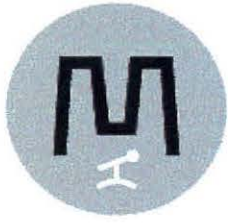


**MURRAY**  
CITY COUNCIL

# Council Meeting July 6, 2021



## **Murray City Municipal Council**

### **Notice of Meeting**

**July 6, 2021**

Murray City Center

5025 South State Street, Murray, Utah 84107

#### **Meeting Agenda**

**4:30 p.m.**      **Committee of the Whole** - Conference Room #107  
Diane Turner conducting

#### **Approval of Minutes**

Committee of the Whole – June 1, 2021

Committee of the Whole – June 15, 2021

#### **Discussion Items**

1. Discussion on the Wastewater Master Plan. – Danny Astill (25 minutes)
2. Discussion on an ordinance vacating a municipal utility easement located at approximately 20 East Winchester Street. – Bruce Turner (15 minutes)
3. Update on the new City Hall. – Doug Hill (15 minutes)
4. Discussion on a resolution authorizing and approving proceedings in eminent domain as necessary for a strip of land located at 5859 S. Willow Grove Lane. – G.L. Critchfield (15 minutes)
5. Discussion on City Council meetings. – Jennifer Kennedy (15 minutes)

#### **Announcements**

#### **Adjournment**

The public may view the Council Meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

**6:30 p.m.**      **Council Meeting** – Council Chambers  
Rosalba Dominguez conducting.

#### **Opening Ceremonies**

Call to Order

Pledge of Allegiance

#### **Approval of Minutes**

Council Meeting – June 15, 2021

#### **Special Recognition**

None scheduled.



### **Citizen Comments**

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

### **Consent Agenda**

1. Consider confirmation of the Mayor's appointment of Kimberlee Bird to the Murray City Parks and Recreation Advisory Board for a three-year term beginning July 6, 2021 to expire January 1, 2024.  
Mayor Camp presenting.

### **Public Hearings**

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

1. Consider a land use ordinance amending sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures – Melinda Greenwood and Jared Hall presenting.
2. Consider an ordinance vacating a municipal utility easement located at approximately 20 East Winchester Street. Bruce Turner presenting.

### **Business Items**

1. Consideration of a resolution authorizing and approving proceedings in eminent domain as necessary for a strip of land located at 5859 S. Willow Grove Lane. G.L. Critchfield presenting.

### **Mayor's Report and Questions**

### **Adjournment**

#### **NOTICE**

Supporting materials are available for inspection on the Murray City website at [www.murray.utah.gov](http://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.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

On Friday, July 2, 2021, at 9:00 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](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



**MURRAY**  
CITY COUNCIL

# Committee of the Whole



**MURRAY**  
CITY COUNCIL

# Committee of the Whole Minutes



## MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE Meeting Minutes

DRAFT

The Murray City Municipal Council met on Tuesday, June 1, 2021 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. Turner, 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:

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

### Excused:

Rosalba Dominguez	District #3
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### Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Doug Hill	Chief Administrative Officer
G.L. Critchfield	City Attorney	Laura Bowden	Deputy Recorder
Blaine Haacke	Power – General Manager	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Russ Kakala	Streets Superintendent
Bruce Turner	Power - Operations Manager	Jared Hall	CED
Brenda Moore	Finance Director	Melinda Greenwood	CED Director

Ms. Turner called the meeting to order at 4:00 p.m.

**Approval of Minutes:** None scheduled.

### Discussion Items:

**Discussion on vacating Municipal Utility Easement to Security National** – Mr. Turner discussed the vacation request made by Security National because they want to utilize property the City no longer needs, for their own use. A map was displayed to depict a small yellow area located on the National Security site. Mr. Critchfield confirmed in past years the formality to vacate an easement was considered an administrative decision by the mayor. However, after new legislation that defined Municipality Utility Easements, such vacations now require approval of the city council.

**Discussion on an amendment to the General Plan's Future Land Use Designation from Low Density**

**Residential to Medium Density Residential, and to amend the Zoning Map from R-1-8 to R-1-6 and R-M-15 for 935 West Bullion** – Mr. Hall explained that two separate properties located on Bullion Street require zone changes where a Hamlet development will occur. Currently, both are zoned as A-1 Agricultural but are designated differently on the Future Land Use Map. The empty lot is considered Parks and Open Space and the old communication site is designated for low density residential.

The project came twice before the Murray Planning Commission. The first application, with higher density, made the request to change the entire project to R-M-15, which was quickly withdrawn due to an outcry of public concern. The current and second application includes limited and lower density and a request to rezone properties to both R-1-6 and R-M-15. As a result, Hamlet Homes hosted a neighborhood meeting to share the updated plan publicly. Mr. Hall displayed the conceptual plan indicating that 3.36-acres in front be rezoned to R-1-6, and 4.64 acres in the rear be rezoned to R-M-15. If granted a lot-line adjustment would be made to align parcels with the rezones. This means nine units per acre would be allowed, as opposed to 12 units per acre as originally proposed with a rezone to R-M-15 for the entire project. A total of 20 single-family lots would be developed in front and 55 townhomes clustered in the rear, providing a total of 75 housing units.

There was a brief conversation about contaminants buried in hillside areas. Staff reports explained historically that all of the property was part of an old smelter site where contaminants still exist. The developer would handle the situation according to the Department of Environmental Quality voluntary cleanup program, so a repository area for contaminated fill would be located in a far-off corner of the property. Mr. Hall said a great deal of demolition is required and pointed out that natural buffers already exist around the properties and there is good spacing from the cell tower.

The Murray Planning Commission mailed 147 public notices to residents within a 500' radius of the property and a public hearing was held on May 6, 2021 where 47 public comments were received. The Planning Commission forwarded a recommendation of approval to the City Council with a vote of 4-3. Mr. Hall confirmed City staff also recommends approval of both amendments.

Mr. Cox affirmed that R-M-15 does not mean 15 units per acre as most citizens believe. Mr. Hall agreed the R-M-15 base density project would consist of 12 units per acre due to provision for roads, landscaping features and appropriate buffers.

Ms. Turner asked about impact on City infrastructure. Mr. Hall said there were no concerns. A traffic impact study was completed, and Bullion Street would continue to function at a level of service "A" requiring no changes to nearby intersections. School systems would operate without concern. Mr. Cox mentioned his conversation with the school district who confirmed there are easy solutions to enrollment issues at Viewmont Elementary school and there is plenty of room for new students. Mr. Hall agreed and said there are no concerns related to water, sewer, and power either. Ms. Martinez asked what level A service means and noted that a traffic study might have been conducted during the pandemic when there was a reduction in road traffic.

Mr. Hall explained pre-pandemic traffic data was utilized for the study and that level "A" signifies how well intersections function. The study was also implemented with 90 units in mind - not 75. Therefore, development would not cripple Bullion Street. Ms. Greenwood agreed traffic studies were analyzed by City engineers with methodology related to pre-pandemic traffic flow and growth.



Ms. Martinez asked about R-M-15 height restrictions. Mr. Hall said the project would be no more than 40 feet high, which is about three stories. Ms. Greenwood pointed out Council Members would be considering the proposed zone change amendments only, and not specifics related to the project. The Council will consider the zone change amendments at the June 15, 2021 council meeting.

**Discussion on zone map amendment from R-1-8, Low Density Single Family, to R-1-6, Medium Density Single Family for the properties at 6556, 6562, 6566 S. Jefferson Street** – Mr. Hall reported that Landforge Inc. made the zone change request. An aerial map was displayed to show properties currently in the R-1-8 zone that stretch west from Jefferson Street to the TRAX line - located in the low-density residential category of the Future Land Use Map. The request to change the zone to R-1-6 would not require a General Plan amendment.

Mr. Hall confirmed the request follows the Fashion Place West SAP (Small Area Plan), Sub-category One, which was recently reviewed by the Council. Because the area is already largely built out with single family lots, only slight density is appropriate, and nothing drastic will be constructed. The change from R-1-8 to R-1-6 would mean that only four more units would be allowed comparatively.

Findings were reviewed and Mr. Hall concluded City staff supports the rezone. He said it is the kind of density change they want to see according to the SAP which ensures the project will mesh with the existing area. Zone differences between the R-1-8 and the R-1-6 were compared, which was not significant. He pointed out the proposed development was not a mixed-use project, so parking would be identical to single-family dwellings with two off street spaces.

Mr. Cox shared concerns about residents and children on Jefferson Street not having sidewalks, in addition to the increased density. Mr. Hall agreed sidewalks are needed in the area, and a goal of the SAP overall is to find a way to provide sidewalks in the future. There was no plan yet for installing sidewalks, but he thought the project would be a first step towards it. Mr. Cox stressed when driving down Jefferson Street there was no room for sidewalks regardless of a plan to do so.

The Murray Planning Commission held a public hearing on April 15, 2021 where four public comments were received. It was reported that 80 public notices were mailed to residents within a 400' radius of the property. The Planning Commission forwarded a recommendation of approval to the City Council with a 6-0 vote, and City staff concurs. Mr. Hall noted the proposal to the City Council was only for the zone change and not specific to the housing development. The Council would consider the zone change at the June 15, 2021 council meeting.

**Power Department Quarterly Report; UAMPS (Utah Association of Municipal Power Systems) and IPA (Intermountain Power Systems) Report** – Mr. Haacke discussed the following:

- Quarterly Report:
  - 2021 Summer Load - Approximately 83% of needed resources have already been contracted and the remaining 17% will be purchased later to allow for other flexible options. Mr. Haacke said the City's three natural gas turbines will be highly used this summer because the cost will be no more than \$55 per megawatt hour, when market prices are expected to be as high as \$500 per megawatt hour in August.
  - Cottonwood Hydro - The resource is not producing well this year, attaining only 30% of the runoff.



And since peak flow has already occurred, it is not expected to be reliable this summer.

- Outages: There were 18 total outages in May, and on May 23, 167 customers went without power for 70 minutes - the issue was caused by a squirrel. There were six squirrel related issues in May, which is considered extreme.
- Budget - The department is financially sound and doing well. Next month bids for infrastructure/machines and equipment will occur, which was noted in the budget.
- **UAMPS:**
  - Small nuclear reactor project – Plant design and subscriptions continue to move forward; however, since Murray is no longer involved Mr. Haacke is excluded from attaining information.
  - Navajo Project: The City will attain 5-megawatts of the 66-megawatt large-scale solar project. The plant is currently under construction and will be completed in spring of 2022.
  - Light Up Navajo Project: Murray staff will return to help bring power to the reservation by constructing a power distribution line. The project was halted in 2020. A crew will travel to the area on May 8, 2022 to help continue the work. The donation of \$30,000 was already budgeted as a cost for contributed services.
  - UAMPS Conference: Squaw Valley, Nevada. August 15-18. The Council is invited to attend.
  - San Juan Coal Plant – California legislation will cause the plant to shut down permanently in spring of 2022 – but there is a slight chance that Farmington City, New Mexico, and the New Mexico Public Utility District will be able to take it over beyond 2022, only with required changes. Murray could still participate in the resource if the energy runs clean and the cost is feasible.
  - Growth: Most UAMPS members including Murray are in a stagnant no-growth pattern in energy load sales. Mr. Haacke believed the City's slow growth of 1% is not concerning.
  - National level: New congressional proposals are coming about through the Biden administration. For example, *The Clean Future Act*; this is a mandate to achieve zero emissions by the year 2035; another proposal requires zero emissions by 2050; and a national carbon tax has been proposed, which would be implemented on utility companies that use any coal related resource. Mr. Haacke noted this type of tax would require artificial rate increases of 20% to 30% for Murray customers to cover the expense.
- **IPA:**
  - The Utah coal fired power plant is the most efficient clean energy plant in the western USA.
  - Rebuild – Rebuilding the plant from coal to natural gas/hydrogen continues, which is paid for by California entities who awarded costly bids to achieve the conversion. When operational in 2025, generation must include a 30% hydrogen mix, and a 70% natural gas mix, due to more recent California legislation. This will require a hydrogen making facility on site, underground storage, and a 60-mile natural gas transmission pipeline from the Kern River in California to a power plant in Southern California.
  - Employee Retention – Because employees will be laid off, keeping existing workers is a concern until the coal plant shuts down in 2025. Financial incentives to stay on are being offered.

**Presentation from the Boys and Girls Club** – Outgoing President and CEO, Ms. Saldivar expressed appreciation for annual funding from Murray, especially during unprecedented times. A handout was shared (Attachment #1) to review membership numbers, information regarding food and meal services, and virtual activities and programs to help families and children keep engaged using technology throughout the year. She discussed how well the Murray team navigated from the onset of the pandemic, to converting the facility into an emergency care center for up to 10 weeks for parents of essential

workers; and reviewed how the 2020 year finished out. The club reopened in June with limited capacity and programming.

Staff is preparing for summer camp at full capacity. They anticipate challenges in getting kids back to a structured pattern of learning because in 2020 many children fell behind in social and educational learning. Because the club will be open 13 hours a day this summer allowing for more one on one learning and stem programming, nine staff members will be added to the team to help accommodate approximately 420 children expected this summer. New staff will stay on into the next school year to provide a teacher student ratio of 1 to 20. As a result, the Club budget this year has increased to an estimated \$1.1 million to address academic remediation and more intensive academic support for students. The budget includes a new emotional wellness program, which has been a desire for many years. Ms. Turner requested that a yearly financial and staffing report be sent to Council Members.

Since 2010, Ms. Hughes worked in fundraising and management at the Murray Club. She traveled nationally to other Boys and Girls Clubs in the Pacific region to assist clubs with strategized organizational development. Ms. Hughes will replace Ms. Saldivar and continue to build on the Murray legacy. Mr. Dunn has worked with the Murray Club for 43 years. He was appreciative to have the City's support and expressed excitement about Ms. Hughes becoming the new President and CEO on July 1, 2021.

#### **Reports from City Representatives on Interlocal Boards and Commissions:**

Trans-Jordan – Mr. Kakala spoke about construction of the new Sandy Transfer Station. An RFP is out for engineering and design bids and the forecast to open remains in 2024. The new station will change the face of garbage removal for Murray because in 10-12 years the Trans-Jordan facility will become a transfer station and will no longer be a landfill. The budget looks good and will get final approval in June 2021. The proposed budget includes a 1.5% Cost of Living Adjustment, 3.5% Merit increases, and a 5% increase to health insurance costs. Tipping fees will increase by \$2, which is \$22 per ton, and \$35 for commercial loads. The increases will be in effect for seven years to help with short- and long-term needs.

COG (Council of Governments) – Mayor Camp reported about the meeting held on January 21, 2021 where COG filled committee vacancies and elected new chair and vice chairpersons. There was a presentation from the Utah League of Cities and Towns in preparation of the 2021 Legislative Session; and a report was given about the Utah Transportation Authority five-year plan. In May, Seven Greenways shared their updated plans, there was discussion about homeless shelters and resources; and Wasatch Front Regional Council spoke about amendments to the 2019-2050 Regional Transportation Plan.

CVW (Central Valley Water) – Mayor Camp discussed the water treatment rebuild project, which remains in full operation while under construction. He emphasized how well organized CVW is, due to professional and knowledgeable staff. In addition, City staff who attends monthly meetings provide direct input on technical levels of expertise. A drone video was shared to show the current rebuild site; and the following was highlighted:

- A double-A \$150 billion bond transaction is complete. Combined with a State loan of \$75 million, financing is now in place. This will finalize this phase of the rebuild; but two more phases are still out for bid.
- Because CVW is a priority customer, reconstruction of the facility is moving ahead despite current construction challenges. Stockpiling building materials has helped a great deal.

- CVW is required to conduct a vulnerability assessment; so the federal Cyber and Infrastructure Security Agency spent a full day at the site. A report will be available soon regarding any weaknesses.
- All flow meters were replaced with newer technology; current measures reflect slightly less flow than old meters, which created a small financial reduction in rates for the City. Another rate evaluation is expected moving forward, however, rebuild construction costs will continue to increase and will affect rates.

UTOPIA (Utah Telecommunications Open Infrastructure Agency) – Mayor Camp reported the following:

- The organization keeps growing, mostly due to support from UIA (Utah Infrastructure Agency) that continues to gain in customer totals.
- Murray's build out is ongoing at a rapid pace and the expected date of completion is the end of 2022.
- The board approved to reinstate a chief technology officer position that was terminated in 2012.

UIA – Ms. Moore discussed the following:

- The organization is doing well, although there is a huge debt load. She believes the more cities they add, the more profit will be made, so Murray's debt service will most likely reduce.
- New customers per month averages between 900 and 1,000 customers. There are currently over 35,000 prescribers.
- A new partnership was approved for Pleasant Grove City, which is expected to generate new revenue.

VECC (Valley Emergency Communications Center) – Mr. Hill explained the 911 call center that Murray utilizes serves a total of 10 different police agencies and 8 fire agencies. He reported:

- VECC's budget this year includes assessments that cities and agencies pay to fund VECC. All cities including Murray will see increases in police calls, up 16.5 % or \$80,000; and fire calls up 3.3%. Both increases were included in Mayor Camp's tentative budget for next year.
- Taylorsville created its own police department, so beginning July 1, 2021 they will become the 11<sup>th</sup> police agency served by VECC dispatchers.
- The State Legislature conducted an audit in October 2020 of all Utah 911 call centers. Being the largest entity for 911 calls in the State, VECC was found to be less than adequate by the audit. Since then, VECC began tracking performances from October 2020 to April 2021 related to answering times, call transfer rates and abandoned calls, to verify if improvements have been made. Mr. Hill reviewed all related statistics to show their progress. Part of the challenge has been determining where calls should be transferred, due to differences in software. Most computer issues have been resolved and with the help of a new executive director last year, VECC is striving to meet improvement goals.

Metro Fire Agency – The agency assists 8 separate fire departments in Salt Lake County, primarily those that do not belong the Unified Fire Authority. Mr. Hill noted bi-monthly meetings had changed to a quarterly schedule, and during the last two meetings the board was working to update Metro by-laws.

**Announcements:** None.

**Adjournment:** 6:06 p.m.

**Pattie Johnson**  
**Council Office Administrator**

## ATTACHMENT #1



# Boys & Girls & Safe Places & Mentorship & Your 2020 Impact



BOYS & GIRLS CLUBS  
OF GREATER SALT LAKE

**Whatever  
It Takes to  
Build Great  
Futures**



## Larry H. and Gail Miller Family Club Impact Report

### Our Stats



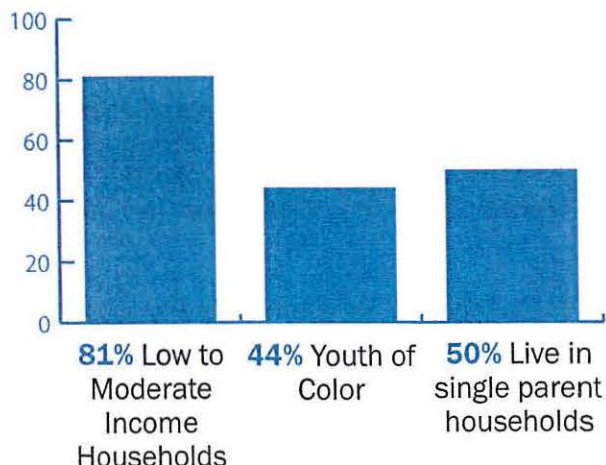
**1** Club Location with state-of-the-art STEM Lab



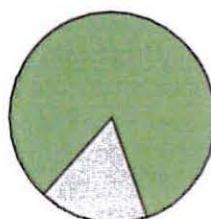
**26** Caring Adult Staff



### Our Members



**83%** Ages 12 and Younger



**17%** Teens

### Thanks to You...

We provided virtual activities and mentorship, emergency childcare for children of essential workers and first-responders, and meals for families experiencing food insecurity.

### Our Action



**13,742**

Snacks, Meals, and Food Backpacks distributed in 2020

Youth Served through Daily Virtual Programs

**362**

**386**

Service hours by youth in their communities



**54**

Virtual Programs

**8+**

Weeks as an Emergency Child Care Center

**Our Mission is to inspire and empower youth to realize their full potential as productive, responsible, and caring citizens.**



# Boys & Girls & Safe Places & Mentorship & Your 2020 Impact

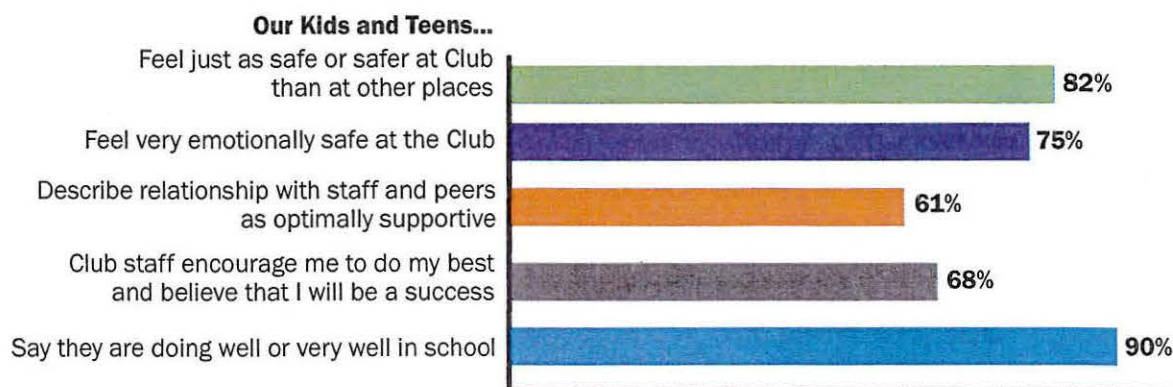


**Whatever  
It Takes to  
Build Great  
Futures**



## National Youth Outcomes Initiative Survey

Boys & Girls Clubs of America's National Youth Outcomes Initiatives (NYOI) Survey is a way of measuring Club experience across the nation, based on self-reporting from Club members. This data reflects the experiences over the past year as related by our youth at the Miller Family Club.



## 2020 Wrap Up

In January 2020, the Teen program organized a video game competition and had players from Utah Jazz Gaming join to compete with the youth in a variety of video games. We hosted youth from the community as well as other Boys & Girls Clubs members. In February, they hosted a Valentines dance with over 100 youth participating. The teens also did job shadowing with the Salt Lake City Stars basketball team and saw all the unique jobs they could have that were involved with basketball.

When COVID-19 hit and the schools and Club shut down, our staff held daily teen meeting zoom calls and played games, taught emotional coping skills, and offered support to all Club kids that were struggling through the pandemic and needed a pick-me up. They did art activities, online tours of historical locations, played games, performed talent shows, and had deep discussions. We remained connected with our youth even though it was through a screen for a few months.

We opened back up in June to limited capacity (with COVID-19-approved group sizes) and were able to unify our kids with each other. We took our leadership group of teenagers to Moab and went white water river rafting for the first time! We also completely remodeled our gym floor, giving our youth a sense of pride for the quality of their home Club.

During the Spring months of COVID-19 school closures, we fed around 100 families every day through a drive-up service, with help from partners including Buffalo Wild Wings.

Over Thanksgiving we gave out 50 full turkey dinners to our families in need to take home and make their own Thanksgiving meals. For Christmas we provided 21 families all their Christmas gifts from both donors and generous Club staff.

We are excited to see what the rest of 2021 brings! Thank you for your continued support.





## MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

### Meeting Minutes

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The Murray City Municipal Council met on Tuesday, June 15, 2021 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. Turner, 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:**

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

#### **Excused:**

Rosalba Dominguez	District #3
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#### **Others in Attendance:**

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin
Doug Hill	Chief Administrative Officer	Kim Fong	Library Director
Briant Farnsworth	Deputy Attorney	Brooke Smith	City Recorder
Kim Sorensen	Parks and Recreation Director	Jaren Hall	CED Supervisor
Brenda Moore	Finance Director	Melinda Greenwood	CED Director
Zac Smallwood	CED Associate Planner	Mike Brodsky	Hamlet Development
Jared Hall	CED – Division Supervisor		

Ms. Turner called the meeting to order at 4:35 p.m.

**Approval of Minutes** – Ms. Turner asked for corrections or comments on the minutes from the Committee of the Whole – May 18, 2021 meeting. Seeing none, Ms. Martinez moved approval. Mr. Cox seconded the motion. Approved 4-0.

#### **Discussion Items**

Discussion on an ordinance amending sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures. Mr. Hall explained that Murray resident and applicant Brad Lambert requested the text amendment that would allow the height for residential zone accessory structures to be increased to 20'. Mr. Hall reviewed all zones that would see impact and discussed the differences between what exists and what is proposed. Current City Code allows a maximum

height of 16' to the peak of the roof if the primary dwelling is less than 20' tall. If the primary dwelling is more than 20' an accessory structure of 20' to the peak of the roof is allowed. The change would mean that an accessory structure may consist of only a one-story building and may not exceed 20' to the peak of the roof. It was noted that accessory structures are considered sheds or garages, so other regulations still remain in place. For example, how far structures are located from property lines or how large a structure can be.

City staff believes the amendment makes sense because it creates a simpler way for residents to understand what they are able to do. There is no requirement to know the height of a house on a lot to determine how high a structure can be. Mr. Hall shared a list of what surrounding cities allow to compare what Murray is proposing, which fell in line with the proposed 20'. He confirmed that no public comments were received during the public hearing on May 6, 2021, and the Murray Planning Commission voted 7-0 to forward a recommendation of approval.

Discussion on proposed STR (Short-term Rental) ordinance – Mr. Smallwood presented information about Citywide residential properties being used as STR housing that would be listed with entities like TripAdvisor, HomeAway, VRBO, and Airbnb. Because the City received numerous requests to look into the matter, the planning division crafted potential regulations.

Mr. Smallwood provided the draft ordinance, discussed proposed regulations, and recapped that a STR is a residential dwelling used as lodging for guests to use no longer than 30 days at a time. He noted the December 2020 citizen survey was conducted to gauge citizen opinion about STRs, which was helpful in determining regulations; the online questionnaire resulted in over 600 responses. He reviewed three types of possible STRs: Hosted, Un-hosted, and Dedicated Vacation rentals. He confirmed Murray staff decided that Dedicated Vacation rentals should not be allowed in Murray. Therefore, only *Host Sharing* that requires a host on site 365 nights per year; and *Unhosted Sharing*, where guests utilize properties no longer than six months or 182 nights without a host are being proposed.

Descriptive regulations were discussed for parking, urgent response, resident nameplates, and a welcoming notice/guest information packet. Mr. Smallwood spoke about enforcement and infraction fines should any regulation be violated in any way. The most extreme infraction being revocation of a permit for two years and a Class B misdemeanor/fine of \$1,000 if the revocation is violated. The process to obtain a *Hosted* and *Unhosted* STR permit was listed in detail, including an outline for how STRs should be operated. He highlighted that individual bedrooms within a dwelling could not be rented out or listed as separate STRs.

Mr. Hales asked if other nearby cities allow STRs. Mr. Smallwood said Sandy City allows various STRs and North Salt Lake has similar regulations to what is being proposed for Murray, but most cities are not addressing the issue at all and do not allow them. He anticipated the topic would come forward during the next Legislative Session. Ms. Turner felt if regulations are well-organized Murray could operate STRs successfully. Ms. Martinez wondered if the reason for not allowing Dedicated Vacation rentals was due to survey results. Mr. Smallwood confirmed staff wanted to discourage large businesses like Marriott and Hilton from buying up Murray homes to be used as rental units. Mr. Hales believed the practice was prevalent. Mr. Cox agreed and most favored *Hosted-Sharing*. A brief discussion occurred about the adequate parking. Mr. Smallwood noted the Murray Planning Commission would first consider the proposed recommendations before a decision is requested of the Council.



Reports from City Representatives on Interlocal Boards and Commissions:

- Association of Municipal Councils – Ms. Dominguez was excused.
- ULCT Legislative Policy Committee – Ms. Martinez reported:
  - The passing of HB (House Bill) 1003 that is related to government building regulations.
  - The veto of HB-98 regarding building codes and permits in terms of what design elements municipalities can and cannot regulate. The bill was reorganized with adjustments related to FEMA and later passed.
  - The passing of SB (Senate Bill) 1007 - A cleanup bill related to public notices.
  - Police, Affordable Housing, Transportation, Water, Infrastructure, Homelessness, and COVID-19 Recovery are all subjects Interim Committees are analyzing.
- DITF (Diversity and Inclusion Task Force) – Ms. Martinez reported the first online meeting was introductory. The second meeting was in person and conversations were had about the ADA (American Disabilities Act) and current best practices for it. They reviewed various elements related to meetings; for example how to access committees, commissions, and public meetings in general within the City. They discussed barriers people face, possible recommendations and reviewed available best practices. The DITF will continue to analyze more City issues in future meetings.
- WFWRD (Wasatch Front Waste and Recycling District) – Ms. Turner read the attached report. (Attachment #1)
- Murray Chamber of Commerce – Mr. Cox said with an excellent board and great ambassadors the Murray Chamber is doing well and continues to grow. He is impressed with what they have accomplished over the last six months. He noted the following information and coming events:
  - *Women in Business* - Thursday, 6-17-21 at 11:30 at Hidden Valley Country Club.
  - *Lunch and Learn* with newsLINK, Thursday 6-24-21 at 11:30 at the Murray Crystal Inn. Grant writing and non-profits will be discussed.
  - The Murray Chamber has supported newsLINK in giving out over \$25,000 in scholarship funding.
  - The Chamber continues to support the Murray Youth Chamber with more than \$15,000 in scholarships; largely supported by K Real Estate Utah, (The Give Back Brokerage) Foundation.
  - Other upcoming events include the Murray City July Fourth Parade, a summer golf tournament and the annual Gala will be held in November 2021.
- Murray City Library – Ms. Fong said the library is now open for business. Book shelves are available for browsing, however, patrons are invited to stay for no longer than one hour where computers are also available for use. She said popular programs like story time and others held in Murray Park have drawn large crowds ready to participate. The summer reading challenge started where prizes can be earned; and a tie-dye party will be held at the library on June 26 by reservation. The library is doing well, and the hold/pick up service is still functioning for those who desire to use that service.
- JRC (Jordan River Commission) – Mr. Sorensen said the JRC continues to meet virtually due to a number of members who must travel great distances to attend. He reported that all cities and counties with a trail section continue to see trail use in high numbers. He discussed the following:
  - The annual budget was approved last month, which increased slightly to \$355,400. Member donations from all member cities increased 5% due to a member dropping from the commission. Murray would pay \$3,000 this year for its annual membership fee, instead of \$2,800 paid last year.
  - After a recent study was completed about trail and bridge design, new guidelines were received. Updated guidelines include distances for benches and restrooms, length and width of trails and bridge developments, and areas that do not meet current guidelines. Murray has a number of trails and bridges that are 9-feet wide and do not meet the new 12-foot guideline, but the City

will not have to reconstruct them due to the costly expense. New design guidelines are only for those cities moving forward with new trail and bridge developments.

