and did not know they were only allowed in agricultural areas in Murray. These areas are definitely not agricultural. My point here is not to be a whistleblower put perhaps allowing chickens within reason would help people from going crazy with them (too many, roaming free, dirty, etc) and allow those who want chickens that option and murray city could then enforce reasonable guidelines
- Maybe permit for roosters
- Fried is best
- ALLOW THE CHICKENS! Why the hell is this even an issue? We have covid to worry about!!
- The only thing I think is they should be kept in good, clean, healthy conditions.
- Goats should be able to roam Murray properties also
- I don't live in your city but my neighbor had 6 chickens. We never had a mice problem until they got those chickens. Now despite our best attempts the mice have overrun the area. Its costs the neighbors hundreds of dollars a year to keep them out of our homes. The mice are unsanitary and leave their droppings and urine in the same locations our young kids play in. For that reason alone, I would say please consider not allowing chickens in residential areas of your city.
- Farmers are the backbone of Murray. Let's thank them by making reasonable guidelines for responsible chicken owners in our city. Thank you and have a blessed day.
- There should be online resources to learn how to properly care for chickens.
- Residential chickens should be kept to hens. Roosters bring many problems.
- Grateful that you are review and giving this consideration. Thank you.
- If in residential area "NO" rooster..! Should be determined on lot size, on amount chickens you can have.
- Chickens must stay in the owners property and yard must have rodent fence around the yard so others dont have rodents to deal with
- My main worry is smell. If permit required then city can easily shut down a person who does not maintain their coop properly. A maintained coop will not smell.
- They have brought so much joy in my life this year as a SLC resident and I know I would have been even more reticent to make the leap if there was a permit in the way. We did end up having to pay a permit which was fine except it seems like \$50 spent on nothing. The city didn't

provide any service in return for that chicken permit. Anyway, I'd be very happy to know Murray city encourages self sufficiency by removing obstacles for residential chicken ownership.

- People should be allowed to have chickens. No permits and no restrictions of where they put their coop.
 - Roosters should not be allowed at all.
 - 7-10 chicken no permit need
 - Too noisy for residential areas. Expensive to enforce
 - I don't want to be woken up at dawn by a chicken every day!
 - Chickens should be allowed with a limit on how many you can have
 - Allow chickens without permit. They are an easy way for families to supplement income during a difficult time.
 - Chickens in neighborhoods would be a wonderful addition and make Murray an even better place to live.
 - Number of chickens allowed should be based on lot size
 - "There are many other cities that regulate and allow for chickens to be kept in urban areas. These are great examples of how this can work and be properly regulated. Keeping chickens allows residents to become more sustainable and self-resilient. Fresh eggs are healthy and improve the quality of life for citizens.
-
- Roosters should not be allowed and flock size should be maintained. Those keeping chickens should raise chickens responsibly and be held accountable if they do not follow regulations and/or their chickens create community problems like rats, raccoons or other undesirable pests."
 - There awesome!
 - Approve backyard chickens
 - I live next to a small farm in Murray and the roosters are the ones that are noisy and we do have a rat problem, not necessarily because of the chickens, but it doesn't help. I don't think chickens should be allowed in residential neighborhoods.
 - Provide education for those looking to have chickens so they can raise and management properly
 - Chickens are cool
 - Other ordinances are not enforced, so regulations on chickens would be hard to enforce also
 - I say bring on the chickens! There are already several urban areas in SL Valley that allow chickens without any major impacts to the neighborhood. I think it is important to ensure chickens are well cared for, so limiting number and ensuring proper shelter is important.
 - I think chickens should be considered like any other pet. Owners should be responsible for themselves and work things out with consideration with neighbors like any other animal that is owned. There are no health risks associated with chickens any more than other animals.
 - Chickens are great to have, in the past we had about 10. Requiring people to be able to keep the chickens safe, and their surrounding property safe is a good thing.
 - There should be a chicken farm where people in apartments are able to help with the chickens in return for eggs

- I think if you have the space and the means to care for chickens you shouldn't need a permit.
- I don't really know about if a permit is important or not. If you do have a permit system, it should be free or a minimal fee, and really just a way to make sure people know what they are getting into and maybe managing the number of chickens. I'm personally interested in having 2 chickens as a hobby & pets. We were really close to getting them before realizing they weren't allowed in our zoning. It seems like other Cities allow small scale chickens in urban residential areas, so I'm not sure why Murray would not allow it. My only concern would be someone having a lot of chickens and neglecting them and not maintaining the coupe properly so they become a smelly nuisance.
- "I live technically in Taylorsville but I wanted to offer my advice as I live on the border of Murray. Chickens can be amazing additions to a family's yard. I have kept chickens for years and have a permit in Taylorsville for up to 10 hens but I have 6. The #1 problem with chicken keeping is misinformation. Neighbors assume that stink and rats will come with chickens but that is not the case with proper care.
- Permits should be required
- Proximity to neighbor's home should be considered for sound (even hens make their sweet egg song but aren't normally noisy)
- The chicken owners must have a proper coop AND run that protects the chickens from predators a) neighbor dogs b) hawks c) racoons d) skunks
- chickens should be for egg production and yard improvements (keeping down bugs and creating fertilizer) NOT for the slaughter of meat birds
- the homeowners must have a fenced yard to prevent chickens from entering the neighbor's yard. chickens do not have territory sensitivity :)
- homeowner agrees to random inspections from animal control for the purpose of permit and compliance
- I am happy to help anyone who is making decisions. I have a radio show and podcast that airs on KKAT 860 called Gardening Utah and I teach about proper chicken care on some episodes. I'm happy to provide more information to Murray City for the purpose of creating a sustainable policy that allows for people to have hens in residential areas but does not disturb neighbors or cause a distraction for animal control or the city. "
- Make sure HOA's cant ban them :P

- I would want to know if they attract unwanted critters such as rats, requiring non chicken owners extra expense of pest control.
- We should allow chickens they are beneficial in gardening it would give more people fresh eggs especially during a pandemic where there was a food shortage
- I think people should be able to have there chickens it allows people to raise their own food.
- Being able to affordably feed ones family is a basic need. Please allow our citizens to take care of themselves.
- It's time we allow people alternate sources of home grown and raised food
- No roosters
- "As a chicken owner since 2008 in both Taylorsville and West Jordan, I feel I have some good input. Please don't limit chickens to 4 or 5. Many of us alternate years with new chicks to keep a steady egg supply. I currently have 11 chickens because of transition and it doesn't make a difference in any aspect of keeping them but I'm technically breaking city code.
- I've NEVER had issues with rodents. In fact, chickens are amazing at killing mice. Also smells aren't an issue for backyard flocks. We aren't dealing with hundreds of chickens. There's no point to get a permit when flock numbers change year to year.
- Please see Utah Chicken keepers group and Utah backyard chicken enthusiasts for more in depth about regulating chickens. "
- Keep more government out of our lives
- Only allow it if you're willing to put some teeth behind the regulations.
- They should be allowed I, it's a source of food for people.
- NO CHICKENS and site people who have them already
- We have learned that people need more control over food sources in uncertain times. Egg laying hens would be good for some families. Fewer chickens in factory farm couldn't hurt either.
- No roosters. Keep it clean so there's no smell. In fenced back yards only.
- No chickens. They bring rats and lice. We live too close to the Jordan River Parkway a d chickens will bring raccoons, fox and more skunks.
- Creating ordinance's and creating road blocks to issues such as this only takes away your citizens ability for self-sustainment.
- My neighbor has chickens and they are a nuisance. Loud, smelly, and unsightly. It affects my ability to enjoy my home and yard.
- "Honestly, I'm not a fan of having chickens in tight residential areas. They are dirty and cause rodent problems.
- Maybe the owner of the chickens doesn't care, but the neighbors of the chickens will care because of rodent problems.
- Oversight and regulation is needed. "
- Why do we need to have regulations for them? Just let people keep chickens like they do any other pet.
- When I lived in Bountiful, the main requirement when applying to have chickens was the distance of the coop from neighboring closed structures (sheds, houses, etc.)
- "I want chickens 🐔
- I have not had any but know others that do
- Never see roaming chickens

- I think people are capable of having them and following BASIC rules
- Don't make it not fun to have chickens and regulate it beyond needed regulations "
- I'm not sure what the difference between a license and a permit is, but if dogs need a license, then chickens should require something similar but appropriate to the specific attributes of chickens.
- Chickens supply a reliable, self sustaining food source. They keep pests and insect infestations down. A city like Murray that my great grandparents helped settle was founded on agriculture. Keep our city a welcoming place for all.
- As long as somebody is taking care of the chickens on their property and surrounding neighbors aren't complaining, no big deal.
- It should be alright to provide fresh eggs to your family.
- Maybe have different guidelines for houses vs townhomes or condo because of the size of yards and shared areas. Also the amount of chickens base on how large the yard is. Under .18 (6 chickens) under .25 (10 chickens) and so on.
- thanks for asking us about this. i love our murray community!
- There are currently chickens in residential areas, roosters as well. No enforcement?
- I feel that the people should be able to keep chickens so that they have a way to provide food for their families in certain situations. Condos and apartments should not be allowed to have chickens.
- No roosters (noise) or for-profit poultry ventures in residential zoned areas (smell/intensive pollution). Please require permits and coops.
- Chickens aren't necessarily the problem coming from rural area to city. It was the roosters in residence areas that was the nuisance
- Cities all around the country allow chickens. It's about time Murray allows them.
- "I feel all residents should be allowed to have chickens. Don't make it hard for them to get them either- fees, enforcement, etc.
- we really wanted bees but with all the rules, signs, fees, etc. It doesn't help the need of bees. Same with Chickens. Don't slam us with more money. Times are hard as it is. Being able to grow my own food is important. We all should have a right to be able to provide for our families. Especially now. "
- Bagok
- Chickens are great companions and provide valuable insect and disease control in yards and gardens. Their manure allows for natural fertilization when either allowed to free range or when added to compost as a soil amendment. Smell can be kept to a minimum with proper cleaning of the coop and limiting the number of chickens owned per sq ft of space. I would LOVE to be a backyard chicken ambassador for the citizens and city of Murray. Feel free to contact me crshipes@yahoo.com
- I think if people want chickens, let them have chickens. It's only a rooster noise that I would be concerned about
- America is supposed to be the land of the free...Murray, UT should be one of those places. Let people have their chickens & the city should stay out of it.
- I had a neighbor here in Murray who had chickens. I lived three houses down and the noise was terrible. I severely impacted my sleep and the sleep of my children. The smell was also horrible

and we saw a marked increase in mice after the chicken coop was built. Chickens simply do not belong in residential neighborhoods. If I wanted that kind of noise and smell and rodent problem I would live in the country where you expect it. The neighborhoods in Murray simply do not have large enough plots of land to allow for farm animals like chickens.

- Noise and too many are the biggest problems
- If it does not harm someone else, we should encourage our residents to be self sufficient by raising or growing our own food and not relying of food from foreign locations
- Keep this issue simple.
- If people get chickens let me have a goat.
- Please say yes to chickens!
- Limit number of chickens per lot size minus square footage of buildings on lot. How are you defining chickens? Does this exclude roosters?
- Chickens are farm animals. Not pets
- Its more healthier for us to eat fresh egg. I don't have chicken but I don't mind if the neighbors want to have it.
- 4 chickens per standard size lot. No chickens for townhouses or condos. No roosters.
- That they are kept up properly.
- I have several neighbors who already have them despite them being illegal in Murray city. The smell, sounds and rodents are a problem. It's frustrating to know it doesn't matter what the law is, people won't follow it anyway. I'm not sure it would even be enforced.
- This becomes more of an issue of infringing on the quality of life of neighbors -- nothing against chickens, but crowing at all hours, smell, and lack of care are not worth changing the law
- Roosters should not be allowed unless the property is over an acre. Roosters are just too noisy!
- No roosters
- We don't need more issues for Murray to handle like chickens.
- The welfare of the animals should be paramount. The needs of neighbors to avoid excessive noise, smell, and attracted pests should also be important.
- As long as people keep chickens contained to there own yards. I don't have issues with people having chickens.
- I'd prefer for there to not be roosters allowed (way too loud!) in residential areas, at least when you have neighbors relatively close by.
- Stop trying to regulate your citizens and let them do what they want in
- Really don't want my neighbors to have chickens
- Chickens are much less annoying than roaming cats and barking dogs. To have two dogs at your home, a permit is not required. In cities like Herriman, draper, and many many more, chickens are allowed, without a permit, and many many families are well served by their ability to have chickens. Owners still need to be responsible so there should definitely be sound guidelines in place. I strongly disagree with allowing roosters! Now that is a noise nuisance! Chickens are alot of fun!
- Adhere to property rights, plain and simple. People should have the right to do what they please on their property. If they violate the property rights of others, e.g. right to quiet enjoyment, actually enforce the violations of property rights.
- I like the idea of chickens

- The decision should be up to the homeowners not the city.
 - I don't know if an increase in chickens would decrease or increase amount of rodents. This was sort of addressed but I'd love more info on that.
 - Chickens will be another reason for Cougars/Mountain Lions to roam around Murray neighborhoods
 - A permit should not be a barrier from having. Permit fees, if any should be minimal. The permit should protect owners of chickens from troubling neighbors as much as it protects neighbors from neglecting chicken owners. Size of lot should be considered in number of allowed chickens.
 - No roosters, please
 - I'm less concerned with backyard chickens but more concerned with how you will regulate roosters. Roosters create noise, they are way meaner if they get out (or are let loose by an irresponsible owner), and are overall not conducive to a residential area.
 - Pet or food producer? They are each a different set of rules.
 - It would be nice as long as people had permits, and enforcement was done if problems arose
 - NO Crows! Figure out rats or chickens around riverbanks... But let's get some chickens! yay!!
 - Farm to table fresh eggs would encourage citizens to reduce their carbon footprint, recycle the egg shells for calcium composting in gardens, plus provide a learning experience for families.
 - Please let us have chickens! They are less of a nuisance than most dogs and bring a lot of joy to people. Plus, free eggs!
 - I ❤️ 🐔
 - Worry that someone will have so many chickens that will have smell, noise, rodents,. This is common in agriculture areas with animals and should not be issue for other homeowners to deal with.
 - No roosters, chickens are fine. Chickens are great education for children and this around. Chickens provide many mental health benefits as well. They are excellent for gardens AND pest control (chickens eat mice)
 - Chickens, if taken care of properly, are a good asset to have for protein.
 - I want chickens at my house.
 - Let's have the chickens!
 - Let us have chickens
 - I would like to have chickens in my yard.
 - "It's about time!! Murray needs to catch up with the rest of the urban world of urban chickens.
 - No roosters just hens. People all over Murray have them and it's not fair that some get to and slime don't just because if neighbors. We should have a right to enjoy pets and raise our own food for our families.
-
- Thank you!!!"
 - I don't want them in residential zones
 - I have had chickens while living in Murray, Hens only should strongly be considered Rosters on farming land only. My chicken ate the mice never had issues with smell I did clean the coop once a week and always but them in their coop at night

- Having the ability to raise chickens will help people have food in times of food insecurity. I'm all for it.
- Chicken should be allowed at the lowest amount without a permit. If, all goes well then the number of allowed chickens can be increased.
- "Maybe if it's a large lot and neighbors are distanced. But an unwilling neighbor shouldn't have to deal with a neighbors chicken. Also yards would look terrible from them and some homes already are just weed patches
- "
- Chickens help with bugs as they eat them
- I think people should be able to have them
- Enforcement is a must - surrounding neighbors must not be inconvenienced
- I support backyard chickens as long as conditions are humane
- Do not allow this is not a farm area
- Chickens but no roosters.
- Question 8 was slightly misleading. I strongly agree that chickens should be allowed in residential zones, but do not agree that it should require a permit.
- I don't want chickens but have no objections to people who do. Up to 10 seems fine, and I worry most about smell, rodents, and the humane treatment of the chickens.
- Chickens bring rodents like rats. We do not want rats in our neighborhood!
- No rosters
- buk... buk... BUKKAW
- To each their own
- Depending on distance, neighbors should be allowed to weigh in on their neighbor's homing chickens since their space will potentially be effected.
- I didn't even know I cared about city chickens but the thought of hearing a rooster crowing everyday makes me reconsider. If chickens are allowed I feel like rules should be in place.
- Currently other issues are not addressed by Murray City so eventually this would become another one when problems arise.
- Consider the sustainability and health benefits.
- We want all the chickens!
- they carry disease. attract flies and predators and STINK
- Neighbors with chickens have attracted an excessive number of rats to the neighborhood. Another neighbor had a crowing rooster and he thought it was funny to annoy the neighbors.
- We have a huge rat problem in my neighborhood. As much I would like chickens, I want rats less.
- The number of chickens would vary per lot size
- I think chickens can provide benefits to a community such as insect control, food (eggs), and fertilizer and should be allowed in all cities both urban and agricultural. However I do agree that there should be some regulation to assure they are not a nuisance or health hazard.
- Education can help people that want chickens. Such as they will attract predators such as raccoons and skunks.
- I know one of my neighbors has them and we have seen an increase in rats. Rodents are a big problem and I don't think chickens should be allowed in residential areas.

- My neighborhood in Murray has chickens and it has never been a problem,
- I think that the public survey several years ago demonstrated that the citizens of Murray WANT freedom to raise chickens and have bees. If we want it responsibly done, then clear simple guidelines should be made. Anything expensive or complicated will just tempt people to do whatever they want. If you go the permit route, keep it cheap and easy. And maybe we need a Murray Chicken and Egg Show each year to celebrate :-)
- Due to the current pandemic I believe people should be able to be as self sufficient as possible.
- No grandfathering if the city no longer allows them. Give residents 6 months to find a new home for the chickens.
- Chickens belong on a farm not in the city!
- I strongly support keeping chickens in residential areas within Murray City
- Please DO NOT allow chickens in residential property in Murray! Our backyard neighbors in Murray had chickens for years and it was a nightmare! We didn't know at the time that it wasn't allowed by the city. The chicken feed attracted rats and mice that were constantly in our property. They smelled and were noisy. The chicken coop was ugly and an eye sore right out our back window. We tried to sell our home at the time for unrelated reasons, and every potential buyer that walked through our home mentioned not wanting to buy a house with chickens in the neighboring yard. Our home sat on the market for 6 months and we feel that it dramatically affected our home value. Even with proper rules and ordinances in place, the likelihood of rodents, smells, noise, and ugly structures are unavoidable when owning chickens. They belong only on agricultural zoned land in such a densely populated area! Property owners that want to own chickens should buy agricultural property or should buy property in a more rural area with ordinances for a less dense population.
- As long as people are willing to get a permit and take care of the chickens properly then they should be allowed to have the chickens
- I believe chickens should be thought of as a pet and health and welfare of the chickens should be regulated like dogs, cats, etc.
- If people want to have chickens and can responsibly take care of the chickens then I see no problem with them having them.
- Chickens are awesome. Roosters suck, hens won't make much noise at all.
- I know 4 individual houses keeping chickens in my area.
- No. Homes are too close together as it is and we're feeling and experiencing enough of overcrowding just trying to get along with people & pets we already have.
- Please let families have chickens, they are clean, easy and amazing!
- A few chickens that are well managed should be allowed with a permit
- Chickens keep insect population down and they don't take up a lot of space
- My neighbor has chickens and with these chickens there has been a noticeable increase of rodents.
- No roosters
- My neighbor is always getting chickens. However, she would always have to get rid of them. The condition she kept them in, was terrible. So they took them away. Plus they seem to always be in my yard and there feathers were everywhere. She never cleaned up after them and it started to stink. If you do allow it, she along with others probably wouldn't get a permit anyway. She's never licensed her dogs or cats. And they were neglected also. I think unless someone has a BIG

LOT that the chickens wouldn't bother any neighbors with the feathers and the smells. Then they should be able to have them with a PERMIT and have someone check on the conditions of the chickens every so often without notice. A lot of people think they want them, but have no idea what they are doing. And then what do you do when everyone's tired of the chickens? Where do they go then? There's a lot of people in Murray that have them now. But they need to be regulated some how. If every house hold got 5-10 chickens. Murray would end up having to open a Humane Society just for the unwanted chickens.. Again, I think they need to have a Large Lot, have to get a permit, show they have somewhere like a coop for them to get shelter and not just left out in the cold. I really think you're opening a can of worms. If people can have chickens then we should be able to have a goat for our lawn, a mini donkey, because they're cute. As many dogs and cats as we can afford. Or to foster. There's really no reason residents need to have there own chickens. If they don't know what they are doing, a lot of people will probably get sick from them. I say NO, only because I've lived by someone that doesn't take care of their animals or children for that matter. So glad I moved to a bigger lot in Murray.

- Excited to be able to have chickens!
- They should be allowed. 0-6, any lot bigger the .20 must have coop,
- We hope to see the allowance of chickens in Murray soon. They are good for our community in so many ways!
- I think any responsible, competent food growing endeavor Murray residents would like to do lawfully should be given consideration.
- I like chicken
- I think thst if residents want to have chickens for fresh eggs and poultry, the city should allow it. Murrah has always struck me as a self sustaining city. Besides there are residents who are already raising chickens in the city.
- Have we seen the mountain lion recently? She may eat chickens.
- Keeping chickens is a great, environmentally friendly way to get eggs and keep down pests in the garden! Many neighboring cities allow backyard chickens and Murray should too.
- I think guidelines on coops and sanitation are a good idea. Not necessarily permits.
- Honestly dogs cause the same issues as chickens if an outside dog. Barking, poop, noise, smell.... chickens are no worse
- Let people have chickens. Dogs are also loud and serve no purpose.
- Chickens are noisy and attract rodents
- Most people I know that have chickens are respectful of neighbors and take care of them. I think people should be able to have them so long as they are taken care of, under control and are respectful of neighbors.
- Chickens are more quiet than dogs. Their waste can also be used as fertilizer (dogs' cannot).
- I want chickens for quality of food and self sufficiency. I think urban areas should not allow roosters.
- I understand peoples reasoning for owning chickens. However, in a community that doesn't have a lot of open space, I think a top priority should be consideration and thoughtfulness of how it may affect our neighbors and overall community appearance, relationships, and desirability is highly important.
- For question 8, I agree that there should be regulations but disagree that a permit should be required.

- I feel people should be allowed to have chickens, but should require a permit and some rules to help them be responsible
- If people want chickens they should live in a rural area zoned for agriculture and live animals.
- Bad idea to allow chickens in residential zone.
- Would be cool to have chickens. Require a coop unless lot is zoned as at or large enough. No permit required please. Thanks!
- I like fresh eggs. I don't want to keep chickens, but I like it when people around me do! Seems like a good move for being prepared for disasters too.
- The urban encroached on the rural. Where we live many people have lots sizes of almost 1/2 acre. Several neighbors have chickens. One did have to get rid of a noisy rooster but other than that chickens have been good neighbors. Obviously lot size and distance should be major considerations.
- I think chickens should not be allowed to roam free in Murray. They need to stay on the PERMIT holder's property.
- Chickens in a 1/4 acre lot or larger should be allowed with no permit required! Per 1/4 acre 4-6 chickens per 1/2 acre 7-10 chickens NO ROOSTERS unless 3/4 acre or larger.
- I think people should be allowed to have chickens but limit roosters as they are the noisy ones. Chickens are a great resource for people to have as they reduce waste by eating scrap foods and provide the family that takes care of them with eggs and also meat if they so choose. With hard times occurring chickens act as good food storage for emergency food preparedness.
- there's so many benefits to raising your own chickens, and people in murray should get that chance to experience it
- My lot is tiny and I do not want to be bothered with the noise. If allowed, lot size should absolutely be a consideration.
- Not a fan of chickens in residential areas, but if Murray allows this they need to be extremely diligent about outlawing roosters. They are loud and obnoxious. I would also want a commitment from the city that codes will be strictly enforced. As a previous resident of West Valley City, they did not enforce codes and it made being surrounded by chickens and roosters absolutely unbearable. I chose Murray for my new home to get away from that mess and would hate to end up back in a similar situation.
- Many of my neighbors have chickens and will continue to keep chickens, but right now there is not oversight or guidance which could be provided by a permit process.
- No chickens in Murray!
- Chickens can be good natural pest control. They should be allowed in residential areas, but there should be good regulations in regards to their care and health
- "If taken care of chickens are less maintenance and less a nuisance than dogs. Many urban areas support backyard chickens when kept at a minimum number (~10) for non-commercial enjoyment. They are not prone to fly or stray eliminating any possible means of contracting/spreading disease. Well maintained coops do not attract insects/rodents.
- Most people do not know neighbors have chickens, but they know who has dogs and cats. Appropriate/limited regulations are one thing, but licensing is over-the-top unless enforcement becomes a problem. If license fees are excessive, like for bees, people will not get licensed. Passing ordinances out of unfounded fears or impacts is not appropriate."
- Chickens are great.

- Chickens cause a ton of rodent problems and other animals to get sick!
- I think if people want and can responsibly care for chickens they should be allowed
- Freedom equals keeping chickens if you want to. Disturbing neighbors should be the only thing considered as an enforcement issue
- I feel that chickens should be allowed if the city standards have been met
- We share the eggs and the rest of the obligation
- Chickens bring so many benefits to not only the owner, but their neighbors as well by providing natural weed control and bug control. This beautifies the yards and keeps the bugs down for everyone.
- Let people have them. Every other county allows homeowners have chicken, then why can't Murray?
- We've always wanted a chicken coop and we've lived in Murray for 13 years. But we've always rented, we won't buy a home in Murray until chickens are allowed, otherwise we will be buying a home in a city that allows residential chickens.
- I definitely think they should be allowed!
- City doesn't enforce codes or laws anyways so who cares
- I know many people who have chickens in other residential areas and it has been a very positive experience for their families. It should be unregulated as long as they are careful to avoid impacting their neighbors.
- Please allow chickens in residential areas
- Chickens can be kept with virtually no smell, rodents, or bugs when cleaned regularly. Keeping a small flock will be quieter than the barking dogs that many neighborhoods are used to. In this time of shortages in grocery stores, it is irresponsible to tell residents they can not take this step towards self reliance. There is also a general awareness spreading that factory chickens are unhealthy, produce eggs with less nutrients, and are subjected to terrible conditions and treatment throughout their lives. A loving caretaker can raise birds that are healthy and taken care of throughout their lives, producing eggs that are higher in nutrients. Many times, a chicken keeper has some excess eggs during the summer, and many of us choose to share with our neighbors. It's a great way to create a bond between neighbors and a feeling of togetherness when neighbors may otherwise not have much contact.
- As long as people have proper coops and keep them clean, I believe they should be able to have them. Nothing better than fresh eggs. It also is a way for parents to teach care of animals and responsibility to their children. I am all for people having chickens.
- "1-3 birds
- License
- Enforcement "
- No roosters allowed. Coops should be required. Do not allow chickens in apartments.
- I've owned chickens and they made no noise if you only allow hens. They also don't bring bugs, they eat them.
- We need to get this passed!
- Can we not have more regulations? This city is getting over regulated.
- I don't understand how families can have as many children as they want, but I can't have a few chickens in a coop/pen. Kids are a lot noisier and more destructive than well cared for chickens.

- Salt lake county and all other cities allow it - I lived in SLC on a much smaller property and had chickens and it was fine.
- If people want animals they should have purchased in an area zoned for it. Neighbors shouldn't have to put up with the noise and potential issues or brings.
- Chickens are great! They provide a food source, teach children responsibility, plus they are fun to raise from chicks.
- My biggest concern is the raccoons and skunks that come around chicken coops. My neighbor has a few chickens and I think I obtained raccoons because of that. However, when I capped off my fireplace, I didn't have a raccoon problem after that. Thank you
- These questions did not allow someone to properly give their opinion. I believe residents should be able to keep chickens but they should not have to have a permit. The ranking system on one of the questions does not allow me to remove issues I don't care about at all. The only thing that permit does is creates more work for the city. Chicken keeping issues can fall under normal city code enforcement only when a complaint is made.
- Question 7 is confusing
- Many years ago we lived by someone who had chickens. I wouldn't mind, except they wake you when the sun comes up, even if that is before 6 AM.
- I have been wanting chickens for many years since I moved to Murray. This is my biggest concern: Roosters should not be allowed. They are unnecessary and very loud. Lot sizes in Murray are far too small to have roosters crowing sometimes in the middle of the night. I have had chickens in other places throughout my life and roosters are excessively loud, aggressive, and unaware of what time it is.
- I don't see any problem with having chickens.
- We've heard from pest control that our neighbor with chickens is what is attracting rodents to the area. That is vile and unfair to those of us affected.
- We need chickens. There are so many in Murray all ready.
- Raising chickens teaches responsibility to children, and offer a food source, both in the eggs they provide but also for the meat. Food source, especially with everything going on in the world, is extremely important. Everyone should be encouraged to grow and raise their own food.
- My grandparents, Has & Elizabeth Degen helped found this fair city, except it was called east vine street or east Cottonwood they had chickens & pigs. Then they had to move to a decebt house, since Hiland Dairy bought them out. They had chickens. I should be allowed a few chickens if i went them, rite?
- I think chicken are good for pets and for food there pretty harmless I enjoy chickens
- Chickens should be allowed if properly cleaned up like any other pet
- "Why are we having this conversation yet again?"
- Murray citizens have already weighted in on this topic. Yet, everytime a handful of people want to turn our neighborhoods into farms we have to revisit this issue. THE MAJORITY HAS ALREADY SAID NO. Keep the farm animals where the belong. "
- There should be regulation depending on a permit price. Don't think there should be a high price tag. There should be limits to number of chickens, how close they can be kept to homes or other properties. It should be limited to homes with the space to have them.
- "No roosters, chickens are fine. Chickens eat insects and mice. They rarely make noise.

- Trust residents to be responsible."
- We went over this about 4 years ago... what changed? Did district one stop having a fear of chickens flying and pooping on him? We already have laws on the books about nuisance issues. Stop adding laws and regulations and just enforce the laws already in the books.
- Asking questions in the way you have asked them shows that you are authoritarians. These questions only allow certain answers. We should be able to keep chickens without any form of permit and without any form of oversight from a centrally planned economy. Your desire to restrict citizens from growing their own food shows the extreme amount of upper class privilege you all have. Life may be good for you in your ivory towers but for many citizens we have a desire to provide for ourselves rather than demand that other people take care of us. I truly want to emphasize how rank with upper class privilege you people all have. No regulations should be required. It truly shows ignorance that you have rodent worries.
- Chickens can help keep bugs down and teach kids responsibility
- "Chickens are a great way to encourage self reliance among residents.
- Thank you for considering this allowance. "
- Nice that people want to be self sustaining.
- I think if people have the space for them, and a permit to show they are responsible, then I'd love for my neighbors to be able to share their eggs with me, hahah.
- We have chickens and it was such a relief to have them at the beginning of this pandemic and grocery stores had shelves that were pretty bare. I think residential chicken coops are a fantastic way for people to be more self reliant.
- No roosters in residential areas due to noise concerns?
- No Roosters
- worried about enforcement if this becomes a thing. I think it will not be enforced and will get out of control.
- Use common sense based on the criteria stated in this survey. Permit ownership of chickens on a case-by-case basis.
- Several of our neighbors have chickens which I assume means that no one has complained. Please allow chickens, especially in these difficult financial and pandemic times
- We have attended multiple meetings in the past, have filled out surveys, and have been interested in keeping just a few hens for eggs. We have abided by the current ordinance to not have chickens, but we would very much like the freedom to have them (as we realize some of our neighbors do already). It's good for people to have a source for fresh eggs, especially in these times.
- If home owners can have dogs that bark at all hours, that don't clean up after their pets (letting their yards smell like dog excrement), leaving food out that attracts wildlife/pests without having permits, other homeowners should be able to have chickens/ducks.
- I feel like chicken keeping is a great way to be self reliant, if you have property 1/8 acre or more you should be able to keep chickens
- Coop conditions can get pretty nasty. Should be subject to some specs
- Quality of care and sanitation should be a top consideration
- Chickens keep pests down, which would reduce the chemicals people use to control pests. They are giving creatures, and are a benefit to health, both for our soil and bodies. As long as we all

agree to keep them under control, anyone should be able to make the choice to have chickens as we do gardens.

- Let people have ducks as well
- Let the chicken fly!!!
- The chickens provide a natural source of food especially during these times with the virus. They also provide stress relief for the family and teaches responsibilities for taking care of the chickens. They are also very entertaining to observe. The chickebs are no problem, there is no smell.
- No Chickens in Residential zones.
- Having chickens and not roosters allowed in residential areas will not cause as many problems as the city is anticipating, and will provide a lot of opportunities for education, outreach, and self sustaining living that will improve quality of life for many people living in Murray.
- No roosters
- Each situation should be assessed as they come.
- If one person can have chickens we all should. If not make everyone get rid of them. It's not fair some people get to keep there's and others can't. Rosters should be a definite no but chickens that lay eggs feeds families.
- The noise, smell and insects that go along with them can be very bothersome.
- Chickens are a great food resource for families, especially those struggling during a pandemic. Chickens are low maintenance and are rarely a bother to surrounding neighbors. Homeowners should be allowed to own their own chickens!
- I think that chickens in a pen and coop are a good idea, not free range. I agree with limiting the number of chickens.
- "Cats and raccoons. For chicken safety ,coops need to be a thing. Cats and raccoons roam and that is fair ... soon?????"
- I would love to have 3 or 4 chickens, but would need a coop for their safety. "
- Please provide residents with opportunities for education on how to be responsible chicken owners.
- I think people should be allowed to have them as long as they are taken care of very well.
- No roosters
- Backyard chickens help with pest control and provide food for families.
- Would like to see chickens allowed for larger lots
- I am in favor of keeping chickens in residential areas as long as there are a few rules regarding number, cleanliness, and noise. I don't think a permit would be necessary as long as there are guidelines for us to follow. I am in favor of enforcement if there are clear violations of the rules that lead to neighbors' complaints.
- The regulations should reflect the standard already in place for dogs and cats In Murray City.
- Question 8 is a two part question in one question. Misleading. I think chickens should be allowed but I don't necessarily think there need to be regulations. I personally have had no issues with the chickens nearby. And while I think 6 chickens is a lot, I have a friend with chickens who started out with 5 or 6 and only 3 made it to adulthood, so I think limiting it to 3 chickens is rather sad.

- I strongly feel that allowing chickens could get abused by those participating. Who is going to make sure that residence are following the law. We already have tons of codes that are not enforced. I am 100% against the city allowing this.
- Home owners must agree to replace (re-home?) roosters,
- Chickens are almost like pets these days, plus they help people to become self-sufficient and I think that is very important In This day and age.
- All done within reason
- Number of chickens should depend on lot size. Wouldn't exceed 6.
- I know Murray used to be farm country but the landscape of Murray has changed. Having chickens isn't going to help with ones family income. If they were using this as a profit making adventure.
- Recommend to read and follow Herriman City's example
- I don't own chickens but people should be able to have chickens if they choose and if they keep them in a humane way.
- There are many in Sandy who have chickens. Never heard of any complaints
- Chickens are ok. Roosters are not. Definitely a limit on number. Have them at own risk. If they cause problems then they have to go. So a permit of some kind might be good to make sure people understand the rules and responsibilities of having them. And should not be visible to the front of the house.
- Love chicken wings
- Time for murray to move into the next century. Chickens are a good healthy food source that are less of a nuisance than dogs.
- I do t think it should be about whether someone has chickens or how many. If they impact neighbors, noise, smell...then step in. Otherwise there's no need for more regulations.
- Should be able to have up to 6 chickens.
- I think the city should allow chickens, but have rules in place to ensure that the coops are kept clean to reduce issues with rodents and smell.
- A reasonable amount of chickens in my back yard— yes please. It's about time we take a more sustainable stance on where we get our every day food items like eggs from.
- There is no enforcement of "outdoor" cats . There is no enforcement of dogs who live in a back yard. If food is left outside for these animals then rodents will be a problem. If dog droppings are not regularly picked up then a problem with smell will occur. Dogs bark all day and night, and it is very difficult to seek a resolution through enforcement. Outdoor cats fight, meow, and yowl seemingly every time I sleep with my window open. I feel that chickens are facing undue scrutiny. Thanks for your time.
- They should be allowed
- cats and dogs ok too
- Chickens can aid in a healthy ecosystem, more diversity means healthier environment. The only reason I can think of a use for a permit is to use it to educate the owners about the proper care of chickens.
- We are near a greenbelt and our neighbors that have chickens are good neighbors-no problems
- "I don't think anyone should have roosters - they are too noisy but chickens are less noisy than dogs! I think they are great and should be allowed.

- The survey at the top was unclear. I ranked my answers as #1 the highest concern and #10 as the least."
- I think it can be beneficial. I may not keep chickens myself, but I would like more options to buy eggs other than the store.
- Check with other municipalities that allow a few hens to be kept at a residence and see what their experience is.
- Salt Lake City, Holladay, & Cottonwood Heights all have ordinances in place to allow backyard chicken keeping. Murray is surrounded by these. It doesn't make any sense to me that Murray would not allow residents the option to keep their own backyard chickens and provide fresh eggs for their family. Raising backyard chickens is a great way to increase self sustainability. If homeowners provide clean and safe shelter for these animals and there is no nuisance from noise, smell, or otherwise, why wouldn't any Murray homeowner be able to keep these animals? I understand if people think there should be limits on how many birds people are allowed to keep, but I also believe it should be tethered to the property lot size. Hens are not a noise nuisance like roosters.
- Anyone with chickens before an ordinance change should be grandfathered in. They can keep their chickens, but not add new ones beyond new regulations.
- No roosters
- Me and my family have owned chickens for almost 4 years, and I love them more than anything. They offer me so much love and affection. We work so hard to keep their home nice, and I have no idea what I'd do if they got taken away. My Dominique chicken named Arwen is my best friend. Chickens should be allowed everywhere. Not only are they adorable, intelligent, and kind, but they also give you food and help your garden/yard. I love my chickies so much.
- It's ridiculous to not allow chickens. Most cities allow this, it's great for everyone!
- I think allowing residents to have chickens enhances food security, helps the environment, and puts people in touch with the food they eat. It also lessens the burden on animals when they are not all crowded in tiny cages and being mistreated. I strongly think people should be allowed to have chickens
- We should be able to raise our own food source
- "I've had animals on my property since 1947 but because of current code I'm not supposed to. It's aggravating.
- Also the topic of chickens being allowed or not in my opinion is like whether or not we should allow a 10 year old to have a hamster. It's ridiculous. And generations are going to be suffering because the lost practice of self sufficiency. Chickens are a baby step to being self sufficient the way that hamsters are a baby step to owning a dog. "
- If regulated to 1-5 chickens as per size of lot which single dwelling home is on, people could grow natural agriculture.
- Chickens provide a healthy and sustainable food source. They are also key to compost/gardening.
- I've never lived next door to people with chickens, but I've lived within a couple hundred yards. I heard the roosters, but it never bothered me much. The LifeFlight chopper or FrontRunner

trains are much more of a nuisance to me. That said, we live in a city. Noise is expected. I support people raising their own food.