- The JRC board will be voting next month to consider adding a new advisory committee that Mr. Sorensen supports. The committee would oversee and organize annual events and help member cities organize activities. The JRC does not have authority over each trail section but can provide information for approvals of activities like 5K races passing through cities' sections.
- *Get to the River* event will be held this year in September – date pending.
- NeighborWorks – Ms. Greenwood provided the following information from the last six months.
  - January - One \$20,000 down payment assistance loan was given. Leverage = \$299,000
  - Current pending loans: One home improvement loan = \$25,000; and one down payment assistance loan for \$25,000 that would leverage a \$295,000 loan.
  - February – Youth Works completed two volunteer projects for the Murray Children's Food Pantry.
  - March – Staff attended a ribbon cutting for the Murray Chamber of Commerce, and a planning commission meeting.
  - May – Flyers were distributed at the Murray Senior Center for a June presentation.
  - June – Home improvement loan information will be shared at the Senior Center on the 23<sup>rd</sup>; and the *Paint your Heart Out* program will be scheduled.
  - Tripp Lane subdivision update – The preliminary subdivision was approved in July of 2020, which expires in July 2021. The Murray Planning Commission will extend the approval for another year during the June 17, 2021 meeting. Next steps will occur depending on what future decision is made by the City Council.

**Announcements:** Ms. Turner announced that the next Committee of the Whole meeting would be held in person in the City Center conference room with public attendance.

**Adjournment:** 5:32 p.m.

Pattie Johnson  
Council Office Administrator II



**MURRAY**  
**CITY COUNCIL**

# Discussion Items



**MURRAY**  
CITY COUNCIL

# Discussion Item #1





**MURRAY**

## Public Work Department / Wastewater Division

### Wastewater Master Plan Discussion

#### Council Action Request

Committee of the Whole

Meeting Date: July 6, 2021

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Ben Ford, Steven Jones, - Hansen, Allen and Luce, Consulting Engineers  <b>Required Time for Presentation</b> 25 minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Jennifer Heaps <small>Digitally signed by Jennifer Heaps DN: cn=Jennifer Heaps, o=ou, email=jheaps@murray.utah.gov, c=US Date: 2021.06.24 15:58:20 -06'00'</small> <b>Date</b> January 31, 2018	<b>Purpose of Proposal</b> Wastewater Master Plan Presentation  <b>Action Requested</b> Presentation of the Wastewater Master Plan for review and comment.  <b>Attachments</b> Wastewater Master Plan, Draft Resolution  <b>Budget Impact</b> The Master Plan outlines the system priorities to help determine future budget impacts.  <b>Description of this Item</b> As a requirement of our wastewater collections UPDES permit, we are to perform an evaluation of our collections system performance at least every 5 years and make recommendations to resolve any deficiencies found.  This plan outlines the history of our system, the methodologies deployed to develop our findings and identifies and helps to set priorities for the next 5 to 10 years. Pages ES-1 through ES-4 contain an executive summary of the report which gives a great snap shot of the overall report.
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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE  
WASTEWATER MASTER PLAN

WHEREAS, Murray City has prepared an update to its Wastewater Master Plan as part of the City's sewer management plan; and

WHEREAS, a copy of the Wastewater Master Plan is available for public inspection at the Murray City Public Works Department, 4646 South 500 West, Murray Utah; and

WHEREAS, the Council has reviewed the Wastewater Master Plan and, after consideration, the Council is prepared to approve and adopt the Wastewater Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council as follows:

1. It hereby adopts the Murray City 2021 Wastewater Master Plan, a copy of which is attached.
2. The Murray City 2021 Wastewater Master Plan shall be available for public inspection at the office of the Department of Public Services, 4646 South 500 West, Murray Utah.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Diane Turner, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder



**MURRAY**

## **WASTEWATER COLLECTION SYSTEM MASTER PLAN**

(HAL Project No.: 026.14.130)

**June 2021**

# MURRAY CITY

## WASTEWATER COLLECTION SYSTEM MASTER PLAN

(HAL Project No.: 026.14.130)



Ridley J. Griggs, M.Eng., P.E.  
Project Engineer

**HANSEN  
ALLEN  
& LUCE<sub>INC</sub>**  
ENGINEERS

June 2021

## ACKNOWLEDGEMENTS

---

Hansen, Allen & Luce thanks the following individuals for their contributions to this project:

Murray City Government

D. Blair Camp, Mayor  
Brett Hales, Councilperson  
Dale Cox, Councilperson  
Diane Turner, Councilperson  
Kat Martinez, Councilperson  
Rosalba Dominguez, Councilperson

Murray City Staff

Danny Astill, Public Works Director  
Ben Ford, Wastewater Superintendent  
Steve Kollman, Wastewater Supervisor

Hansen, Allen & Luce, Inc.

Tyler G. Allen, Ph.D., P.E., Vice President, Project Manager  
Steven C. Jones, P.E., Vice President  
Ridley J. Griggs, Staff Engineer

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## GLOSSARY OF TECHNICAL TERMS

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Equivalent Residential Unit: A unit used for purposes of wastewater planning, defined as the amount of flow in a wastewater system attributable to one residential housing unit.

Hydrograph: Graph that describes the variation of flow over the course of a specified time period

Infiltration: Groundwater that enters a sewer system through pipe joints, cracks in the pipe, and leaks in manholes or building connections

Inflow: Surface water that enters a sewer system through roof, basement, foundation, yard, area drains, or other points of entry

Lift Station: Pump station used to convey wastewater to a higher elevation

Loading: Allocation of wastewater flows to a wastewater system or wastewater system model.

Surcharge: A condition in which the water surface elevation in a sewer system exceeds the top of the pipe. Surcharge can be contained within manholes during minor events or may exit manholes during major events.

Unit Flows: Sewer flows attributable to one unit of measurement (typically, one ERU)

Water Reclamation Facility: Facility used to treat wastewater to an appropriate quality for release into the environment

## ABBREVIATIONS AND UNITS

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COVID-19	Novel coronavirus pandemic of 2019 – 2021
CVWRF	Central Valley Water Reclamation Facility
E	East
EPA	United States Environmental Protection Agency
ERU	Equivalent Residential Unit
ft	foot (length)
ft/s	feet per second (velocity)
gal	gallon (volume)
gpd	gallons per day (flow rate)
gpm	gallons per minute (flow rate)
GIS	Geographic Information Systems
HAL	Hansen, Allen & Luce, Inc.
HDPE	High Density Polyethylene pipe
hr	Hour (time)
ID	Identification number
I&I	Infiltration and Inflow
M-C-C-D	Murray City Center Zoning District
MG	Million Gallons (volume)
MGD	Million Gallons per Day (flow rate)
mi	mile (length)
M-U	Murray City Mixed-Use Zoning District
N	North
PVC	Polyvinyl Chloride pipe
S	South
St	Street
SWMM	Storm Water Management Model
USMP	Utah Sewer Management Plan
T-O-D	Murray City Transit-Oriented Development District
W	West
WRF	Water Reclamation Facility
yr	Year (time)



# **EXECUTIVE SUMMARY**

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## **PURPOSE OF STUDY**

The purpose of this study is to update the Murray City 2017 Master Plan and provide direction for wastewater management decisions. This plan provides information and analysis necessary to maintain Murray City's Utah Sewer Management Plan General Permit.

## **PLANNING HORIZONS**

The ultimate planning horizon for this study is the year 2060. However, this report provides guidance applicable at various time intervals:

1. Near future: low-cost actions and best practices the City can implement to reduce costs and improve operations.
2. 0 - 5 year: system improvements needed within 5 years to provide capacity for anticipated new development. The cost of these improvements will be used to guide the formulation of near-term budgets and rates.
3. 5 - 10 year: system improvements needed within 5 to 10 years for anticipated new development. These improvements are included in the capital facility plan to guide the formulation of longer-term budgets.
4. Future: all system improvements necessary to serve the City at year 2060, when it is developed at the density defined by the City's current general plan and zoning ordinances. These recommendations will help the City secure key pieces of land and work with developers to properly plan for infrastructure that is compatible with the future system.

## **COMPONENTS OF A WASTEWATER MANAGEMENT SYSTEM**

A wastewater management system consists primarily of the following two components:

1. Collections – pipes and lift stations used to collect wastewater from customers and deliver it to the wastewater treatment plant.
2. Treatment – the infrastructure used to remove contaminants from wastewater and purify it so that it can be released to the environment.

The focus of this master plan is the collections system owned and operated by Murray City. Wastewater collected by Murray City is treated at the Central Valley Water Reclamation Facility (CVWRF). CVWRF maintains planning documents for their treatment system, and as such, treatment is not discussed in this report.

## **METHODS**

Portable and in-place wastewater flow meters were used to determine the flow of wastewater at various locations in the collections system. Flow patterns were analyzed to determine the daily, seasonal, and annual variations in wastewater flow.

Hydraulic modeling was used to analyze the performance of the existing wastewater collections system. A hydraulic model uses information about the collections system (such as pipe material, pipe diameter, pipe layout, pipe slope, etc.) to simulate the flow of wastewater through the collections system. Data collected from flow meters was used to calibrate the hydraulic model to

ensure that it accurately represents existing conditions. After calibration, the hydraulic model was used to evaluate system performance and identify any deficiencies or limitations existing in the current collections system. Recommendations to address these deficiencies and limitations were identified using the hydraulic model and input from City personnel.

Growth and development projections formed the basis for future planning. Growth projections were developed with assistance from the Community and Economic Development department. The amount of wastewater flow contributed by future users was forecasted and added to the hydraulic model to simulate a future condition. The model was used to identify capital improvements necessary to accommodate these flows.

Growth projections were used to develop a phasing plan for these capital improvements. Planning-level cost estimates were developed for each capital project.

## **EXISTING COLLECTIONS SYSTEM DEFICIENCIES AND LIMITATIONS**

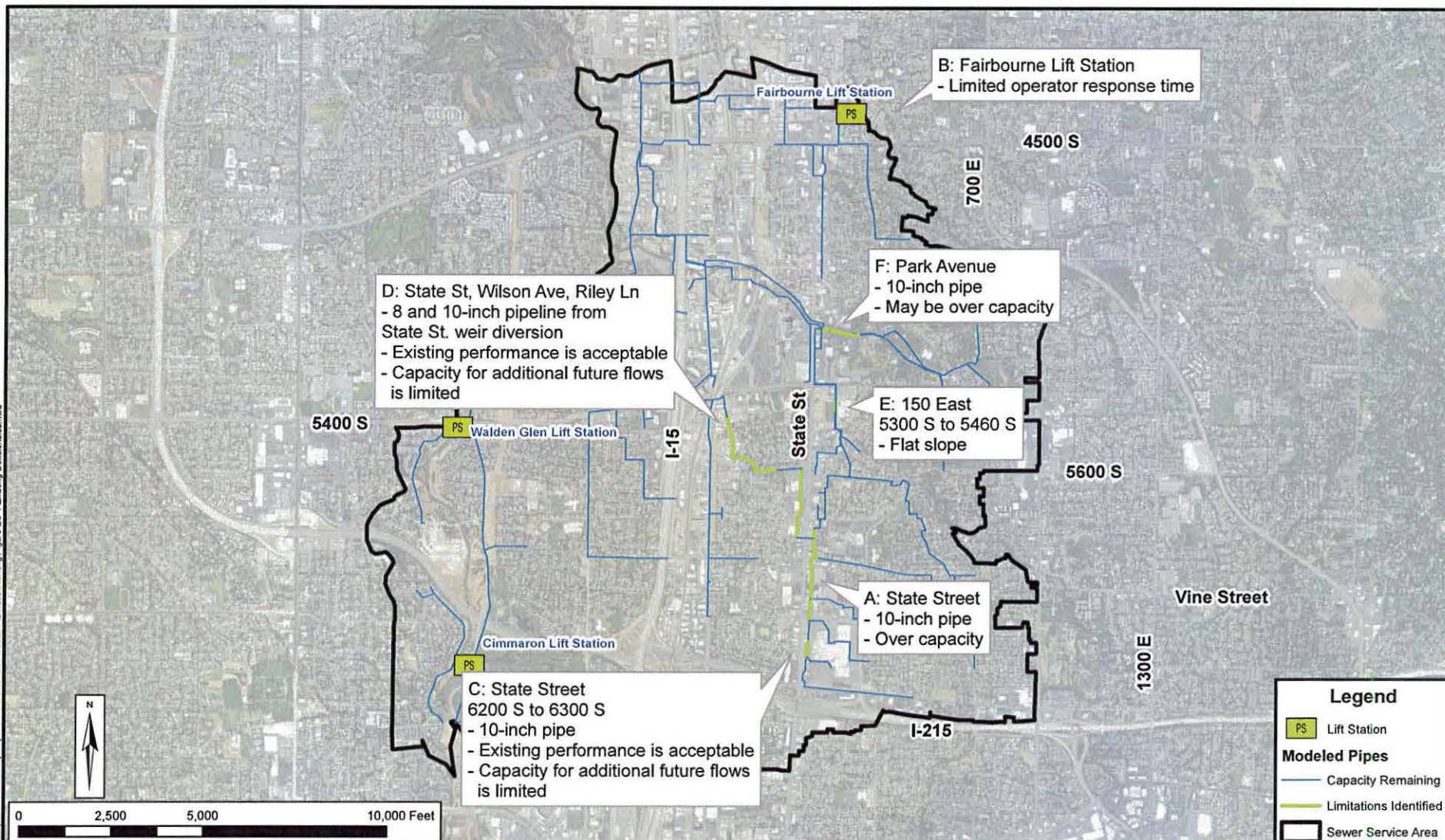
Several deficiencies and limitations in the existing collections system were identified and are discussed in detail in Chapter 6 and shown on Figure ES-1. Key findings regarding the existing system are as follows:

- **State Street – 5800 to 6000 S:** The existing 10-inch diameter pipe in this area is not adequate for existing wastewater flows and is located in an area experiencing growth pressure. It is recommended that this line be replaced with a 15-inch diameter pipe within the next year.
- **Fairbourne Lift Station:** City personnel have a limited response time if a problem occurs at this lift station. Further development within its service area will exacerbate this condition. It is recommended that the City pursue a capital project to reduce the demand on this lift station within the next several years.
- **Pipelines with Limitations:** The model identified several pipelines that provide adequate performance for existing conditions, but do not have capacity to support much additional development. As development concepts are proposed within the City, the City should proactively evaluate the impact that the development will have on these pipelines. Capital projects will be necessary if forecasted wastewater flows exceed available capacity in the pipe. The City should also monitor these pipelines periodically to verify that performance is acceptable.

## **FUTURE COLLECTIONS SYSTEM**

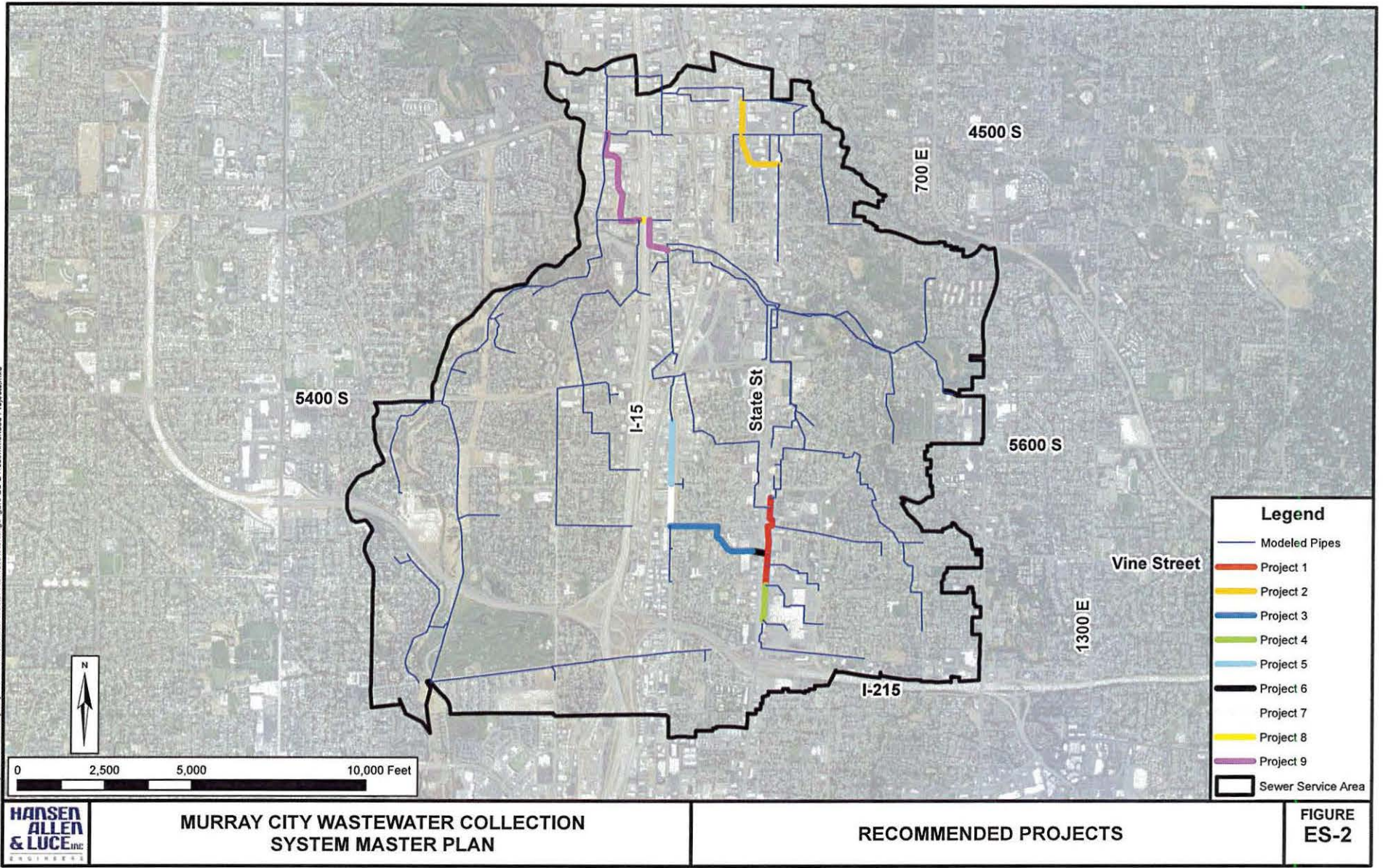
Several capital projects have been identified to resolve existing deficiencies and provide capacity for projected future growth. These projects and their estimated costs are discussed in detail in Chapter 7 and shown on Figure ES-2. A summary of the estimated cost of each project is included in Table ES-1.







Date: 6/16/2021  
Document Path: H:\Projects\2021 - Murray City\14.130 Wastewater Master Plan\GIS\Working\Figure ES-2 Recommended Projects.mxd





**Table ES-1  
Recommended Projects**

<b>Estimated Phasing Year</b>	<b>ID<sup>1</sup></b>	<b>Components</b>	<b>Cost Estimate</b>
2021	1	<ul style="list-style-type: none"> <li>• 2600 ft of 15" pipeline</li> </ul>	\$1,326,000
2025-2030	2	<ul style="list-style-type: none"> <li>• 1700 ft of 15" pipeline</li> <li>• 1000 ft of 18" pipeline</li> <li>• Rebuild weir diversion manhole</li> <li>• Cross State St. and 4500 S</li> </ul>	\$1,599,000
2025-2030	3	<ul style="list-style-type: none"> <li>• 2900 ft of 12" pipeline</li> </ul>	\$1,375,000
2025-2030	4	<ul style="list-style-type: none"> <li>• 1100 ft of 15" pipeline</li> </ul>	\$561,000
Beyond 2030	5	<ul style="list-style-type: none"> <li>• 1850 ft of 15" pipeline</li> </ul>	\$944,000
Beyond 2030	6	<ul style="list-style-type: none"> <li>• 450 ft of 12" pipeline</li> <li>• Weir diversion manhole</li> </ul>	\$249,000
Beyond 2030	7	<ul style="list-style-type: none"> <li>• 1250 ft of 15" pipeline</li> </ul>	\$638,000
Beyond 2030	8	<ul style="list-style-type: none"> <li>• 350 ft of 36" pipeline</li> </ul>	\$315,000
Beyond 2030	9	<ul style="list-style-type: none"> <li>• 4700 ft of 36" pipeline</li> </ul>	\$4,230,000
<b>TOTAL</b>			<b>\$11,237,000</b>

1. The Map ID corresponds to the project number on the Recommended Projects map. Refer to Figures 7-3 and 7-4.

A summary of costs by time period is shown in Table ES-2.

**Table ES-2  
Estimated Costs by Time Period**

<b>Time Period</b>	<b>Project Costs</b>
0 – 5 Years	\$1,326,000
5 – 10 Years	\$3,535,000
Beyond 10 Years	\$6,376,000
<b>Total</b>	<b>\$11,237,000</b>

It must be noted that the timing of each project may need to be accelerated or delayed if growth occurs at a different pace than was projected. Construction prices will also vary depending on current market conditions.

## **OPERATIONS AND MAINTENANCE**

The recommended capital projects identified in this master plan are intended to correct existing deficiencies and/or support future growth. This report does not identify all repair, maintenance, and replacement activities that must take place to ensure continued service. The following subsections contain general recommendations for Murray City to follow to ensure cost-effective wastewater service into the future.

### **General operation recommendations**

The following are recommended actions for Murray City to take to maintain system performance and increase the longevity of their wastewater system:

1. The City currently maintains a portable wastewater flow meter and uses it to measure and record flows throughout the system. Continued flow monitoring is recommended.
2. Murray City has an Asset Management program and is completing a detailed condition assessment of each line owned by the City using videoing equipment. As deficiencies are located, localized repairs, replacement or other necessary maintenance is being completed. Continued video monitoring and strategic asset management is recommended.

### **General maintenance recommendations**

The following are recommended actions for Murray City to take to maintain and increase the longevity of their wastewater system into the future:

1. In some reaches of pipe in Murray City, the slope of the pipe is insufficient to provide adequate velocity to prevent deposition of solids. Sewers with maintenance problems are currently being cleaned regularly by the City. Continued maintenance is recommended. These sections of pipe should also be considered for replacement as resources allow.
2. It is often more cost-effective to rehabilitate old sewer pipelines by installing liners inside the pipe than it is to replace them. As such, pipes with corrosion problems, root intrusion problems, or high infiltration should be prioritized for lining, as resources allow and according to the priorities of the City.

## **CONCLUSIONS**

It is recommended that the City take the following actions within the next year to ensure safe, reliable, cost-effective, and financially responsible wastewater service:

1. Immediately begin planning and budgeting for the projects outlined in the Capital Facility Plan.
2. Begin design work on the above-mentioned State Street 5800 S to 6100 S pipeline replacement, with intentions to construct it in 2021.
3. Use the master plan to review each new development, to ensure properly sized and located infrastructure is constructed as development progresses. Doing so will eliminate the need for guesswork, help the City use its resources most efficiently, and ensure excellent performance of the wastewater system, both now and in the future.

# CHAPTER 1 INTRODUCTION

---

## BACKGROUND

Murray City is centrally located in the Salt Lake Valley. Murray City maintains and operates a wastewater collection system consisting of pipelines, manholes and lift stations. Once collected, the wastewater is conveyed to the Central Valley Water Reclamation Facility. Most of the land within the City has been developed, but additional future growth is anticipated. This future growth is expected predominately through the redevelopment of existing parcels in mixed-use zones (residential and non-residential). The City's wastewater collection infrastructure was most recently studied in the Wastewater Collection System Master Plan that was completed for the City by Hansen, Allen & Luce, Inc. (HAL) in 2017.

## PURPOSE

The purpose of this Master Plan is to update the 2017 Master Plan, to provide direction to Murray City for wastewater management decisions that will be made during the next 8 to 12 years, and to help the City ensure the wastewater collection system can convey existing and projected flows. This report also provides information and analysis necessary for Murray City to maintain their Utah Sewer Management Plan (USMP) General Permit.

The results of this study are based upon the development projections provided by the City and wastewater flow rate predictions from available flow monitoring. It is expected that the City will review and update this Master Plan every 5 years, or more frequently, if the assumptions included in this effort change significantly.

## SCOPE

The scope of work for the Wastewater Collection System Master Plan included the following:

1. Meet with City Staff to review master planning objectives and available information.
2. Prepare for and facilitate land use planning meetings with Murray City Staff in order to predict where growth and redevelopment will occur and at what density.
3. Prepare a map that overlays land use planning information on the City wastewater collection system mapping
4. Prepare a flow monitoring plan with Murray City personnel.
5. Work with Murray City staff to collect and analyze the flow data.
6. Review and analyze winter indoor water use data.
7. Review and analyze treatment plant flow records.
8. Research precipitation data and compare with wastewater treatment plant flow data.
9. Develop peaking factors and loading curves for residential and commercial zones.
10. Update the model with land use data, peaking factors, and loading curves.
11. Use monitoring data to calibrate model.
12. Identify existing deficiencies.
13. Identify projects necessary to avoid future deficiencies. Evaluate and present alternatives to the City.
14. Develop cost estimates for planned projects.
15. Prepare a Capital Improvements Plan.
16. Prepare and present a draft of the Wastewater Master Plan for City comment.
17. Update and prepare a final report.
18. Assist in presentation to the City Council.

## CHAPTER 2 EXISTING SYSTEM

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### SERVICE AREA

This Master Plan is a study of Murray City's wastewater collection system. The study area is the area within the municipal boundaries of the City, except for an annexation area on the east side that is served by another sewer district. The overall area served by Murray City is shown on Figure 2-1.

### EXISTING WASTEWATER COLLECTION SYSTEM

Information describing the Murray City wastewater collection system was provided by Murray City and was obtained from design or record drawings. At key locations, survey data was collected to characterize manhole rim elevations and locations, and measurement from the rim to the flow line. The City provided current wastewater collection system geographic information system (GIS) data that included information on pipelines, manholes, and pump stations.

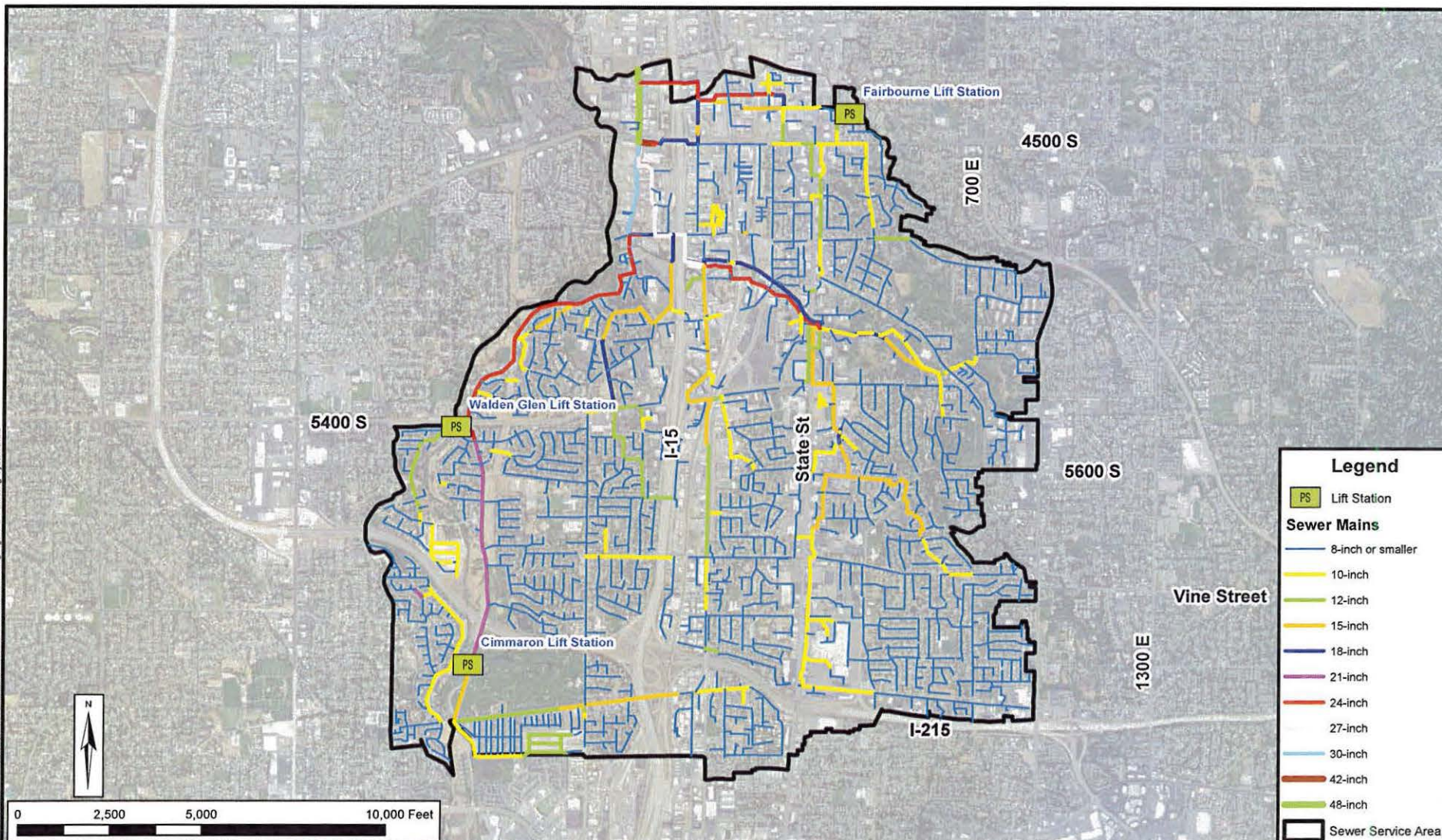
The existing Murray City wastewater collection system consists of over 133 miles of pipeline, over 2,700 manholes and 3 pump stations. Figure 2-1 shows the existing wastewater collection system for Murray City. Pipe sizes range from 6 inches in diameter to 48 inches in diameter with the majority of the pipes in the system measuring less than 15 inches in diameter. Several pipe materials are found within the system including concrete, reinforced concrete, PVC, HDPE, clay, asbestos cement, and tile. Much of the wastewater generated in the study area flows by gravity to the treatment facility. However, some low-elevation areas in the City require pump stations. Table 2-1 summarizes the existing wastewater pump stations.