- People should have the right to homestead on their property if they so choose. This includes raising a small flock of chickens.
- I had neighbors several years ago that had chickens. They were allowed to free roam, we had a horrible pest problem and the smell became terrible. I'm not against having chickens but I don't know if you want to take on policing all the hassles.
- It seems this is like opening pandora's box. Next will be pygmy goats, pigs, turkeys etc. I strongly think if chickens will be allowed, then a permit and regulations should be required.
- We have neighbors who do not keep their yards clean/mowed now. Chickens would only make this worse!
- I grew up in Utah County where keeping chickens never seemed to be a problem. I think limiting the number of roosters to 0 or 1 is probably advisable, but hens are really not much of a nuisance and they can be very fun, tame, and productive animals to keep around. I personally would like to keep 1 or 2 hens around for pets and for eggs. My lot is .22 acres and I think that should be sufficient.
- This issue has been in front of the city council and zoning commission 3+ years. Get it settled.
- I would have bought a house in Murray if my chickens would have been allowed. I hope you allow chickens in the future. Thank you.
- There should be no limit to the amount of chickens people should be allowed to have.
- Each home owner should have a chance to have chickens. However neglect or filth should not be tolerated. 2 to 4 birds is more than enough, no roosters, ((responsibility)) is #1
- I don't think government has any business regulating this.
- Let's get this passed.
- If an ordinance is enacted it should focus on the rights of property. If a neighbor or neighbor's property is harmed, then there should be recourse for that neighbor. Also, property owners should have the right to do with their property as they please, provided they don't harm another person or person's property. Numbers of chickens, free roaming requirements, coop/pen requirements don't address direct harm to a person or person's property. Sound ordinances should cover noises made by chickens as well as other animals, damage to property should also be covered by other laws and ordinances. An ordinance specific to chickens may not be necessary as the requirements in them tend to be arbitrary, unenforced, or unequally enforced. I don't want chickens on my property for the foreseeable future, but I don't think a restrictive ordinance may be necessary as harm to a neighbor could be covered by other ordinances and laws. A repeal of the prohibition sounds like a good thing.
- Chickens should not be allowed, period.
- Cluck.
- Chickens are a great way to produce food, there is less food waste since they can be feed scraps, teach responsibility, eat bugs and mice actually
- Don't be dicks. Let people have their damn chickens.
- No chickens!! If you allow one complaint means chickens removed
- Chickens should be allowed in our city with no need for a permit.
- Even if chickens are allowed Roosters should not be allowed in residential zones.

- We are not free if the city requires permits, and other restrictions. Make us a free city
- There are actually a few foxes in the Murray area that roam at night, I'm not sure everyone is aware of that. It should help determine where the chickens will be kept at night.
- Chickens are not like dogs or cats - they are messy, noisy and can create lots of other issues. Do city regulators really have the time to baby sit all these issues?
- I'm surprised this is even a topic of conversation.
- Residents should be allowed to have chickens in residential areas without having to require a permit. They are a source of food and should be looked at as such.
- Chickens are great for the community and are not noisy because roosters are the noisy ones. Roosters should not be allowed
- There are alot of chickens now with little to no problems. No permit needed just basic common decency rules
- Chickens and roosters are harmless and don't need special rules, permits or enforcement. There are already noise and health ordinances to protect citizens from vermin and noise intrusions - let's just enforce those. Let's not punish people out of snobbishness and elitism for trying to be self sufficient and do good things for themselves.
- We are in the largest recession since the Great Depression. Please allow families to keep chickens.
- I have never actually lived around chickens but I don't see a problem.
- No roosters
- We have several neighbors with chickens and we love it! I haven't had to buy eggs in years because of my neighbor's generosity. They are no problem and I enjoy the quiet cooing we hear every once in awhile.
- Even though I don't have chickens, I think this is a strong over-reach of the government. The freedom of a home owner is paramount in my mind as long as the keeping of chickens doesn't take from the rights of others. In terms of sound, dogs are definitely more of a problem. As long as the number of chickens creating smell is under a dozen, I don't see it as a problem. My wife's family has chickens and rabbits and neither of them present any infringement on the rights of neighbors or neighborhoods.
- Murray residents should be allowed to have chickens with a limit on the number of chickens, but no permit required.
- My grandma has chickens and she loves it. Everyone should be able to do so if they have the proper space
- I have had a neighbor who kept chickens in unsanitary conditions, they stank and the flies in our backyard made outdoor living impossible. Code enforcement did nothing even though chickens were not allowed. Furthermore, please check with medical which shows that illness is associated with chickens and can make people sick. Residential is homes, not farms.
- 👍 I like the idea of locally sourced food
- I don't envy you having to sort this out. Thanks for looking into it and serving our city.
- Owners should be aware of predators
- I feel fine about people having chickens, however, rooster's can be loud and a nuisance.

- As long as the chickens are well cared for, they really don't cause problems. It is when their living spaces are neglected and become filthy that rats and insects become an issue. To me, that's why safety guidelines and enforcement of those guidelines should be a priority.
- This is a residential community and not a farm. There have been no chickens in our community since we purchased the house new 25 years ago and there can be no good reason to bring in barnyard smell, unsanitary conditions. and a rodent problem associated with chickens.
- Please allow people to be self-sufficient and own chickens. I'd rather have them be allowed with regulations than not allowed at all. Food is expensive and chickens can provide valuable nutrition (eggs) at a cheaper price in the long run. They also provide valuable and free compost for gardening. Plus it teaches kids valuable skills about responsibility and hard work. Please allow chicken keeping to stay!!
- I agree that we should be allowed to have chickens.
- I'm honestly unsure whether or not there are any agricultural areas in Murray. As long as they are kept cleaned up and reasonably quiet, I have no problem with people having a few for fresh eggs.
- There should be an ordinance on number of dogs and barking before chickens
- They would be lovely
- Keep on clucking
- We have a neighbor with chickens, which has not been a problem.
- Enforcement should be based on complaints
- We could have them before we got forced into Murray
- What are the reasons why people want to have chickens? Is it personal use, are they selling product. It just doesn't seem like a domestic idea - chickens are farm animals and bring noise, smell, and other issues that residences shouldn't have to deal with mitigating through.
- Chickens provide eggs (often called nature's most "perfect food") during uncertain economic times. They can eat most table scraps, which eliminates waste. Hens alone are quiet and, since they are flock birds, you need at least 3 to keep them happy. Also crucial to the quality of their eggs and meat is the ability to roam free - this also helps control insect populations.
- There great pets
- When properly taken care of, chickens serve as a sustainable food source for residents and neighbors. The coop/run does need to be kept clean, food needs to be stored properly and adequate space be provided. Chickens are no more of a nuisance than dogs, cats or any other type of "pet" and can be easily kept in a backyard with proper education and preparation.
- I'd love to see this passed. It may be possible to have breed restrictions - for instance, Bantam chickens or similar species are very quiet and shouldn't cause noise concerns.
- No chickens in the city, there are pest control and disease issues to consider. Given the current pandemic and zoonotic disease issues I'd emphatically say NO. Thanks for the survey.
- I have a neighbor who keeps chickens, they are 70 feet from his home but next to my fence and driveway. they are unkept but away from their home so they do not get how, smelly and rodent infested the area is. If chickens are allowed the numbers need to be limited, they need to be permitted and inspected at least yearly, un-announced in the summer!
- Tough balancing act. I don't want to stop someone who would like to raise chicken like my grandpa did on his farm(much more rural area in Kanab) but I'm worried about one more source of noise and odor.

- We've had our hens for over 4 years now. We've had countless hours of fun and enjoyment from them. And fresh eggs can't be beat. We had no idea we were in violation of any ordinance. We've provided eggs to our neighbors and family for years. When the pandemic hit in March, it was even more important that we were able to have fresh eggs and food from our garden. We even traded eggs to other neighbors for flour and rice. As the days turned to weeks and the weeks to months, we felt some security knowing that we had a sustainable food source right in our backyard. We couldn't visit with friends and family so we spent hours playing with and hanging out with our chickens. It gave us a chance to smile when so much uncertainty surrounded us. Please let my chickens stay. They are part of our family!
- Only single family homeowners or renters should be able to keep chickens. Not recommended for apartment dwellers. 😊
- I don't own or desire to own chickens anytime soon, but I feel whether it goes through a permit or not, there should be an avenue for some to own chickens on their residential property.
- It seems many people already have chickens, so why not make the process easier and allow them in residential zones. I do feel there needs to be a limit on how many are allowed, and if a rooster is allowed or not. Regulate with a license or permit, just as you do for any other pets/animals.
- Chickens aren't an issue at all. Just let people have them. Roosters are the only issue that could be a problem because that turns into a noise issue.
- "Several years back our neighbor had chickens until thankfully Murray Code Enforcement made them get rid of them. If you would like, I still have pictures of the garbage dump we had to deal with and still deal with. They built there so called chicken wire Coop Cage next to our fence then just let chickens run wherever they wanted laying eggs wherever. The fly's and the stench was so bad we couldn't even sit on our back patio. (That's no Exaggeration).
- The neighbor does not take care of there yard, so having chickens on top of that compounds the problem and makes it a real health problem. Trust me, if you had that next to your house you would not put up with it for a second.
- Murray City is residential. If you want chickens move to a agricultural area. (No Way Should This Be Voted In!!!)"
- People have them, regardless of ordinances. This is a great opportunity to provide some oversight. Limiting them controls smell, noise and other problems. We are not talking hundreds of chickens like a farm, but 5-6 is easily control. Address the problems if they occur but don't forbid it when neighbors have shown it can be done properly.
- Question about number of chickens allowed should have had an option to determine number of chickens based on lot size.
- Chickens OK with limits. roosters NO. Roosters crowing before the sun rises is not welcome.
- "We need more eggs
- "
- Question # 8 is very poorly worded. People should be allowed to keep chickens. Let us feed ourselves without having to pay money for permits, please. Limit bureaucracy; as it's a waste of time and money.
- Roosters should probably be excluded. They are to noisy.
- Let us have chickens guys. A lot of people are already doing it, without consequence apparently. So make it okay and regulate it with enforcement.

- Ordinances that are not enforced consistently (i.e., keeping chickens in residential zones) ought to be re-examined. Citizens deserve certainty and regulations, while not necessarily necessary, would protect those for and against urban chicken keeping; those in favor should not be concerned that their neighbors will report them to the city for keeping chickens simply by virtue of proximity when other residents in the same neighborhood are not the targets of citizen policing because their immediate neighbors are not bothered by a benign practice being done on private property.
- Chicken should be allowed with out permit if less than 4 chicken
- Salt Lake County already allows chickens, so we should just adopt their ordinances.
- Absolutely no chickens in residential zones.
- Every city in the county allows chickens except Murray
- If roosters are going to be allowed, I am against allowing chickens. Other cities that allow chickens often exclude roosters. As we encourage people to be self reliant, this is one way to do that.
- I feel the health and well being should be the primary concern of the animals. Self sustainable living should always be an option and encouraged.
- Don't think chickens should be allowed at all, the smell, the rodents, we have a dog and she would go crazy
- Chickens are cute, kind of fun and seem to be the latest fad going around these days; however, they are noisy, smell and they attract skunks, foxes, insects and rats which is definitely a negative and something no one wants in their neighborhoods. Ever had your dog or cat sprayed by a skunk, it's nasty. I believe the City should stand by their residential zoning laws and let the chickens reside in agricultural zones as they should. If you want to be a farmer move to an agricultural zoned property.
- Baaawk! Baaawk bawk bagaaaawk!
- Already too many animals allowed
- Neighbors have chickens and extremely annoying. Noisy in the mornings afternoon evenings
- Who will take care of chickens when a family takes a one to two weeks vacation?
- Residential owners should be allowed to have chickens in Murray City without the necessity of a permit.
- Most people do not know how to raise chickens.
- We would love to have chickens and hope this passes!
- All livestock should be allowed as long as they are cared for and don't cause a nuisance.
- "I've seen it work in other cities. I'm not sure about the regulations in those cities, but the residents take care of their chickens and are mindful of their neighbors. I believe that is partly because the chickens are not seen as pets but as resources (eggs, meat, pest control), and I think that attitude makes a difference.
- Permits might be good if they could be applied for and obtained online or in some other fashion that would not put a strain on city employees beyond investigating complaints. The permit could be obtained by reading or watching videos about the regulations and then answering questions about the general information and their specific situation, agreeing to abide by the regulations, and understanding that complaints will be investigated."

- Chickens should be allowed in residential zones, but the city should have regulations or require a permit: Strongly Agree and Enforcement is Necessary.
- "NO GODDAMN ROOSTERS ALLOWED!
- Just chickens please."
- The government that governs least governs best
- Regulations are a good idea, but not paid permits.
- Let's not make things more complicated than they need to be. Put a max on the number of chickens you can have on a property and call it a day. Let people have some eggs for themselves and neighbors.
- I think Hen should be allowed but not Roasters.
- Chickens are a problem and if they are allowed in residential zones the consequences will be disastrous. Once they are allowed there will be no turning back. Please don't ruin Murray City by allowing chickens in residential zoning districts!
- I see no reason Murray residents shouldn't be able to own chickens, as long as there is yard space.
- Doesn't the county already have measures in place for health issues regarding keeping chickens? Why does the city have to do it too? It seems like creating regulations for the sake of creating regulations.
- Why do people just get them, knowing they are not permitted (allowed) in the neighborhood? Are they above the law?
- Question 8: chickens should be allowed in residential zones. A permit should not be required by the city
- We had chickens when I was young living in a subdivision in Midvale. They are farm animals not pets. They require a lot of care and clean up. They are susceptible to diseases. Not good choice for our city.
- If you've ever lived near chickens you would realize how ridiculous the idea of chickens in a neighborhood is!!!! No!!!!!!
- No roosters.
- I feel "homes" should be allowed "some" chickens if wanted if cared for properly. If care is not taken then the homeowner/renter should not be allowed to have them. Chickens should be treated similar to a pet in having the proper care taken, clean coops, etc.
- We already have to deal with people not taking care of there pets. We can't even enforce those laws. Chickens stink and I already have to deal with dogs and cats so yea I think this is a bad idea!!!
- "Question 8 is totally loaded and was written by someone with an agenda to push for permits & regulations. It is an invalid question for gathering information on the topic because it appears to be asking two questions. You should reword that question to something like ""If chickens are allowed in residential areas, the city should have regulations or require a permit.""
- Also, #7 is invalid because about half of them are non-issues to me but I have no way of indicating that in this survey.

- I guess that's what happens when someone that wants to have these regulations writes the survey."
- I personally like hearing roosters crow and seeing chickens in yards throughout the neighborhood. It's a nice reprieve from city/suburban living. Plus I completely understand the desire to have fresh healthy eggs available for your family and knowing exactly where your food comes from.
- Chicken being problems and Murray lots sizes are very small. Free roaming cats kill hens which creates issues between neighbors. Chickens should only be allowed on lots with at least half an acre.
- Thanks for doing this survey, and being open to the idea. Chickens would be a welcome residential perk.
- My concern is the city cannot enforce the building and zoning now.. why add to the problem
- I would prefer not the City to continue to not allow chickens.
- I believe that allowing chickens to roam freely without supervision will likely lead to problems with neighbors if allowed in a residential area. I think coops/enclosures should be required in residential areas, with allowances for free roaming under the owner's direct supervision. Coops/enclosures would also limit the amount of chickens that can be kept humanely, which would likely reduce problems with smell, noise, and rodents.
- Mother in law has chickens in Centerville. Number one issue is it smells bad. That smell doesn't stay in their yard. It crosses fences onto other peoples property. Number two issue is the noise. Chickens aren't necessarily quiet...they fight, cluck, etc. Number three issue is they frequently have an outbreak of rodents, specifically rats that like the warm coop and mess of food. I get that people want fresh eggs, but they better have a big yard so the nuisance that comes with it doesn't impact their neighbors property in any way.
- I know they may bother some people and possibly attract rodents but the more self sustained people are , the better their mentioned as long health. Chickens are good pets, they give back with eggs and eat insects.I think they should be in coops unless they have 1/2 acre lots to free range.
- Our neighbors already have chickens and they are a pain in the Ass
- I've lived in a variety of urban neighborhoods. Most allowed chickens. My only issue has been ROOSTERS! Completely unnecessary for egg production, yet a noise nuisance every day, all day.
- We already have a terrible time with rodents with the new homes by the Parkway disrupting the wildlife. Adding chickens will just give them a food source.
- "I'd love to have chickens allowed in residential zones.
- I think it should be regulated, permits required etc"
- I think if there are any complaints by neighbors about the chickens, it should be investigated. Neighbors would be able to accurately report on changes they may have noticed since the chickens arrived next door. Complaints such as rodents, smell, noise, etc..... Just because you can have chickens does not mean the homeowner is taking good care of the chickens.
- love them
- I personally don't mind having neighbors who have chickens provided that it requires permits, kept in a coop, and there's enforcement of the number of chickens.
- Enforce no roosters. The crowing is the only problem I have run into.

- Hens are fine, roosters should be limited to 1 or none. They're noisy and start crowing right at first light at dawn.
- Disease, family had chickens in SLC & as time went on the upkeep went down. Smell, noise were always issue with neighbors. Chickens are meant for agricultural ground /areas not in residential. Home values WILL be affected.
- My sister has chickens in South Jordan in a residential area and they aren't a problem at all. Plus it is a great form of self reliance. They are even friendly and A stress relief for her. We love to visit the chickens. We have been wanting to get some and have been waiting for Murray to allow it.
- If the lot is big enough to not disturb neighbors and the welfare of the animals is taken into account, I don't see why people couldn't keep them. Permitting to maintain the welfare of the animals with a yearly renewal to ensure people actually want to take care of the animals.
- I was a homeowner in Murray until recently. Backyard chickens have educational value, helping the community understand its connection to food systems.
- Hens are OK. Roosters, not so much.
- Why not? More free eggs to neighbors from chicken holders. Possible cheap or even free chicken meat.
- A lot of it depends on are they per eggs or are they to eat The coop needs to be sturdy and and and closure not to roam the neighborhood I don't know if you can really find a balance that's affordable for people that want to get the eggs
- Please stop the needless over regulation. Chickens are great for our community.
- Noise, smell, and see issues with animals like cats and others killing the chickens. Then it takes resources to monitor. Just see more depth then just having chickens.
- When properly cared for chickens are not a problem at all I believe people should be able to keep them as long as they have adequate space - probably pens to keep them from wandering out into the street. Honestly it wouldn't bother me at all to have chicken neighbors.
- The health of the chickens and neighbors should be the only concern of the city. No permit. No fees.
- Noise would be the worst! Trying to sleep.
- No roosters. I think chickens are fine. I personally do not want them, but think they should be allowed. But absolutely NO ROOSTERS.
- I think fresh eggs is the best!!!
- We should be able to have chickens as a source of food
- Chickens
- Barking dogs, clucking chickens, what next? Pigs and sheep?
- Question 6: Should have requirements but not require a permit.