**Table 2-1**  
**Existing Wastewater Pump Stations**

Pump Station	Location
Cimarron	6425 S. Murray Park Ave.
Fairbourne	242 E. Detroit Ave.
Walden Glen	1070 W. 5400 S.

Each wastewater pump station has adequate capacity to convey existing flows. Operators have indicated that in the event of an emergency they are limited in their response time at the Fairbourne Lift Station. Its present available response time is considered to be adequate for existing conditions but will require attention if additional development occurs upstream.





## **CHAPTER 3 FLOW MONITORING**

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### **FLOW MONITORING PURPOSE**

The purpose of flow monitoring was to obtain flow data at several locations throughout the City to provide the basis for characterizing flow, constructing a model, and calibrating the model to field conditions. Several local temporary flow monitoring sites for the Master Plan were selected by the City and HAL to provide representative data to achieve the stated purposes. Selected flow monitoring locations are shown on Figure 3-1. Additionally, flow monitoring data was collected at the point where the Murray City flows enter the Central Valley Water Reclamation Facility (CVWRF) system. A permanent meter is installed at this location and is used for billing purposes.

### **COLLECTION AREAS**

A collection area is defined as a geographic area that contributes flow to a common point in the collection system. Factors considered in the delineation of collection areas may include land use, age of the collection system, pipe material, and groundwater elevation. The collection areas used in this master planning effort were delineated in previous master plans. HAL then refined those areas based on land use and updated sewer mapping provided by the City. The delineated collection areas are shown on Figure 3-1.

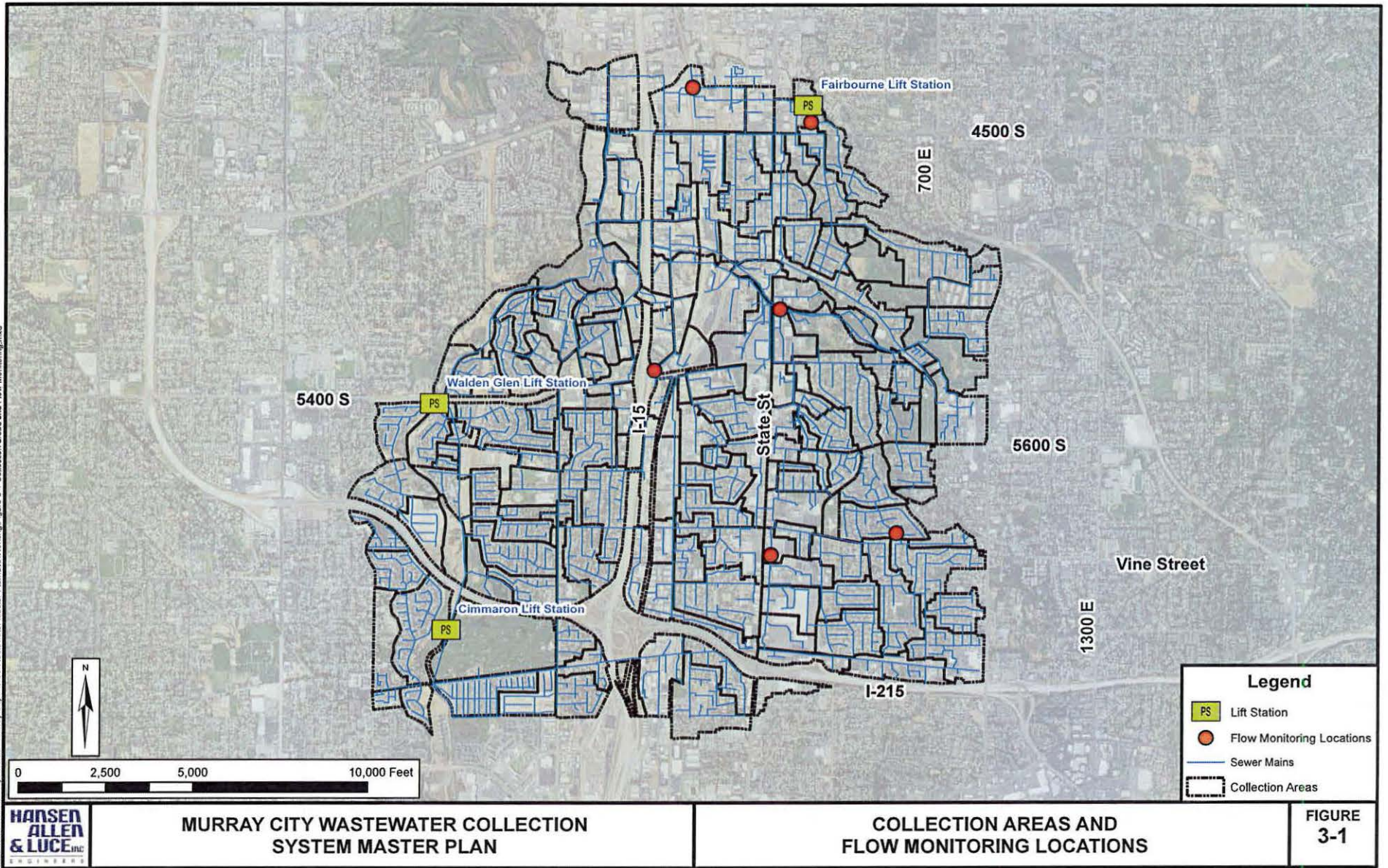
### **LOCAL FLOW MONITORING DATA COLLECTION**

Local flow monitoring data was obtained for key collection areas. The monitoring was accomplished using KTO FL900 Flow Meters. The KTO FL900 estimates the hydraulic loading flow rate by measuring velocity and flow depth. A typical meter installation includes installing a velocity and depth detector into a pipe within a manhole. The KTO FL900 includes a data logger and a sensor connected by an air tube. The sensor is attached to a ring that is inserted in the pipe. The flow meters collected data at each site for approximately one week. The recorded flow data for the monitoring locations can be found in Appendix A.

### **CENTRAL VALLEY WRF FLOW DATA**

For this master planning effort, flow data from November 2015 to July 2020 was obtained from the Central Valley Water Reclamation Facility billing meter. This meter is located at the Murray City wastewater collection system outfall and includes all wastewater flows from Murray City. Data from this meter was considered along with older data which was collected and analyzed as part of previous master planning efforts.





## **CHAPTER 4 FLOW CHARACTERIZATION**

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### **METHODOLOGY**

The purpose of flow characterization is to determine the flow patterns and variations that may exist within a collection system so that pipelines and pump stations can be evaluated and sized appropriately. The methodology used in this master planning effort included evaluation of the following wastewater flow characteristics:

- Daily flow variation
- Annual flow variation
- Long-term flow variation
- Infiltration
- Inflow
- Extraordinary flows
- Unit flows

Each of these characteristics are discussed in the subsequent sections this chapter.

### **DAILY FLOW VARIATION**

Flow in a wastewater collection system varies throughout the day. In Murray City, the minimum hourly flow generally occurs during the early morning between midnight and 6:00 AM. Maximum or peak hourly flow typically occurs during the morning between 8:00 AM and noon or in the evening between 6:00 and 9:00 PM.

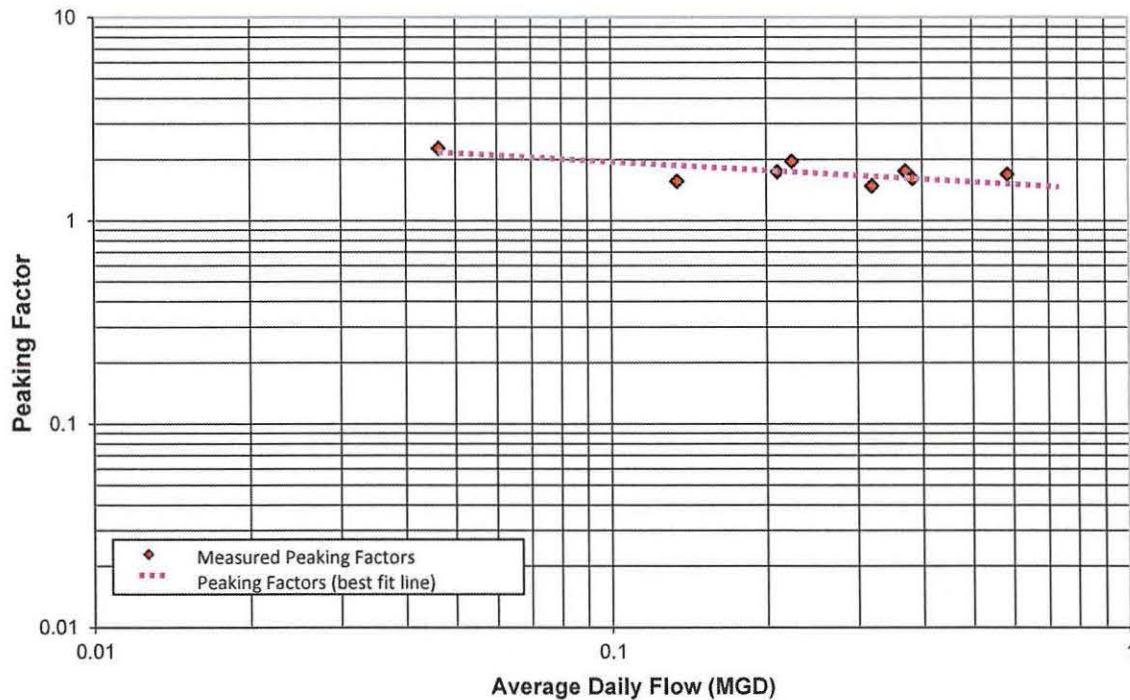
Two methods commonly used to characterize daily flow variation include the use of: (1) peaking factors and (2) flow hydrographs. Both methods were employed for this master planning effort. Peaking factors were used to determine whether Murray City's daily flow variation was comparable to other similar municipalities in Utah. Flow hydrographs were used to quantify daily flow variations in the model.

#### **Peaking Factors**

The peaking factor is the ratio between the peak hourly flow and the average daily flow. Flow monitoring data from 2020 and prior studies were evaluated to determine the peak hourly flow and the average daily flow at each flow monitoring site. The peak hourly flow was then divided by the average daily flow to determine a peaking factor at each location.

The data obtained from the 2020 flow monitoring efforts had peaking factors generally consistent with prior Master Plans. Figure 4-1 shows the peaking factors measured during the 2020 flow monitoring efforts.





**Figure 4-1: Measured Peaking Factors**

## Hydrographs

A second approach to characterizing daily flow variations utilizes wastewater diurnal flow curves or hydrographs. A hydrograph characterizes the expected change in flow rate over the course of the day. This is typically described using a unitless “flow factor,” which represents the percent of average daily flow expected at a certain time. For example, if a sewer hydrograph shows a peaking factor of 1.4 at 7:00 AM, then the flows at 7:00 AM are expected to be 140% of the average daily flow.

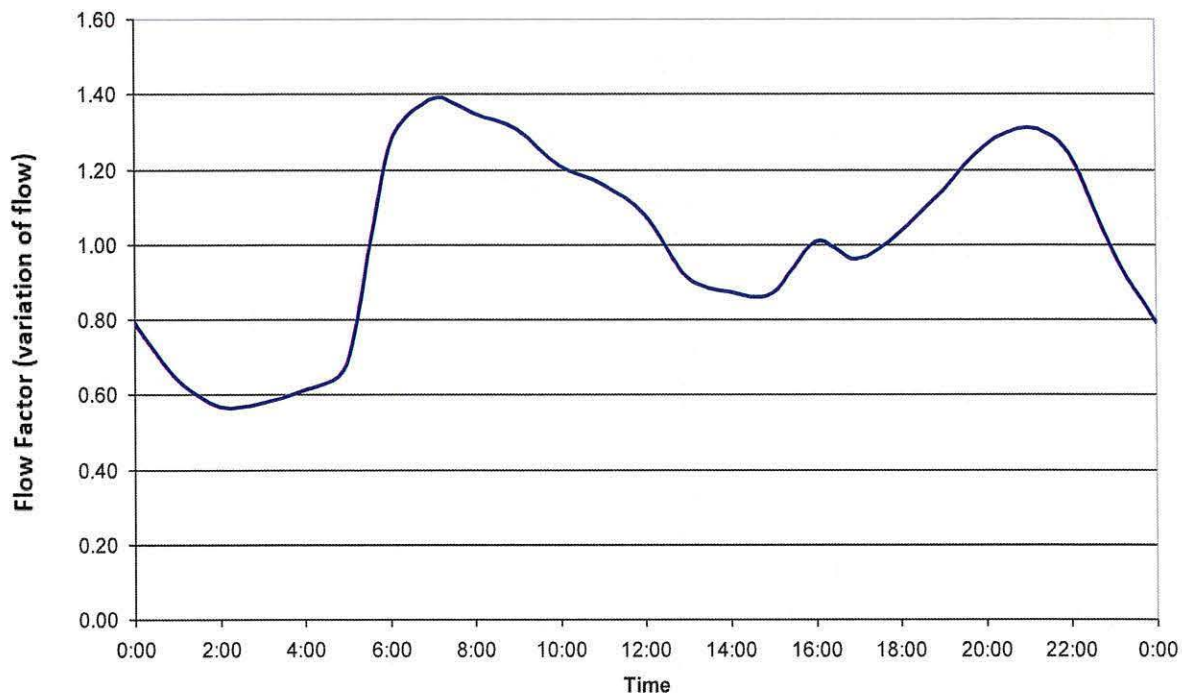
Hydrographs used in this master plan were developed according to the following method:

1. A collection area with consistent land use was selected.
2. Representative flow data were collected from the area.
3. A hydrograph was developed that represents the typical flow variation during a 24-hour period for the selected collection area. This hydrograph was then applied to other collection areas with similar land use patterns throughout the study area.

For this Master Plan, hydrographs were developed both for residential and nonresidential land areas. Further explanation on each of these hydrographs is provided in the following subsections.

## Residential

Residential hydrographs were developed for flow monitoring data collected in 2020 and compared to hydrographs developed in prior studies. The 2020 hydrographs generally displayed lower peaks and less daytime variation than those from prior years though normally expected peaking factors occurred with some regularity. This is suspected to be an effect of the COVID-19 pandemic. It is not clear whether the 2020 pattern will continue following the pandemic, thus, the residential hydrograph used in the 2017 Master Plan was used for this study to provide an added measure of safety and consistency. The design residential diurnal flow curve is shown on Figure 4-2.

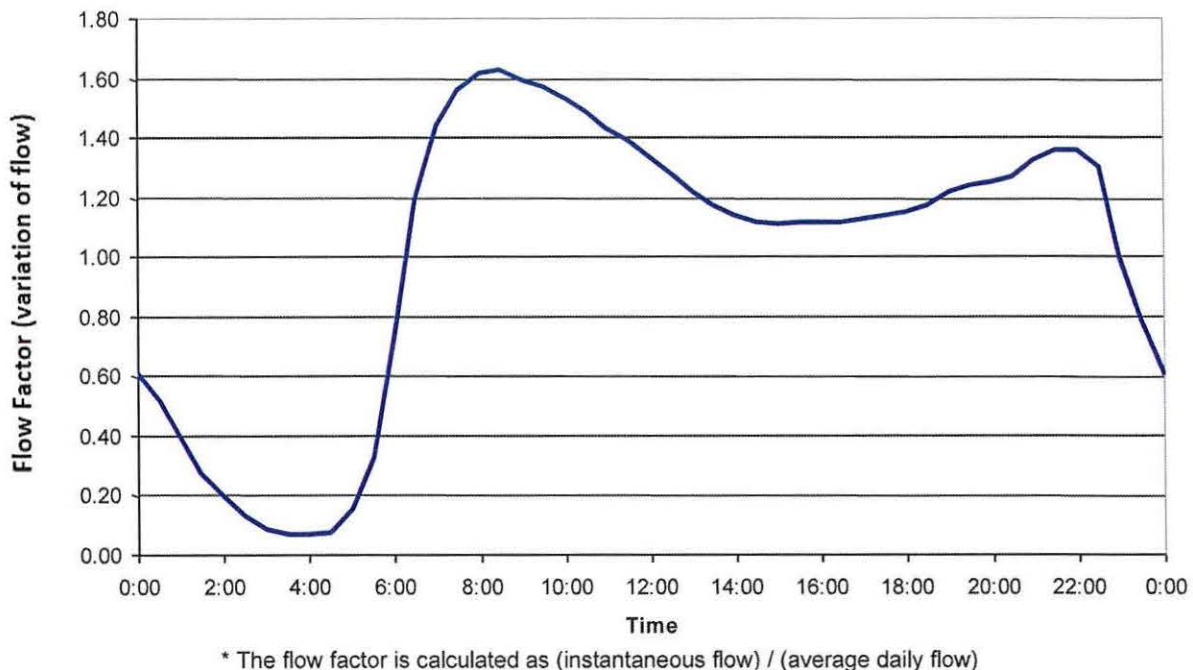


\* The flow factor is calculated as (instantaneous flow) / (average daily flow)

**Figure 4-2: Residential Hydrograph**

## Non-Residential

Hydrographs for non-residential areas typically differ from residential hydrographs. Non-residential hydrographs obtained from 2020 showed significantly lower morning and evening peaks than hydrographs from past data. This is suspected to be an effect of the COVID-19 pandemic. It is not clear whether the 2020 pattern will continue following the pandemic, thus, the non-residential hydrograph used in the 2017 Master Plan was used for this study to provide an added measure of safety and consistency. The non-residential diurnal flow curve is shown in Figure 4-3.



**Figure 4-3: Non-Residential Hydrograph**

The residential and non-residential hydrographs were used to model flow conditions in the hydraulic model (see details in Chapter 6). The model conjunctively uses both hydrographs in each collection area to develop residential and non-residential flows.

#### **CENTRAL VALLEY WRF METER DATA**

The Murray City wastewater collection system discharges to the CVWRF system. A flow meter is located at the point of connection with the CVWRF system. In addition to the data discussed in the 2017 master plan (January 2008 – October 2015), hourly flow rate data was obtained from November 2015 through July 2020. The wastewater treatment plant flow records are provided in Figure 4-4. The weekly moving average wastewater flow rate and daily precipitation data are also provided.

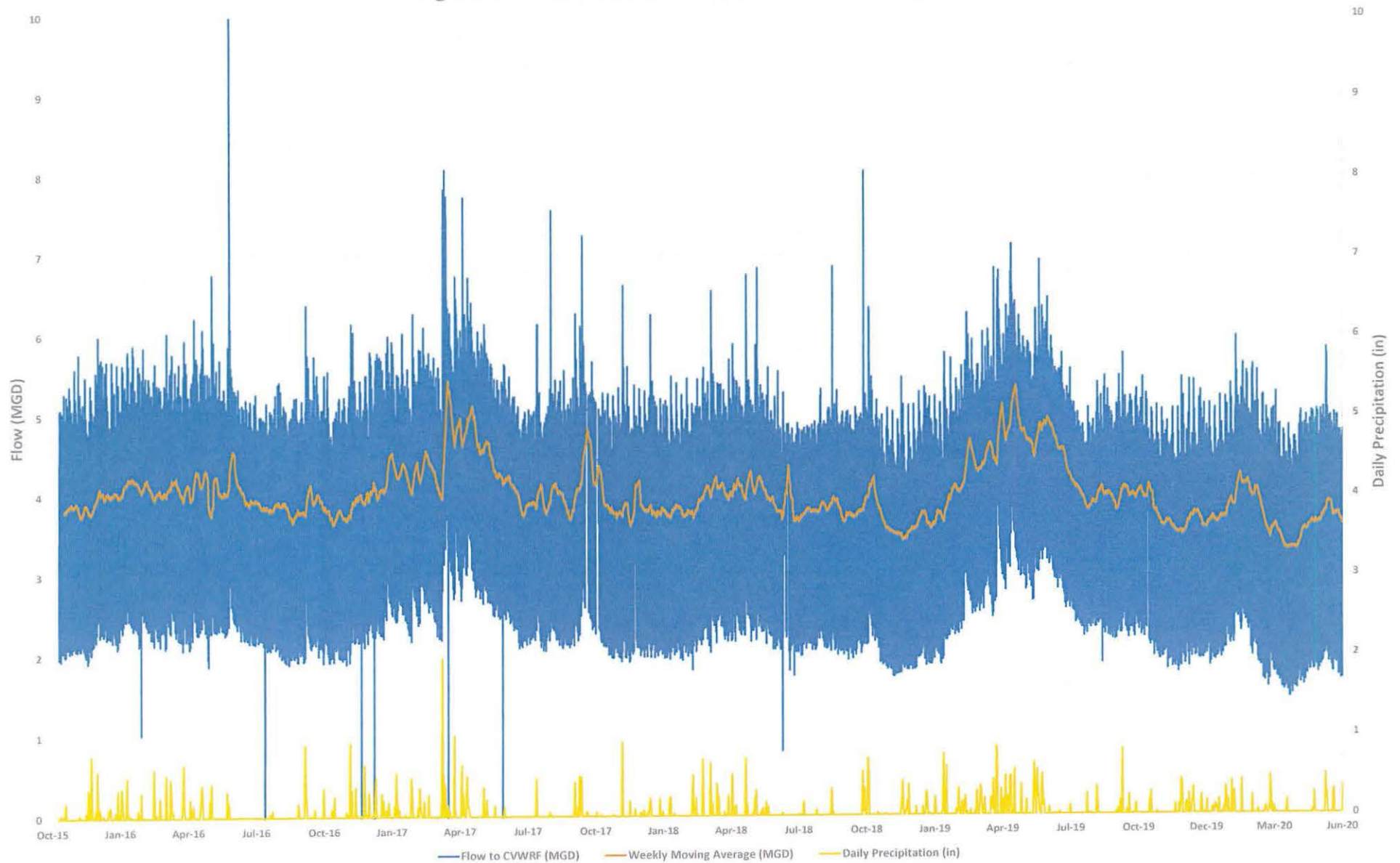
It was recently discovered that the CVWRF meter had been reading inaccurately. The flow values measured by CVWRF have been adjusted downward by 0.4 MGD to account for recent adjustments to meter calibration.

Flow coming to the CVWRF from Murray City has been lower in 2020 than it has been in most of the previous five years. Effects of the COVID-19 pandemic and a dry weather pattern are likely explanations. Due to these circumstances, flow data collected in year 2020 should not be considered representative of long-term trends.

The spring months (March to May) in 2017 and 2019 displayed greater average and peak daily flows than other years and other times of year. These time periods correspond to times of heavy and/or frequent precipitation events.



Figure 4-4: Wastewater Treatment Plant Loading Data





## ANNUAL FLOW VARIATION

Average monthly wastewater flows in Murray City vary by about 10 percent throughout the year. Factors that may cause variation include changes in infiltration and water use patterns. Average monthly flow rates from 2015 to 2020 as recorded at the treatment facility are shown in Figure 4-5. Flow rates are consistent with data from prior years. The annual average flow is 4.0 MGD, while the flow during the spring and early summer is approximately 4.2 MGD. Late summer and fall flows are lower at about 3.9 MGD. The increased flows in the spring may be caused by a higher groundwater table.

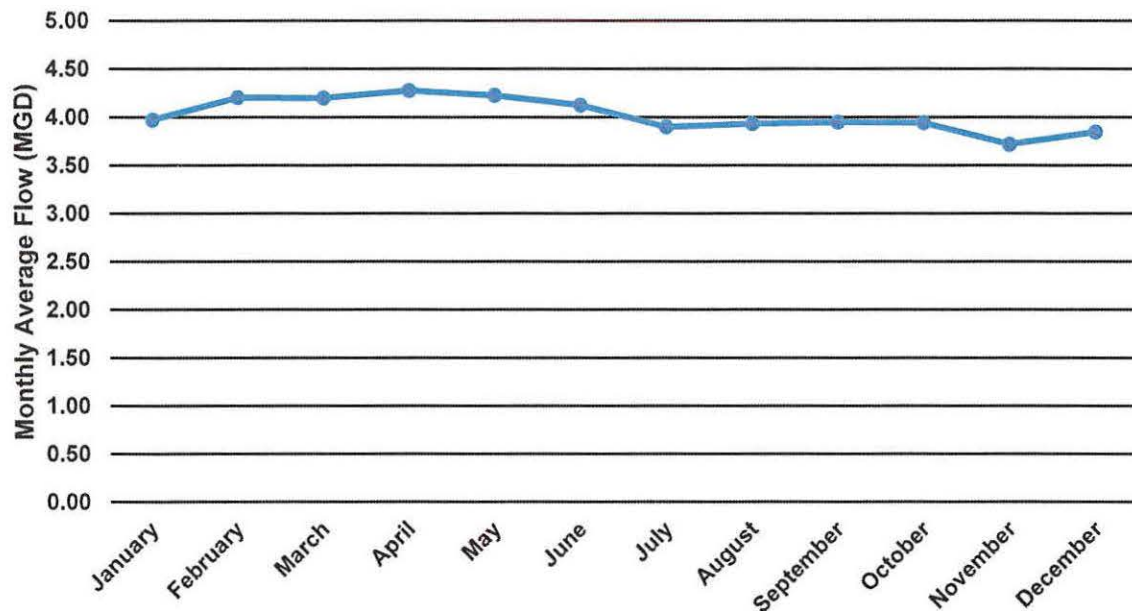


Figure 4-5: Annual Flow Variation (2015 – 2020)

## LONG TERM FLOW VARIATION

Average annual wastewater flows vary somewhat from year to year. The most predictable changes in average annual flows are typically associated with changes in population and/or changes in weather patterns that last several years. The wastewater flow history for the Murray City service area from 2015 to 2020 is shown on Figure 4-4. Historic data presents a relatively stable trend with the most significant flow peaks caused by weather events.

## INFILTRATION AND INFLOW (I&I)

Infiltration and inflow (commonly referred to as I&I) can contribute significantly to the flow within wastewater collection system pipes. Infiltration is defined as groundwater which enters a sewer system through joints and cracks in pipes, manholes, and building connections. It tends to be relatively constant, although it can change seasonally or annually based on groundwater levels. Inflow is defined as surface water that enters a sewer system (including building connections) through roof, basement, foundation, yard, and area drains. Inflow may also come from cooling water discharges, manhole covers, and cross connections from storm drains. Inflow events occur suddenly as a consequence of storm events. Wastewater collection system pipes must

have adequate capacity to handle both infiltration and inflow. The following subsections describe the extent of infiltration and inflow in the Murray wastewater collection system.

### **Infiltration**

Infiltration is defined as groundwater which enters a sewer system through pipe joints, cracks in the pipe, and leaks in manholes or building connections. Infiltration rates typically fluctuate throughout the year depending on the level of the groundwater table. Some cities, particularly in the western United States where irrigation is commonly practiced, are subject to significant increases in infiltration during the irrigation season. Sewers constructed near irrigation canals, rivers, or streams are especially prone to infiltration.

The amount of infiltration was estimated by analyzing winter water use. During the winter, nearly all of the water delivered by the public water system is used indoors and passes into the wastewater collection system. Table 4-1 shows the average difference between billed winter water use data and flow to the treatment plant.

**Table 4-1  
WWTP Flows vs. Billed Usage Data (2017 – 2019)**

<b>Month</b>	<b>Average Billed Use (MGD)</b>	<b>Average WWTP Flow (MGD)</b>	<b>Difference (MGD)</b>
December	3.19	3.82	0.63
January	3.35	4.02	0.67
February	3.69	4.19	0.50

Available data suggests that infiltration occurs at a rate of about 0.6 MGD.

Changes in weather patterns can result in changes in infiltration and water use patterns. Decreased precipitation may result in lower groundwater table levels and less infiltration. Water conservation measures implemented during droughts may result in reduction in both indoor and outdoor water use. A reduction in indoor use results in less domestic wastewater. A reduction in outside use for watering lawns and gardens may lead to a lower groundwater table and less infiltration.

### **Inflow**

Inflow is defined as surface water that enters a sewer system (including building connections) through roof, basement, foundation, yard, and area drains. Inflow may also come from cooling water discharges, manhole covers, and cross connections from storm drains. To evaluate inflow in the Murray City sewer system, wastewater flow records were reviewed for several time periods with significant rainfall events and for time periods with no precipitation. Precipitation data from the Salt Lake City International Airport was used because it included hourly data and a full record for the study period. While it is recognized that the airport is several miles from Murray City, the airport data is the best data available.

For typical storm events, it was observed that the peak flow rate recorded immediately after the storm was about 1 MGD higher than the peaks the day before and after. After analyzing the flow data and discussing with City personnel, it was decided that a 1.0 MGD inflow event on top of the dry weather diurnal curve would represent the design flow for the model.

## **EXTRAORDINARY FLOWS**

Extraordinary flows include flow anomalies such as holidays. Some communities experience higher flows or unusual peaks on Thanksgiving, Christmas, Super Bowl Sunday, or other similar events. Evaluation of the timing and magnitude of these extraordinary flows indicated that none of the flows exceeded the typical peak flow during a storm event. Therefore, when considering extraordinary flows, no special adjustments to the model were required to represent the projected peak flow situation for Murray City.

## **UNIT FLOWS**

For purposes of this master plan, unit flows are defined as the flows in the sewer system attributable to one ERU.

### **Residential**

Residential wastewater flows are the flows discharged by the plumbing system of a typical residence. Residential wastewater consists of the discharges from sinks, bathtubs, showers, and toilets. Residential winter time drinking water meter data by location was available for Murray City. City wide winter time drinking water use correlated with city wide wastewater flow data if an allowance for infiltration was applied.

Winter water use data was used to determine the approximate proportion of sewer flows attributable to each ERU. Customer water meter locations were used to locate these flows throughout the model. Based on the water use data, the level of service in the Murray wastewater collection system has been defined as 175 gpd/ERU.

### **Non-Residential**

Commercial, institutional, and industrial (referred to as non-residential) wastewater flows typically vary from residential flows both in terms of quantity and diurnal pattern. For this Master Plan, the non-residential wastewater flows were developed the same way residential wastewater flows were developed as described above. Demands for customers with high water use were expressed as multiple ERUs.

## CHAPTER 5 WASTEWATER FLOW PROJECTIONS

### FLOW PROJECTIONS

For purposes of this master plan, “loading” is defined as the allocation of flows to a wastewater system or model. Flow projections for this Master Plan were made as follows:

- Winter water use data was used to determine flow projections for residential and commercial areas.
- Areas with anticipated redevelopment were assigned a density in units per acre based on City Code and input from City personnel. For these areas loading in the model was allocated at the level of service of 175 gpd per unit. This is based on winter water use data and standard water use patterns for new residential developments.

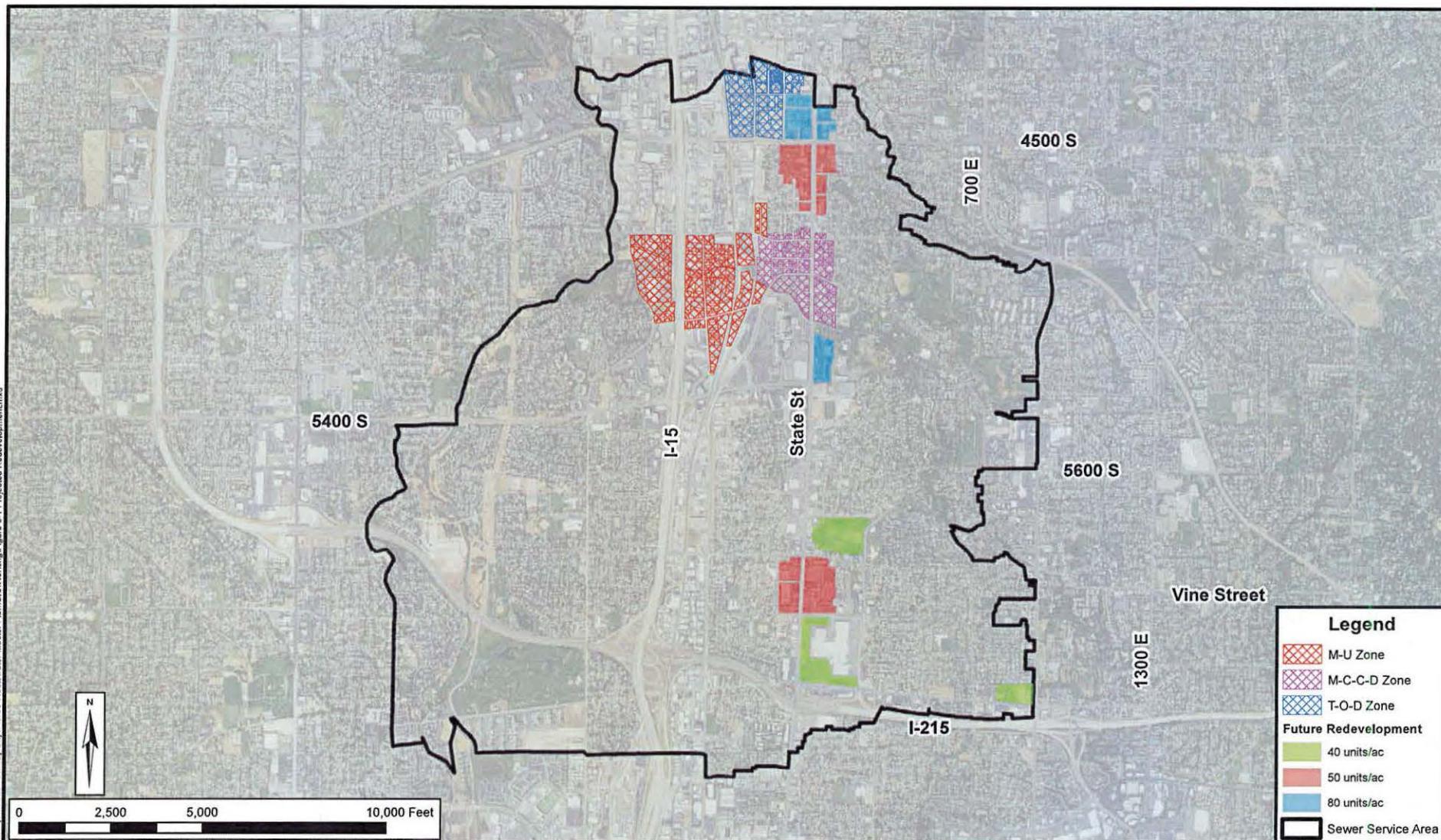
Figure 5-1 shows projected areas of redevelopment and associated densities. Included on this figure are the Mixed-Use (M-U) Zone, Murray City Center District (M-C-C-D), and the Transit-Oriented Development (T-O-D) Zone. These areas are zoned to allow for high-density redevelopment. Other areas likely to experience redevelopment were also defined based on input from City planning staff. Table 5-1 summarizes the projected wastewater flows by area.

**Table 5-1**  
**Unit Wastewater Flow Projections by Area**

Area	Average Wastewater Flow (gpd/acre)
Single Family Residential	600
Commercial	570
M-U, M-C-C-D, and T-O-D Zones – 100 units/acre	17,500
Redevelopment – 80 units/acre	14,000
Redevelopment – 50 units/acre	8,750
Redevelopment – 40 units/acre	7,000

Table 5-2 shows the existing and future average daily flow and peak daily flow assumed for the wastewater collection system hydraulic model if redevelopment occurs as shown in Figure 5-1. It may be observed that additional anticipated loading from the high-density redevelopment zones would more than double the current loading. Infiltration from groundwater and inflow from precipitation are not expected to change significantly.





**HANSEN  
 ALLEN  
 & LUCE, INC.**  
 ENGINEERS

**MURRAY CITY WASTEWATER COLLECTION  
 SYSTEM MASTER PLAN**

**PROJECTED REDEVELOPMENT**

**FIGURE  
 5-1**

**Table 5-2  
Existing and Future Flow Projections**

Loading Parameter	Modeled Projected Flow (MGD)	
	Average Daily Flow	Peak Daily Flow
<b>Existing Conditions</b>		
Residential and Commercial	3.5	5.4
Infiltration from Groundwater	0.6	0.6
Inflow from Precipitation	1.0	1.0
<b>Total</b>	<b>5.1</b>	<b>7.0</b>
<b>Future Conditions</b>		
Existing Residential and Commercial <sup>1</sup>	3.4	5.3
Infiltration from Groundwater	0.6	0.6
Inflow from Precipitation	1.0	1.0
M-U, M-C-C-D, and T-O-D Zones	4.1	5.7
Other Redevelopment	1.6	2.2
<b>Total</b>	<b>10.7</b>	<b>14.8</b>

1. A slight decrease from existing conditions is shown because existing uses will be replaced by redevelopment

While the actual demand and modeling is based on flow measurements and predicted changes in density, the number of ERUs is provided for reference. Billing data was provided from 2016 through 2018. The number of existing units is based on winter water meter data for existing customers in December 2018. In order to estimate the number of residential ERUs, any billing record with a residential billing code and a 1-inch meter was counted as an ERU. For commercial ERUs, the average commercial demand per connection was divided by the average residential demand per connection. For public facilities, the average demand per connection was divided by the average residential demand per connection. The estimated number of equivalent residential units is provided in Table 5-3.

**Table 5-3**  
**Estimated Equivalent Residential Units**

Description	ERUs
<b>Existing Conditions</b>	
Residential	8,250
Commercial	5,360
Public Facilities	1,750
<b>Total</b>	<b>15,360</b>
<b>Future Conditions</b>	
Existing Conditions	15,360
M-U, M-C-C-D, and T-O-D Zones	23,430
Other Redevelopment	9,140
<b>Total</b>	<b>47,930</b>



## CHAPTER 6 SYSTEM MODELING

### MODEL SELECTION

The Autodesk Storm and Sanitary Analysis 2018 software package (SSA) was used for all modeling analysis. SSA uses the EPA Storm Water Management Model (SWMM) software for computations and allows the model to be directly exported to EPA SWMM, which can be used with the EPA's free public software license. This allows the City to utilize the model without the purchase of additional software licenses. Models used for this master plan are included in Appendix B.

### MODEL DEVELOPMENT

The Murray City GIS database, survey data, and input from City personnel have been used to build the City's wastewater collection system model. The model has been refined over a number of years as the system has changed and more data has become available.

### MODELING CRITERIA

Modeling criteria and parameters were suggested by HAL and reviewed by Murray City. The criteria and parameters adopted for this modeling effort are included in Table 6-1.

**Table 6-1**  
**Modeling Criteria**

Criteria	Parameter or Assumption
Residential Unit Flows	<ul style="list-style-type: none"><li>As shown in Table 5-1</li></ul>
Non-Residential Unit Flows	<ul style="list-style-type: none"><li>As shown in Table 5-1</li></ul>
Daily Flow Variation	<ul style="list-style-type: none"><li>Flow hydrographs developed from flow monitoring</li></ul>
Annual Flow Variation	<ul style="list-style-type: none"><li>Peak month flow conditions (spring), based on flow data from Central Valley Water Reclamation Facility</li></ul>
Extraordinary Flows	<ul style="list-style-type: none"><li>Magnitude and timing of extraordinary flows did not justify adjustment to the modeled peak flow</li></ul>
Model Calibration	<ul style="list-style-type: none"><li>Model was calibrated to match table 5-2 for CVWRF flows and flows measured at key locations within the City</li></ul>
Planning Period	<ul style="list-style-type: none"><li>To year 2060 based on zoning and projected redevelopment</li></ul>
Pipe	<ul style="list-style-type: none"><li>Roughness Coefficient – Gravity Sewer – <math>n = 0.013</math> / Force Main – <math>C = 130</math></li><li>Minimum Pipe Velocity = 2.0 fps</li><li>Recommended Maximum <math>d/D = 0.70</math> for pipe diameters 12 inches and greater and 0.50 for pipe diameters less than 12 inches</li></ul>
Pump Stations	<ul style="list-style-type: none"><li>Discharge equal to incoming flow</li></ul>

## MODEL SCENARIOS

Two modeling scenarios were developed and evaluated for the Murray City wastewater collection system as shown in Table 6-2.

**Table 6-2**  
**Modeling Scenarios**

Scenario	Description
Existing	The existing scenario was used to identify deficiencies in the wastewater collection system under existing conditions, and was used to establish a baseline for evaluation of future conditions.
Master Plan	This scenario was used to verify the effectiveness of the capital improvements recommended in Chapter 7.

## EXISTING DEFICIENCIES AND LIMITATIONS

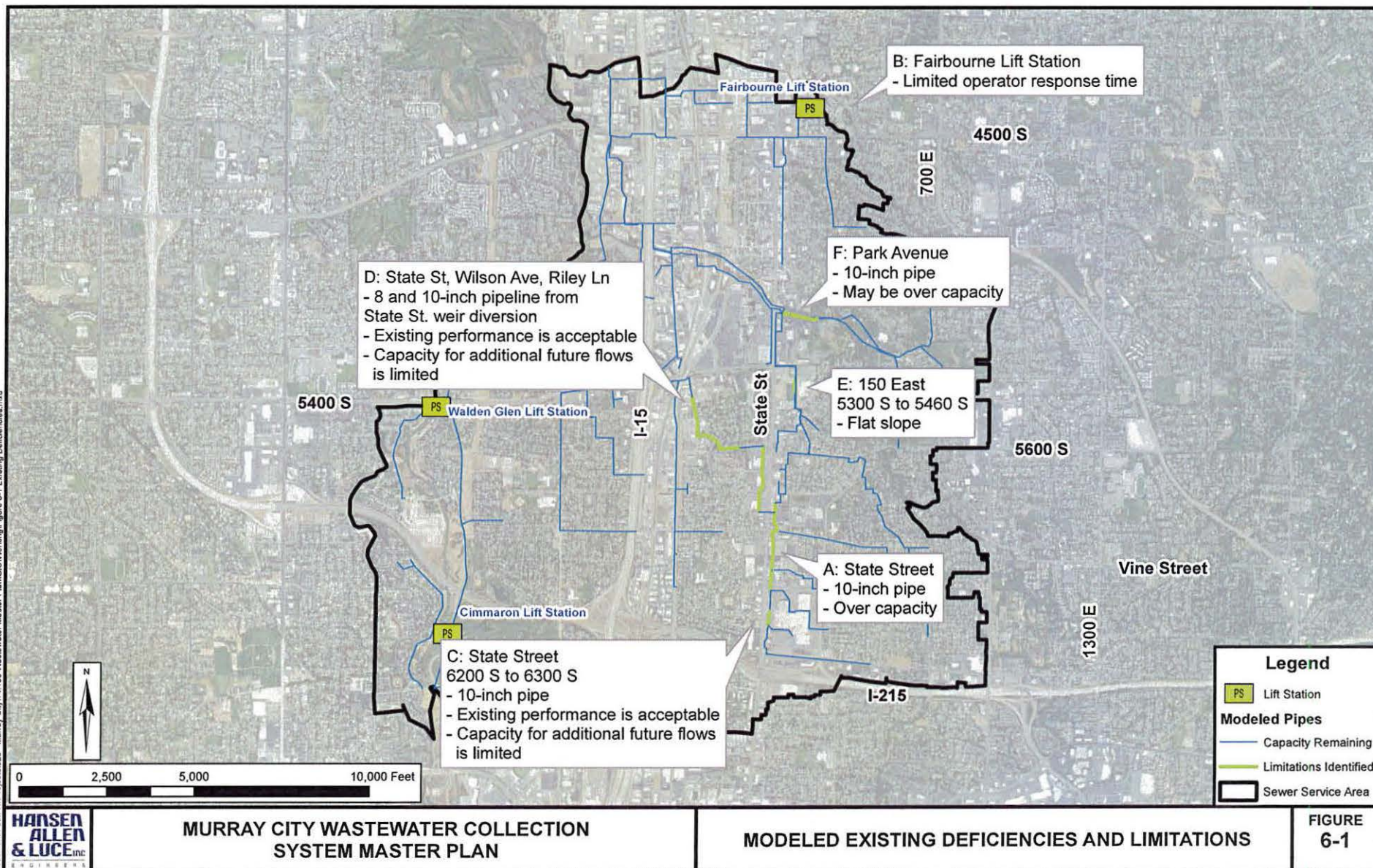
Deficiencies identified in the Existing Scenario model are shown summarized in Table 6-3 and shown on Figure 6-1.

**Table 6-3**  
**Existing Deficiencies or Limitations**

ID <sup>1</sup>	Location	Description
A	State Street 5800 S to 6000 S	The 10-inch diameter pipe is greater than 70% full and surcharges (exceeds the depth of the pipes within manholes) slightly in a few locations. Problems occur at model pipes P180138, P180137, P180135, P180236, P180316, P180384, P180316, and P180083 (see Appendix B).
B	Fairbourne Lift Station	City personnel have a limited response time if a problem occurs at lift station. Further development within its service area would exacerbate this condition.
C	State Street, 6200 S to 6300 S	The model shows that this section of 10-inch pipeline is at capacity. Existing performance is acceptable, but there is not capacity for future development upstream.
D	State Street, Wilson Ave, and Riley Ln	This section of 8-inch and 10-inch pipeline extends from the weir diversion across State Street north to 5300 S. The model shows that this pipe performs adequately but does not have much capacity for future growth.
E	150 East 5300 S to 5460 S	Flat slope at pipe P70137. The model predicts a hydraulic jump at junction M70148 (see Appendix B), which leads to a d/D ratio slightly higher than 0.75.
F	Murray City Park Park Avenue	The 10-inch diameter pipe is greater than 70% full and surcharges slightly in a few locations. Excessive d/D ratios occur in the model in pipes P70265, P70264, and P70004.

1. See IDs on Figure 6-1.







## RECOMMENDED ACTIONS - EXISTING

Table 6-4 is a summary of recommended actions to address the deficiencies and limitations identified in this chapter.

**Table 6-4**  
**Recommendations for Existing Limitations**

ID <sup>1</sup>	Location	Recommendation
A	State Street 5800 S to 6100 S	Replace this pipeline with a 15-inch diameter pipeline. Detailed recommendations are included in Chapter 7.
B	Fairbourne Lift Station	Divert some flow away from the Fairbourne Lift Station prior to allowing substantial redevelopment to occur within its service area. The recommended project to accomplish this is included in Chapter 7.
C	State Street, 6200 S to 6300 S	Monitor flow periodically to verify condition. Replace this section of pipe with 15-inch diameter pipeline prior to allowing substantial redevelopment upstream. Detailed recommendations are included in Chapter 7.
D	State Street, Wilson Ave, and Riley Ln	Monitor flow periodically to verify condition. Problems are not expected except possibly when stormwater inflow causes high peak flows.
E	150 East 5300 S to 5460 S	Monitor flow periodically to verify condition. Replacement will be needed only if monitoring indicates poor performance.
F	Murray City Park Park Avenue	Periodically monitor this pipe to verify flow conditions. Replacement will be needed if monitoring indicates poor performance or if substantial redevelopment occurs upstream.

1. See IDs on Figure 6-1.

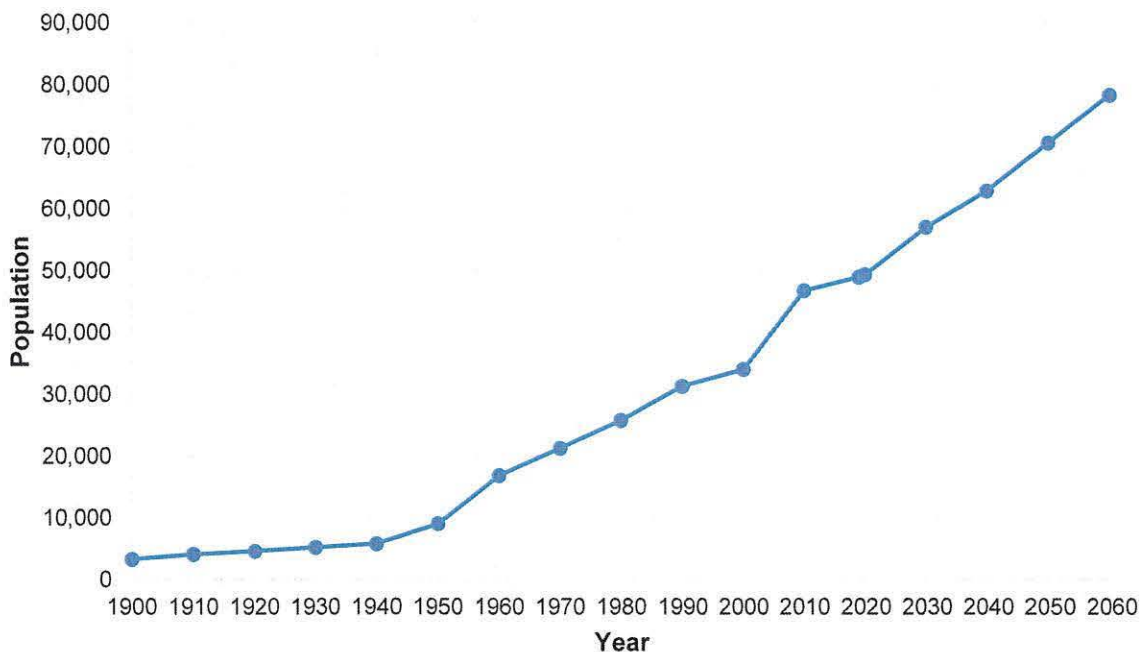
## FUTURE LIMITATIONS

The future model indicated several pipelines that would not adequately convey the projected future wastewater flow requirement (if redevelopment occurs as is anticipated by the City's planning department and shown in Figure 5-1). Recommended capital projects to address these issues are discussed in detail in Chapter 7.

## CHAPTER 7 CAPITAL IMPROVEMENT PLAN

### GROWTH PROJECTIONS

Historic population data from the United States Census Bureau and population projections from the Utah Governor's Office of Management and Budget were evaluated and used to make population projections for this study. Future projections were scaled down to account for lower-than-expected growth during the 2010 – 2020 decade. However, substantial growth is expected to occur through 2060 which was selected as the planning horizon for this study. Figure 7-1 shows historic and projected population estimates used for this study.



**Figure 7-1: Historic and Projected Population**

The Murray City planning department together with HAL and the Murray City Wastewater Division worked to identify the timing of growth and redevelopment projected to occur within the City (as discussed in Chapter 5). The projected timing of the development of these areas is shown on Figure 7-2. These projections are based on development concepts and interests known to the City, population projections, zoning code, and commonly accepted planning principles. These projections were used to assist the City in prioritizing future capital projects.

### COST ESTIMATES

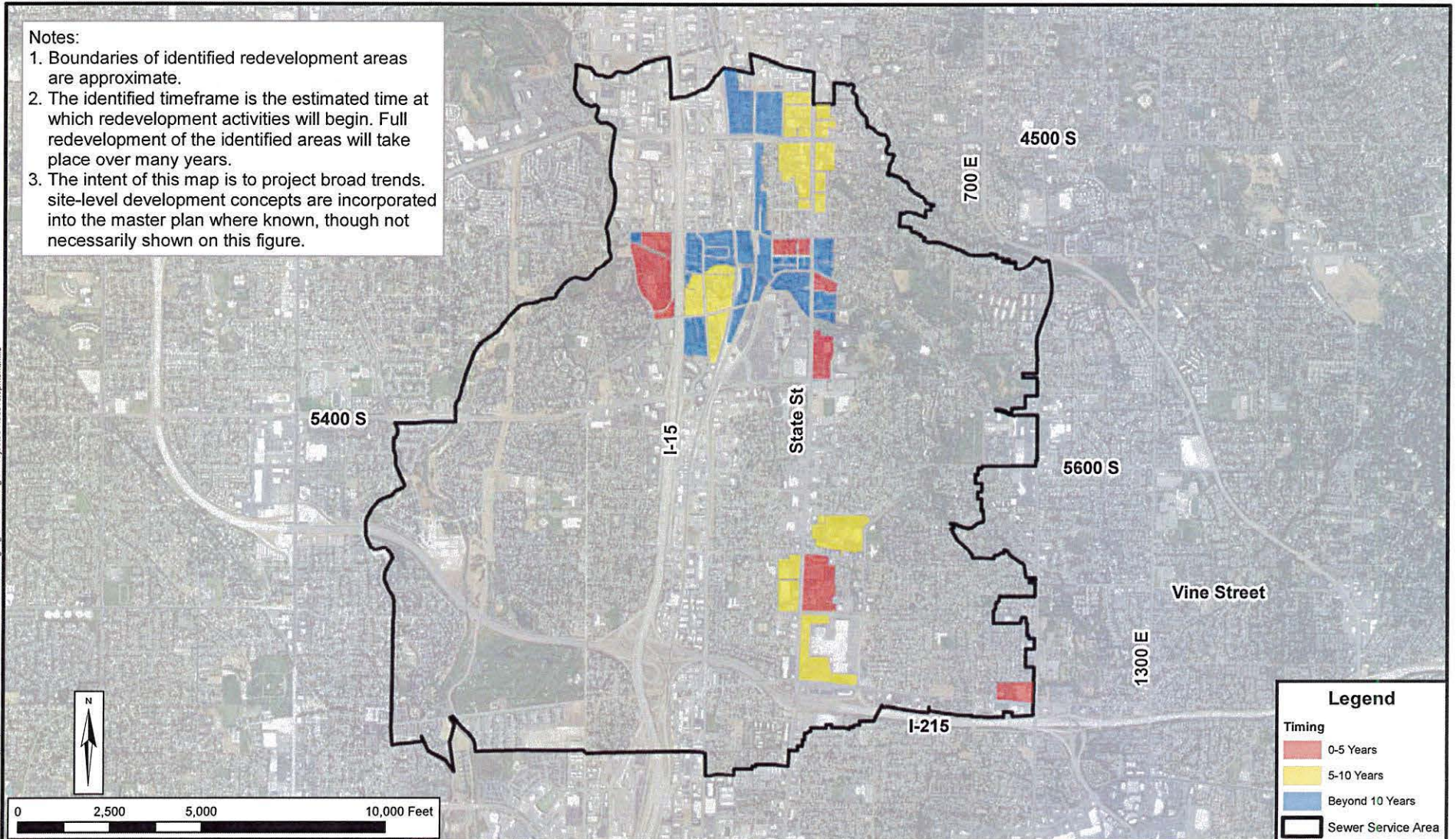
The following were considered when developing the recommended projects:

- Input from operations personnel and City management
- Priority indicated by modeling efforts
- Expected pace and timing of developments
- Historic project cost estimates



**Notes:**

1. Boundaries of identified redevelopment areas are approximate.
2. The identified timeframe is the estimated time at which redevelopment activities will begin. Full redevelopment of the identified areas will take place over many years.
3. The intent of this map is to project broad trends. site-level development concepts are incorporated into the master plan where known, though not necessarily shown on this figure.



**Legend**

**Timing**

- 0-5 Years
- 5-10 Years
- Beyond 10 Years
- Sewer Service Area



Typical representative unit costs were used to develop the project construction cost estimates. Sources of typical unit costs included HAL's bid tabulation records for similar recent projects in Utah and the RS Means 2020 Heavy Construction Cost Index. Murray City project costs were also used when available and applicable. Project cost estimates and related material are included in Appendix C.

### **Precision of Cost Estimates**

When considering cost estimates there are several levels or degrees of precision depending on the purpose of the estimate and the percentage of detailed design that has been completed. The following levels of precision are typical:

<u>Type of Estimate</u>	<u>Precision</u>
Master Plan	-50% to +100%
Preliminary Design	-30% to +50%
Final Design or Bid	-10% to +10%

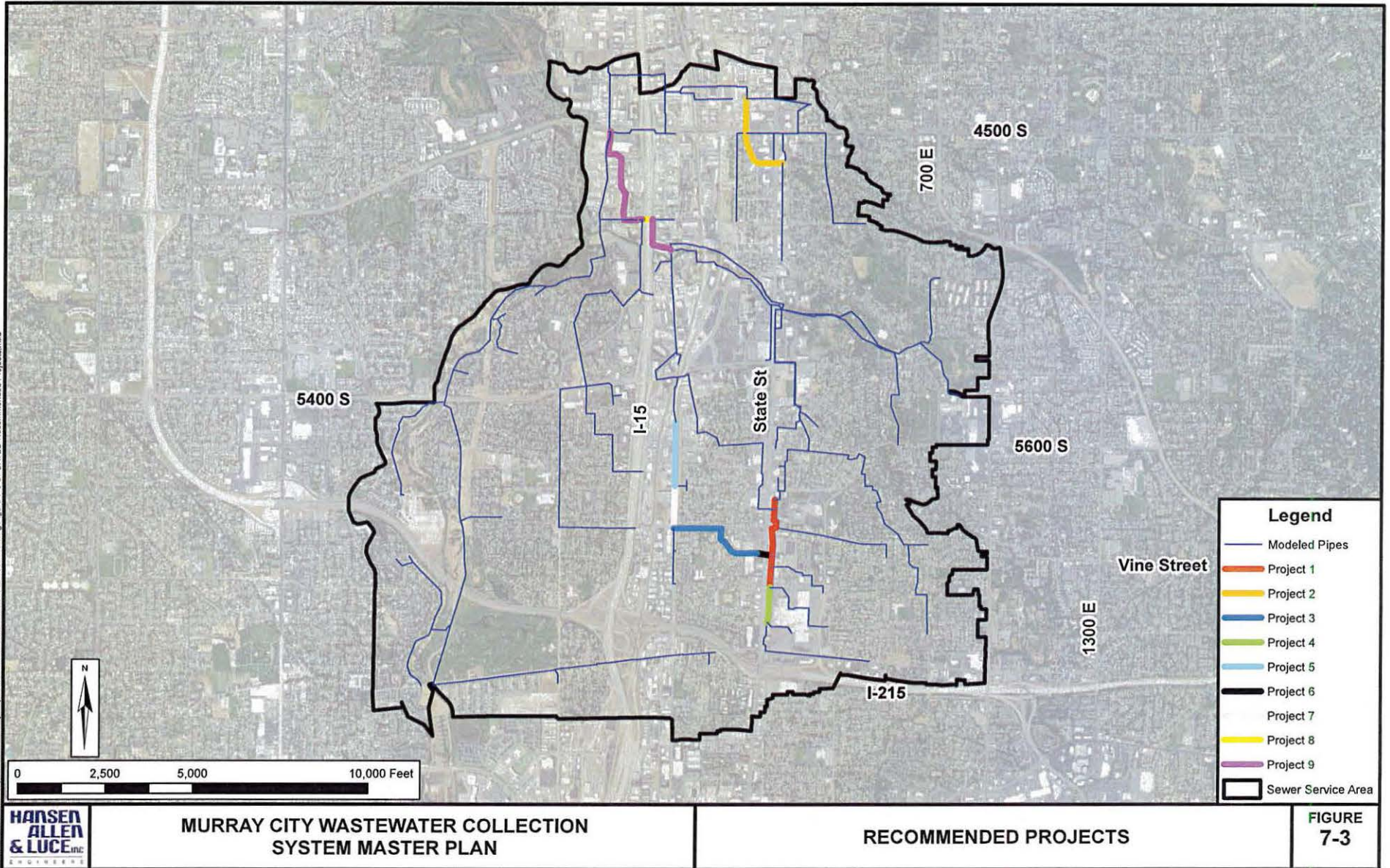
For example, at the master plan level (conceptual or feasibility design level), if a project is estimated to cost \$1,000,000, then the final cost of the project would be expected to range between approximately \$500,000 and \$2,000,000. While this may not seem precise, the purpose of master planning is to develop general sizing, location, cost and scheduling information on a number of individual projects that may be designed and constructed over a period of many years. Master planning also typically includes the selection of common design criteria to help ensure uniformity and compatibility among future individual projects. Details such as the exact capacity of individual projects, the level of redundancy, the location of facilities, the cost of land and easements, the construction methodology, the time of construction, interest and inflation rates, permitting requirements, etc., are typically developed during the more detailed levels of design.