From: [amir ali akbar khah](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] 371 e vine st murray 84107
Date: Thursday, December 17, 2020 6:45:02 PM

I want say Hi and send short email to Murray city about chicken keeping in murder area.that would be awesome idea because our children asking for this and our answer is city don't want this.thanks for reviewing our emails and supporting us.

From: [D K SLUSHER](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Chicken Keeping
Date: Wednesday, December 16, 2020 3:38:06 PM

Please, no residential chickens. All of the neighbors don't mow lawns and pull weeds now. We do not need another problem! We had an issue with rats living in a neighbor's back yard a few years ago and had to call the Salt Lake county Board of Health. The yard was partially cleaned and sold. It is now a rental with maintenance problems. We have too many neglected properties in our neighborhood now. Please don't add to our problems.

Thank you.

Agenda item #9
Chicken Keeping

From: [Elizabeth Brimley](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] chickens
Date: Thursday, December 17, 2020 8:59:58 PM

I hope Murray will let residents have chickens. Personally, my lot can accommodate chickens. We used to have chickens years ago and have tried to get permission to have them again but have been told no.

From: [Jake Pehrson](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Chickens
Date: Thursday, December 17, 2020 8:48:21 PM

Code enforcement already deals with chickens so I don't believe it would increase code enforcements time to approve this ordinance. Registration or a permit is not necessary and only takes people's time and city employee resources. No permits please.

Jake Pehrson Murray Resident

From: Jann Cox
To: Jared Hall
Subject: [EXTERNAL] Chickens
Date: Thursday, December 17, 2020 11:27:42 AM

I am opposed to allowing "Residential Chicken Keeping".

Chickens, their eggs, feed and feces attract rats, raccoons, fox, skunks and other rodents.

Because many Murray homes border, or are close to, the Jordan River, Cottonwood Creek and many canals we have raccoons, fox and skunks. Allowing chickens will bring these animals into our many neighborhoods.

We already have a skunk and rat problem in Murray and I hate to see it get worse.

Thank you,
Jann Cox
Walden Hills Resident

From: [Samuel Eads](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL]
Date: Thursday, December 17, 2020 7:01:36 PM

I'd like to vocalize my support for allowing residential chickens. My neighbor had chickens for a while, but was told to remove them; they never caused any issues.

Thanks,

Sam Eads
379 E Vine Street, Murray
562.726.3237
s@mueleads.com

RESIDENTIAL KEEPING
TEXT AMENDMENT
"AFFECTED ENTITIES"

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

ROCKY MOUNTAIN POWER
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
1426 East 750 North, Suite 400,
Orem, Utah 84097

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

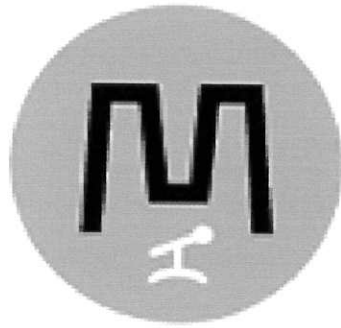
UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

MILLCREEK
Attn: Planning & Zoning
3330 South 1300 East
Millcreek, UT 84106

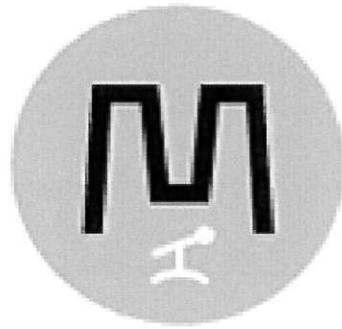
CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

RANDY WILLIAMS
SLCO HEALTH DEPT
RWilliams@slco.org
(385) 468-3800



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY

IT Department

**Employee of the Month,
Danny Hansen, Sr IT Technician**

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director Rob White	Purpose of Proposal Recognition of the Murray City Council Employee of the Month, Danny Hansen, Sr. IT Technician
Phone # 801-264-2696	Action Requested Recognition for January of 2021.
Presenters Brett Hales and Rob White	Attachments Recognition form attached.
	Budget Impact None.
Required Time for Presentation 10 Minutes	Description of this Item Danny is great to work with and does a lot of things behind the scenes to get things taken care of. We have received numerous compliments about how great he is to work with and how helpful he is from many other departments.
Is This Time Sensitive No	We are pleased to honor Danny tonight for his contributions to the City.
Mayor's Approval	See detailed bio attached.
Date January 8, 2021	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

IT

DATE:

12/7/2020

NAME of person to be recognized:

Danny Hansen

Submitted by:

Ryan Madsen

DIVISION AND JOB TITLE:

IT, SR. I.T. Technician

YEARS OF SERVICE:

22

REASON FOR RECOGNITION:

While the fire department was moving into the new fire station #81, Danny worked with ATD & Tri-City Alarms to coordinate the network and alarm wiring for the building. He then moved and connected every PC/device by himself using his excellent wire management skills in our switch room and did an amazing job making everything look very professional.

Danny installed VersaTerm on all the fire department PC's and mobile devices and assisted the fire department with the migration from Spillman to VersaTerm. Murray Fire Department was the first in the valley ready to be converted to VersaTerm due to Danny's dedicated work.

As the pandemic has changed some of the way we do things, the Senior Recreation Center moved some of their programs to a virtual platform. Danny has been a great help to them in making this transition by coordinating and assisting with the installation of additional equipment to assist the seniors.

Danny is great to work with and does a lot of things behind the scenes to get things taken care of. We have received numerous compliments about how great he is to work with and how helpful he is from many other departments.



MURRAY
CITY COUNCIL

Special Recognition #2



MURRAY

City Council

Resolution of Recognition

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director Jennifer Kennedy Executive Director Phone # 801-264-2622 Presenters Diane Turner Council Chair Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval Date January 7, 2021	Purpose of Proposal Resolution of recognition for Janet M. Lopez at her retirement. Action Requested Adoption of resolution. Attachments Resolution Budget Impact None Description of this Item Resolution of recognition for Janet M. Lopez at her retirement.
---	---

RESOLUTION NO. _____

A JOINT RESOLUTION OF THE MAYOR AND MUNICIPAL COUNCIL IN
APPRECIATION TO OF JANET M. LOPEZ, EXECUTIVE DIRECTOR FOR
THE MURRAY CITY MUNICIPAL COUNCIL.

WHEREAS, Janet M. Lopez began her tenure at Murray City on August 26, 2007 as the Executive Secretary to the City Council, was appointed the Executive Director in 2012, and will retire on January 29, 2021 after over 13 years of dedicated service to Murray City; and

WHEREAS, it is fitting that the Mayor and members of the City Council recognize those who in their years of work in the City Council Office have performed with extraordinary dedication and exceptional skill; and

WHEREAS, over the course of her career Jan consistently and generously shared her unique gift for organization, along with her skill for research and analytical thinking to ensure the City Council had all of the information it needed for sound legislative decision making across a wide range of critical issues; and

WHEREAS, Jan was instrumental to the coordination and implementation of online City Council packets providing more transparency to Murray City government; and

WHEREAS, during her tenure in the Council Office, Jan further brought the advantages of technology to the City Council Office through digitizing and scanning Council records; and

WHEREAS, Jan is an individual of great integrity, genuine compassion, and a true sense of principle, and an individual who was blessed with a determined insistence on perfection; and

WHEREAS, Jan has been a committed and dedicated public servant, and has worked tirelessly and cooperatively to guide and support the City Council in the promotion of the well-being of the residents of Murray City; and

WHEREAS, over the course of her tenure as Executive Council Director Jan has been a therapist, teacher, confidante, referee, advisor, journalist, historian, chauffeur, mind reader, researcher, policy work, interpreter, cartographer, leader, role model, mentor and friend to 15 councilmembers; and

WHEREAS, from the very beginning and continuing through her entire tenure, including through a worldwide pandemic, Jan has set the bar high for conducting City Council business in a professional and dignified atmosphere giving attention to every detail and ensuring that the public is informed of meetings and is able to observe and participate; and

WHEREAS, Jan has served the Murray City Municipal Council with grace and wisdom.

WHEREAS, the Mayor and City Council reluctantly and with a bit of sadness acknowledge that the time has come to say goodbye to a cherished friend who has chosen to walk the path of retirement; and

WHEREAS, the Mayor and City Council should express heartfelt best wishes to Jan and her beloved husband, Roland, and for a richly rewarding next chapter of life upon her retirement from Murray City; and

WHEREAS Jan will enjoy time with her family, her husband Roland, her son Richard, her daughter Teresa and her two grandchildren, Kennedy and Brixton as well as friends Barbara and Maddie and extended family and with more time, Jan can attend the bi-annual siblings-only wine tours more frequently.

NOW, THEREFORE, as the Mayor and Murray City Municipal Council, we hereby express:

1. our sincere appreciation, praise, and congratulations to Janet M. Lopez upon her retirement after over 13 years of dedicated and exemplary service to the Murray City Municipal Council and for the time and energy devoted to serving the community, and wish her all the best in her retirement.

2. our sincere appreciation to Jan's husband Roland and to other family members and friends for the many Tuesday evenings when Jan was not at home because she was attending City Council meetings providing a reassuring presence to City Council members.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council of Murray City, Utah, this ____ day of January 2021.

MURRAY CITY CORPORATION

MURRAY CITY MUNICIPAL COUNCIL

Mayor D. Blair Camp

Diane Turner, Chair

Brett Hales

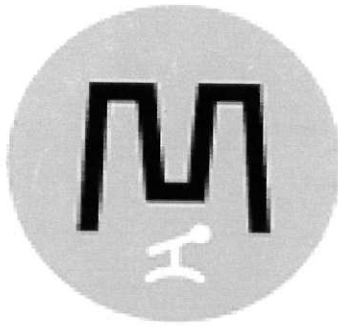
ATTEST:

Dale Cox

Brooke Smith, City Recorder

Rosalba Dominguez

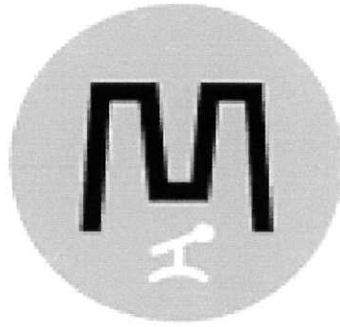
Kat Martinez



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Consent Agenda



MURRAY


Mayor's Office

Reappointment of Todd Allen to the Ethics Commission.

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director G.L. Critchfield	Purpose of Proposal Re-appointment of board member.
Phone # 801-264-2640	Action Requested Consider confirmation of the Mayor's re-appointment of Todd Allen to the Ethics Commission.
Presenters Mayor Camp	Attachments Biography
	Budget Impact None
Required Time for Presentation	Description of this Item Todd Allen will be re-appointed to the Ethics Commission from February 19, 2021 - February 19, 2024.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date January 5, 2021	



BIOGRAPHY



UNITED STATES AIR FORCE

CHIEF MASTER SERGEANT TODD J ALLEN

Chief Master Sergeant Todd J. Allen is the Fire Chief for the Utah Air National Guard State Headquarters Domestic Operations. As the Fire Chief, he is the primary adviser to the Commander on all matters affecting emergency services including force utilization, operations tempo, professional development, and welfare and morale for all assigned Fire Protection personnel. CMSgt Allen serves as the Commander's representative on councils, boards and selected military functions.

CMSgt Allen enlisted in the Air Force in August 1985. He completed the Fire Fighter Apprentice course in Feb of 1986 and began his career at the 151st Civil Engineer Squadron and the 151st Air Refueling Wing, Utah Air National Guard Base. He has held multiple leadership positions within the fire protection career field. CMSgt Allen has been mobilized and volunteered for numerous contingency operations, deploying in support of Operation Noble Eagle, Operation Iraqi Freedom, and Operation Enduring Freedom.



EDUCATION:

- 1985 Fire Protection Apprentice, Chanute Air Force Base, Ill.
- 1988 Fire Protection Rescue Course, Chanute Air Force Base, Ill
- 1994 NCO Academy, by correspondence
- 1995 Fire Officer Course, University of Maryland
- 2006 Chief Fire Officer Course, USAF DOD
- 2006 Hazardous Materials Incident Commander, University of Maryland
- 2007 Senior NCO Academy, In Residence, Gunter/Maxwell AFB, AL
- 2014 Associate degree in Fire Science, Community College of the Air Force
- 2015 Chief Master Sergeant Executive Course, 2015-6 ANGRC, Washington D.C.
- 2016 ANG Chief Fire Officer Course, ANGRC, Salt Lake City, Utah
- 2017 Contemporary Base Legal Issues Course, KYANG Louisville, Kentucky

ASSIGNMENTS:

1. 1985 - 1985 Student, Basic Military Training, Lackland AFB, Texas
2. 1985 - 1986 Student, Fire Protection Apprentice school, Chanute AFB, Ill.
3. 1986 - 1997 Fire Protection Apprentice, 151st CES, Utah Air Guard Base.
4. 1997 - 1989 Fire Protection Specialist, 151st CES, Utah Air Guard Base.
5. 1990 - 2001 Fire Protection Journeyman, 151st CES, Utah Air Guard Base.
6. 2002 - 2004 Assistant Chief of Technical Services, 151st CES, Utah Air Guard Base.
7. 2004 - 2006 Assistant Chief of Operations and Safety, 151st CES, Utah Air Guard Base.
8. 2006 - 2008 Deputy Fire Chief, 151st Utah Air Guard Base.
9. 2008 - 2008 Fire Chief, 386th Air Expeditionary Wing, Ali Al Salem Air Base, Kuwait
10. 2014-2014 Fire Chief, 386th Air Expeditionary Wing, Ali Al Salem Air Base, Kuwait
11. 2008 - 2016 Fire Chief, 151st CES, Utah Air Guard Base.
12. 2016 - 2017 Civil Engineering Superintendent, 151st, Utah Air Guard Base.
13. 2017 - Present Emergency Services Coordinator, Utah National Guard Domestic Response

MAJOR AWARDS AND DECORATIONS:

Air Force Meritorious Service Medal

Air Force Commendation Medal – with two oak leaf cluster

Air Force Achievement Medal

Air Force Outstanding Unit Award

Air Reserve Forces Meritorious Service Medal – with one silver and three bronze oak leaf clusters

National Defense Service Medal - with one bronze star

Meritorious Unit Award

Armed Service Expeditionary Service Medal

Global War on Terrorism Expeditionary Medal

Global War on Terrorism Service Medal

Armed Forces Reserve Medal

Nuclear Deterrence Operations Service Medal – with one oak leaf cluster

Air Force Expeditionary Service Ribbon-with Gold Border

Utah National Guard Service Commendation Medal

Louisiana State Service Medal

OTHER ACHIEVEMENTS

1999 – 2002 National Guard Fire Operations Chief - 2002 Winter Olympic Games SLC, Utah

2002 – 2002 ANGRC Outstanding Fire Fighter of the year presented Kansas City, Missouri

2006 – 2006 ANGRC Outstanding Civilian Fire Fighter of the year presented Dallas, Texas

2010 – 2012 UTANG Top-3 Executive Board member

2012 – Present Associate Inspector Air Mobility Command Inspector General USAF

EFFECTIVE DATES OF PROMOTION:

Technical Sergeant OCT, 1997

Master Sergeant JAN, 2003

Senior Master Sergeant DEC, 2007

Chief Master Sergeant OCT, 2014



**DEPARTMENT OF THE AIR FORCE
UTAH AIR NATIONAL GUARD
RONALD R. WRIGHT AIR NATIONAL GUARD BASE UTAH**

**CMSGT Todd J. Allen
608 Krista Court
Murray, Utah 84123
(801) 641-1809**

Objective

New Position

Qualifications

Thirty-two years of progressive military expertise; trained and proven experienced leadership ability; numerous professional civilian and military certifications. Strong problem solving and decision making skills with the ability to develop and implement effective action plans. Demonstrated experience in the coordination of Incident Command. Excellent communication and presentation skills. A team leader, providing motivation and training by example. Computer literate.

Experience

Utah Air National Guard, Salt Lake City, UT

Chief, Emergency Services, State Headquarters National Guard JAN 2017-PRESENT
Domestic Operations coordinator for Army and Air National Guard emergency operation center state capital (ESF#16). Coordinate military request from other agencies seeking National Guard assets for assistance in emergency services, Primary advisor to the commanders on all matters including deployment of manpower and equipment towards an emergency operation.

Utah Air National Guard, Salt Lake City, UT

Superintendent, (UTA) Civil Engineering squadron JAN 2016-2017

Primary adviser to the commander on all matters affecting squadron including force utilization, operations tempo, professional development, and welfare and morale for all assigned Airman. Serves as the commander's representative on councils, boards and selected military functions.

Utah Air National Guard, Salt Lake City, UT

Fire Chief, (UTA) Fire & Emergency Services MAR 2010- JAN 2016

Develop, review and implement all fire fighting policies and procedures in accordance with the municipal by-law, federal and territorial legislation. Recruit, train and direct the activities fire fighters in order to ensure that personnel are available in the event of an Emergency. Inspect equipment in order to ensure appropriate equipment is available as required. Takes sole command in the event of a fire in order to ensure a safe, effective and controlled response. Complete administrative tasks as required.

United States Air Force AMC Inspector General Office, Scott AFB, Illinois

Augmentee Inspector Emergency Services 2012-Present

The Inspector General Team (IGT) seeks to improve the efficiency and effectiveness of the Air Force of all programs and operations. IGT also endeavors to detect and deter waste, fraud, and abuse. IGT monitors and tracks the use of taxpayer dollars through audits, inspections, evaluations, and investigations. The Inspector General Team keeps the Secretary of the Air Force and Congress fully and currently informed about problems and deficiencies relating to activities and the need for corrective action.

United States Air Force Ali Al Salem Air Base, Kuwait

Fire Chief, Fire & Emergency Services JAN 2014-Oct 2014

Responsible for the safety and wellbeing of 63 fire fighters from multiple geographic locations; 22 ARFF and Structural Fire Fighting vehicles; 4 geographically separated fire stations; serving at 2 NFPA category 8 airports. Developed, reviewed and implemented all Fire Department policies and procedures in accordance with the Host Nation Municipal, U.S. Federal and Territorial legislation and the Base Fire Marshall. Responsible for the inspection of all base facilities and fire fighting equipment in order to ensure the safety of base personnel and provide appropriate fire fighting equipment as required. Take sole command in the event of a fire or other emergency event in order to ensure a safe, effective and controlled response. Coordination of responses to on/off base emergencies with sister U.S. military agencies operating within the host nation. Coordinate and submit reports to local and higher headquarters weekly, monthly and quarterly as required by CENTAF. Complete other administrative tasks as required.

Utah Air National Guard, Salt Lake City, UT

Deputy Fire Chief, (UTA) Fire & Emergency Services 2008- 2010

Oversee emergency operations by monitoring responsibility and accountability, while ensuring safety. Responsible for the planning and execution of fire administration, prevention, community and public relations, Emergency Services (EMS), suppression, training, apparatus and equipment maintenance and facility maintenance. Responsible for the war-time readiness of fire department personnel and equipment.

Utah Air National Guard, Salt Lake City, UT

Assistant Chief Operations (Full Time) Utah ANG Fire Department, JAN 03 – PRESENT

Responsible for the discipline of the employees and the proper maintenance of apparatus and equipment at a fire station. Incumbent drills and instructs the employees and are responsible for their performance at the scene of a fire or emergency medical incident. Incident commander for fire and medical responses on the Salt Lake Airport and Utah Air Guard Base.