At the preliminary design level, some of the aforementioned information will have been developed. Major design decisions such as the size of facilities, selection of facility sites, pipeline alignments and depths, and the selection of the types of equipment and material to be used during construction will typically have been made. At this level of design, the final cost for the same \$1,000,000 project would be expected to range between approximately \$700,000 and \$1,500,000.

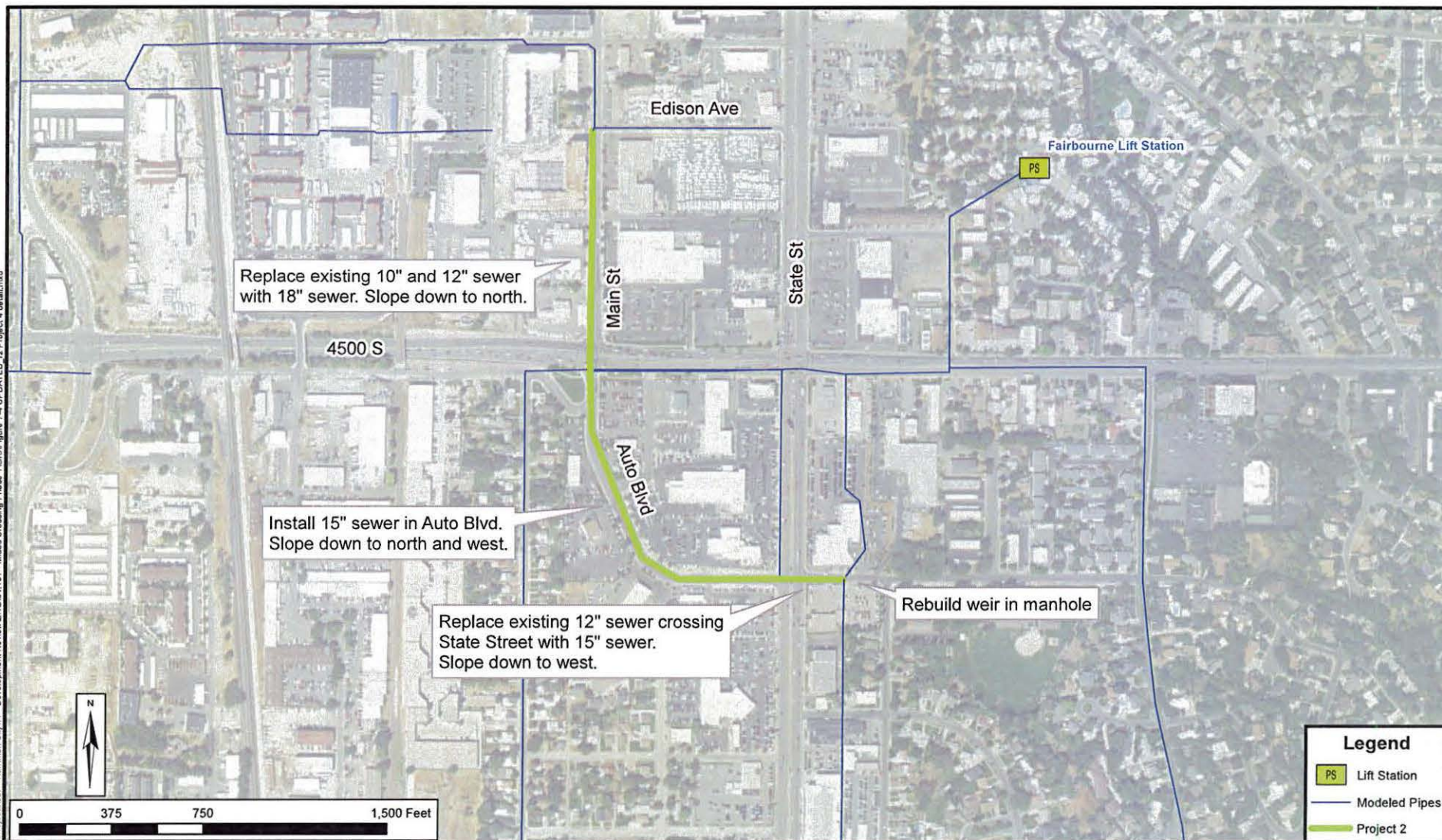
After the project has been designed, and is ready to bid, all design plans and technical specifications will have been completed and nearly all of the significant details about the project should be known. At this level of design, the final cost for the same \$1,000,000 project would be expected to range between approximately \$900,000 and \$1,100,000.

### **RECOMMENDED GROWTH-RELATED PROJECTS**

Recommended projects are shown on Figure 7-3. Figure 7-4 is provided to show additional details related to Project 2. Table 7-1 includes a brief description of the recommended project, the motivation for the project, and an approximate phasing year for the project.







MURRAY CITY WASTEWATER COLLECTION  
SYSTEM MASTER PLAN

PROJECT 2 DETAIL

FIGURE  
7-4



**Table 7-1  
Timing and Need for Recommended Projects**

ID <sup>1</sup>	Location	Need for Project	Estimated Phasing Year
1	State Street, 5800 S to 6100 S	Existing deficiency and expected future growth	2021
2	State Street, Auto Blvd, and Main Street	The model indicates that this project is necessary prior to the construction of approximately 1,050 ERUs upstream of the 10-inch diameter section of pipe in Main Street, or to the construction of a substantial number of additional units upstream of the Fairbourne Lift Station (response time at the Fairbourne Lift Station is limited). This project will divert flow away from the Fairbourne Lift Station and improve system reliability.	2025 - 2030
3	Approx. 5900 S, State St to 300 W	Additional capacity will be needed to support anticipated redevelopment on the site of the Fashion Place Mall and the west side of State Street. This project is development-driven.	2025 - 2030
4	State Street, 6100 to 6200 S	The 10-inch pipeline on the west side of Fashion Place Mall does not have capacity for additional growth. When redevelopment occurs on the Fashion Place site, the pipeline will need to be replaced with a larger pipe to accommodate growth. This project is driven by growth on the Fashion Place site, and its exact configuration will depend on proposed development plans.	2025 - 2030
5	300 W, 5500 S to 5800 S	This section of pipe must be replaced with 15-inch diameter pipeline prior to the construction of approximately 1,050 ERUs upstream. It should not be constructed later than Project 6. This project is development-driven.	Beyond 2030
6	Approx. 5900 S, State Street	A weir diversion across State Street will be needed to support redevelopment to the south. This project will be needed prior to the construction of 2,700 additional ERCs south of Murray Park and east of State Street. Timing may need to be adjusted to accommodate UDOT restrictions.	Beyond 2030
7	300 W, 5800 to 5900 S	Additional capacity will be needed in this pipeline at the time the weir diversion in Project 6 becomes necessary, or possibly before if high-intensity redevelopment takes place west of State Street.	Beyond 2030
8	4800 S and I-15	A low spot exists under I-15. The model indicates that this section of pipe should be replaced prior to the construction of approximately 5,000 additional upstream ERUs to avoid surcharging and tailwater effects.	Beyond 2030
9	500 W, 4800 S, and Cherry Street	The model indicates that this pipeline should be replaced prior to the construction of approximately 12,000 additional upstream ERUs to avoid surcharging and tailwater effects.	Beyond 2030

1. See ID numbers on Figure 7-3.

Estimated costs for the projects in Table 7-1 are summarized in Table 7-2.

**Table 7-2  
Preliminary Project Cost Estimates**

ID <sup>1</sup>	Location	Components	Cost Estimate
1	State Street, 5800 S to 6100 S	<ul style="list-style-type: none"> <li>• 2600 ft of 15" pipeline</li> </ul>	\$1,326,000
2	State Street, Auto Blvd, and Main Street	<ul style="list-style-type: none"> <li>• 1700 ft of 15" pipeline</li> <li>• 1000 ft of 18" pipeline</li> <li>• Rebuild weir diversion manhole</li> <li>• Cross State St. and 4500 S</li> </ul>	\$1,599,000
3	Approx. 5900 S, State St to 300 W	<ul style="list-style-type: none"> <li>• 2900 ft of 12" pipeline</li> </ul>	\$1,375,000
4	State Street, 6100 to 6200 S	<ul style="list-style-type: none"> <li>• 1100 ft of 15" pipeline</li> </ul>	\$561,000
5	300 W, 5500 S to 5800 S	<ul style="list-style-type: none"> <li>• 1850 ft of 15" pipeline</li> </ul>	\$944,000
6	Approx. 5900 S, State Street	<ul style="list-style-type: none"> <li>• 450 ft of 12" pipeline</li> <li>• Weir diversion manhole</li> </ul>	\$249,000
7	300 W, 5800 to 5900 S	<ul style="list-style-type: none"> <li>• 1250 ft of 15" pipeline</li> </ul>	\$638,000
8	4800 S and I-15	<ul style="list-style-type: none"> <li>• 350 ft of 36" pipeline</li> </ul>	\$315,000
9	500 W, 4800 S, and Cherry Street	<ul style="list-style-type: none"> <li>• 4700 ft of 36" pipeline</li> </ul>	\$4,230,000

1. See ID numbers on Figure 7-3.

Table 7-3 shows a summary of costs by time period.

**Table 7-3  
Estimated Costs by Time Period**

Time Period	Project Costs
0-5 Years	\$1,326,000
5 – 10 Years	\$3,535,000
Beyond 10 Years	\$6,376,000
<b>Total</b>	<b>\$11,237,000</b>

## **CHAPTER 8 OPERATIONS AND MAINTENANCE**

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This chapter summarizes operations and maintenance practices currently employed by Murray City and discusses recommendations for continued operation and maintenance of the wastewater collection system.

### **FLOW MONITORING PROGRAM**

The City currently maintains a portable wastewater flow meter and uses it to measure and record flows throughout the system. This flow monitoring program is critical in that it allows the system operators to verify the effects of growth and development on the sewer system and to verify that the results of the hydraulic model are accurate. Flow monitoring also allows operators to view the performance of the system and gives them the ability to observe changes in the system, including those that may be unexpected. Continued flow monitoring is recommended.

### **ASSET MANAGEMENT**

The older portions of the Murray City sewer system are reported to be approximately 100 years old. The typical design life for a sanitary sewer is between 50 and 100 years. Factors affecting design life may include pipe material, soil conditions and quality of construction. Because of the variability of these factors, it is difficult to determine the condition of the wastewater collection system based on age alone. Murray City has an Asset Management program and is completing a detailed condition assessment of each line owned by the City using videoing equipment. As deficiencies are located, localized repairs, replacement or other necessary maintenance is being completed. Continued video monitoring and strategic asset management is recommended.

### **CLEANING**

In some reaches of pipe in Murray City, the slope of the pipe is insufficient to provide adequate velocity to prevent deposition of solids. Deposition of solids reduces pipe capacity. Sewers with maintenance problems that currently are being cleaned regularly by the City are included in the Wastewater Collection System Maintenance Problems listed in Appendix D. Continued maintenance is recommended. These sections of pipe should also be considered for replacement as resources allow.

### **PIPE REHABILITATION**

It is often more cost-effective to rehabilitate old sewer pipelines by installing liners inside the pipe than it is to replace them. Lining pipes can increase structural integrity, prevent root intrusion, and decrease infiltration. As such, pipes with corrosion problems, root intrusion problems, or high infiltration should be prioritized for lining.

Operations personnel have compiled a list of pipes that could most benefit from lining. These are included in Appendix D. Lining these pipes is recommended, as resources allow and according to the priorities of the City.



## REFERENCES

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Hansen, Allen & Luce, Inc. 2009. "Murray City Wastewater Collection System Master Plan." Midvale, Utah.

Hansen, Allen & Luce, Inc. 2017. "Murray City Wastewater Collection System Master Plan." Midvale, Utah.

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Utah Governor's Office of Management and Budget. 2012. "2012 Baseline Projections – Utah Governor's Office of Management and Budget."

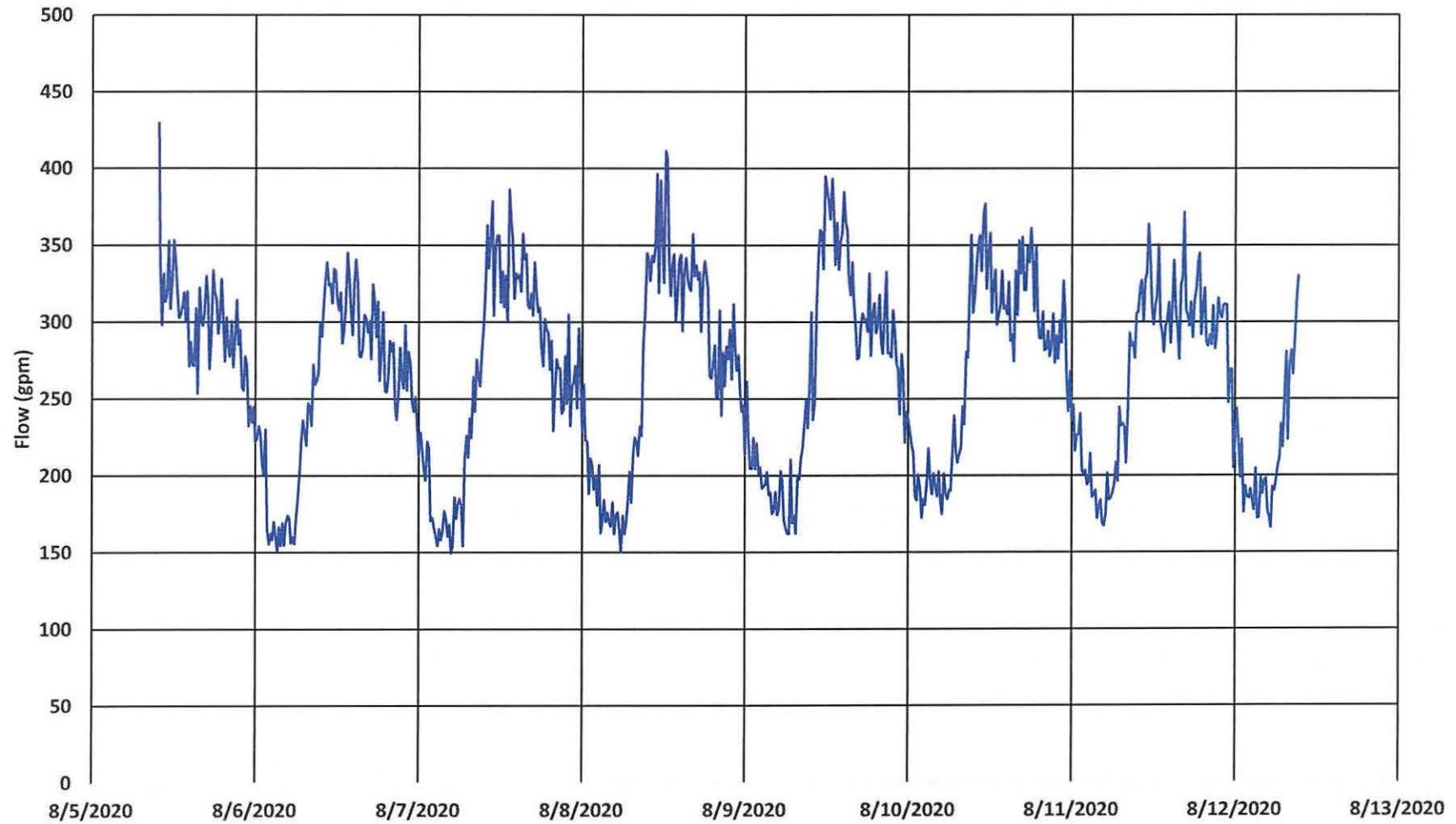
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# **APPENDIX A**

## Flow Monitoring Data

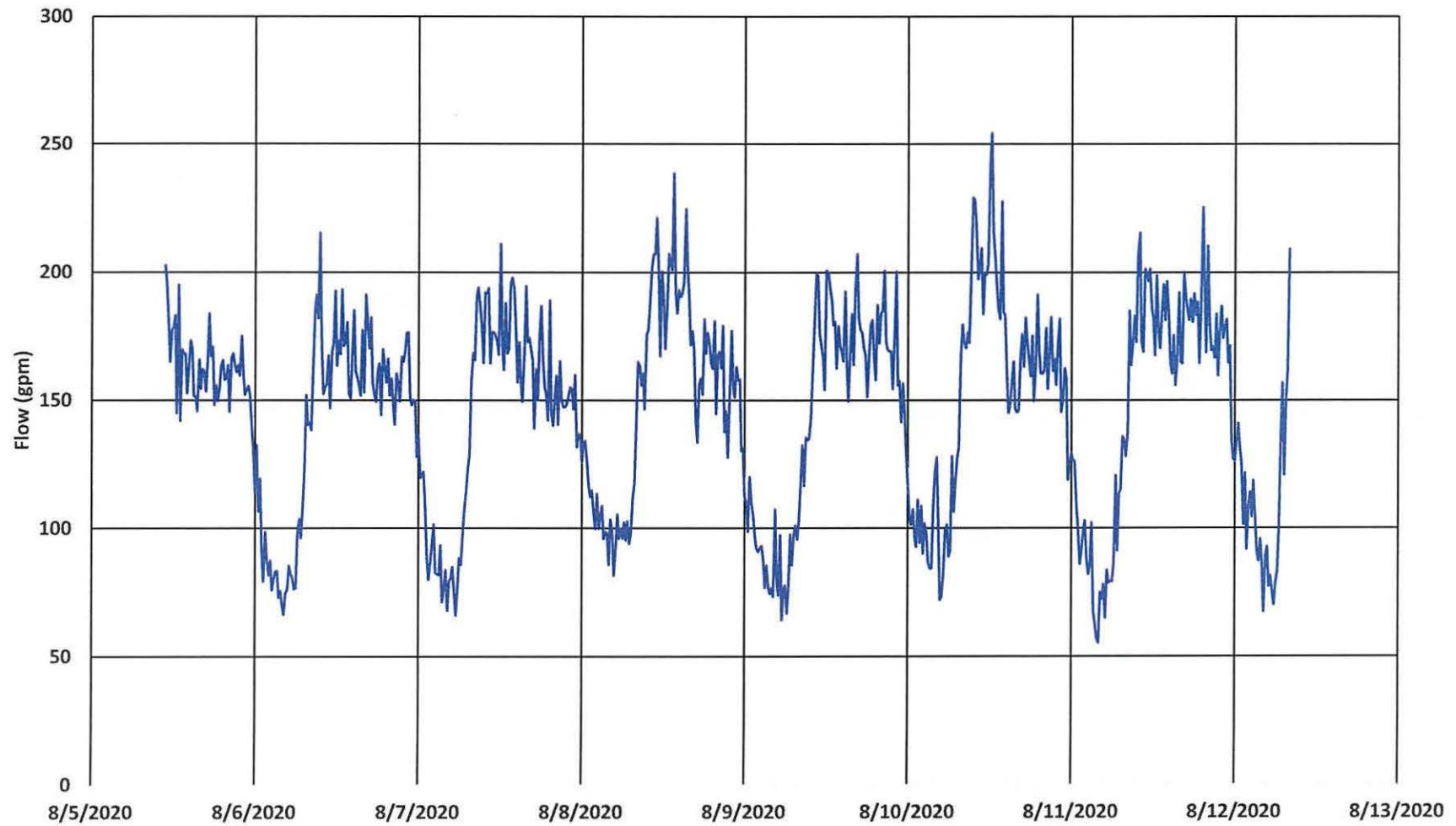
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Site location: 242 E Detroit Ave.  
Diameter: 14 in  
Maximum Flow: 429.5 gpm  
Minimum Flow: 149.4 gpm  
Average Flow: 266.3 gpm  
Peaking Factor: 1.61

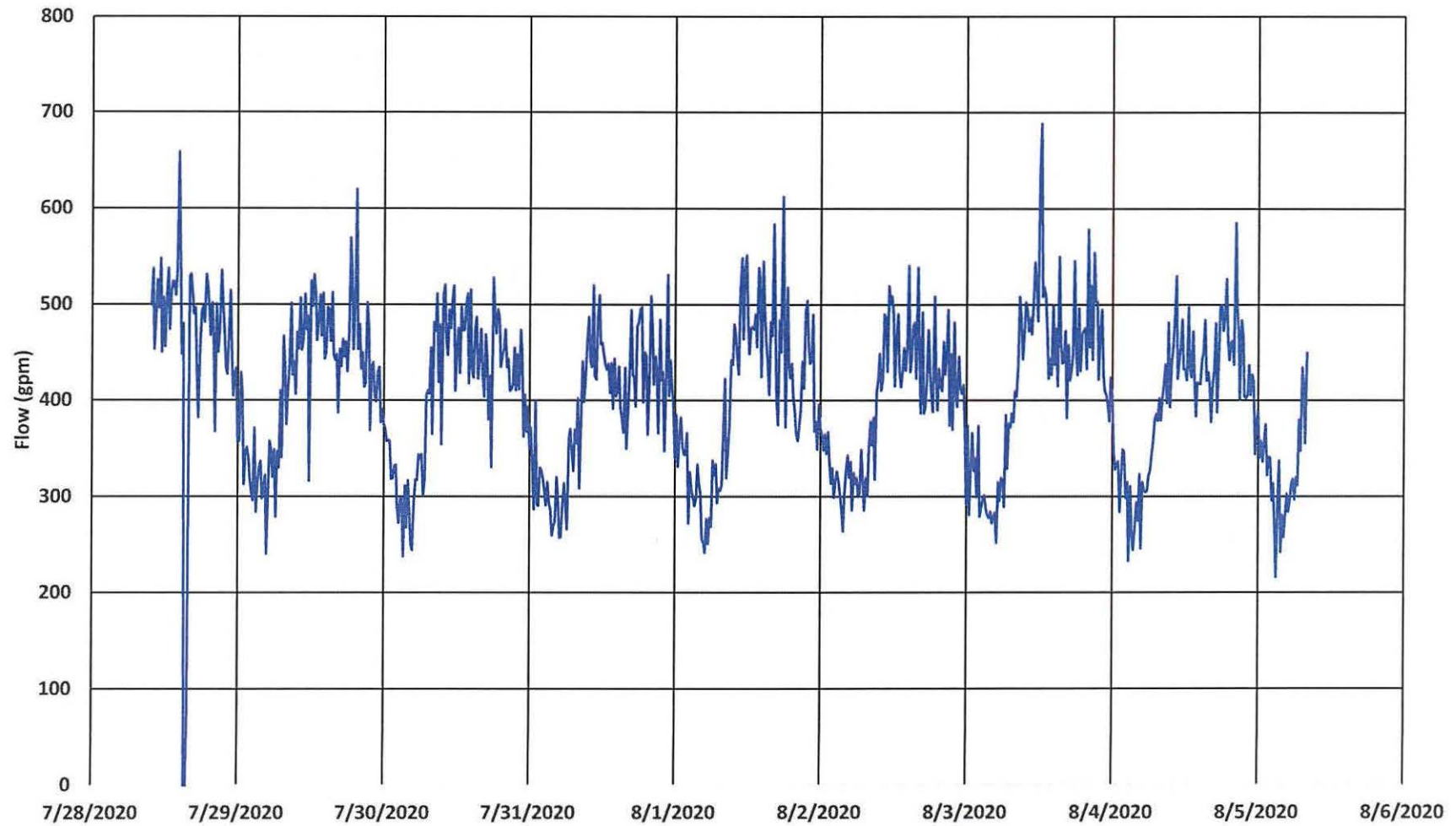




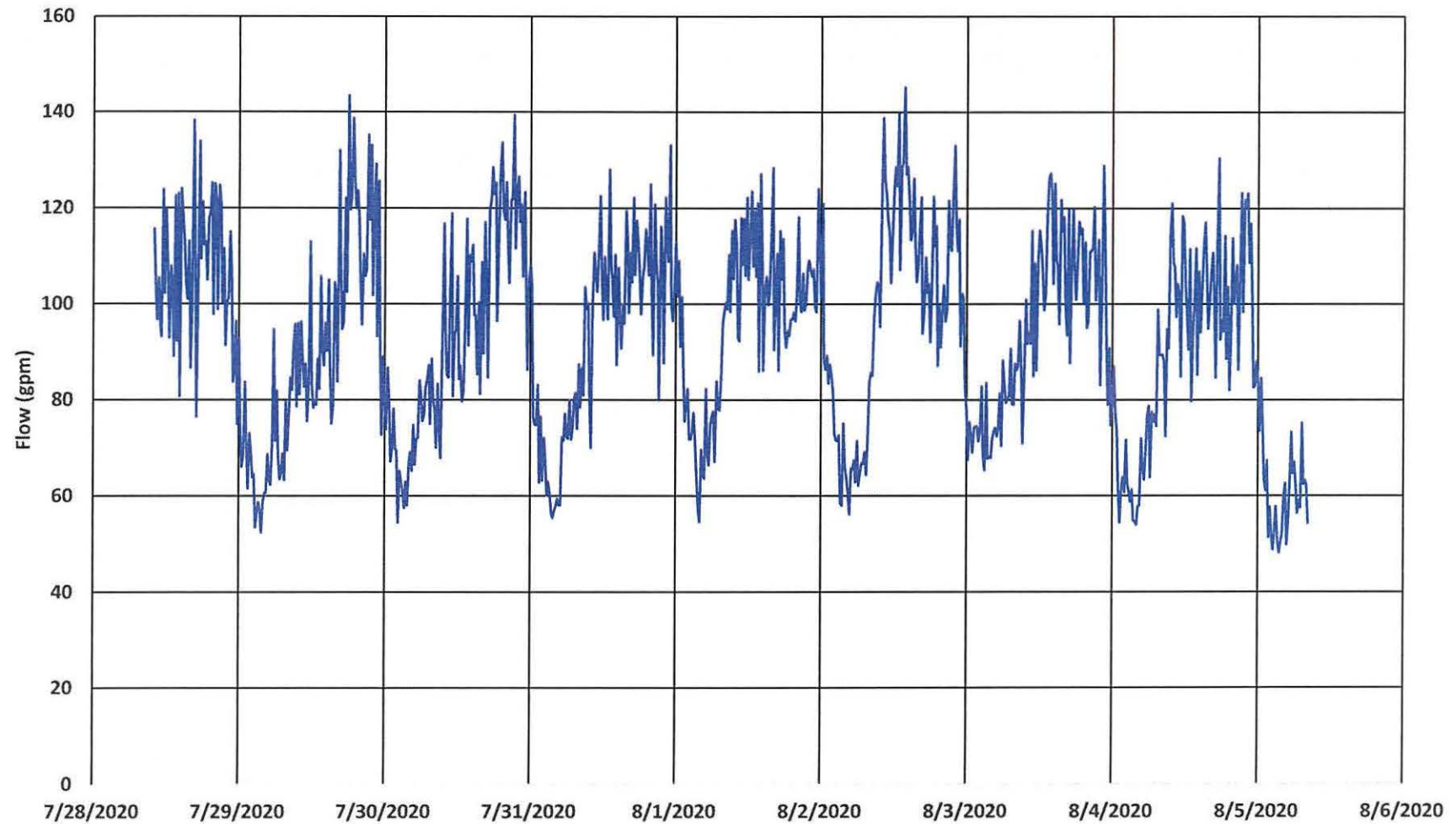
Site location: 5300 S Commerce Ave  
Diameter: 21 in  
Maximum Flow: 254.2 gpm  
Minimum Flow: 55 gpm  
Average Flow: 145.9 gpm  
Peaking Factor: 1.74



Site location: Fireclay Ave. and Brick Oven Way  
Diameter: 24 in  
Maximum Flow: 687.9 gpm  
Minimum Flow: 215.7 gpm  
Average Flow: 406.4 gpm  
Peaking Factor: 1.69

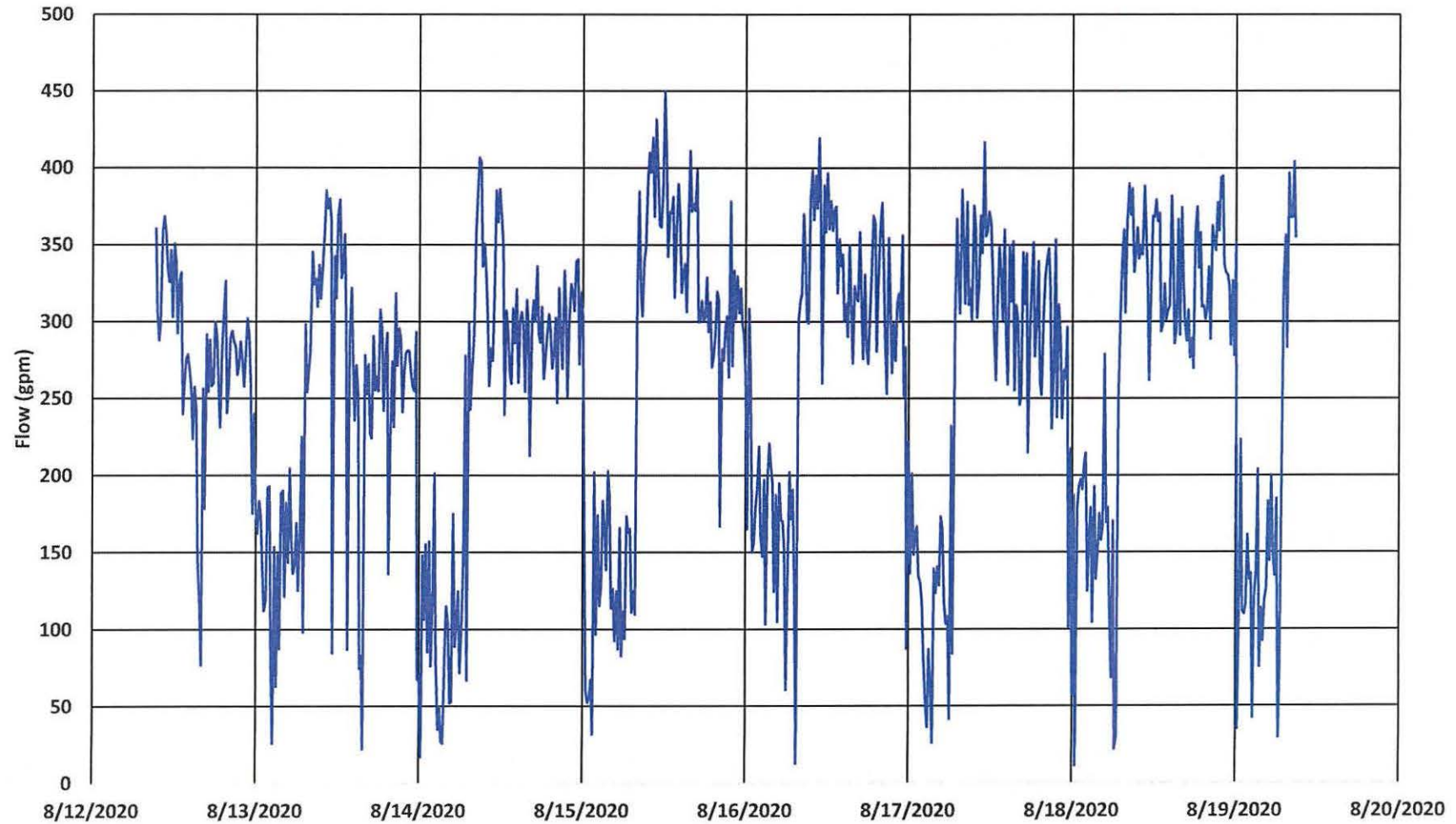


Site location: Fireclay Ave. and Brick Oven Way  
Diameter: 8 in  
Maximum Flow: 145.1 gpm  
Minimum Flow: 48.1 gpm  
Average Flow: 93.1 gpm  
Peaking Factor: 1.56

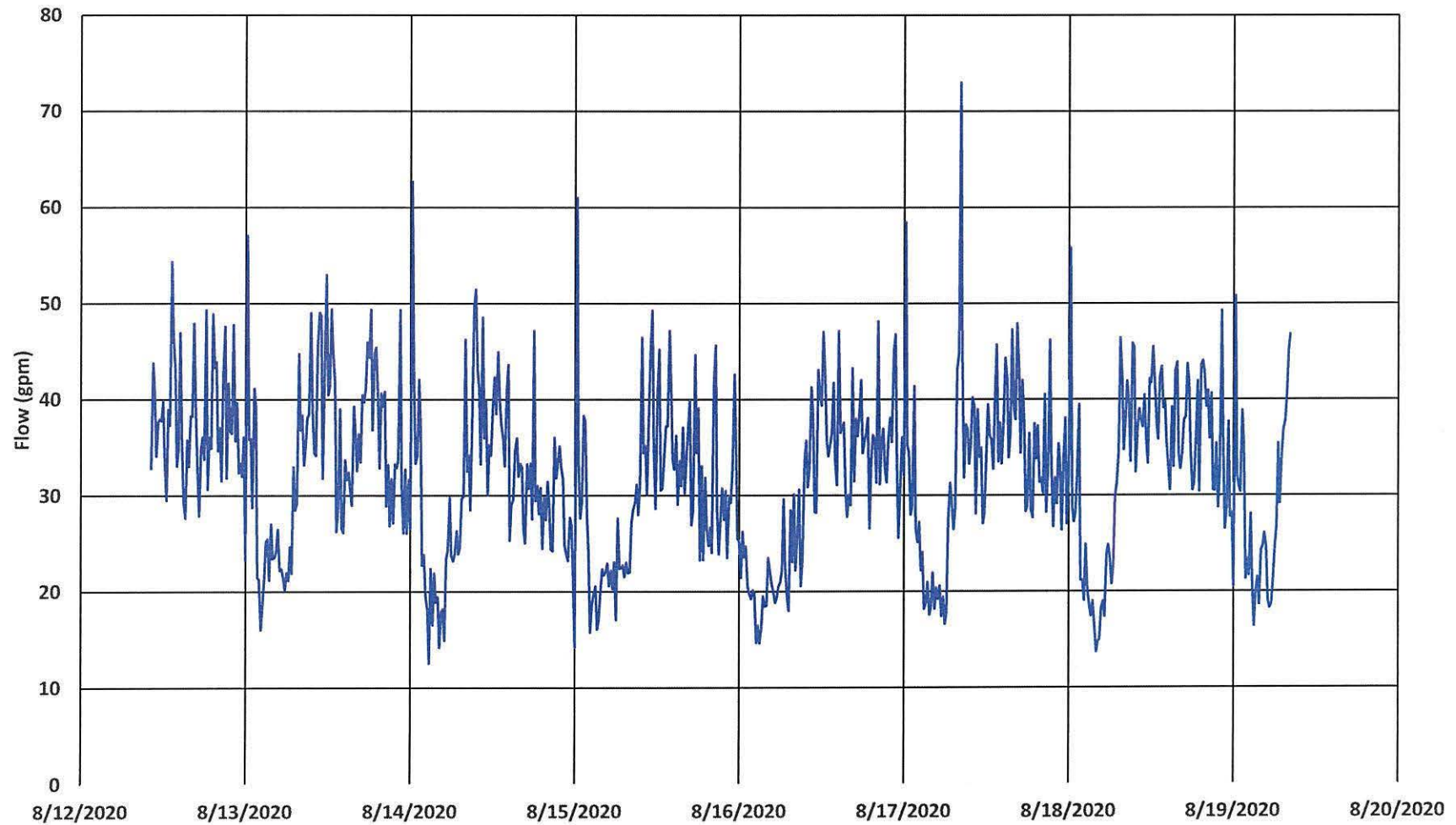




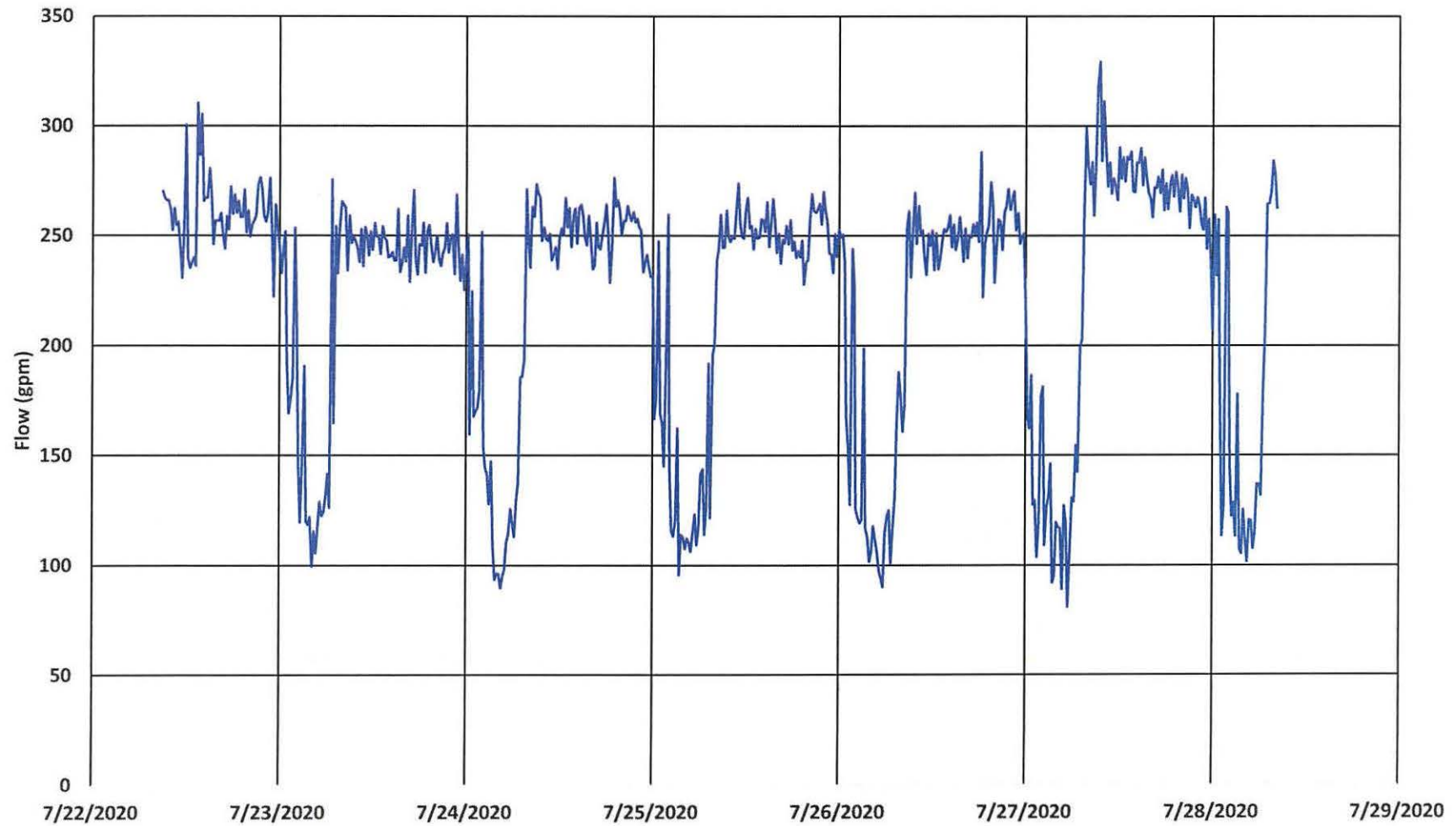
Site location: Evesham Drive and Friesian Way  
Diameter: 10 in  
Maximum Flow: 449.9 gpm  
Minimum Flow: 11.1 gpm  
Average Flow: 257.6 gpm  
Peaking Factor: 1.75



Site location: 4460 S 570 E (Murray Manor)  
Diameter: 10 in  
Maximum Flow: 73 gpm  
Minimum Flow: 12.5 gpm  
Average Flow: 32.2 gpm  
Peaking Factor: 2.27

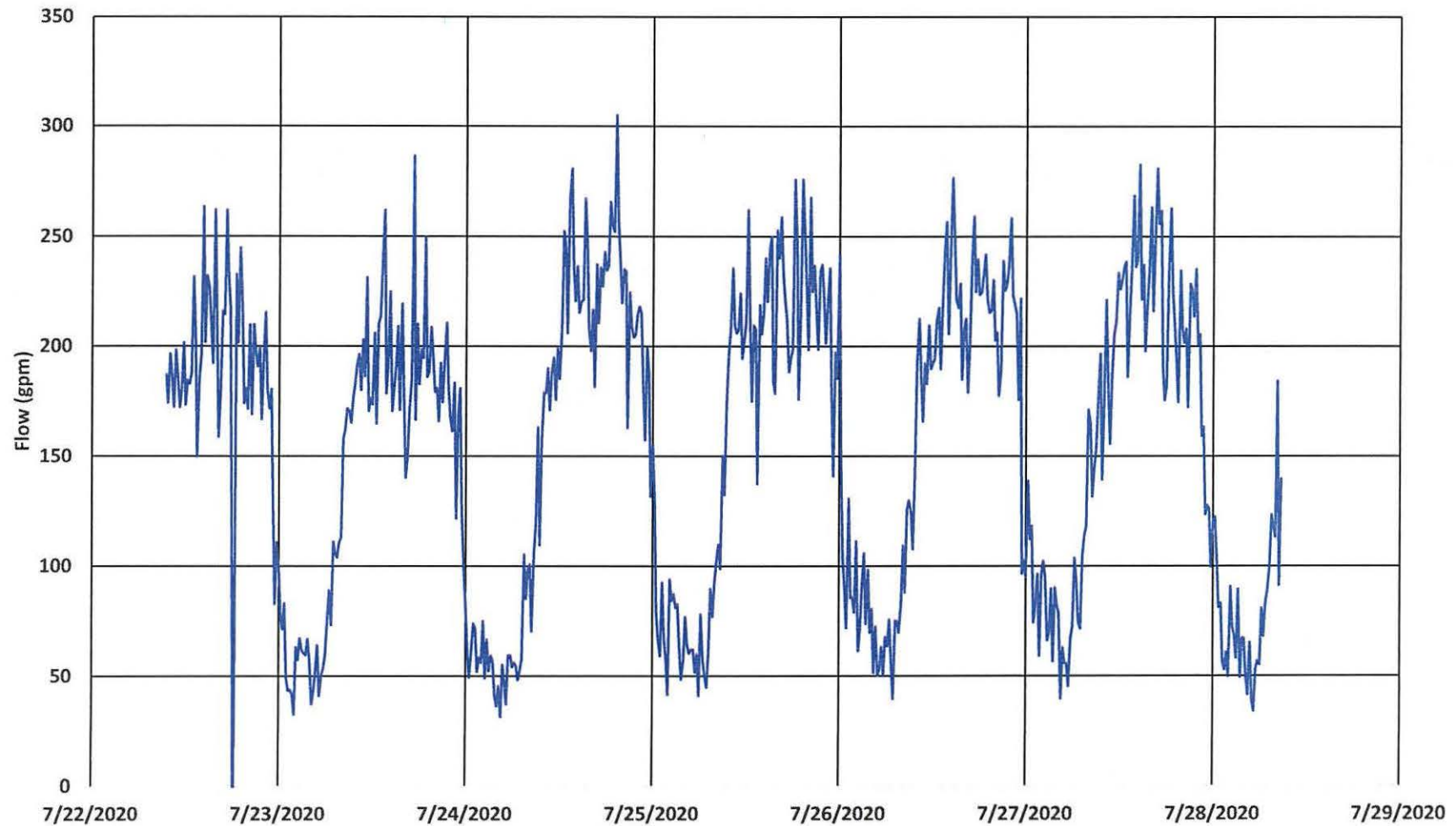


Site location: Murray Park Ave  
Diameter: 10 in  
Maximum Flow: 329.2 gpm  
Minimum Flow: 80.6 gpm  
Average Flow: 222.1 gpm  
Peaking Factor: 1.48

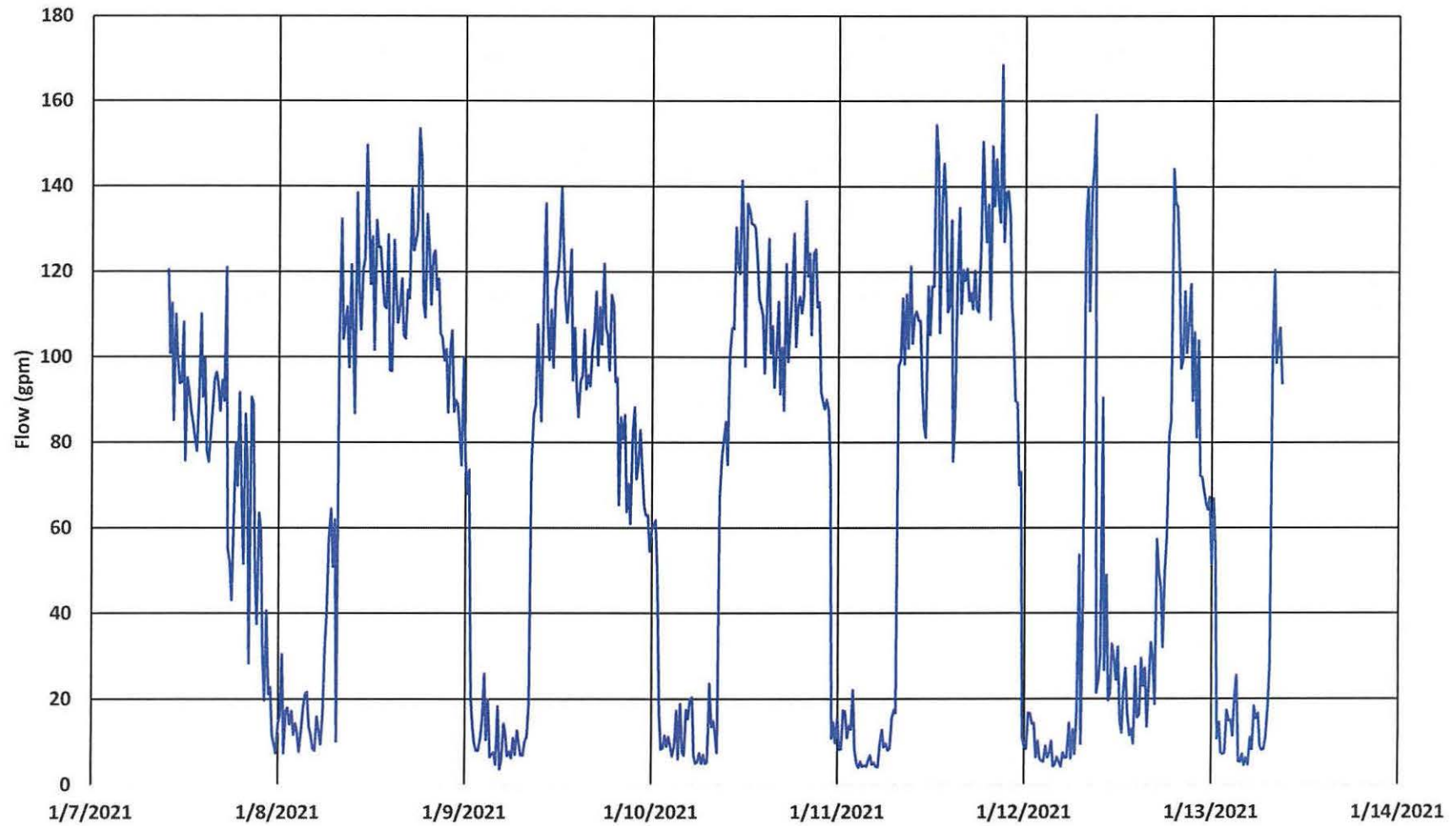




Site location: 5900 S State St (Shopko)  
Diameter: 10 in  
Maximum Flow: 305 gpm  
Minimum Flow: 31.2 gpm  
Average Flow: 155.6 gpm  
Peaking Factor: 1.96



Site location: 5624 S 300 W (Animal Shelter)  
Diameter: 12 in  
Maximum Flow: 168.4 gpm  
Minimum Flow: 3.5 gpm  
Average Flow: 68 gpm  
Peaking Factor: 2.48



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## **APPENDIX B**

Wastewater Collection System Models  
(see disc)

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# **APPENDIX C**

## Cost Estimates

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**Murray City Master Plan  
Recommended Sewer Improvements  
Preliminary Engineers Cost Estimates**

	Item	Unit	Unit Price	Quantity	Total Price
1	<b>State Street, 5800 S to 6100 S</b>				
	15" Pipeline	LF	\$ 425	2600	\$ 1,105,000
	Engineering & Admin. (10%)				\$ 110,500
	Contingency (10%)				\$ 110,500
	<b>Total to State Street, 5800 S to 6100 S</b>				<b>\$ 1,326,000</b>
2	<b>Auto Blvd and Main Street</b>				
	15" Pipeline	LF	\$ 425	1700	\$ 722,500
	18" Pipeline	LF	\$ 460	1000	\$ 460,000
	Cross Major Road	LS	\$ 60,000	2	\$ 120,000
	Diversion Manhole	LS	\$ 30,000	1	\$ 30,000
	Engineering & Admin. (10%)				\$ 133,250
	Contingency (10%)				\$ 133,250
	<b>Total to Auto Blvd and Main Street</b>				<b>\$ 1,599,000</b>
3	<b>Approx 5900 S, State St. to 300 W</b>				
	12" Pipeline	LF	\$ 395	2900	\$ 1,145,500
	Engineering & Admin. (10%)				\$ 114,550
	Contingency (10%)				\$ 114,550
	<b>Total to Approx 5900 S, State St. to 300 W</b>				<b>\$ 1,375,000</b>
4	<b>State Street, 6100 S to 6200 S</b>				
	15" Pipeline	LF	\$ 425	1100	\$ 467,500
	Engineering & Admin. (10%)				\$ 46,750
	Contingency (10%)				\$ 46,750
	<b>Total to State Street, 6100 S to 6200 S</b>				<b>\$ 561,000</b>
5	<b>300 W, 5500 S to 5800 S</b>				
	15" Pipeline	LF	\$ 425	1850	\$ 786,250
	Engineering & Admin. (10%)				\$ 78,625
	Contingency (10%)				\$ 78,625
	<b>Total to 300 W, 5500 S to 5800 S</b>				<b>\$ 944,000</b>
6	<b>Approx 5900 S, State Street</b>				
	Diversion Manhole	LS	\$ 30,000	1	\$ 30,000
	12" Pipeline	LF	\$ 395	450	\$ 177,750
	Engineering & Admin. (10%)				\$ 20,775
	Contingency (10%)				\$ 20,775
	<b>Total to Approx 5900 S, State Street</b>				<b>\$ 249,000</b>
7	<b>300 W, 5800 S to 5900 S</b>				
	15" Pipeline	LF	\$ 425	1250	\$ 531,250
	Engineering & Admin. (10%)				\$ 53,125
	Contingency (10%)				\$ 53,125
	<b>Total to 300 W, 5800 S to 5900 S</b>				<b>\$ 638,000</b>
8	<b>4800 S and I-15</b>				
	36" Pipeline	LF	\$ 750	350	\$ 262,500
	Engineering & Admin. (10%)				\$ 26,250
	Contingency (10%)				\$ 26,250
	<b>Total to 4800 S and I-15</b>				<b>\$ 315,000</b>
9	<b>500 W, 4800 S, and Cherry St.</b>				
	36" Pipeline	LF	\$ 750	4700	\$ 3,525,000
	Engineering & Admin. (10%)				\$ 352,500
	Contingency (10%)				\$ 352,500
	<b>Total to 500 W, 4800 S, and Cherry St.</b>				<b>\$ 4,230,000</b>

**Total Costs \$ 11,237,000**

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## **APPENDIX D**

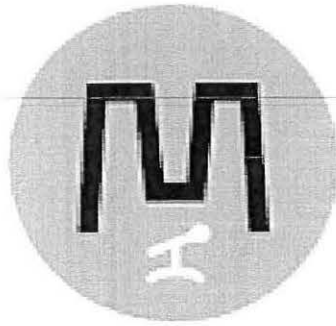
### Operations and Maintenance Problems

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<b>TROUBLE SPOTS</b>					
<b>NAME AND ADDRESS</b>	<b>Chronic Problem</b>	<b>Work Performed</b>	<b>Line ID #</b>	<b>Diameter</b>	<b>Pipe Type</b>
<b>WEEKLY</b>					
6400 so. 300 west (under trax going east)	Belly	Clean Line	240180	10"	Clay
Larry H Miller Chevrolet (5700 south State st.)	Grease	Clean Line	180009-180154	8"	Clay
Flower Patch (6080 south State st.)	Bad Invert	Flush MH	180025	4 FT	Manhole
25 West Rose Cir Line Going south	Bad Invert	Run Line	130107	8"	Clay
912 West Walden Meadows dr. (going east)	Flat	Clean Line	140260	8"	RCP
Wild Flower & Halcyon (going east)	Flat	Clean Line	110015	8"	RCP
Utahna (under Trax, 5600 south 300 west) going east	Belly	Clean Line	130097	10"	RCP
1116 W. Walden Park Dr. (behind gate)	Flat	Clean Line	140207	10"	RCP
Atwood & Mountain View Dr. (going west)	Siphon	Clean Line	60046	8"	CLAY
Fashion Place Mall (east side of Dillards going south)	Bad invert	Clean Line	190033	8"	TILE
<b>BI WEEKLY</b>					
Zions Bank 5600 S St. Parking lot going south	Flat	Clean Line	180267	10"	RCP
Murray Manor (going east past 2nd apartments	Grease/Belly	Clean Line	60024-60025-60114-600115	8"	RCP
390 E Shamrock Drive	Flat	Clean Line	60071	8"	RCP
Mc Riley Golf course line Carribean backup	Belly	Clean line	80073-80061-80075	10"	RCP
Mc Riley Golf Course South of Maintenance shop	Grease	Clean Line	80065-80050	8"	RCP
<b>MONTHLY</b>					
Steven Henager College (460 west vine st.)	Bad Invert	Flush MH-Run Line	120033	4 FT	Manhole
Alta Bank 5870 S. State (north parking going south)	Grease	Clean Line	180191	8"	Clay
4620 South Urban way 300 West	Grease/Flat	Clean Line	10006	8"	Clay
5700 S 800 W (dead end manhole)	No flow	Flush MH-Run line	140073	4 FT	Manhole
5598 S Shadow Wood Dr (deadend manhole)	No Flow	Flush MH-Run line	140271	8"	RCP
Southwood & Glenoaks drive	Bad Invert	Clean Line	20040	8"	RCP
Willows (5400 south 550 east, going south)	Belly	Clean Line	70069	8"	CLAY
6025 S Main St	No Flow	Flush MH, Run Line	180304-180308	8"	CLAY
<b>CHECKING EVERY 3 MONTHS</b>					
6400 South Cottonwood st. (going south)	Belly	Clean Line	240046-240124	8"	Clay
64 E Regal St. Hanauer to State on Regal street.	Grease	Clean Line	60106-60105	8"	Clay
5300 South 300 West (Riley lane to T.L.)	Grease	Clean Line	120195-120182	15"-12"	RCP
4800 South Hanauer St.(50 east) going east	Grease	Clean Line	70052	8"	Clay
800 E. Woodoak lane (east of wagonmaster going south)	Belly	Clean Line	80049	8"	CLAY
345 E. 4500 S. (chiropractic center parking lot)	Bad Invert	Clean Line	60035	8"	RCP

Liner List					
Address	Pipe ID	Diameter	Pipe Type	Footage	Description
10 West 5th Ave (city hall)	70056-241112	8"	RCP	404 FT	Corrosion/Roots/Infiltration
4800 South Hanauer St. (city hall)	70053	8"	RCP	194 FT	Corrosion/Roots/Infiltration
Hillcrest Circle	120143	8"	Clay	285 FT	Roots/infiltration
Urban Way	10006	8"	Clay	390 FT	Separated Joints Cracked pipe
Commerce Drive Bonnyview	120075	15"	RCP	298 FT	Infiltration/Belly
Commerce Drive Bonnyview	120250	15"	RCP	15 FT	Infiltration/separated joints
4896 S. Commerce Drive	120072	15"	RCP	299 FT	Infiltration/separated joints
4994 S. Commerce Drive	120071	15"	RCP	343 FT	High infiltration
115 W 6100 S. to 6025 S.	130238	8"	Clay	270 FT	Roots/infiltration
5808 S. State St. LHM Honda	180192-180117	8"	Clay	620 FT	Separated Joints Cracked pipe
Vine St. 650 E. to 680 E.	80087-80048	8"	Clay	710 FT	Corrosion/Separation/Infiltration
Riley Lane	120090-120091-120092-120088	10"	RCP	905 FT	Infiltration/separated joints
Washington Avenue	130103-120242	8"	Clay	598 FT	Infiltration/separated joints
Washington Avenue	130102-130105-130344	8"	Clay	961 FT	Infiltration/separated joints
Rose Circle	180004-130107-130106	8"	Clay	960 FT	Separated Joints Cracked pipe
4800 South 441 E to 787 E.	10 segments	8"	Clay	3124	Corrossion/separated joints



**MURRAY**  
CITY COUNCIL

# Discussion Item #2





**MURRAY**

## Power Department

### Vacate Municipal Utility Easement

#### Council Action Request

Committee of the Whole and Council Meeting

Meeting Date: 07/06/2021

<b>Department</b> <b>Director</b> Blaine Haacke  <b>Phone #</b> 801-264-2715  <b>Presenters</b> Bruce Turner          <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Jennifer Heaps Date 06/24/2021	<b>Purpose of Proposal</b> Vacate Municipal Utility Easement to Cell Tower Holdings LLC.  <b>Action Requested</b> Releasing the Municipal Utility Easement to Cell Tower Holdings LLC.  <b>Attachments</b> Map showing the easement.  <b>Budget Impact</b> No Budget impact  <b>Description of this Item</b> To get approval from the City Council to vacate the Municipal Utility Easement to Cell Tower Holdings LLC. at 20 East Winchester St.
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MURRAY CITY CORPORATION  
CITY POWER

Blaine Haacke, General Manager

801-264-2730 FAX 801-264-2731

To: Murray City Council  
From: Blaine Haacke *BH*  
Date: June 24, 2021  
Subject: Municipal Easement

Please let this letter serve as a request to vacate the Municipal Easement at 20 East Winchester St. The Municipal Easement is being requested so that the owner Cell Tower Holdings LLC, may utilize this property for their needs.

Please let me know if there is anything else required to obtain an approval for the Municipal Easement vacate.

**MURRAY CITY CORPORATION**  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 20 East Winchester Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

DATED this 25<sup>th</sup> day of June 2021.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith", is written over a horizontal line.