Utah Air National Guard, Salt Lake City, UT

Assistant Fire Chief of Technical Services, OCT 07 - JAN 08

Oversees the inspection of base facilities and maintains records accordingly. Coordinates Fire Hydrant water flow and pressure testing, Compiles Fire Department data for Monthly Activities Report to NGB/A7. Conducted Ladder tests to insure NFPA/AFOSH compliance.

Fire prevention is a primary objective of the flight. Create and Oversees an aggressive and effective fire prevention program consisting of fire safety education, inspections, enforcement and facility design review.

Utah Air National Guard, Salt Lake City, UT

Assistant Fire Chief Operations, Fire & Emergency Services, JAN 03-OCT 07

Oversee fire suppression activities by assuming command during fires and emergency incidents and performing inspections on fire stations and fire apparatus. Supervise personnel by ensuring adequate staffing, evaluating training needs, scheduling classes, evaluating performance and development, coordinating activities with Station Captains, and providing direction and assistance as needed.

Utah Air National Guard, Salt Lake City, UT

Assistant Fire Chief Training, Fire & Emergency Services, FEB 01-JAN 03

Responsible for the design, development, implementation, and administration of a performance-based, training and evaluative program for fire-rescue- EMS personnel assigned to the UTANG. This program is to be responsive to specific employee, departmental and national requests and needs; must meet numerous local, state, and federal requirements and regulations. The fire department training program will be comprehensive for all ranks and include both full time and UTA staff. Responsible for maintaining functional agreements and practices with various allied educational, fire and EMS/public health agencies to enhance the educational capability of the Department, including, but not be limited to, Salt Lake City, and Unified Fire Departments, Army National Guard, colleges, hospitals, state and national educational and regulating agencies such as International Fire Service Accreditation Congress (IFSAC), the State Fire Marshal and Department of EMS, American Heart Association, etc.

Utah Air National Guard, Salt Lake City, UT

Fire Station Logistics Officer, Fire & Emergency Services, JAN 98-FEB 01

The Logistics Officer is responsible for overseeing the acquisition, maintenance and repair of vehicles, equipment, buildings, supplies and/or services for the UTANG Fire Department. Other responsibilities include the coordination of vehicle safety inspections; annual service tests of specified equipment; preventive maintenance of equipment and buildings; inventory control of parts and supplies; development of procedures for new vehicles or equipment and the provision of some competency-based training on new vehicles and equipment.

Education

- Graduate Community College of the Air Force Fire Science Degree
- Graduate United States Air Force Senior NCO Academy (in residence) Class 07-B1
- Graduate United States Air Force On-Scene Commander Course (in residence)
- Graduate University of Maryland On-Scene Incident Commander Course (in residence)
- Graduate USAF/DOD Louis Garland Fire Academy Rescue Course (in residence)
- Graduate USSAF Louis Garland Fire Academy P-23 Vehicle Instructor Course (in residence)
- Graduate United States Air Force/DOD Louis Garland Fire Academy Basic Fire Training
- Graduate Air National Guard Chief Fire Officer Course (in residence) -2006
- Graduate of the Air National Guard Chief Fire Officer Management Course -2003
- Graduate of the Air National Guard Chief Fire Officer Management Course - 1997
- Successfully completed the Utah Emergency Medical Medic Course B

Credentials

- International Fire Service Accreditation Congress Certified DOD Fire Fighter I
- International Fire Service Accreditation Congress Certified DOD Fire Fighter II
- International Fire Service Accreditation Congress Certified DOD Alarm Room Ops
- International Fire Service Accreditation Congress Certified DOD Vehicle Operator ARFF
- International Fire Service Accreditation Congress Certified DOD Vehicle Operator Pumper
- International Fire Service Accreditation Congress Certified DOD Fire Fighter Rescue I
- International Fire Service Accreditation Congress Certified DOD HAZMAT Awareness
- International Fire Service Accreditation Congress Certified DOD HAZMAT Operations
- International Fire Service Accreditation Congress Certified DOD HAZMAT Technician
- International Fire Service Accreditation Congress Certified DOD HAZMAT Incident Commander
- International Fire Service Accreditation Congress Certified DOD Fire Officer I
- International Fire Service Accreditation Congress Certified DOD Fire Officer II
- International Fire Service Accreditation Congress Certified DOD Fire Officer III
- International Fire Service Accreditation Congress Certified DOD Fire Officer IV
- International Fire Service Accreditation Congress Certified DOD Fire Inspector I
- International Fire Service Accreditation Congress Certified DOD Fire Inspector II

- International Fire Service Accreditation Congress Certified DOD Fire Instructor I
- International Fire Service Accreditation Congress Certified DOD Fire Instructor II
- International Fire Service Accreditation Congress Certified DOD Fire Instructor III
- International Fire Service Accreditation Congress Certified DOD Incident Safety Officer
- Certified Utah State Emergency Medical Technician State of Utah

Community Involvement

- Member UTANG Chiefs Council 2014-Present
- Member UTANG "top 3" council- served as Vice President from 1 JAN 2008-1 2010 JAN.
- Member of Enlisted Association of the National Guard of Utah (EANGUT).
- Member of Enlisted Association of the National Guard of the United States (EANGUS).
- Base POC for "Change your clocks-Change you're Batteries" program.
- Member of the International Association of Fire Chief's (IAFC)
- Member of the Air National Guard Fire Chiefs Association (ANGFCA)
- Utah National Guard Freedom Academy volunteer
- Fire Instructor for Utah Air Guard extinguisher training program.
- Annual contributor to the 151st Civil Engineering Squadron Sub for Santa Drive.
- Annual contributor to State of Utah Combined Charitable Fund
- Youth Baseball Coach for the Murray Babe Ruth Baseball Association.
- Owner of Allen's Carpet and Furniture Care small business
- Participant in Murray City Independence Parade and related activities
- Active in Local Church Activities

Other Significant Accomplishments

- 2002 Recipient of the CMSGT Albert Fitzpatrick ANG Military Fire Fighter of the Year Award
- 2006 Recipient of the CMSGT Wayne Farrar ANG Civilian Fire Fighter of the Year Award
- USAF Meritorious Service Medal
- USAF Commendation Medal 2 device
- USAF Achievement Medal
- USAF Armed Forces Expeditionary Medal
- USAF Air Force Expeditionary Service Ribbon
- USAF Air Force Meritorious Unit Award Ribbon
- USAF Outstanding Unit Ribbon 2 device
- USAF War on Terrorism Service Medal
- USAF Longevity Ribbon 2 device
- USAF Air Reserve Forces Meritorious Service 6 device
- USAF Senior NCO Academy Graduate Ribbon
- USAF Humanitarian Ribbon
- USAF Expert Small Arms Ribbon 1 device (9mm Expert)
- Armed Forces Reserve Medal
- National Defense Medal 1 device
- USAF Training Ribbon

- UTNG Olympic Participation ribbon
- UTNG Recruiting Ribbon
- UTNG Basic Training Ribbon
- LANG Louisiana State Ribbon



MURRAY


Mayor's Office

Reappointment of Susan Gregory to the Ethics Commission.

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director G.L. Critchfield	Purpose of Proposal Re-appointment of board member.
Phone # 801-264-2640	Action Requested Consider confirmation of the Mayor's re-appointment of Susan Gregory to the Ethics Commission.
Presenters Mayor Camp	Attachments Resume
	Budget Impact None
Required Time for Presentation	Description of this Item Susan Gregory will be re-appointed to the Ethics Commission from February 19, 2021 - February 19, 2024.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date January 5, 2021	

SUSAN H GREGORY

Murray UT 84107

PROFILE

Retired in 2016 after working 35 years for the Murray City Parks & Recreation Department. Married with two daughters. Enjoy the outdoors, traveling, and getting together with friends and family.

EXPERIENCE

DIRECTOR, MURRAY CITY HERITAGE CENTER, 2001-2016

Responsible for the daily operations of the Murray Heritage Center, a recreation center for senior adults. Performed supervisory and administrative duties in coordinating activities and maintaining the operations of the facility. Supervised, hired, and trained employees and volunteers. Prepared and monitored \$650,000 budget. Coordinated fundraising activities and wrote a number of successful grants including CDBG. Developed goals for the Heritage Center and provided support and guidance to the Heritage Center Advisory Board.

PROGRAM COORDINATOR, MURRAY CITY HERITAGE CENTER, 1983-2001

Responsible for planning and coordinating a variety of educational, recreational, and health related programs and services for seniors adults age 55-100. Recruited and supervised instructors. Developed new courses and worked with other community agencies and businesses to provide increased services.

EDUCATION

Utah State University - Bachelors of Science in Special Education, 1982

University of Utah - Masters of Science in Recreation & Leisure, 1988

University of Utah - Graduate Certificate in Gerontology, 1989

OTHER

National Council on Aging, Current Peer Reviewer for National Accreditation Process
SL County CEDAC, Current Committee Member representing Murray City
Intermountain Medical Center, Past Community Council Member
Murray Boys & Girls Club (currently Boys & Girls Club of Greater Salt Lake), Past Board Chairman



MURRAY


Mayor's Office

Re-appointment of Richard Clark to the Senior Rec. Center Board.

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director Kim Sorensen	Purpose of Proposal Re-appointment of board member.
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's re-appointment of Richard Clark to the Senior Recreation Center Advisory Board.
Presenters Mayor Camp	Attachments Biography
	Budget Impact None
Required Time for Presentation	Description of this Item Richard Clark will be re-appointed to the Senior Recreation Center Advisory Board from February 1, 2021 - January 30, 2024.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date January 5, 2021	

Richard Clark has been a Murray resident since 1974 (43 years). Richard grew up in the Sugar House area of Salt Lake City and graduated from Highland High School in 1969. While attending the "U" he carpooled with and later married his wife, Christine, in 1972. Richard graduated in 1974 with a bachelor's degree in Accounting and immediately started working as an Accountant for Murray School District. Richard was appointed Business Administrator for Murray School District in July 1986, Richard retired from Murray School District in 1999 shortly after being asked to serve as Bishop of the LOS Murray 16th Ward. In September of 2003 Richard was asked to be a Fiscal Consultant for the Academy for Math, Engineering & Science, an Early College High School and worked part time there until July of 2015. Richard served two assignments as fiscal consultant and interim Business Administrator for both Grand County School District and Rich County School District. Richard also served a 2-year term as the Rich County School District Business Administrator from June 2015 through June 2017. Richard enjoys playing pickleball with his wife and pickleball friends at the Murray Heritage Center. Richard also volunteers at the LOS Welfare Square Corrections Office, along with his wife, Chris.



MURRAY


Mayor's Office

Re-appointment of Sandra Jones to the Senior Rec. Center Board.

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director Kim Sorensen	Purpose of Proposal Re-appointment of board member.
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's re-appointment of Sandra Jones to the Senior Recreation Center Advisory Board.
Presenters Mayor Camp	Attachments Biography
	Budget Impact None
Required Time for Presentation	Description of this Item Sandra Jones will be re-appointed to the Senior Recreation Center Advisory Board from February 1, 2021 - January 30, 2024.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date January 5, 2021	

Sandra L. Jones

Born October 18, 1947 in Chicago, IL
Current Age: 71

Education:

Granite High School – 1965
University of Utah
BS Biology Composite Major/Secondary Education - 1969
MS Health Science/Educational Administration - 1978

Work History:

Jordan School District 1969-1999
Jr. High School Science Teacher 9 yrs.
Served as Department Chair
High School Science/Anatomy & Physiology/Heath 21 yrs.
Served as Science Dept. Chair, as well as Chair of the Social Committee

Personal:

Married to Denis Deck
Live in Taylorsville, Utah

Post Retirement:

Taught sewing machine owner's classes at Creative Sewing Center (3 yrs.), and Floyd & Lizzies (5 yrs.)

Member of the MSRC Golf League for 16 years.
Member of the Meadowbrook Ladies Golf League for 20 years, where I served as
Tournament Chair for 4 years.

Current:

Member of the Salt Lake City Chapter of the American Sewing Guild, where I have held many offices, including president, newsletter editor, retail liaison, membership chairperson, etc.

Member of the Golf Committee at the Murray Senior Recreation Center for 8 years.

Throughout my adult life, both professionally and personally, I have served in many positions of responsibility. I have thoroughly enjoyed serving on the Golf Committee, and helping out when needed for other events at the MSR Center.



MURRAY


Mayor's Office

Appointment of Karl Schatten to the Senior Rec. Center Board.

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

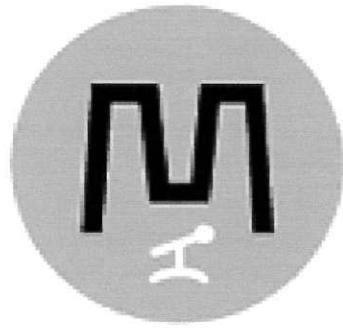
Department Director Kim Sorensen	Purpose of Proposal Appointment of board member.
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's appointment of Karl Schatten to the Senior Recreation Center Advisory Board.
Presenters Mayor Camp	Attachments Biography
	Budget Impact None
Required Time for Presentation	Description of this Item Karl Schatten will be appointed to the Senior Recreation Center Advisory Board from February 1, 2021 - January 30, 2024. Karl will replace Jenny Martin.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date January 5, 2021	

Karl Schatten has been a long time resident of Murray City. After graduating with engineering degrees (BSME and MEA) from the University of Utah, he, his wife, and infant daughter moved into their residence on Second East in 1974.

Karl and Sharon became members of the Murray Senior Recreation Center (then the Murray Heritage Center) approximately in 2010 by enrolling in Tai Chi classes.

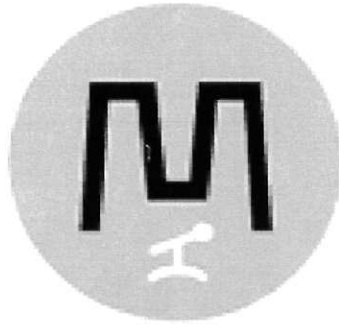
Karl began taking Tai Chi again in 2017. He has signed taken other classes at the center: personal training, art history, stepping on, and grief support. Additionally, Karl has volunteered to help with special luncheons and the Thursday night dance (great fun).

The senior center has provided me with a great deal of fun, motivation, and relaxation, and I look forward to being of service to this marvelous institution.



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of January, 2021, at the hour of 6:30 p.m. of said day the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the Zoning Map from G-O (General Office) the C-D (Commercial Development) zoning district for the property located at approximately 192 East 4500 South, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the Zoning Map as described above.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

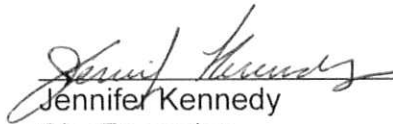
***Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov.
- Comments are limited to less than three minutes, include your name and contact information.

DATED this 22nd day of December, 2020.



MURRAY CITY CORPORATION


Jennifer Kennedy
City Recorder

DATE OF PUBLICATION:
PH21-01

January 3, 2021 (Salt Lake Tribune)

ORDINANCE NO. ____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM G-O to C-D FOR THE PROPERTIES LOCATED AT APPROXIMATELY 192 EAST 4500 SOUTH, MURRAY CITY, UTAH.
(Sew N Fit)

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

WHEREAS, the owner of the real properties located at approximately 192 East 4500 South, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in a C-D zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation be amended for the following described property located at 192 East 4500 South, Murray, Salt Lake County, Utah from the G-O (General Office) zone district to the C-D (Commercial Development) zone district:

Affected Parcel Numbers: 22-06-331-026-0000

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF 16TH SOUTH STREET (OLD 16TH SOUTH STREET, NOW 45TH SOUTH STREET) 542.5 FEET EAST FROM THE INTERSECTION OF THE EAST LINE OF STATE STREET AND THE SOUTH LINE OF 16TH SOUTH STREET (OLD 16TH SOUTH STREET, NOW 45TH SOUTH STREET), THE INITIAL POINT OF BEGINNING BEING 12.88 CHAINS EAST AND 4.70 CHAINS SOUTH AND 608.5 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 33 FEET TO THE CENTER OF 16TH SOUTH STREET (OLD 16TH SOUTH STREET, NOW 45TH SOUTH STREET); THENCE EAST 74.5 FEET; THENCE SOUTH 153 FEET; THENCE WEST 74.5 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 4500 SOUTH STREET.

PARCEL 2:

A RIGHT OF WAY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 03, 2010 AS ENTRY NO. 10891849 IN BOOK 9801 AT PAGE 7296 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF 45TH SOUTH STREET (FORMERLY 16TH SOUTH STREET) 542.5 FEET EAST FROM THE INTERSECTION OF THE EASTERLY LINE OF STATE STREET AND THE SOUTHERLY LINE OF 45TH SOUTH STREET, SAID INITIAL POINT BEING ABOUT 12.88 CHAINS EAST AND 4.70 CHAINS SOUTH AND 608.5 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 9 ½ FEET ALONG LINE OF STREET; THENCE SOUTH 257.4 FEET; THENCE EAST 23 ½ FEET TO EASTERLY LINE OF LANE RUNNING NORTHERLY AND SOUTHERLY; THENCE NORTHERLY ALONG SAID EAST LINE OF LANE 257.4 FEET MORE OR LESS, TO SOUTHERN OF 45TH SOUTH STREET 9 FEET EAST OF THE POINT OF COMMENCEMENT; THENCE WEST 9 FEET TO THE POINT OF COMMENCEMENT.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 19th day of January, 2021.

MURRAY CITY MUNICIPAL COUNCIL

_____, Chair

ATTEST:

Jennifer Kennedy, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2020.

MAYOR'S ACTION:

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____
day of _____, 2020.

Jennifer Kennedy, City Recorder

- e. The project must meet or exceed the 2018 fire code standards.
- 3. The applicant shall work with the Murray City Water and Sewer Department to install a 10" water line from Commerce Drive that connects to Vine Street.
- 4. The applicant shall work with Planning Division staff to review and modify the improvements to the east portion of Commerce Drive to include standard sidewalks, landscaping, and appropriate parking as indicated in the staff report.
- 5. A formal landscape plan meeting the requirements of the Land Use Ordinance shall be provided at the time of Building Permit submittal.
- 6. The applicants shall consolidate the five lots into a single lot.

Seconded by Ned Hacker.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury

Motion passed 6-0.

A question came in asking about the parking ratio after the public comment period was closed. Mr. Smallwood said he believes the parking ratio is 1.4 spaces per unit.

SEW N FIT – 192 East 4500 South – Project #20-123

Saeid Ahar was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from G-O to C-D for the property addressed 192 East 4500 South. The Future Land Use Map designates this property as changing to C-D.

The meeting was open for public comment. No comments were given and the public comment was closed.

A motion was made by Ned Hacker to forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 192 East 4500 South from G-O, General Office to C-D, Commercial Development.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker

A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury

Motion passed 6-0.

MCCD DESIGN GUIDELINES – MCCD Zone – Project #20-105

Jared Hall stated that this is a continuation from the Public Hearing on October 15, 2020. Staff has tried to address the questions that were brought up during that meeting.

The first item Mr. Hall addressed was related to mapping. Historically, there was always a map that was contained in the Design Guidelines and a question was asked about whether or not a map should be included in them. Staff does not believe a map should be included because the zoning map can be changed and they don't want to change the Design Guidelines every time a change is made to the zoning map. He recommended not including a map in the Design Guidelines, therefore the boundary description of the MCCD has been taken out of the proposed guidelines.