Brooke Smith, City Recorder

DATE OF PUBLICATION: June 25, 2021

UCA §10-9a-208

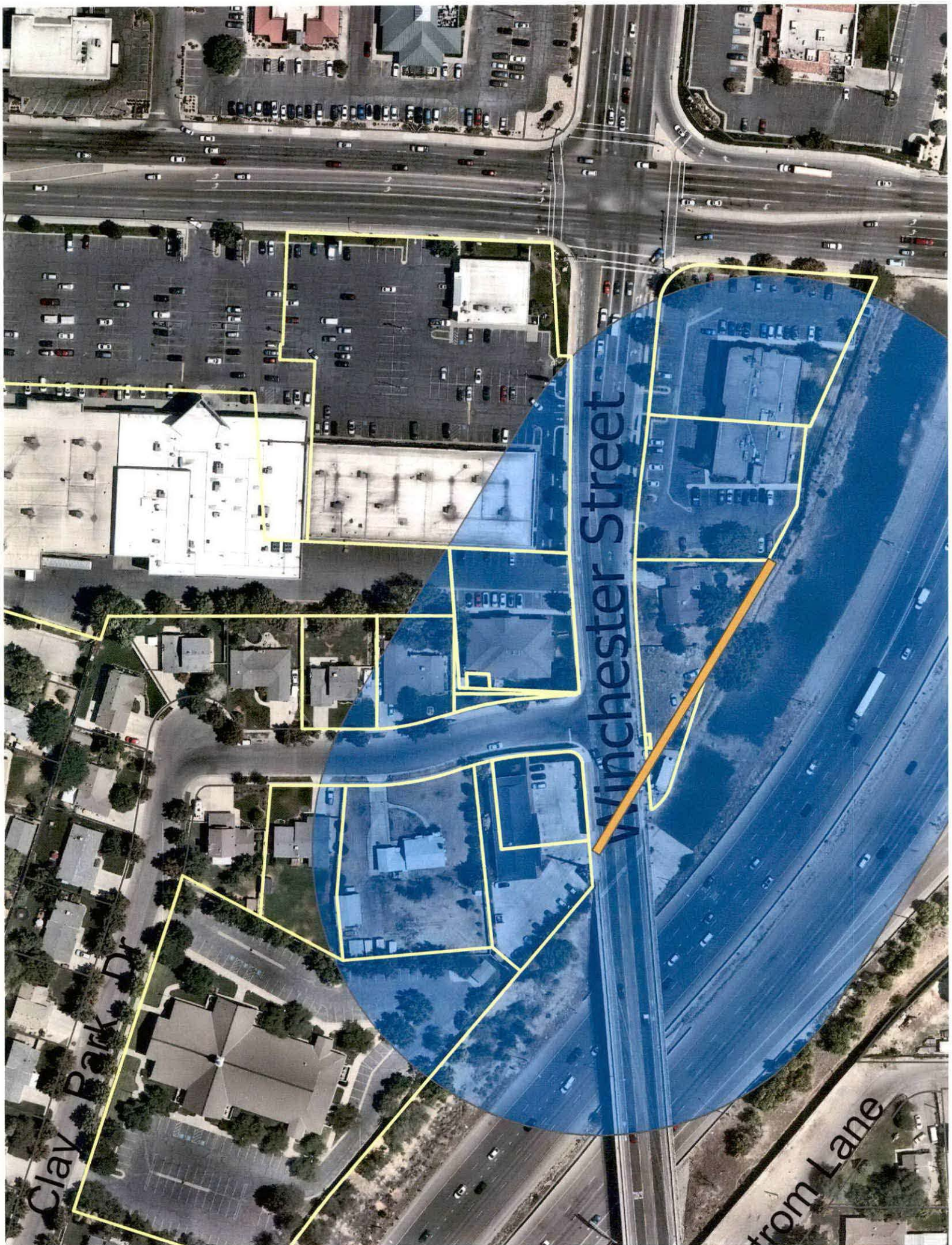
MAILED: To Affected Entities

MAILED: To record owners of land accessed by the municipal utility easement

POSTED: On or near the municipal utility easement, on the City's website, and the Utah Public Notice Website

PH21-23









# Winchester Corner Easement Vacate

MURRAY CITY  
444 S. South 500 West  
Murray, UT 84103  
www.murraycity.gov

**MURRAY**









After recording, return to:  
City Attorneys Office  
Murray City Corporation  
5025 South State Street  
Murray UT 84107

Mail tax notice to:

Affected Parcel ID No: 22-19-152-006

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE VACATING A MUNICIPAL UTILITY EASEMENT  
LOCATED AT APPROXIMATELY 20 EAST WINCHESTER STREET,  
MURRAY, UTAH, MURRAY CITY, SALT LAKE COUNTY, STATE OF  
UTAH.

WHEREAS, pursuant to state law (Utah Code Annotated §10-9a-609.5), the City has the authority to vacate some or all of a public street or municipal utility easement; and

WHEREAS, the City received a petition to vacate a municipal utility easement for a power line; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5; and

WHEREAS, the petition requested that a municipal utility easement located at approximately 20 East Winchester Street, Murray, Utah, 84107, Salt Lake County, State of Utah be vacated; and

WHEREAS, the easement was initially granted for the purpose of constructing and maintaining a power line at that location; and

WHEREAS, the request to the City to vacate the easement has been made because the power line at this address is in a different location that identified in the recorded easement; the property owner and City have agreed in principle to relocate the

easement to the location where the line actually is (the "relocated easement"); and once relocated there is no need to continue holding the current easement; and

WHEREAS, the Murray City Municipal Council finds good cause to vacate the municipal utility easement and finds that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Murray City Municipal Council finds that proper notice was posted and was provided to owners of record of each parcel accessed by the municipal utility easement and to the Affected Entities and, pursuant thereto, a public hearing has been held on July 6, 2021, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1.* That the municipal utility easement located at approximately 20 East Winchester Street, Murray, Utah, 84107 Salt Lake County, State of Utah, is vacated upon the entry and recording of the relocated easement, and that the City releases any and all title, right or interest it may have in the municipal utility easement described below. The municipal utility easement hereby vacated is particularly described as follows:

An Easement created by instrument recorded March 30, 1981 as Entry No. 3548663 in Book 5230 at Page 107 of Official Records for the erection, operation and continued maintenance of the electric transmission and distribution circuits over and across a tract of land located in Salt Lake County, Utah, along and 5 feet on either side of the below described center line:

Beginning South 160.40 feet and West 370.04 feet from the monument at the interstation of 6400 South and State Street, said point being also South 2126.13 feet and East 147.35 feet from the Northwest Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 50°43'33" West 304.66 feet.

*Section 2.* This Ordinance shall take effect upon the first publication and filing of a copy thereof in the office of the City Recorder.

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

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

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 or a summary hereof was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Recorder



**MURRAY CITY CORPORATION**  
NOTICE TO AFFECTED ENTITIES OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 20 East Winchester Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY CORPORATION

\_\_\_\_\_  
Brooke Smith, City Recorder

DATE OF PUBLICATION: \_\_\_\_\_, 2021

UCA §10-9a-208

MAILED: To Affected Entities

**MURRAY CITY CORPORATION**  
NOTICE TO PROPERTY OWNERS OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to vacating a municipal utility easement located at approximately, 20 East Winchester Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY CORPORATION

\_\_\_\_\_  
Brooke Smith, City Recorder

DATE OF PUBLICATION: \_\_\_\_\_

UCA §10-9a-208

MAILED: To record owners of land accessed by the municipal utility easement

When Recorded Return To:  
2893 East County Road  
Holladay, UT 84121

## **VACATAION, ABANDONMENT AND RELOCATION OF EASEMENT**

This Instrument is made by and between Cell Tower Holdings, LLC, a Utah limited liability company (herein CTH) and Murray City Corporation, a municipality (herein Murray City). For good and valuable consideration, the adequacy of which is hereby acknowledged, the parties hereto understand and agree as follows:

1. WHEREAS, CTH is the owner of the following described property located in Salt Lake County, Utah (herein referred to as the "servient/burdened property"):

See attached Exhibit "A"

Property ID No. 22-19-152-006

2. WHEREAS, an Easement for the erection, operation and continued maintenance of the electric transmission and distribution circuits over and across a portion of the servient/burdened property was granted by the predecessor of CTH by instrument recorded March 30, 1981 as Entry No. 3548663 in Book 5230 at Page 107 of Official Records (herein referred to as the "1981 Easement").

3. WHEREAS, the parties hereto have agreed to vacate the original Easement as set forth below and desire to set forth in writing for the record the Relocated Easement as set forth below.

NOW, THEREFORE, for good and valuable consideration the adequacy of which is hereby acknowledged the parties hereby agree as follows:

4. Murray City and CTH do hereby vacate and abandon the 1981 Easement as set forth above which is more particularly described as follows:

See Exhibit "B" attached hereto for the description of Easement being Vacated and Abandoned.

5. CTH, as Grantor, does hereby convey and grant to Murray City Corporation, a municipality, as Grantee, their successors, assigns, lessees, licensees and agents, a perpetual easement and right of way for the operation and continued maintenance of electric transmission and distribution lines and circuits, 20 feet in width, over and across a portion of the servient property, which new and relocated Easement is located in Salt Lake County, Utah and is more particularly described as follows:

See Exhibit "C" attached hereto for the description of the Relocated Easement.



7. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Cell Tower Holdings, LLC, a Utah limited liability company

Murray City Corporation, a municipality

Its:

STATE OF UTAH )  
 )  
 ) ss.  
COUNTY OF SALT LAKE )

NOTARY PUBLIC

STATE OF UTAH )  
 )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of June, 2021, by \_\_\_\_\_, the \_\_\_\_\_ of Murray City

Corporation, a municipality, who duly acknowledged that it was executed by authority.

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NOTARY PUBLIC

Exhibit "A"

Beginning on the southerly line of 6400 South Street, at a point 122.10 feet North 89°51'53" West and 647.77 feet North 0°01'25" East from the East Quarter Corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 85°09'25" East 98.93 feet along said southerly line; thence South 0°01'25" West 52.46 feet, more or less to the northeasterly no-access line of Interstate 215, said point is 10 feet perpendicularly distant northeasterly from the existing no-access fence; thence North 72°19'45" West 77.87 feet along said no-access line; thence Northwesterly along a curve to the right 30.91 feet; thence North 0°01'25" East 1.45 feet to the point of beginning.

ALSO, Beginning North 89°51'53" West 122.1 feet and North 0°01'25" East 528.7 feet and South 83°43'35" East 176.14 feet and North 0°01'25" East 153.15 feet from the Southwest corner of the Northwest quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 85°09'29" East 4.64 feet; thence Southerly along a curve to the right 85.21 feet; thence South 0°01'14" West 141.97 feet to the freeway no-access line; thence Northwesterly along said freeway no-access line 104.28 feet; thence North 0°01'25" East 85.71 feet to the point of beginning.

ALSO, beginning North 89°51'53" West 122.1 feet and North 0°01'25" East 647.77 feet from the East quarter corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 85°09'29" East 175.73 feet; thence South 0°01'25" West 85.71 feet; thence Northwesterly along a curve to the right 8.89 feet; thence North 72°19'45" West 150.3 feet; thence Northwesterly along a curve to the right 30.91 feet; thence North 0°01'25" East 1.45 feet to the point of beginning.

LESS AND EXCEPTING that portion deeded to the Utah Department of Transportation in that certain warranty deed, recorded June 22, 2010 as Entry No. 10975461 in Book 9834 at Page 6739 of official records, being more particularly described as follows: A parcel of land in fee for the purpose of constructing and operating a bus stop and shelter, being part of an entire tract of property situate in the Northeast quarter of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is more particularly described as follows: Beginning at a point on the south right of way line of Winchester Street, which point is North 00°01'20" East along the east line of said Northeast quarter of Section 24, 654.30 feet and North 89°58'40" West 42.74 feet from the East quarter corner of said Section 24; and running thence South 04°59'48" East 5.43 feet; thence South 84°55'10" West 14.59 feet to a point on an existing fence line; thence North 03°45'22" East along said fence line, 5.56 feet to said south right of way line of Winchester Street; thence North 85°10'20" East along said south right of way line of Winchester Street, 13.74 feet to the point of beginning.

Property ID No. 22-19-152-006



Exhibit "B"  
DESCRIPTION OF EASEMENT TO BE VACATED:

An Easement created by instrument recorded March 30, 1981 as Entry No. 3548663 in Book 5230 at Page 107 of Official Records for the erection, operation and continued maintenance of the electric transmission and distribution circuits over and across a tract of land located in Salt Lake County, Utah, along and 5 feet on either side of the below described center line:

Beginning South 160.40 feet and West 370.04 feet from the monument at the interstation of 6400 South and State Street, said point being also South 2126.13 feet and East 147.35 feet from the Northwest Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North  $50^{\circ}43'33''$  West 304.66 feet.

Exhibit "C"

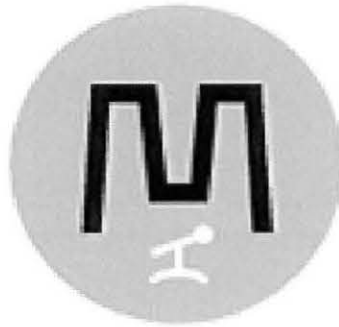
RELOCATED EASEMENT:

NEW EASEMENT DESCRIPTION:

A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE OPERATION AND CONTINUED MAINTENANCE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND CIRCUITS, 20 FEET IN WIDTH, BEING 10 FEET EITHER SIDE OF THE BELOW DESCRIBED CENTERLINE:

BEGINNING AT AN EXISTING UTILITY POLE, SAID POLE BEING 2059.74 FEET, MORE OR LESS, SOUTH 00°01'02" WEST ALONG THE SECTION LINE AND 145.12 FEET, MORE OR LESS, EAST FROM THE WITNESS CORNER OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 59°06'35" EAST 270.41 FEET, MORE OR LESS, TO AN EXISTING UTILITY POLE WITHIN THE RIGHT OF WAY OF WINCHESTER STREET AND THE POINT OF TERMINUS.

CONTAINING: 2,690 SQ. FT. OR 0.062 ACRES, MORE OR LESS.



**MURRAY**  
CITY COUNCIL

# Discussion Item #3





**MURRAY**

# Murray City Council

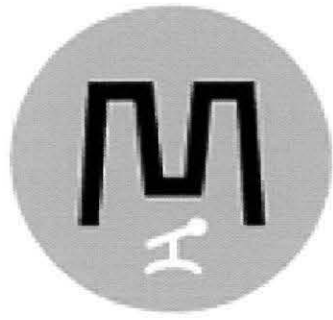
## Update on New City Hall

### Council Action Request

Committee of the Whole

Meeting Date: July 6, 2021

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Doug Hill          <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>       <b>Date</b> June 24, 2021	<b>Purpose of Proposal</b> Provide an update on the New City Hall  <b>Action Requested</b> None  <b>Attachments</b> None  <b>Budget Impact</b>       <b>Description of this Item</b> The Council would like an update on the progress of the New City Hall.
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**MURRAY**  
CITY COUNCIL

# Discussion Item #4



**MURRAY**

# Murray City Council

## Council Action Request

Committee of the Whole and Council Meeting

Meeting Date: July 6, 2021

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> G.L. Critchfield, City Attorney	<b>Purpose of Proposal</b> To authorizing and approving proceeding in eminent domain as necessary.  <b>Action Requested</b>   <b>Attachments</b> Resolution, Acquisition File, Appraisals, Letter to the Livingstons, Traffic Study.  <b>Budget Impact</b>   <b>Description of this Item</b>  On July 16, 2020, the Murray Planning Commission considered the preliminary subdivision approval for the property at 871 West Tripp Lane.  An approved motion to grant the preliminary subdivision approval included a condition that the applicant meet City engineering requirements including obtaining the private property that extends into the existing Willow Grove right-of-way or provide a cul-de-sac at the south end of the subdivision.  Eminent domain would be required to obtain the private property that extends into the right-of-way, thereby allowing for the street extension.
<b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>     <b>Date</b> June 24, 2021	





**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING AND APPROVING PROCEEDINGS IN EMINENT DOMAIN AS NECESSARY**

**WHEREAS** Murray City (the “City”) is a political subdivision of the State of Utah and is authorized to acquire private property for public use through the exercise of eminent domain; and

**WHEREAS** section 16.16.170 of the Murray City Municipal Code provides that the arrangement of streets in new subdivisions should provide for the continuation of existing streets from adjoining areas and should provide access to unsubdivided adjoining areas where possible, and it is the City’s long-standing practice to so continue streets to connect neighborhoods as development occurs; and

**WHEREAS** the City recognizes that an interconnected street system is essential to protect the public health, safety and welfare of the City, that providing access to and between neighborhoods contributes to the livability of the City, and that street connections should not be viewed in isolation but as part of a larger transportation system; and

**WHEREAS** the City has determined that it is necessary and in the public interest to extend and further connect Willow Creek Lane in the City to further these important transportation and livability goals and objectives of the City (the “Project”); and

**WHEREAS** the City has the necessary funding to complete the project and expects to be able to complete the project within a reasonable time after all property necessary for the Project is obtained; and

**WHEREAS** the City has identified the property as more particularly described in the attached Exhibit A (the “Subject Property”), owned by Jim and Wendy Livingston as necessary to the Project and has: i) provided required notifications to the property owners, ii) has had the Subject Property and property interests appraised by independent appraisers, iii) has offered the City’s appraised amounts to the property owners; and iv) has offered to engage in mediation and further negotiations through the auspices and with the assistance of the office of the Utah Property Rights Ombudsman; and

**WHEREAS** despite these efforts the City has not been able to acquire the Subject Property by negotiation and voluntary purpose because of the lack of the Resolution by the City authorizing the exercise of its power of eminent domain, should the exercise of that power ultimately become necessary.

**NOW THEREFORE**, the Murray City Municipal Council resolves, finds, approves and directs as follows:

*Section 1.* The City Council finds and determines that: i) the Project and uses to which the Subject Property will be put are legitimate public purposes; ii) the acquisition of the Subject Property is necessary for construction of the Project and is authorized by law; and iii)

acquisition, construction and use of the Subject Property will commence within a reasonable time.

*Section 2.* The proposed location of the Project and associated improvements are planned and located in a manner that will be most compatible with the greatest public good and the least private injury.

*Section 3.* In light of the equities involved and relative damages that may accrue to the parties, occupancy of the Subject Property pursuant to negotiation or by court order may be necessary prior to final acquisition of the Subject Property.

*Section 4.* Accordingly, the City Council directs City staff and the City's Legal Counsel, on behalf of the City:

1. To continue to negotiate with the property owners, including with and through the offices of the Utah Property Rights Ombudsman, and to continue to use all reasonable efforts in attempts to acquire the Subject Property by negotiation and voluntary purchase;

2. If, however, after use of all such reasonable efforts, a mutually agreeable purchase price cannot be negotiated, and in the event that the Subject Property cannot be timely acquired by negotiation, to initiate formal proceedings in eminent domain in accordance with Utah law and to prepare and prosecute the necessary condemnation in the proper court having jurisdiction thereof as is necessary for acquisition of the Subject Property;

3. If necessary and as dictated by the construction schedules applicable to the Project, to obtain by agreement or by court order permission to take immediate possession and use of the Subject Property for the purposes herein described; and

4. To use the services of outside consultants and legal counsel as necessary to accomplish these directives.

*Section 5.* This resolution to take effect immediately upon adoption and signature.

Adopted this \_\_\_\_ day of July, 2021.

Murray City Municipal Council

\_\_\_\_\_  
Diane Turner, Chair

Attest:

\_\_\_\_\_  
Brooke Smith, City Recorder

## EXHIBIT A

**A parcel of land situate within the Southeast Quarter of Section 14, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Murray City, County of Salt Lake, State of Utah and being more particularly described as follows:**

Beginning at a point on the north line of Murray Oaks PH IV Subdivision, Recorded in Book 2004P, at Page 249, of official records, said point being South  $0^{\circ}14'26''$  East, along the section line, a distance of 488.81 feet, and South  $89^{\circ}45'34''$  West, perpendicular to said section line, a distance of 1483.15 feet, from the East Quarter Corner of said Section 14; and running thence North, a distance of 4.99 feet, to the northwest corner of that certain tract of land conveyed to Larsen, Ronald G. & Sherrie C., per TAX DEED recorded as Entry No.: 10978611; thence North  $88^{\circ}59'00''$  East, along the north line of said tract, a distance of 21.35 feet, to the east line of a proposed road; thence southeasterly along the arc of a 78.00 foot radius non-tangent curve to the right, though a central angle of  $1^{\circ}34'22''$ , a distance of 2.14 feet, the long chord of which bears South  $0^{\circ}48'19''$  East, a distance of 2.14 feet, to a point of tangency; thence South  $0^{\circ}01'08''$  East, along the northerly projection of the east line of Single Oaks Drive, a distance of 2.84 feet, to the north line of said subdivision; thence South  $88^{\circ}57'52''$  West, along said North line, a distance of 21.38 feet, to the point of beginning.

Contains: 106 Sq. Ft.





MURRAY CITY CORPORATION

801-264-2640 FAX 801-264-2641

June 9, 2021

Jim and Wendy Livingston  
5859 South Willow Grove Lane  
Murray, UT 84123

**RE: Strip of land at 5859 South Willow Grove Lane, Murray, Utah  
Affecting Tax Id. No. 21-14-401-026**

Dear Mr. and Mrs. Livingston:

As you are aware from previous correspondence and other contacts, Murray City (the "City") requires the above referenced real property in order to allow the roadway extension of Willow Grove Lane (the "Project"). Although the City would prefer to acquire the property by negotiation, those efforts have not yet been successful. We understand this is at least in part because the City Council has not yet voted to authorize the use of the City's power of eminent domain if further negotiations are unsuccessful and that exercise becomes necessary.

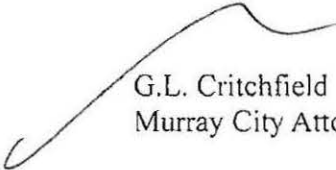
Accordingly, this letter is to notify you that the City Council expects to vote on a Resolution approving the filing of an eminent domain action, as necessary, at a public meeting beginning at 6:30 p.m. on July 6, 2021, in the City Council Chambers located at 5025 South State Street in Murray Utah. I enclose a copy of the Resolution for your review.

Because you are the owners of the property subject to the Resolution, you have the right to attend the City Council's public meeting and to be heard by the Council on the proposed condemnation action. You may attend and speak to the Council if you so desire.

As the Resolution indicates, the City prefers to acquire the property necessary for the Project by negotiation and purchase, rather than by formal condemnation. The City remains willing to continue negotiate with you towards that end to resolve issues you may have before filing any formal condemnation proceeding. A formal vote by the City Council authorizing such action is simply a necessary step in that process.

Please don't hesitate to contact an attorney of your choice or the state Office of the Property Rights Ombudsman if you have any questions at this time.

Sincerely,



G.L. Critchfield  
Murray City Attorney

Enclosure

## FILE CONTENTS CHECK LIST

**Project Location:** Willow Grove Lane  
**County of Property:** SALT LAKE      **Tax ID:** 21-14-401-026  
**Property Address:** 5859 South Willow Grove Lane, Murray, UT 84123  
**Owner/Grantor(s):** Jim & Wendy Livingston  
**Phone:** 801-550-7120

### ACQUISITION FILE CONTENTS

- ☐ Condemnation Request (IF THERE IS NO CONTRACT)
- ☒ Right of Way Contract
- ☐ Administrative Settlement Statement
- ☐ Incentive Letter
- ☐ ROO Action Plan for Settlement
- ☐ Right of Occupancy Agreement (ROO) (If there is no contract agreement)
- ☐ Signed and Notarized Deeds / Easements / Affidavit
- ☒ Deeds To be Signed at Closing - *Legal description given to property owner*
- ☐ Acquisition Summary
- ☐ Park Strip Selection
- ☒ Agent's Log/Record of Negotiations
- ☐ Initial Interview Questionnaire & Correspondence(s) or letters (attach to the agent's log)
- ☒ 4 Option Letter should be included with correspondences and filed with the agent's log
- ☒ Offer letter referring to Ombudsman
- ☒ Introduction Letter (Include with Correspondence)
- ☐ Ownership Record
- ☐ Waiver of Right of First Consideration - if "T or ST" parcel
- ☐ Corridor Preservation Voluntary Relo. Acq. Acknowledgement (Voluntary Sale)
- ☒ Offer to Purchase
- ☒ Statement of Just Compensation
- ☐ Property Management Information Sheet - if "T or ST" parcel
- ☐ Authority to release Mortgage/Mortgage Letter
- ☐ Inspection Letter
- ☒ Maps / Exhibit
- ☐ Appraisal Waiver - if appraisal is over \$10,000 and under \$25,000
- ☐ Review Appraisal
- ☒ Appraisal (If there is a Compensation Estimate it will take the place of the appraisal and review)
- ☐ Title Report
- ☐ Inspection Report (Should be part of the appraisal report)
- ☐ Closing Documents: Upon closing, the following documents (if applicable) are added to the file:
  - ☐ HUD - Closing Report
  - ☒ Agency Disclosure

Brandi Davenport, Acquisition Agent  
Trae Stokes, Murray City Engineer



## MURRAY CITY RIGHT OF WAY CONTRACT *Fee Simple Acquisition*

**Project Location:** Willow Grove Lane  
**County of Property:** SALT LAKE      **Tax ID:** 21-14-401-026  
**Property Address:** 5859 South Willow Grove Lane, Murray, UT 84123  
**Owner/Grantor(s):** Jim & Wendy Livingston  
**Phone:** 801-550-7120

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey and sell a parcel(s) of land known as parcel number 21-14-401-026 for transportation purposes. This contract is to be returned to: Trae Stokes, Murray City Corporation.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the City takes possession.
3. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
4. The City shall pay the Grantor and or other parties of interest for the real property in the deed(s) referenced above.
5. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a street, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.
6. The Grantor(s) is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor(s) waives any right Grantor may have to repurchase the property being acquired herein, and waives any rights Grantor(s) may have under Utah Code Ann. Sect. 78B-6-520.3.

### Additional Terms:

7. This transaction includes, but is not limited to, the following:
  - a. Payment for the purchase of the Warranty Deed, (Parcel 21-14-401-026), being acquired herein.
8. Where transition slopes are constructed in lieu of retaining walls, the City will construct transition slopes in such a manner as to blend into the existing landscaping.
9. It is understood that the proposed construction, within the areas being conveyed, will be done in such a manner as to maintain the Grantor's existing vehicular access and perimeter security. Any necessary disruptions to vehicular access are to be preceded with notice from the City's contractor to the Grantor.



10. Grantor shall not be required to pay for any of the proposed public improvements fronting grantors property.
11. Any notices, requests, or demands required or desired to be given hereunder shall be in writing and shall be mailed to, or served personally upon, the intended party.
12. If any party shall fail to comply with the terms of this Contract, the non-defaulting party shall send written notice and provide reasonable opportunity to cure, but not less than 30 days. If the default is not cured within the time allowed, the defaulting party agrees to pay all reasonable attorneys' fees and costs incurred by the non-defaulting party in enforcing its rights hereunder.
13. It is agreed that time is of the essence of this Contract.
14. This Contract, with any exhibits incorporated by reference, constitutes the final expression of the parties' agreement. This Contract supersedes all prior or contemporaneous negotiations, discussions and understandings, whether oral or written or otherwise, all of which are of no further affect. This Contract may not be changed or supplemented except in writing signed by the parties thereto. This Contract shall be governed by and construed in accordance with the laws of the State of Utah.
15. The City is hereby granted on the date of execution and approval of this contract by the Public Works Director, or his designated official, immediate occupancy of the property in this transaction. It is understood and agreed that it is the City's intent to expedite payment to the Grantor and the recording of the conveyance documents with a goal of closing not later than 45 days from the City's acceptance of this contract.
16. The contractor will relocate all private water facilities from within the acquisition area into the remainder area.
17. Parcel 21-14-401-026      106 sqft @ \$18 sqft x 100%      \$1,908  
Rounding      \$ 42

**Total Selling Price \$1,950**

<i>Murray City Attorney</i>	<i>Date</i>
<i>Murray City Engineering</i>	<i>Date</i>
<i>Murray City Mayor</i>	<i>Date</i>
Attest: _____	Date: _____

Grantor understands this agreement is an option until approved by the City Mayor.	
<div style="background-color: yellow; width: 100px; height: 20px; margin-bottom: 5px;"></div> <i>Grantor's Initials</i>	
<div style="background-color: yellow; width: 100px; height: 20px; margin-bottom: 5px;"></div> <i>Grantor</i>	<div style="background-color: yellow; width: 100px; height: 20px; margin-bottom: 5px;"></div> <i>Date</i>
<div style="background-color: yellow; width: 100px; height: 20px; margin-bottom: 5px;"></div> <i>Grantor</i>	<div style="background-color: yellow; width: 100px; height: 20px; margin-bottom: 5px;"></div> <i>Date</i>

**A parcel of land situate within the Southeast Quarter of Section 14, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Murray City, County of Salt Lake, State of Utah and being more particularly described as follows:**

Beginning at a point on the north line of Murray Oaks PH IV Subdivision, Recorded in Book 2004P, at Page 249, of official records, said point being South  $0^{\circ}14'26''$  East, along the section line, a distance of 488.81 feet, and South  $89^{\circ}45'34''$  West, perpendicular to said section line, a distance of 1483.15 feet, from the East Quarter Corner of said Section 14; and running thence North, a distance of 4.99 feet, to the northwest corner of that certain tract of land conveyed to Larsen, Ronald G. & Sherrie C., per TAX DEED recorded as Entry No.: 10978611; thence North  $88^{\circ}59'00''$  East, along the north line of said tract, a distance of 21.35 feet, to the east line of a proposed road; thence southeasterly along the arc of a 78.00 foot radius non-tangent curve to the right, though a central angle of  $1^{\circ}34'22''$ , a distance of 2.14 feet, the long chord of which bears South  $0^{\circ}48'19''$  East, a distance of 2.14 feet, to a point of tangency; thence South  $0^{\circ}01'08''$  East, along the northerly projection of the east line of Single Oaks Drive, a distance of 2.84 feet, to the north line of said subdivision; thence South  $88^{\circ}57'52''$  West, along said North line, a distance of 21.38 feet, to the point of beginning.

Contains: 106 Sq. Ft.

**Project Location:** Willow Grove Lane  
**County of Property:** SALT LAKE      **Tax ID:** 21-14-401-026  
**Property Address:** 5859 South Willow Grove Lane, Murray, UT 84123  
**Owner/Grantor(s):** Jim & Wendy Livingston  
**Phone:** 801-550-7120      **Email:** wliving@hotmail.com

2/12/20 I received the following information from Trae Stokes:

The City wants to acquire the west 23' of the strip - parcel 2114426037 that's located adjacent to parcel 2114401026. There is no impact to the sheds or landscaping, it's used for a walkway to get from the neighborhood to the school.

He also sent me the ROW description and exhibit.

2/25/20 I completed the compensation estimate package.

2/26/20 I sent the statement of just compensation and comp estimate package to Trae for his review and signature.

2/28/20 Trae signed the statement of just compensation and returned it to me. He is going to send a letter to the Livingstons to let them know about the project.

3/10/20 I left a message requesting a call back on 801-920-0496.

3/11/20 I called 801-261-3129 and there was no answer and no machine to leave a message.

3/12/20 I sent the offer via certified mail. I sent the offer letter, offer to purchase, contract, comp estimate, my card, signed JC, agency disclosure, and legal description. I asked the Livingstons to give me a call or email.