Mr. Hall spoke about the Purpose Statement for the Murray City Center District (MCCD) that is in Section 17.170.010 of the Murray City Code. All of the principles and practices that are included in the proposed Design Guidelines support the Purpose Statement of the MCCD. The Purpose Statement in the previous version of the MCCD Zone was two or three pages long and listed goals that are no longer as heavily promoted in the MCCD Zone.

The Design Guidelines were called out on the previous version of the MCCD Zone. The previous version, Section 17.170.030, states, "The Murray City Council shall adopt the Murray City Center District (MCCD) design guidelines. Property located within the MCCD shall be developed in conformance with the provision set forth in this chapter and with the MCCD guidelines." That language is significantly different than what is in the current adopted MCCD Zone, Section 17.170.020, which states, "The Murray City Council has adopted the Murray City Center District (MCCD) Design Guidelines. The guidelines shall be consulted during the review of proposed development in order to provide guidance, direction, and options which will further the stated purposes of the MCCD. Whenever practicable, development should adhere to the objectives and principles contained in the Design Guidelines." The Design Guidelines are instructive and inform development applications in the MCCD Zone. A question came up in the previous meeting about how the Design Guidelines are useful if they don't have any teeth in them.

Mr. Hall said the City has Development Standards which are contained in the MCCD Zone Ordinance. The City has specific allowances for how densities work in Mixed-Use zones and in the MCCD Zone, however, those are listed in the Development Standards and not in the Design Guidelines.

Mr. Hall said changes were made to the MCCD Zoning Ordinance that were adopted last year. When those changes were made, staff recognized that the Design Guidelines would need to change as well if they were going to be maintained. Staff was directed to simplify and promote clear, one page designs in the Design Guidelines. They are trying to support the General Plan's



AGENDA ITEM #8

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	192 East 4500 South	MEETING DATE:	November 19, 2020
APPLICANT:	Saeid Ahar, Sew N Fit	STAFF:	Zachary Smallwood, Associate Planner
PARCEL ID:	22-06-331-026	PROJECT NUMBER:	20-123
CURRENT ZONE:	G-O, General Office	PROPOSED ZONE:	C-D, Commercial Development
SIZE:	0.20-acre parcel		
REQUEST:	The applicant would like to amend the Zoning Map and change from G-O, General Office to C-D, Commercial Development. The request is supported by the 2017 General Plan.		



I. BACKGROUND & REVIEW

Background

The subject property is used as an optometrist's office located on the south side of 4500 South at 192 East. The lot fronts along a highly used arterial (4500 South). The 2017 General Plan calls for this area to change to commercial from office uses.

Sew N Fit is in the process of purchasing the property and would like to open a tailor and alterations shop at the site. This would be a permitted use within the C-D, Commercial Development zone. To allow for a thorough, unbiased evaluation, City Staff, the Planning Commission and the City Council do not include potential development plans in the review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map is appropriate based on the allowed uses and development potential of the proposed zone.

Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi-Family Residential	R-M-20
South	Multi-Family Residential	G-O
East	Commercial	G-O
West	Multi-Family Residential	C-D

Zoning Districts & Allowed Land Uses

- Existing: The existing G-O Zone allows for office, pharmacy and massage therapy uses. Bed and Breakfasts, photo studios, beauty salons and restaurants are allowed subject to Conditional Use approval.
- Proposed: The proposed C-D Zone allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The current optometrist's office would still be allowed as a permitted use.

General Plan & Future Land Use Designations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These

“Future Land Use Designations” are intended to help guide decisions about the zoning designation of properties.

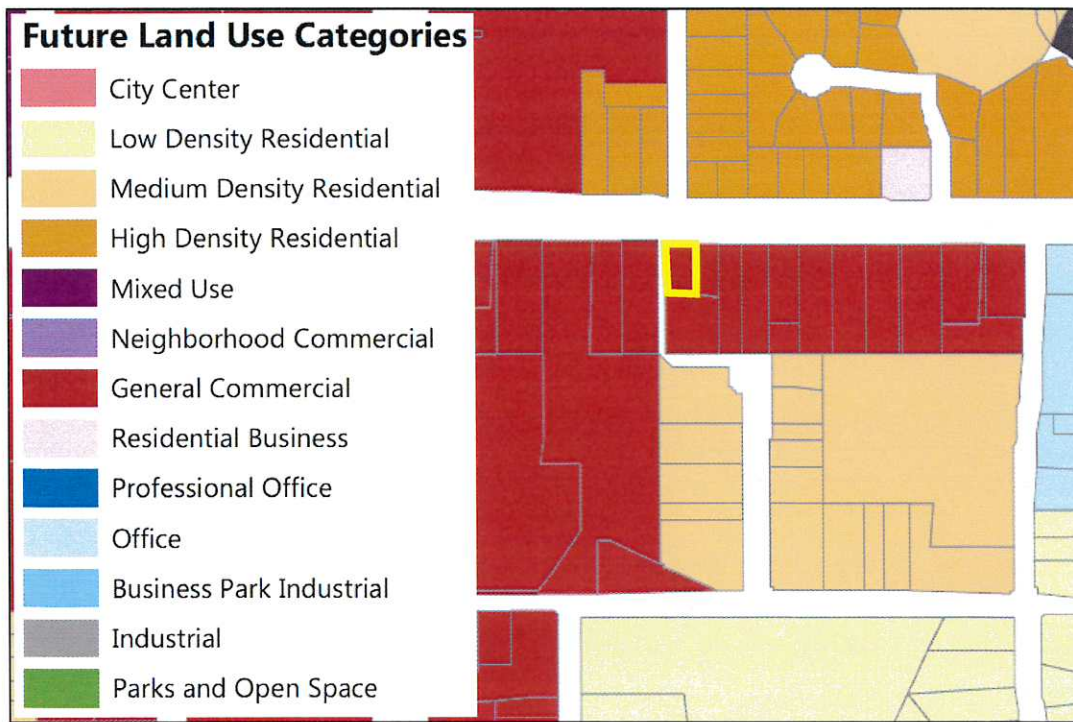


Figure 1: Future Land Use Map

The subject property is designated “General Commercial”. The frontage of the south side of 4500 South between State Street and Atwood Boulevard has been designated as moving to commercial. Multiple properties along 4500 South have already been rezoned from G-O to C-D in accordance with the General Plan.

The General Commercial designation corresponds solely to the C-D zone. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, General Commercial is primarily intended to be used for development of “larger retail destinations”.

II. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on November 2nd, 2020. There were no comments from the City Departments and all recommended approval.

III. PUBLIC INPUT

Thirty-nine (39) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, Staff has not received any comments regarding this application.

IV. ANALYSIS & CONCLUSIONS

A. Is there need for change in the Zoning at the subject location for the neighborhood or community?

The proposed change in zoning from G-O to C-D is in harmony with the Future Land Use designation of the subject property and with goals of the General Plan. Both the commercial areas to the east and north, and the residential neighborhoods to the south of the subject properties are well established and stable. The General Plan identified the subject properties as General Commercial as a natural expansion of the commercial zoning of the areas between State Street and Atwood Boulevard, and thereby support an existing pattern which has resulted in a successful transition to commercial from residential and office land uses.

B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?

The commercial and retail uses allowed by the proposed C-D zoning are appropriate for the location of the subject property in relation to the other zoning classifications and existing land use patterns in the immediate and larger area. The property is located along a major arterial and is currently used as an optometrist's office. The proposed rezone will allow additional commercial activity along the busy corridor.

C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?

Utilities and services are available at this location for development of the property. During the Planning Review Meeting that was held on November 2, 2020, staff reviewed the application with representatives from Murray City Power, Water/Sewer, Fire and Engineering. The representatives did not object to the zone change or provide any information that would indicate that those departments could not provide adequate services to any future development at the subject properties.

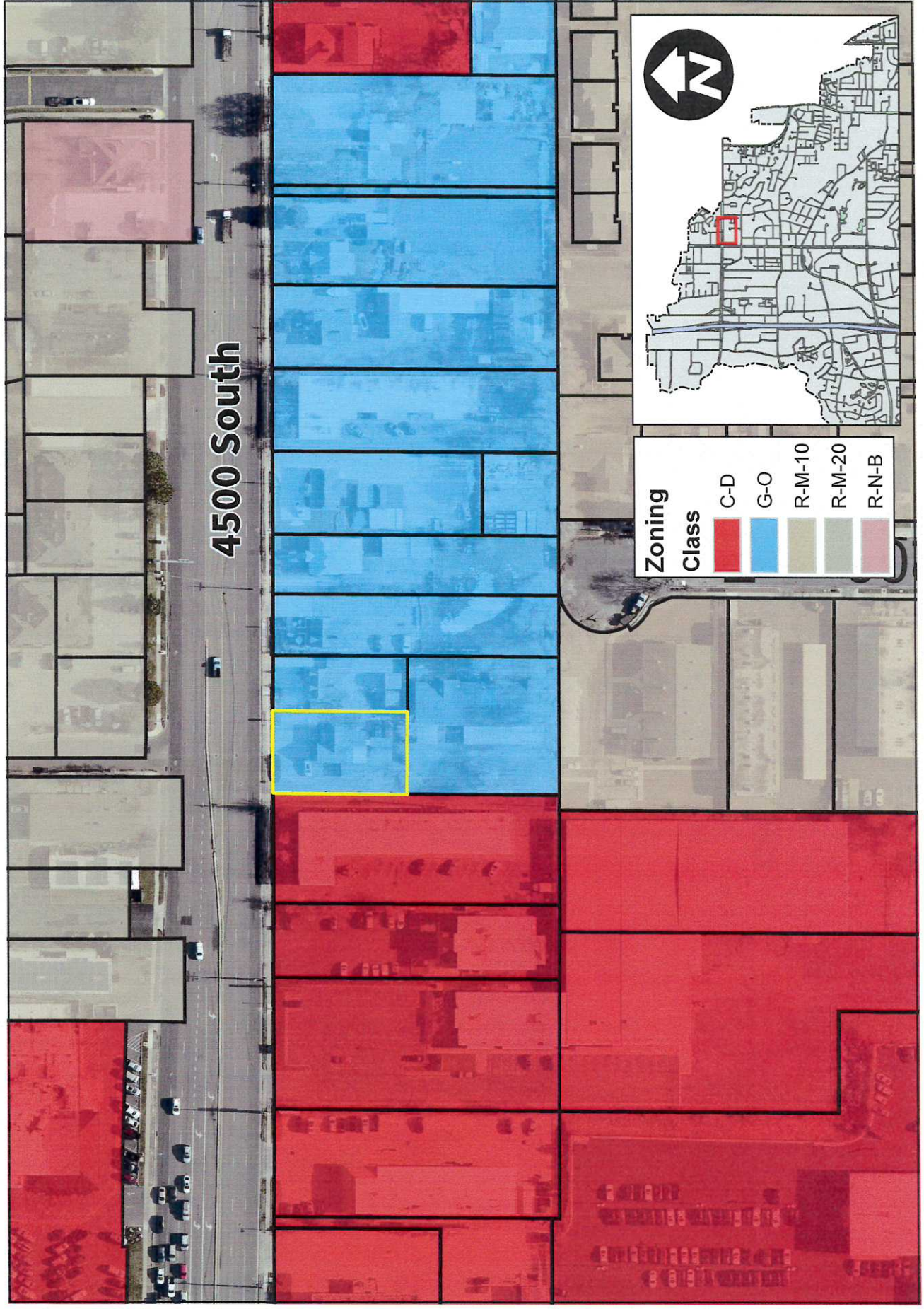
V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from G-O to C-D is supported by the General Plan and Future Land Use Map designation of the subject property.

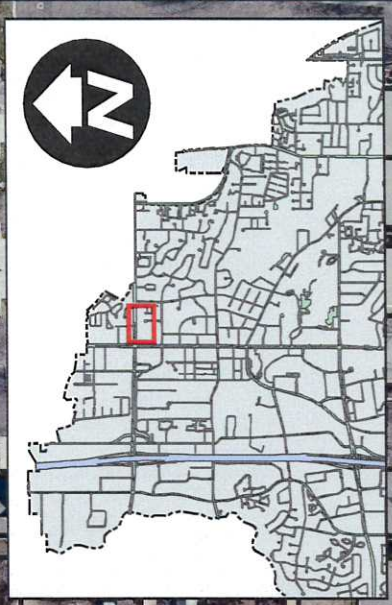
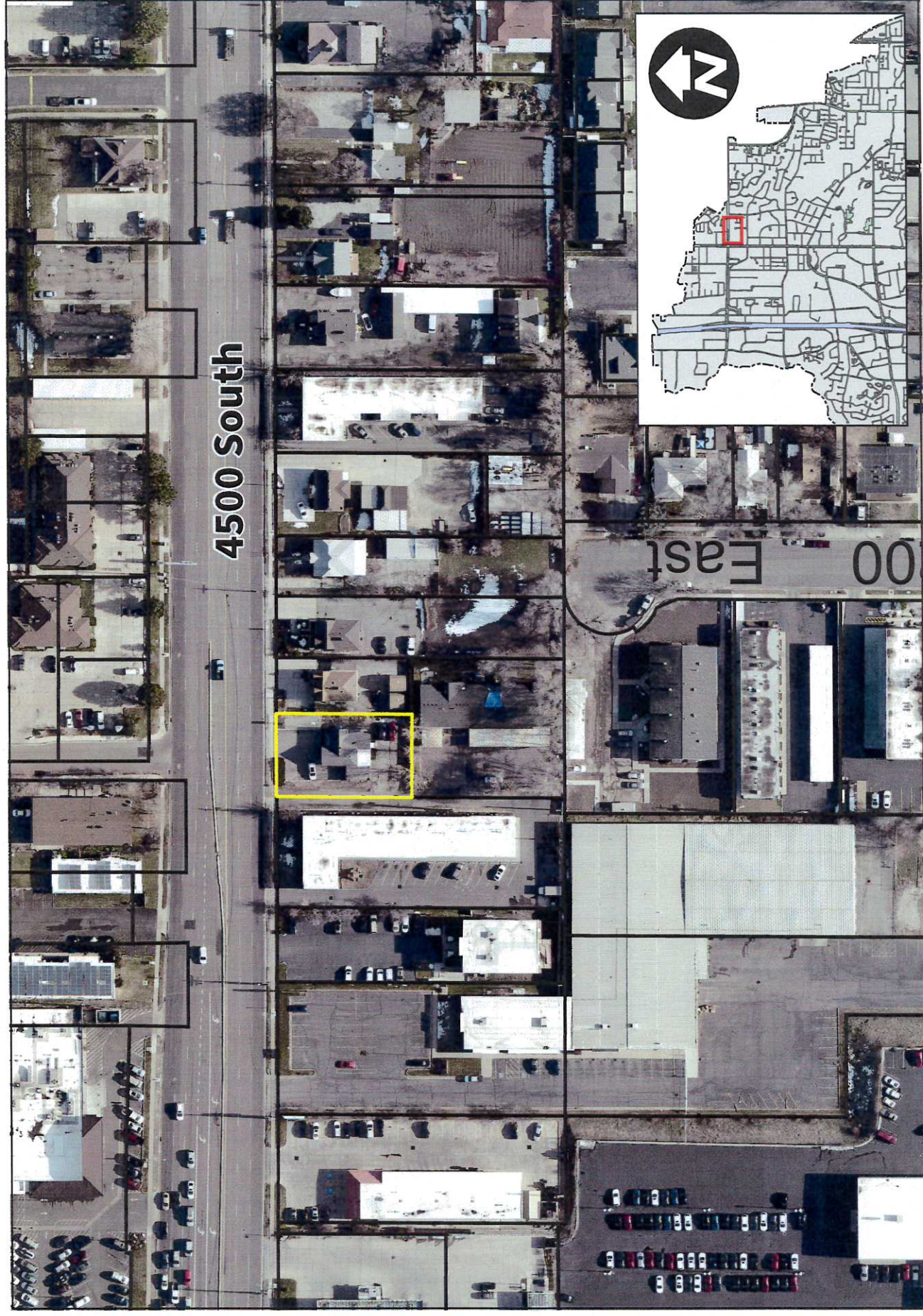
VI. STAFF RECOMMENDATION

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 requested amendment to the Zoning Map designation of the property located at 192 East 4500 South from G-O, General Office to C-D, Commercial Development.**

192 East 4500 South



192 East 4500 South



ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- ☒ Zoning Map Amendment
☐ Text Amendment
☒ Complies with General Plan
☒ Yes ☐ No

Project # 20-123

Subject Property Address: 192 E 4500 S Murray UT 84107

Parcel Identification (Sidwell) Number: 22-06-331-026

Parcel Area: .2 Current Use: Eye Doctor

Existing Zone: G0 Proposed Zone: CD

Applicant

Name: Saeid Akhar

Mailing Address: 1257W Brandonwood Dr

City, State, ZIP: Murray UT 84123

Daytime Phone #: 801 513 8600 Fax #: 801 410 4941

Email address: SAEIDAKHAR@yahoo.com

Business or Project Name: Sew N Fit

Property Owner's Name (if different): Michael Conklin

Property Owner's Mailing Address: 9067 Bordeaux way

City, State, Zip: Sandy UT 84093

Daytime Phone #: 801 261 2020 Fax #: _____ Email: skicross@ASN.com

Describe your reasons for a zone change (use additional page if necessary):

Change zoning for Tailoring shop
Sew N Fit

Authorized Signature: _____

Date: OCT 23 2020

Property Owners Affidavit

I (we) Michael Conklin, 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.

M. Conklin

Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 23 day of October, 20 20.

M. Rosenbaum
Notary Public

Residing in Utah

My commission expires: 2/14/2023

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's Signature (if any)

State of Utah

§

County of Salt Lake

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: _____



NOTICE OF PUBLIC MEETING

**** PUBLIC NOTICE IS HEREBY GIVEN** that in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Emergency Executive Order 20-02 issued by the Mayor on April 1, 2020, the Planning Commission of Murray City, Utah will hold an electronic only regular meeting at 6:30 p.m., Thursday, November 19, 2020. **The Chair of the Murray City Planning Commission has determined that due to the continued rise of COVID-19 case counts, meeting with an anchor location presents a substantial risk to the health and safety of those in attendance. No physical meeting location will be available.**

The Murray City Planning Commission will hold a public meeting regarding the following application: **Saeid Ahar with Sew N Fit has made an application to change the Zoning Map on the property addressed 192 East 4500 South. The request is to amend the zoning from G-O, General Office to C-D, Commercial Development.** If you would like to comment on this agenda item at the meeting please register at: <https://tinyurl.com/y6bju868> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less and written comments will be read into the meeting record.