3/19/20 I called the Livingstons and didn't make progress.

3/25/20 801-920-0496 no answer, no identifiers, I left a voice message. 801-261-3129 no answer, no identifiers, I could not leave a voice message. My office manager, Michele Kingsford, found another number for Wendy, 618-416-6733, and called it but was unable to leave a message as the mailbox was full. Michele also called 801-920-0496 and sent a text to the same number. She got a response to the text stating that it was not the Livingston's number. I sent the offer again via certified mail tracking # 70192280000069607122.

3/26/20 Trae gave me a number to try 801-550-7120. I called this number and Wendy answered. She let me know they are declining the offer. I told her I would let Murray City know.

4/30/20 I talked to Trae about sending a 4 options letter and sent him a copy to sign.

5/5/20 Trae said that I should send the 4 options letter and signed it.

5/6/20 I sent the 4 options letter via certified mail 70191640000083458534.

5/8/20 The 4 options letter was delivered.

5/27/20 I emailed Trae to remind him that we gave the Livingstons until May 20 to respond and asked if he had received any word from them directly. Trae responded that he hasn't heard from the Livingstons but their Council Representative has heard from the Livingstons and Murray City is trying to figure out how to proceed. He said he will let me know what they decide.



5/29/20 I received the following email from Wendy and Jim Livingston: *We are writing in response to your letter dated 5 May 2020 regarding the condemnation process of our property on Willow Grove Lane. We are choosing Option 4, Litigation, as we do not wish to use any of the other options available to us.*

I responded to the email thanking them for letting me know and that I would pass the information on to Murray City. I forwarded this information to Trae.

6/1/20 I talked to Trae and he said that he would let me know if Murray City would like me to further help with this acquisition.

8/20/20 Trae emailed and requested the documentation of my correspondence with the Livingstons.



**MURRAY CITY CORPORATION**  
**PUBLIC WORKS**

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May 5, 2020

Jim & Wendy Livingston  
Parcel No.(s): 21-14-401-026  
Parcel Address: 5859 South Willow Grove Lane, Murray, UT  
Project - Willow Grove Lane Extension

Dear Property Owner:

We regret to inform you that due to our as yet unsuccessful negotiations, we must now begin the condemnation process. The condemnation process will allow you to achieve a final resolution of value for the above referenced property, while enabling Murray City to fulfill the project need, which is to purchase the property for the above referenced project.

Please be aware that even though we will begin the condemnation process, we are willing to continue to negotiate with you. If you choose to continue negotiating in good faith, please share the reasons why you believe Murray City's offer is unacceptable as well as any supporting documentation you believe supports your claim. We will carefully consider the information and hopefully reach a settlement with you once the issues have been resolved to our mutual satisfaction. If you have decided to accept our offer, please execute the documents presented to you, and return them to us by May 20, 2020.

We would also like to draw your attention to several options available to you. We hope that these options may help us negotiate a settlement. These options are not mutually exclusive. You may decide to use any of these options alone or together with other options.

**OPTION 1: Continued Negotiation.** You may continue negotiating with us outside of litigation if you will agree to sign a *Right of Entry and Occupancy Agreement*. This Occupancy Agreement will enable Murray City to proceed with the project under its time deadlines, while reserving the issue of compensation for future negotiations. Choosing this option will make a court action for condemnation unnecessary while good faith negotiations continue. If no Occupancy Agreement is signed, Murray City will need to seek Occupancy of the property through the courts. Murray City would prefer to obtain the right to occupy with your agreement and continue negotiating with you toward a settlement. Murray City can provide you with a copy of the form Occupancy Agreement upon request.

**OPTION 2: Mediation.** Mediation is available through the Office of the Property Rights Ombudsman ("Ombudsman Office"). In Mediation, a neutral third party assists the parties in fairly resolving their disputes. The Ombudsman Office has been created to provide this service free of charge. The mediator can order that a second appraisal be performed at Murray City's expense if the mediator believes it is reasonably necessary to resolve the dispute. For more information, please contact the Ombudsman Office at (801)530-6391 or at its office at the Heber M. Wells Building, 160 East 300 South, SALT LAKE CITY, UT, 84111.

**OPTION 3: Arbitration.** Arbitration is also available through the Ombudsman Office to settle issues over compensation. Arbitration is similar to a court proceeding except that the arbitration process is less formal. A neutral third party holds a hearing, listens to the information presented by all the parties, evaluates the evidence, and issues a decision. More information is available from the Ombudsman's Office.

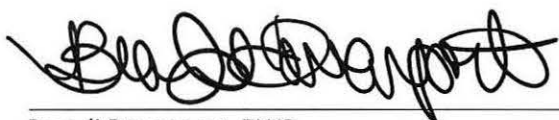
**OPTION 4: Litigation.** If you do not wish to use any of these options to reach a negotiated settlement, we will proceed with the condemnation and your just compensation amount will be determined by the court. We recommend that you seek the advice of an attorney if this is the option you choose.

We appreciate the fact that you have a hard decision to make and assure you that we will continue to work with you through this process even as we go forward with the condemnation process. We are hopeful that you will be able to accept the offer as is, but if that is not the case, please contact me by May 20, 2020 to discuss the process and where we need to go from here. You may also contact the Ombudsman Office anytime. They will answer your questions, help you to understand your options, and further explain the condemnation process to you.

Please note that if the purchase of your property will require your displacement and relocation, appropriate relocation assistance will be made available to you. Your relocation assistance eligibility and benefits should have already been discussed with you. However, as relocation assistance is not typically included in a condemnation action, any dispute regarding relocation assistance may need to be appealed and/or litigated separately.

We remain available to discuss your options with you at your convenience. Thank you for your continued cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandi Davenport', written over a horizontal line.

Brandi Davenport, RWP  
Right of Way Acquisition Agent / Consultant  
801-964-9324

A handwritten signature in black ink, appearing to read 'Trae Stokes', written over a horizontal line.

Trae Stokes  
Murray City Engineer  
801-270-2401





March 8, 2020

Jim & Wendy Livingston  
5859 S Willow Grove Lane  
Murray, UT 84123

Murray City has prepared an offer to purchase your property, which is located at 5859 S Willow Grove Lane and has assigned parcel number 21-14-401-026 to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, Murray City hereby makes an offer to purchase your property for \$1,950.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, Murray City may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of Murray City is required to provide the following disclosures to you:

You are entitled to receive just compensation for your property.

You are entitled to an opportunity to negotiate with Murray City over the amount of just compensation before any legal action will be filed.

You are entitled to an explanation of how the compensation offered for your property was calculated.

If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.

You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 E 300 S, Salt Lake City, UT 84111.

The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.

If you have a dispute with Murray City over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman.

As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.

Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- \* Ombudsman's Acquisition Brochure - Your Guide to Just Compensation (available online)
- \* Offer to Purchase
- \* Statement of Just Compensation
- \* Right of Way Contract
- \* Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this Murray City Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by Murray City, closing documents will be prepared. Please note the signed documents must be approved by Murray City before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

I look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandi Davenport", with a large, stylized flourish at the end.

Brandi Davenport (Consultant)

801-964-9324

Right of Way Agent



MURRAY CITY CORPORATION  
PUBLIC WORKS

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March 3, 2020

Jim and Wendy Livingston  
5859 South Willow Grove Ln  
Murray, UT 84123

RE: Property at the end of Willow Grove Lane

Dear Jim and Wendy Livingston:

The City is currently working with the property owner to the north of your property to develop a small subdivision. As part of the original approval of the Murray Oaks Phase 4 Subdivision, Willow Grove Lane was supposed to extend into this property and serve as a connection for future development. However, the original plat and dedication was done incorrectly which has resulted in a remainder parcel that is now owned by you. The City would like to purchase the west twenty feet of this parcel to accommodate a proper street connection to the proposed subdivision – see attached drawings.

Brandi Davenport of Davenport Consultants will be contacting you and providing an offer for this property. If you have any questions on the above information, please contact me at 801-270-2401.

Sincerely,

J. Trae Stokes, P.E.  
City Engineer



## OFFER TO PURCHASE RIGHT OF WAY

**Project Location:** Willow Grove Lane  
**County of Property:** SALT LAKE      **Tax ID:** 21-14-401-026  
**Property Address:** 5859 South Willow Grove Lane, Murray, UT 84123  
**Owner/Grantor(s):** Jim & Wendy Livingston  
**Phone:** 801-550-7120

**Murray City hereby offers a monetary payment of \$1,950 as Just Compensation for the dedication of an easement on your property to Murray City.**

This is an approved value for the parcel of land described in the Project shown above.

Murray City declares that this offer is in accordance with applicable State laws and requirements as just compensation for property dedicated for the purposes of a road improvement project. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The Public use for which the property or property right is being acquired herein may include, but is not limited to, the following possible uses: the widening, construction, and improvement of Willow Grove Lane which may include placement of utilities, clear zones, maintenance facilities, slope protections, drainage appurtenance, landscaping, and other related transportation uses.

**This letter is not a contract to purchase your property. It is merely an offer to purchase the easement(s) on your property.** Along with this Offer, attached are the Statement of Just Compensation, Right of Way Contract, Deed and/or Easement. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this offer. If you have questions regarding this offer or information given to you, please contact Brandi Davenport at (801) 964-9324.

Receipt: Please sign below to indicate you have received the following documents:  
Ombudsman's Acquisition Brochure – Your Guide to Just Compensation  
Offer to Purchase Right of Way  
Statement of Just Compensation  
Right of Way Contract  
Deed / Easement / Legal Description

Please check and return: ☒ I have received all documents noted above

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Grantor/Owner

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Grantor/Owner

Date: 3/2-20

By: Brandi Davenport - offer sent via mail  
Brandi Davenport, Acquisition Agent/Broker

# MURRAY CITY

## STATEMENT OF JUST COMPENSATION

**Project Location:** Willow Grove Lane  
**County of Property:** SALT LAKE      **Tax ID:** 21-14-401-026  
**Property Address:** 5859 South Willow Grove Lane, Murray, UT  
**Owner/Grantor(s):** Jim & Wendy Livingston  
**Phone:** 801-920-0496 M, 801-261-3129 LL

The following information is the basis for the amount estimated by Murray City to be just compensation.

VALUE OF THE AQUISITION						Factor	
21-14-401-026	Fee	106	SQFT	\$18.00	100% x	1 =	\$1,908.00
OTHER COSTS							
	Rounding						\$ 42
TOTAL COMPENSATION							\$1,950.00

Murray City declares that this offer is the amount that has been established by the City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the fronting improvements to the existing roadway.

Date: 2/27/2020

By: **J. Trae Stokes**  
*Murray City Representative*

Digitally signed by J. Trae Stokes  
DN: cn=J. Trae Stokes, o=Murray City, ou,  
email=stokes@murray.utah.gov, c=US  
Date: 2020.02.27 07:42:11 -0700



**MURRAY**  
PUBLIC SERVICES



An aerial photograph of a residential neighborhood. A yellow callout box with a pointer indicates a specific area on a street. The street is lined with parked cars and houses. A large, light-colored building is visible on the right side of the image. The callout box contains the following text:

Acquisition Area - 106 SF  
2114426037  
Jim & Wendy Livingston (JT)  
5859 S Willow Grove Ln  
Murray, UT 44123

Acquisition Area - 106 SF  
2114426037  
Jim & Wendy Livingston (JT)  
5859 S Willow Grove Ln  
Murray, UT 44123



## Compensation Estimate

Owner Jim & Wendy Livingston Tax Serial No: 21-14-401-026  
Address 5859 S Willow Grove Ln

Tax Serial No:	Type (Fee, Easement, etc.)	Acquisition	Price / Unit	%	Factor (years)	Totals
21-14-401-026	Fee	106 sf	\$18.00 sf	100%	100%	\$ 1,908.00

Total for land \$ 1,908.00

Rounding \$ 42.00

**TOTAL \$ 1,950.00**

### Land comparable summary

#1448642	4800 S 143 E	30,928 sf	Sold for \$20.98 / sf
#1416339	5751 S 1050 W	8276 sf	Sold for \$13.77 / sf
#1412026	4800 S 633 E	9583 sf	Sold for \$19.20 / sf
#1433614	5845 S 675 E	19,166 sf	Sold for \$18.73 / sf

Note: Local comparable land sales were provided.  
Concluded market value is \$18.00 / sqft.

Contact: Brandi Davenport, Right of Way Agent (Consultant) 801-964-9324

2/24/2020



## ADMINISTRATIVE COMPENSATION ESTIMATE FOR MURRAY CITY

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Property Owner: Jim & Wendy Livingston  
Property Address: 5859 S Willow Grove Lane, Murray, UT 84123  
Tax Parcel Number: 21-14-401-026

### Scope of Work:

Murray City is the client and the Compensation Estimate format is judged to be sufficient to produce credible assignment results. The fee simple value estimates will be used by Murray City (intended user) to acquire the land described in the attached deed.

The Cost Approach and the Income Approach are excluded because the project involves only land takings. Thence, only the sales comparison approach is utilized. Discussion of regional and local factors is not contained in the Compensation Estimates.

### Subject Property, Highest and Best Use and Valuation

5859 S Willow Grove Lane, Murray, UT 84123. Tax Parcel Number 21-14-401-026.

Current highest and best use is residential and will remain after the acquisition.

The value estimator, Brandi Davenport, included recent sales comparable sale data with this report to support the offered land value amount and for quick reference.

### Explanation of the Compensation:

There is one component to the compensation which is the land value.

The land value was derived from the comparable sales data included with this report.

### Certifications

I certify that, to the best of my knowledge:

- The statements and facts contained in this report are true and correct.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
- My engagement in this assignment was not contingent upon development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value option, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
- On February 25, 2020 I made a personal inspection of the property that is the subject of this report.

Brandi Davenport

Brandi Davenport

Right of Way Agent / Broker

2/25/2020

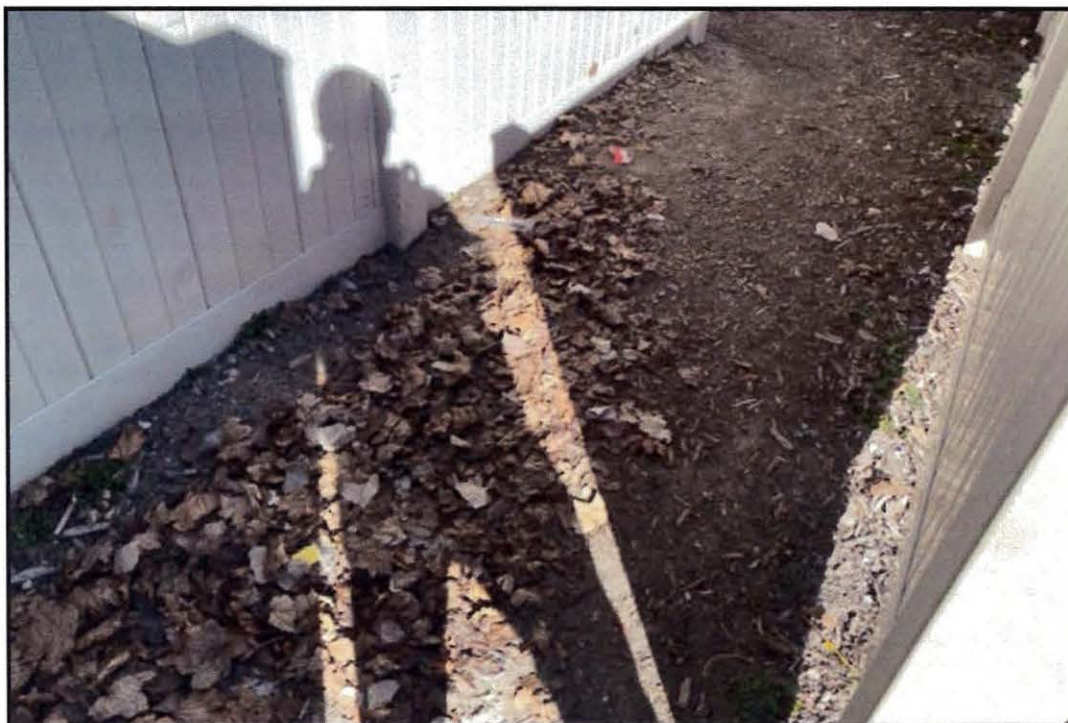
Date



SUBJECT PHOTOGRAPHS



SUBJECT - FACING NORTH



SUBJECT - GROUND BEHIND FENCE

**MLS# 1416339 Presented By: Brandi Davenport 801-964-9324**



Tour/Open: None  
List Price: \$119,900  
Original List Price: \$120,000  
Lease Price: \$0  
CDOM: 63  
DOM: 63  
CTDOM: 48  
Sold Price: \$114,000  
Concessions: \$0  
Address: 5751 S Mace Lane Ln  
NS/EW: 5751 S / 1050 W  
City: Murray, UT 84123  
County: Salt Lake  
Plat: MACE  
Tax ID: 21-14-179-016 • History  
Zoning Code: RESIDE  
Status: Sold  
Price Per:  
Contract Date: 12/31/2016  
Sold Date: 02/17/2017  
Sold Terms: Cash  
Area: Murray; Taylorsvl; Midvale  
LOT #: 3  
Taxes: \$575  
HOA Fee: \$0  
HOA Transfer: \$0  
HOA Remarks:

School Dist: Murray  
Sr High: Murray  
Acre FT./Share: 0.00 |  
Wells: |  
Elem: Viewmont  
Priv Schl:  
Acre FT./Share: 0.00 |  
Surface: |  
Jr High: Riverview  
Other Schl:  
Acre FT./Share: 0.00 |  
Dev. Spring: |

**Culinary Well Health Inspected:**

Prop Type: Residential

Acres: 0.19

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Facing:

Drv. Access: Asphalt

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees: See Remarks; Gas; Power; Sewer; Water

Irrigation Co:

Water: See Remarks; Stubbed

Exterior Feat.:

Irrigation:

Land Use:

Utilities: See Remarks; Gas; Stubbed; Power: Stubbed; Sewer: Stubbed

Zoning: Single-Family

Possession: funding

Terms: Cash; Conventional

CCR:

Lot Facts: Fenced: Full; Terrain: Flat

Pre-Market:

Township: 2 SOU

Range: 1 WES

Section: 14

Section

Description: mace lane is about 1050 w off of bullion st

Driving Dir: second left heading east from bullion st. and Jordan river mace lane is about 1050 w

Remarks: secluded, quiet lot in a great neighborhood. fast walking distance to Jordan river parkway trail. flat land at end of a private drive, minutes from i15 and i215 must see this forgotten murray gem. showings by appointment only

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**MLS# 1412026 Presented By: Brandi Davenport 801-964-9324**



**Tour/Open:** None  
**List Price:** \$209,900  
**Lease Price:** \$0  
**CDOM:** 179  
**DOM:** 179  
**CTDOM:** 27  
**Sold Price:** \$184,000  
**Concessions:** \$0  
**Address:** 633 E 4800 S  
**NS/EW:** S / 633 E  
**City:** Murray, UT 84107  
**County:** Salt Lake  
**Plat:** SPRUCE HILL  
**Tax ID:** 22-07-228-038 • History  
**Zoning Code:** RES  
**School Dist:** Murray  
**Sr High:** Murray  
**Acre FT./Share:** 0.00 |  
**Wells:** |  
**Culinary Well Health Inspected:**  
**Prop Type:** Residential  
**Acres:** 0.22  
**Frontage:** 108.0  
**Side:** 80.0  
**Back:** 121.0  
**Irregular:** No  
**Facing:** S  
**Drv. Access:**  
**Water Distance:**  
**Sewer Distance:**  
**Gas Distance:**  
**Usable Electric:**  
**Pressurized Irr.:**  
**Conn. Fees:** Gas; Power; Sewer; Water  
**Irrigation Co:**  
**Water:** Culinary Available  
**Exterior Feat.:**  
**Irrigation:**  
**Land Use:** Mature Trees  
**Utilities:** Gas: Available; Power: Available; Sewer: Available; Sewer: Public  
**Zoning:** See Remarks; Single-Family  
**Possession:** upon close  
**Terms:** Cash; Conventional  
**CCR:** Yes  
**Lot Facts:** Corner Lot; Curb & Gutter; Excl. Mineral Rights; Excl. Oil/Gas Rights; Fenced: Part; Terrain: Flat; View: Mountain  
**Pre-Market:**  
**Township:**  
**Range:**  
**Section:**  
**Section:**  
**Description:**  
**Driving Dir:**  
**Remarks:** SALE FAILED - BACK ON THE MARKET! GRAB IT QUICK! WOW! AN AFFORDABLE CORNER LOT IN A VERY DESIRABLE PART OF MURRAY NESTLED WITHIN LUXURY HOME NEIGHBORHOODS! Mountain views and mature trees separating your new property from 4800 S. (this is the lower traffic section of 4800 S.). Quiet, highly walkable neighborhood with a creek, parks, stores, restaurants, firehouse, Mick Riley GC and IMC Hospital nearby. Property details taken from county records, buyer to verify all property details.

**Status:** Sold  
**Price Per:** Other  
**Contract Date:** 04/15/2017  
**Sold Date:** 05/12/2017  
**Sold Terms:** Cash  
**Area:** Murray; Taylorsvl; Midvale  
**LOT #:**  
**Taxes:** \$1,637  
**HOA Fee:** \$0  
**HOA Transfer:** \$0  
**HOA Remarks:**  
**Elem:** Parkside  
**Priv Schl:**  
**Acre FT./Share:** 0.00 |  
**Surface:** |  
**Jr High:** Hillcrest  
**Other Schl:**  
**Acre FT./Share:** 0.00 |  
**Dev. Spring:** |

**9583 sq ft**      **\$19.20 / sq ft**  
 East Murray

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**MLS# 1433614 Presented By: Brandi Davenport 801-964-9324**



Tour/Open: None  
List Price: \$359,000  
Lease Price: \$0  
CDOM: 203  
DOM: 25  
CTDOM: 29  
Sold Price: \$359,000  
Concessions: \$0  
Address: 5845 S Majestic Pines Dr  
NS/EW: 5845 S / 675 E  
City: Murray, UT 84107  
County: Salt Lake  
Plat:  
Tax ID: 22-18-427-053 • History  
Zoning Code:  
Status: Sold  
Price Per:  
Contract Date: 03/29/2017  
Sold Date: 04/27/2017  
Sold Terms: Other  
Area: Murray; Taylorsvl; Midvale  
LOT #: 15  
Taxes: \$2,670  
HOA Fee: \$0  
HOA Transfer: \$0  
HOA Remarks:  
Elem: McMillan  
Priv Schl:  
Acre FT./Share: 0.00 |  
Surface: |  
Jr High: Hillcrest  
Other Schl:  
Acre FT./Share: 0.00 |  
Dev. Spring: |  
School Dist: Murray  
Sr High: Murray  
Acre FT./Share: 0.00 |  
Wells: |  
Culinary Well Health Inspected:  
Prop Type: Residential  
Acres: 0.44  
Frontage: 0.0  
Side: 0.0  
Back: 0.0  
Irregular: Yes  
Facing:  
Drv. Access Asphalt  
Water Distance: 1 feet  
Sewer Distance:  
Gas Distance:  
Usable Electric: 1 feet  
Pressurized Irr.:  
Conn. Fees:  
Irrigation Co:  
Water: Culinary Available  
Exterior Feat.:  
Irrigation:  
Land Use:  
Utilities: Sewer: Public; Power: Stubbed  
Zoning: Single-Family  
Possession: Negotiable  
Terms: See Remarks; Cash; Conventional  
CCR:  
Lot Facts: Corner Lot; Cul-de-Sac; Curb & Gutter; Terrain: Flat  
Pre-Market:  
Township:  
Range:  
Section:  
Section:  
Description:  
Driving Dir: Off State St turn East on to 5900 s. Next turn North (left) on to Royalton Drive. Then turn West (left) on to Majestic Pine Drive. Lot is up the street on the right.  
Remarks: Don't miss out on this beautiful, flat, corner lot in a fantastic location! What more can you ask for?! This lot is located in a cul-de-sac and surrounded by custom homes. Drive by now! You won't be dissapointed!

19166 sq ft \$18.73 sq / ft  
Highly desired east Murray Cul de sac

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## **AGENCY DISCLOSURE**

Utah Real Estate Licensees are required by law to disclose which party they represent in this Real Estate Transaction. The purpose of this AGENCY DISCLOSURE FORM is to set forth the Agency relationships which exist relevant to the purchase, exchange, sale or lease of property.

## **AGENCY RELATIONSHIP OF SELLER'S SALES EXECUTIVE**

Licensees who are engaged by and act as the sales executive only of the Seller are known as a Seller's Sales Executive. A Seller's Sales Executive has the following duties and obligations:

The principal/branch broker and sales executive agree to act as sales executive for the Seller and will work diligently to locate a buyer for the property. As the Seller's Sales Executive, they will act consistent with their fiduciary duties to the Seller of loyalty, full disclosure, confidentiality, and reasonable care. The Seller understands, however, that the principal/branch broker and sales executive may be acting as a limited sales executive representing both the Seller and the prospective Buyer at the same time. Limited agency is allowed under Utah law only with informed consent of the Seller and of the prospective Buyer. As a limited sales executive, the principal/branch broker and sales executive have a duty of honesty and fair dealings to both Buyer and Seller.

## **AGENCY RELATIONSHIP OF BUYER'S SALES EXECUTIVE**

Licensees who are engaged by their acts as the Sales Executive only of the Buyer are known as Buyer's sales executives. A Buyer's sales executive has the following duties and obligations:

The principal/branch broker and sales executive agree to act as sales executive for the Buyer and will work diligently to locate a property acceptable to the Buyer, and to assist the Buyer in negotiation the acquisition of a property. As the Buyer's sales executive, they will act consistent with their fiduciary duties to the buyer of loyalty, full disclosure, confidentiality, and reasonable care. The Buyer does, however, understand that the principal/branch broker and sales executive may now, or in the future, agree to act as sales executive for a Seller who may want to negotiate with the Buyer on the sale or lease of the Seller's property. Then the principal/branch broker and sales executive may be acting as a limited sales executive because they would be representing both the Buyer and the Seller at the same time. Limited agency is allowed under the Utah Law only with the informed consent of the Buyer and of the Seller. As a limited sales executive, the principal/branch broker and sales executive have a duty of honesty and fair dealing to both Buyer and Seller.

## **DESIGNATED SALES EXECUTIVE**

When Davenport Consulting represents both Buyer and Seller, one or more licensees may be designated as either Buyer or Seller's sales executives. Designated sales executives are licensees affiliated with the same brokerage who, with the written consent of Seller and Buyer, represent the Seller or Buyer exclusively in the same real estate transaction. In every Designated-Sales executive transaction within one office, the Principal Broker and Branch Broker are Limited Sales Executives, but the Designated Sales Executive(s) are not limited sales executives and owe the same duties to their respective clients as do a Seller's sales executive or a Buyer's sales executive. If the transaction involves two different offices of Probe Realtors brokerage, the principal broker is a limited sales executive, and the branch brokers and individual sales executives are designated Seller's or Buyer's Sales Executives.

Brandi Davenport

Signature of Buyer's Sales Executive



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**APPRAISAL REPORT**

**VALUATION IMPACT OF PROPERTY OWNED BY  
JIM AND WENDY LIVINGSTON**

**LOCATED AT  
5859 WILLOW GROVE LANE  
MURRAY, SALT LAKE COUNTY, UTAH**

---

**PREPARED FOR:  
OFFICE OF THE PROPERTY RIGHTS OMBUDSMAN**

Mr. Richard B. Plehn | Attorney  
160 East 300 South  
Box 146702  
Salt Lake City, UT 84114

Submitted by:  
J. Philip Cook | MAI, CRE  
pcook@jpclc.com – (801) 597-8509  
J. Scott Drollinger | Appraiser  
sdrollinger@jpclc.com – (385) 449-7194  
J Philip Cook, LLC  
3115 E Lion Lane, Suite 310  
Salt Lake City, UT 84121

FILE NUMBER: 21-05-25SD  
Case Code: omblv-21148

**EFFECTIVE APPRAISAL DATE:**  
April 8, 2021



May 25, 2021

Mr. Richard B. Plehn | Attorney  
Office of the Property Rights Ombudsman  
160 East 300 South  
Box 146702  
Salt Lake City, UT 84114

Re: Appraisal Report: Valuation impact of property owned by Jim and Wendy Livingston, located at 5859 Willow Grove Lane, Murray, Salt Lake County, Utah.

Dear Mr. Plehn:

At your request, we have completed an appraisal addressing market value impact from the proposed opening of the adjacent access road of the above-referenced property. The attached narrative report contains the data, bases, and analyses upon which the opinion of value relies. The intended use of the appraisal is to assist in settlement negotiations.

As Murray City has the power of condemnation, the appraisal is made following eminent domain appraisal rules, and a before and after valuation methodology is used to value the subject. As such, market value of the property proposed to be acquired is estimated based on its contributory value to the whole or "larger parcel." Severance damages are measured by a before and after approach where value of the whole ownership before the acquisition is first estimated. Value of the property after the acquisition is then estimated. The difference between the two, less the value of the part acquired, is the severance damage estimate. Special benefits, if any, are reflected in the after value and can offset severance damages in whole or in part, but cannot offset value of the taking.

This appraisal report presents a discussion of the data, reasoning, and analyses that are used in the appraisal process to develop an opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report.

The report complies with Title 49 CFR Part 24, the Utah Relocation Assistance Act, and the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) and guidelines as established by the Appraisal Institute.

The property was formally inspected on April 8, 2021, which is the effective date of value. As supported in the report, we are of the opinion market value of the taking is:

**FIFTY THOUSAND DOLLARS**  
**(\$50,000)**



The value estimate is subject to assumptions and limiting conditions contained in the report, as well as the following hypothetical condition.

- Appraisals completed for eminent domain purposes require invocation of certain limiting conditions. As such, a hypothetical condition is invoked that, in valuing the subject property in the before condition, there is no Willow Grove Lane extension project and that the existing fence that currently crosses the roadway is still in place. The project is, however, taken into account in valuing the property in the after condition, and is assumed to be complete.

A reasonable exposure