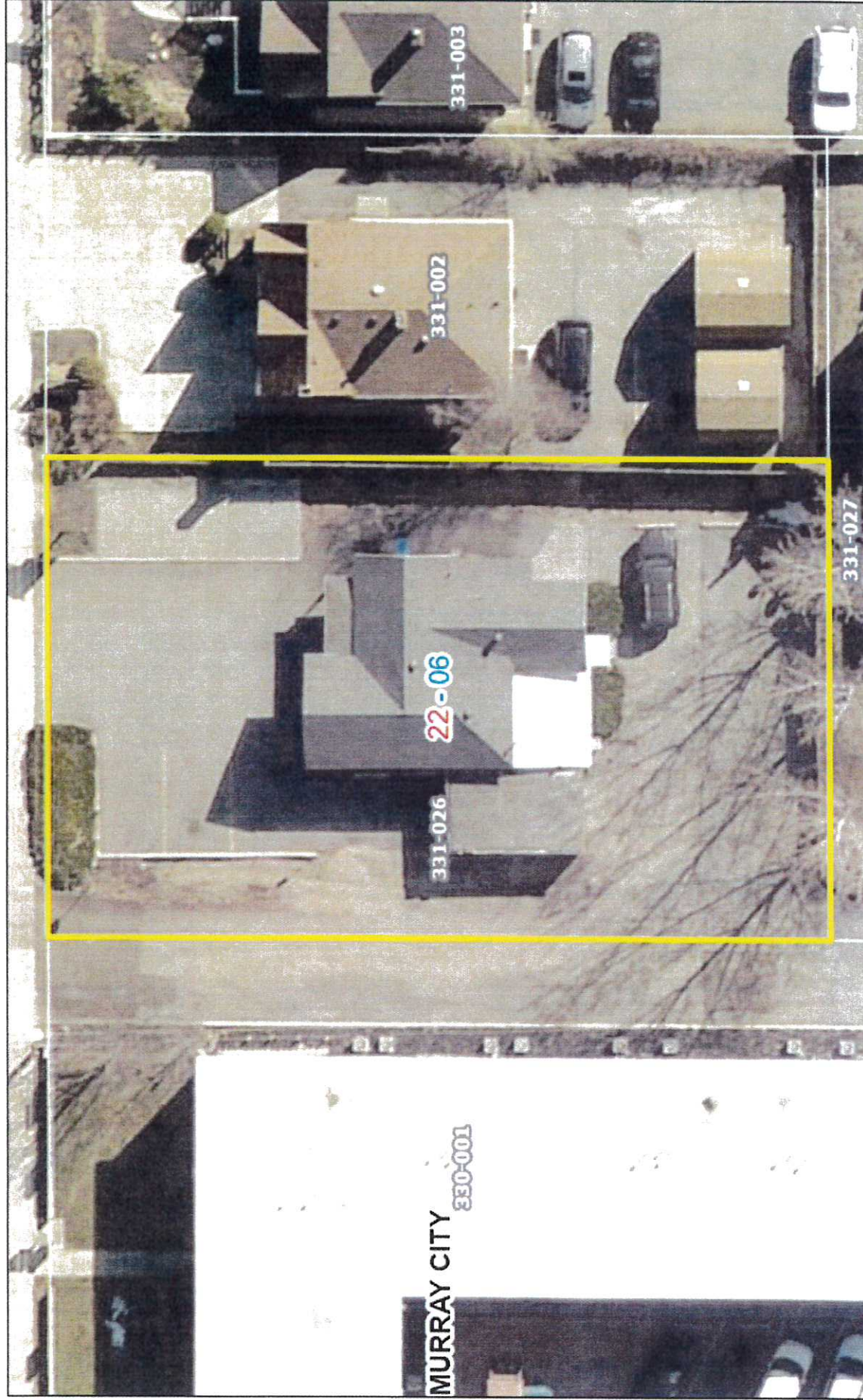


This notice is being sent to you because you own property near the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2420 or e-mail to zsmallwood@murray.utah.gov.

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.

Public Notice Dated | November 6, 2020

My Map



October 22, 2020

1:342

0 0 0 0.01 0.01
0 0 0 0.01 0.01
0 0 0 0.01 0.01

Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS,
USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources Esri,

This map was created by the office of the Salt Lake County Assessor in
The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here

EXHIBIT 'A'

File No.: 13742-6035045 (MR)

Property: 192 East 4500 South, Murray, UT 84107

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF 16TH SOUTH STREET (OLD 16TH SOUTH STREET, NOW 45TH SOUTH STREET) 542.5 FEET EAST FROM THE INTERSECTION OF THE EAST LINE OF STATE STREET AND THE SOUTH LINE OF 16TH SOUTH STREET (OLD 16TH SOUTH STREET, NOW 45TH SOUTH STREET), THE INITIAL POINT OF BEGINNING BEING 12.88 CHAINS EAST AND 4.70 CHAINS SOUTH AND 608.5 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 33 FEET TO THE CENTER OF 16TH SOUTH STREET (OLD 16TH SOUTH STREET, NOW 45TH SOUTH STREET); THENCE EAST 74.5 FEET; THENCE SOUTH 153 FEET; THENCE WEST 74.5 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 4500 SOUTH STREET.

PARCEL 2:

A RIGHT OF WAY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 03, 2010 AS ENTRY NO. 10891849 IN BOOK 9801 AT PAGE 7296 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF 45TH SOUTH STREET (FORMERLY 16TH SOUTH STREET) 542.5 FEET EAST FROM THE INTERSECTION OF THE EASTERLY LINE OF STATE STREET AND THE SOUTHERLY LINE OF 45TH SOUTH STREET, SAID INITIAL POINT BEING ABOUT 12.88 CHAINS EAST AND 4.70 CHAINS SOUTH AND 608.5 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 9 1/2 FEET ALONG LINE OF STREET; THENCE SOUTH 257.4 FEET; THENCE EAST 23 1/2 FEET TO EASTERLY LINE OF LANE RUNNING NORTHERLY AND SOUTHERLY; THENCE NORTHERLY ALONG SAID EAST LINE OF LANE 257.4 FEET MORE OR LESS, TO SOUTHERN OF 45TH SOUTH STREET 9 FEET EAST OF THE POINT OF COMMENCEMENT; THENCE WEST 9 FEET TO THE POINT OF COMMENCEMENT.

A.P.N. 22-06-331-026-0000

Order Confirmation for 0001303503

Client	MURRAY CITY RECORDER	Account #	9001341938
Client Phone	8012642660	Ordered By	SUSAN
Address	5025 S STATE, ROOM 113	Account Exec	ltapuso2
	MURRAY, UT 84107	PO Number	PUBLIC HEARING NO
Email	snixon@murray.utah.gov		

Total Amount \$75.56**Payment Amt \$0.00****Amount Due \$75.56**

Text: PUBLIC HEARING NOTICE

Ad Number 0001303503-01 Ad Type Legal LinerAd Size 1 X 42 li Color**WYSIWYG Content****MURRAY CITY
CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 19th day of November 2020, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Zone Map Amendment from G-O (General Office) to C-D (Commercial Development) for the property located at 192 East 4500 South, Murray City, Salt Lake County, State of Utah. If you would like to comment on this agenda item at the meeting please register at: <https://tinyurl.com/y6bj868> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/. No physical meeting location will be available.

Jared Hall, Manager
Planning Division
1303503 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	11/08/2020	
utahlegals.com	utahlegals.com	utahlegals.com
<u>Scheduled Date(s):</u>	11/08/2020	
Deseret News	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	11/08/2020	

SEW N FIT
P/C 11/19/20
Project 320-123
300' radius + affected entities

Aphrodite Llc
861 S 2300 E
Salt Lake City , UT, 84108-1429

Claybourne Avenue Llc
Po Box 91126
Salt Lake City , UT, 84109-9126

Imack Properties, Llc
198 E 4500 S
Murray , UT, 84107-2628

Cosmos Enterprises, Llc
1533 S Main St
Salt Lake City , UT, 84115-5315
** returned in mail**

Halle Properties Llc
20225 N Scottsdale Rd
Scottsdale , AZ, 85255-

LC J-J Bakd
1370 W Northtemple St
Salt Lake City , UT, 84116-3221

J Fm Tr
214 E 4500 S
Murray , UT, 84107-3832

James M Burrows
4431 S Fairbourne Ave
Murray , UT, 84107-2625

Michaels Classic Optical Llc
192 E 4500 S
Murray , UT, 84107-2628

Shirley A Crews
3282 E Bell Oaks Cir
Sandy , UT, 84092-4255

Loretta A J Miller
210 E 4500 S
Murray , UT, 84107-3832

Premium Management Lp
162 E 4500 S
Murray , UT, 84107-2628

Warlup, Llc
244 E Stonebridge Dr
Draper , UT, 84020-8637

Nicholas Kambouris; Konstantinos
Kambouris (Jt)
1792 E Lincoln Ln
Holladay , UT, 84124-3516

Warlup, Llc
244 E Stonebridge Dr
Draper , UT, 84020-8637

Western Odyssey Inc
344 E 100 S # 301
Salt Lake City , UT, 84111-1727

Trust Not Identified
4708 S Holladay Blvd
Holladay , UT, 84117-5403

Western Odyssey Inc
344 E 100 S # 301
Salt Lake City , UT, 84111-1727

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

Yim/Sy Family Revocable Living Trust
03/16/2018
791 E Kamber Cv
Draper , UT, 84020-7855

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: SKYLAR GALT
5411 South Vine Street, Unit 3B
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: DAVID ROBERTS
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

ROCKY MOUNTAIN POWER
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
1426 East 750 North, Suite 400,
Orem, Utah 84097

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111



MURRAY

Community & Economic Development

Zone Map Amendment

192 East 4500 South, Sew N Fit

Council Action Request

Committee of the Whole

Meeting Date: January 5, 2021

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval Doug Hill <small>Digitally signed by Doug Hill DN: cn=Doug Hill, o=Murray City Corporation, ou=Mayor's Office, email=dhill@murray.utah.gov, c=US Date: 2020.12.21 16:31:06 -0700</small> Date December 21, 2020	Purpose of Proposal A Zone Map Amendment for 192 East 4500 South from G-O, General Office to CS, Commercial Development Action Requested Approval of a Zone Map Amendment for 192 East 4500 South from G-O, General Office to CS, Commercial Development Attachments Slide Presentation Budget Impact None. Description of this Item Background Saeid Ahar of Sew N Fit has applied to amend the Zoning Map for the property located at 192 East 4500 South, and change from G-O, General Office to C-D, Commercial Development. This request is supported by the 2017 General Plan. The property is currently being used as an optometrist's office and is .20 acres in size. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, General Commercial is primarily intended to be used for development of "larger retail destinations". Multiple properties along 4500 South have already been rezoned from G-O to C-D in accordance with the General Plan. Zoning Regulations The existing G-O Zone allows for office, pharmacy and massage therapy uses. Bed and Breakfasts, photo studios, beauty salons and
---	--

Continued from Page 1:

restaurants are allowed subject to Conditional Use approval.

The proposed **C-D Zone** allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The current optometrist's office would still be allowed as a permitted use.

Staff Review

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on November 2nd, 2020. There were no comments from the City Departments and all recommended approval.

Public Notice and Planning Commission

Thirty-nine (39) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property.

The Planning Commission held a public hearing for this item for this item on November 19, 2020. No public comments were received, and the Planning Commission voted 6-0 to forward a recommendation of approval to the City Council based on the findings below.

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from G-O to C-D is supported by the General Plan and Future Land Use Map designation of the subject property.

Recommendation

Based on the findings above, Staff and the Planning Commission recommend the City Council approve the requested amendment to the Zoning Map designation of the property located at 192 East 4500 South from G-O, General Office to C-D, Commercial Development.

Sew N Fit

Zone Map Amendment from G-O, General Office to
C-D Commercial Development

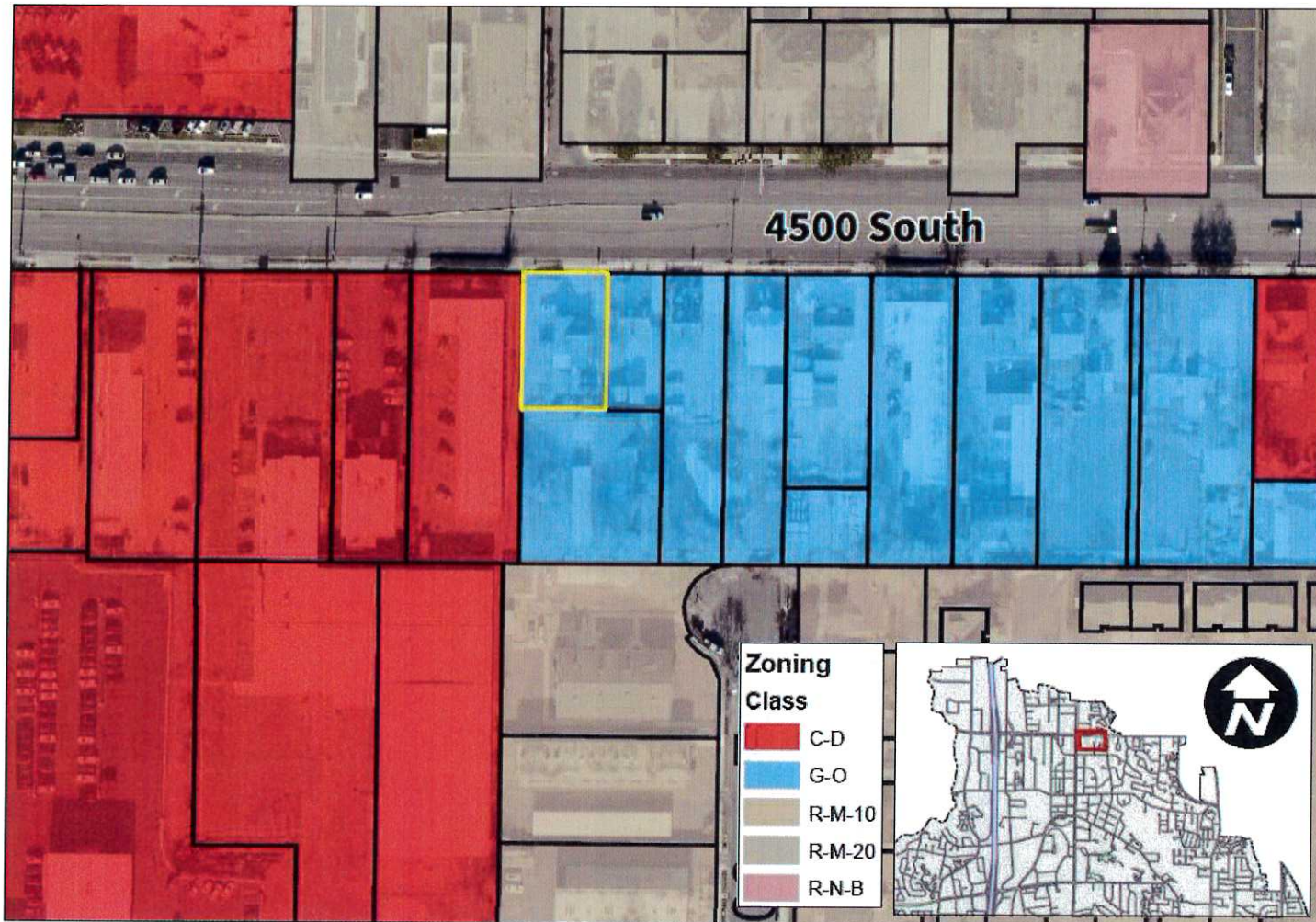
192 East 4500 South





Aerial View

192 East 4500 South



Current Zoning

G-O, General Office

Future Land Use Categories

-  City Center
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Neighborhood Commercial
-  General Commercial
-  Residential Business
-  Professional Office
-  Office
-  Business Park Industrial
-  Industrial
-  Parks and Open Space



Future Land Use Map

C-D, Commercial Development

Planning Commission Meeting

November 19, 2020

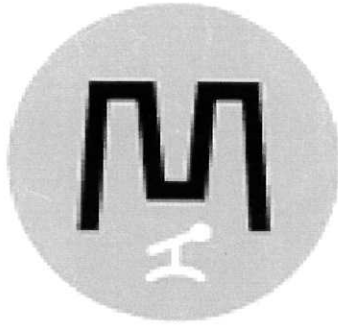
- **39 public notices were mailed (300' distance)**
 - ✓ No public comments were received
- **The Planning Commission voted 6-0 to recommend approval based on the findings:**
 - ✓ The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
 - ✓ The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
 - ✓ The proposed Zone Map Amendment from G-O to C-D is supported by the General Plan and Future Land Use Map designation of the subject property.



Staff Recommendation

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 192 East 4500 South from G-O, General Office to C-D, Commercial Development.





MURRAY
CITY COUNCIL

Public Hearing #2

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of January 2021, at the hour of 6:30 p.m., the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from General Commercial to Mixed Use and amending the Zoning Map from the C-D (Commercial Development) zoning district to the M-U (Mixed Use) zoning district for the properties addressed 861 E. Winchester Street and 6520, 6550, 6580 South 900 East, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the General Plan and Zoning Map as described above.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>.


***Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov.
- Comments are limited to less than three minutes, include your name and contact information.

DATED this 22nd day of December, 2021.



MURRAY CITY CORPORATION


Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: January 3, 2021 (Salt Lake Tribune)
PH21-02

From: [Jennifer Heaps](#)
To: [Janet Lopez](#)
Subject: Request to postpone
Date: Thursday, January 7, 2021 11:17:44 AM
Importance: High

Jan,

Please see the message below from the Boyer Company requesting to postpone the public hearing on the RC Willey site to March 2. Please let me know the council's response to this request.

Melinda and Jared,

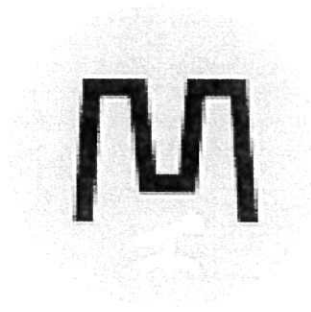
Based on feedback from the City Council during the January 5th, 2021 Committee of the Whole regarding the above-referenced item, The Boyer Company hereby requests that the City Council postpone consideration of this item from January 19, 2021 to March 2, 2021.

Regards,
Scott Verhaaren

Thanks,

Jennifer Heaps

Chief Communications Officer | Murray City Mayor's Office
5025 S. State Street | Murray, Utah 84107
Phone: (801) 264-2605
www.murray.utah.gov



MURRAY
CITY COUNCIL

Public Hearing #3

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of January 2021, at the hour of 6:30 p.m., the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from General Commercial to Mixed Use and amending the Zoning Map from the C-D (Commercial Development) zoning district to the M-U (Mixed Use) zoning district for the properties addressed 5445 South 900 East, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the General Plan and Zoning Map as described above.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

***Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov.
- Comments are limited to less than three minutes, include your name and contact information.

DATED this _____ day of _____, 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: January 2, 2020

Janet Lopez

From: Bruce Broadhead <bbroad1442@gmail.com>
Sent: Thursday, January 7, 2021 5:29 PM
To: Jennifer Kennedy; Janet Lopez; Melinda Greenwood; Jared Hall; Brooke Smith; Doug Hill
Cc: Brent Cook
Subject: [EXTERNAL] Fwd: Meeting Withdrawl

To Doug & All of the Murray City Team-

I'm forwarding a copy of the letter request sent earlier today so that all of you are in the loop regarding the Sports Mall request,as follows:

Bruce Broadhead <bbroad1442@gmail.com>

to Melinda, Brent, Jared, bcc: Roy



Jared-

Needless to say, we were surprised at the comments from City Council members in the recent Committee of the Whole meeting earlier this week. And so we have been searching for some sort of resolution for the various concerns that we heard discussed.

And so after further discussions we've had, we'd like to request a Postponement from the Dec 19th City Council Agenda in order to adequately consider & discuss various options and then moving ahead at some future date.

Thank you for your consideration.

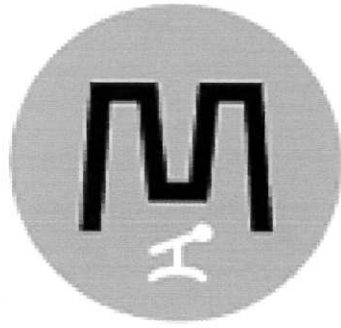
Bruce V. Broadhead
Manager
Sports Mall Properties, LLC

ACCORDINGLY, THIS E-MAIL WILL SERVE AS OUR WRITTEN REQUEST.
Thank you,

Bruce V. Broadhead

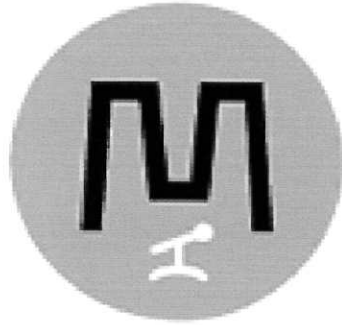
----- Forwarded message -----

From: **Brent Cook** <brentc@sportsmallgroup.com>
Date: Thu, Jan 7, 2021 at 4:46 PM
Subject: Fwd: Meeting Withdrawl
To: Bruce Broadhead <bbroad1442@gmail.com>



MURRAY
CITY COUNCIL

Business Items



MURRAY
CITY COUNCIL

Business Item #1



MURRAY

Murray City Council

Council Boards and Committees

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director Jennifer Kennedy Council Director Phone # 801-264-2622 Presenters Diane Turner Required Time for Presentation Is This Time Sensitive No Mayor's Approval Date January 8, 2021	Purpose of Proposal Appointment of Council Member's to Boards and Committees Action Requested Approval of attached resolution Attachments Resolution Budget Impact None Description of this Item Appointment of Council Member's to Boards and Committees
--	---

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY COUNCIL'S APPOINTMENT
OF REPRESENTATIVES TO BOARDS AND COMMITTEES.

WHEREAS, the City Council ("Council") annually appoints Council members to the Association of Municipal Councils, the Capital Improvement Program, the Utah League of Cities and Towns Legislative Policy Committee, the Chamber of Commerce Board, and the Economic Task Force; and

WHEREAS, the Council has discussed appointments to these boards and committees; and

WHEREAS, the Council wants to formally approve the appointments.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Councilmember Rosalba Dominguez as the to the Association of Municipal Councils.
2. Councilmember Dale Cox and Councilmember Brett Hales to the Capital Improvement Program.
3. Councilmember Kat Martinez to the Utah League of Cities and Towns Legislative Policy Committee.
4. Councilmember Dale Cox to the Chamber of Commerce Board.
5. Councilmember Kat Martinez to the Economic Task Force.

These appointments shall take effect immediately.

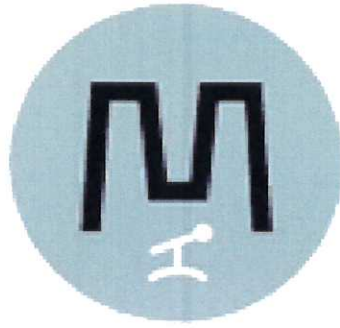
DATED this day of 2021.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Business Item #2



MURRAY

Murray City Council

Diversity and Inclusion Ad Hoc Advisory Task Force

Council Action Request

Council Meeting

Meeting Date: January 19, 2021

Department Director Janet M. Lopez	Purpose of Proposal The Diversity and Inclusion Had Hoc Advisory Task Force suggests strategies in achieving to equity
Phone # 801-264-2624	Action Requested Adoption of a resolution to create a Diversity and Inclusion Ad Hoc Advisory Task Force
Presenters Kat Martinez, Council Member, District 1	Attachments Resolution and charter
	Budget Impact No impact on budget
Required Time for Presentation 10 Minutes	Description of this Item Discrimination is the unjust treatment of someone based on age, disability, sexual orientation, status as a parent, religion, nationality, pregnancy, race, color, or gender. Equality is treating everyone the same. Social equality is the belief that all people should be given equal opportunity to take advantage of aspects of society, such as jobs or memberships in clubs, and no person should have an advantage over another.
Is This Time Sensitive No	
Mayor's Approval	Equity is providing equal access through sometimes unequal services by removing barriers and providing accommodations.
Date January 5, 2021	

Continued from Page 1:

The Diversity and Inclusion Ad Hoc Advisory Task Force will offer members of marginalized communities an opportunity to offer suggestions to the Council and the Mayor regarding improving equitable access and opportunity to City residents, businesses and employees.

RESOLUTION NO. ____

A RESOLUTION ESTABLISHING THE DIVERSITY AND
INCLUSION AD HOC ADVISORY TASK FORCE

WHEREAS, the City Council wants to establish the Diversity and Inclusion Ad Hoc Advisory Task Force ("Task Force") to research and examine the relationship between the community at large and marginalized and underrepresented communities within the context of City policies, practices and programming in order to provide feedback that will help foster mutual understanding and respect among all members of the City; and

WHEREAS, the Task Force will work to encourage inclusion and to discourage prejudice and discrimination against marginalized communities including any person, group, or any other status protected by law on account of age, race, creed, color, religion, national origin, ancestry, sex, or disability; and

WHEREAS, the need for the creation of the Ad Hoc Task Force stems from the changing demographics of the City; as the City continues to grow and change, the City Council finds it necessary to research and examine current City practices and policies related to diversity and inclusion across City government and the impacts of these practices and policies on marginalized communities.

NOW, THEREFORE, BE IT RESOLVED, by the Murray City Municipal Council as follows:

1. The Diversity and Inclusion Ad Hoc Advisory Task Force is hereby established.
2. It hereby approves the Diversity and Inclusion Ad Hoc Advisory Task Force Governance Charter, attached hereto.
3. The Diversity and Inclusion Ad Hoc Advisory Task Force is in the best interest of the City.
4. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Rosalba Dominguez, Chair

ATTEST

Jennifer Kennedy, City Recorder

**DIVERSITY AND INCLUSION
AD HOC ADVISORY TASK FORCE
Governance Charter**

I. Name

The name of the task force shall be the “Diversity and Inclusion Ad Hoc Advisory Task Force” (hereinafter, the “Ad Hoc Task Force”).

II. Background and Purpose

The City Council wants to establish the Ad Hoc Task Force to research and examine the relationship between the community at large and marginalized and underrepresented communities within the context of City policies, practices and programming and to provide feedback that will help foster mutual understanding and respect among all members of the City. The Ad Hoc Task Force will work to encourage inclusion and to discourage prejudice and discrimination against marginalized communities including any person, group, or any other status protected by law on account of age, race, creed, color, religion, national origin, ancestry, sex, or disability.

The need for the creation of the Ad Hoc Task Force stems from the changing demographics of the City. As the City continues to grow and change, the City Council finds it necessary to research and examine current City practices and policies related to diversity and inclusion across City government and the impacts of these practices and policies on marginalized communities.

The Ad Hoc Task Force shall assist the City:

1. to improve the quantity and quality of inclusive experiences and opportunities for residents, employee, and visitors;
2. to provide a strong sense of community, actively engage residents, support events and traditions that build bridges within the communities and
3. to ensure services are equally accessible to all residents by identifying barriers and making recommendations to the City.

The Ad Hoc Task Force’s role shall be advisory only. The City Council is the decision-making body and is directly accountable to City residents. Nothing herein or elsewhere shall be interpreted as the delegation of a duty or power legitimately within the responsibility of the City Council.

III. Authority

The Ad Hoc Task Force shall complete, or cause to be completed, a fact-finding activity that will be promoted intentionally among marginalized communities and that will assess community involvement, sense of belonging, feelings of the level of safety within Murray and the ease of

navigating City services. With the benefit of fact-finding results, the Ad Hoc Task Force shall review and make recommendations to the City Council and Mayor with respect to the following:

1. Communicating plans to City departments and to the other City boards thus maximizing City resources, efficiency, and building an environment working together to plan and sponsor events.
2. Promoting public understanding of and support for diversity at all levels of government.
3. Encouraging public and private cooperation to provide diverse opportunities in the City including initiating, **sponsoring**, and promoting involvement, activities, and **contributions** by the private sector for the expansion and awareness of cultural diversity within the City.
4. Existing and proposed events and programming that would benefit the City and its diverse community members and that would encourage inclusion and accessibility.
5. Creating an accessibility guide for City events, to assist Departments and other boards improve accessibility.
6. Perform any other duties and functions consistent with the promotion of diversity promoting activities in the City as directed by the City.
7. Publicize and disseminate news and information regarding cultural diversity activities within the City including working with the City's communication staff members to promote events and activities in all news and social media.
8. Holding public meetings in which diversity and inclusion within the City are discussed.
9. Working with agencies and organizations within and outside of the City to assist the City with the implementation of events and programs designed to promote diversity and inclusion and to improve the community and the lives of the City's residents.
10. Providing a voice for marginalized communities to communicate issues important for them to the City, county and state officials.

IV. Membership of the Ad Hoc Task Force

1. The Ad Hoc Task Force shall be composed of nine (9) members, all of whom shall be appointed by the City Council and may be removed the City Council for any or no reason. Five (5) members shall be residents of the City. The remaining four (4) members shall be at large members and may either be City residents, owners of businesses within the City or individuals providing services to under-represented communities within the City.

2. No Ad Hoc Task Force Member shall receive any compensation or remuneration from any person or party for the performance of duties as a member of the Ad Hoc Task Force.

3. The Ad Hoc Task Force shall automatically terminate and disband upon the final submission of its recommendations to the City.

V. Meetings and Attendance

1. Regular Meetings. The Ad Hoc Task Force shall hold regular meetings in order to fulfill its prescribed duties.

2. Special Meetings. Special meetings may be called at any time by the Chair, or by written request of a majority of the members of the Ad Hoc Task Force.

3. Quorum. The presence of a majority of the members shall constitute a quorum for meetings of the Ad Hoc Task Force. A majority vote shall be required to constitute an official action of the Ad Hoc Task Force.

4. Public Attendance. All meetings shall be open and public, and all persons shall be permitted to attend any meeting. Meetings shall comply in all respects with the Utah Open and Public Meeting Act.

5. Notice. All meetings shall be duly noticed at least 24 hours in advance.

VI. Procedures and Applicable Law

The Ad Hoc Task Force shall formulate its own rules for selection of a chair, the time, place and manner of calling of meetings, and other procedural matters; provided, that there shall be at least one meeting quarterly. In all matters and things not otherwise provided for herein, the proceedings shall be governed by Robert's Rules of Order Newly Revised.

Diversity and Inclusion **Advisory** Committee



MURRAY

Background and Purpose

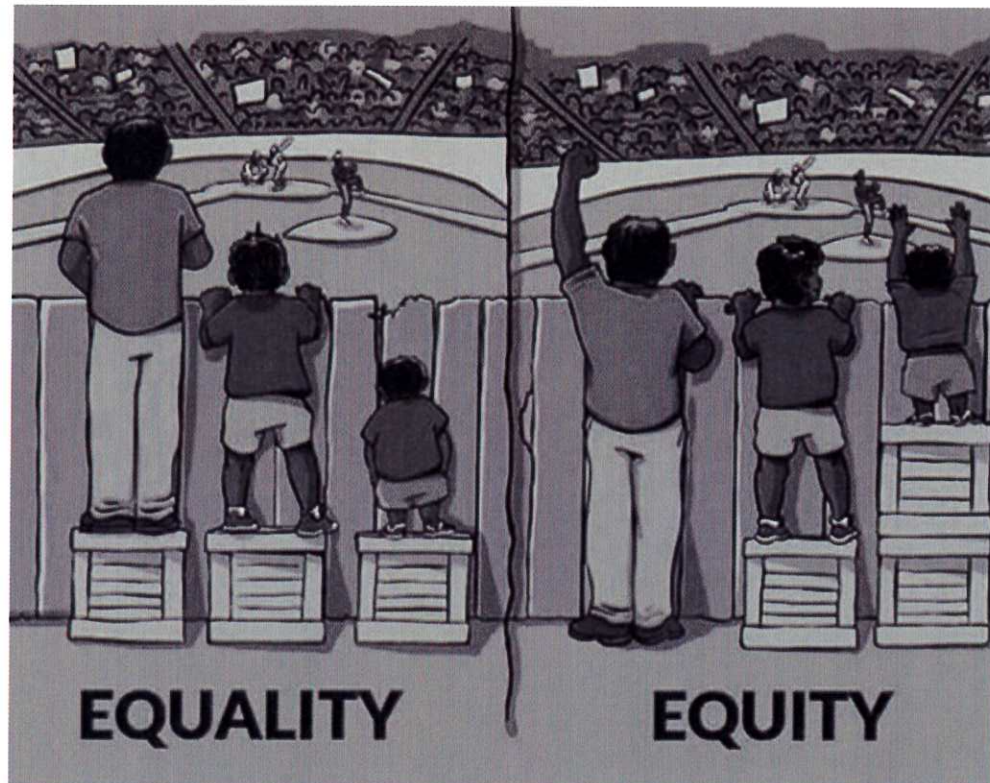
The need for the creation of the Ad Hoc Task Force stems from the changing demographics of the City. As the City continues to grow and change, it is necessary to **research and examine** current City practices and policies related to diversity and inclusion across City government and the impacts of these **practices and policies** on marginalized communities.

The Ad Hoc Task Force shall assist the City:

- to **improve** the quantity and quality of inclusive **experiences** and **opportunities** for residents, employees and visitors;
- to provide a strong sense of community, actively engage residents, support events and traditions that **build bridges** within the communities and
- to ensure services are equally accessible to all residents by **identifying barriers** and making recommendations the the City.



Equality:
treating
everyone
the same.



Equity:
treating
everyone
fairly

Equality



Equity



© 2017 Robert Wood Johnson Foundation.
May be reproduced with attribution.

The **Ad Hoc Task Force** shall complete, or cause to be completed, a **fact-finding activity** that will be promoted intentionally among marginalized communities and that will assess community involvement, sense of belonging, feelings of the level of safety within Murray and the ease of navigating City services.



Murray by the Numbers

10% Hispanic or Latino (~5,000 residents)

12% Language other than English spoken at home (~5,880 residents)

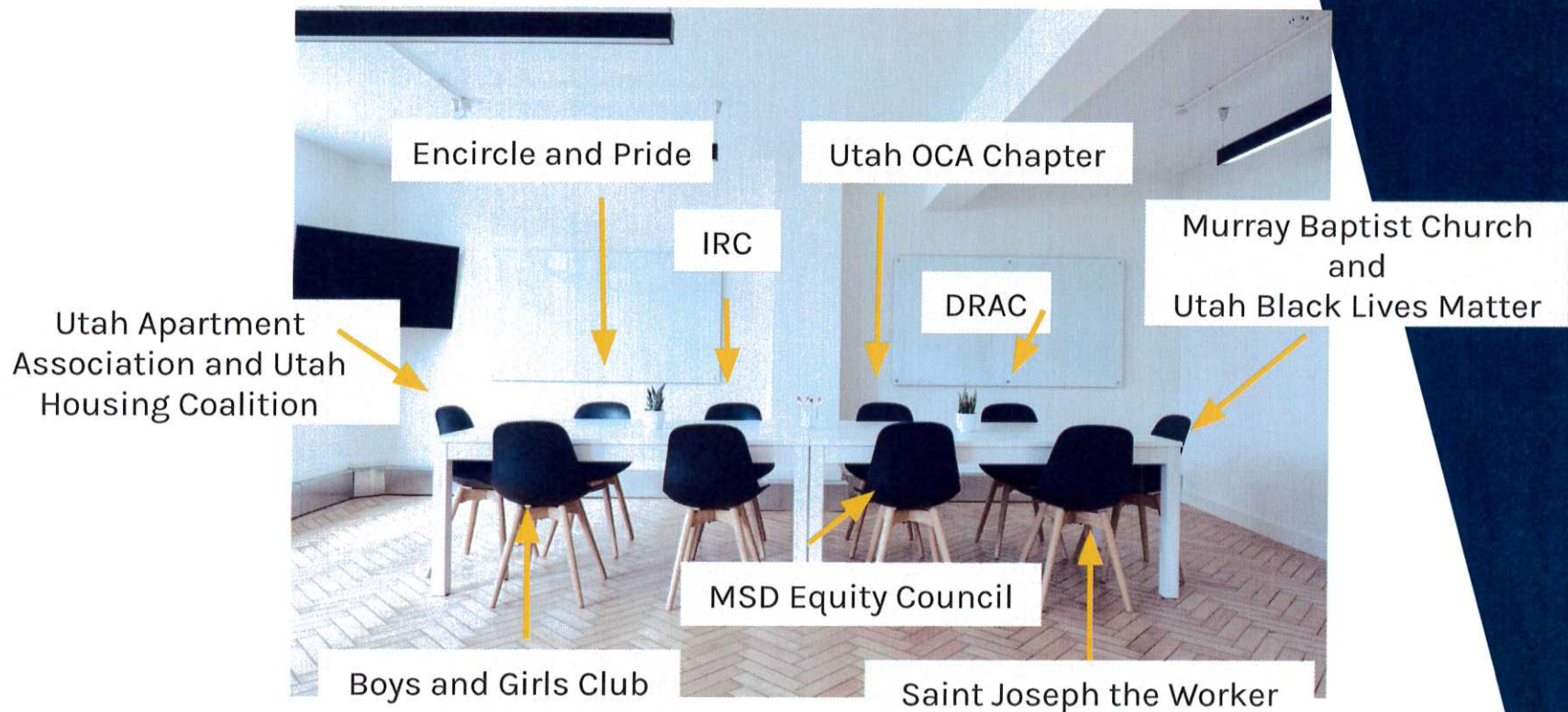
5% LGBTQ (~2,500 residents)

1 in 4 adults live with a disability (~12,250 residents)
Mobility, cognition, hearing, vision, invisible

60,000 refugees live in Utah and most are in Salt Lake County

There is a **need** to better reach out to these residents and ensure their needs are met and their voices are heard.

The Ad Hoc Task Force will be made up of **9 members**.
5 must be residents
4 maybe business owners or community partners in **Murray**



Diversity:

Who makes up our community

Inclusion:

Who has a voice

Equity:

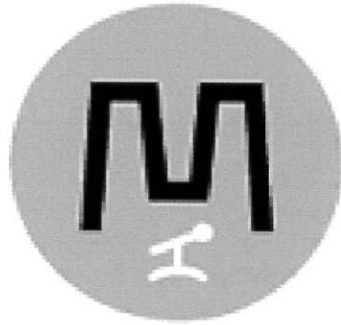
Achieving equal access, treatment, opportunity and advancement for all people

Diversity and Inclusion Ad Hoc Task Force:

Provide **recommendations** to the Council and Mayor when barriers are identified and suggest enhancements to procedures and process to **improve justice and fairness**

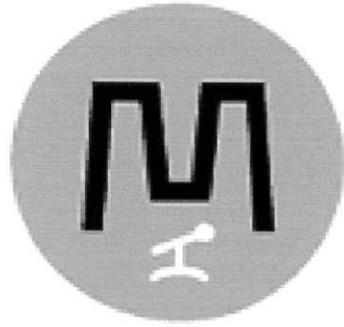
Murray City Ad Hoc Diversity and **Inclusion** Task Force

Ensuring **all** Murray residents, employees and businesses are included, valued and heard.



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment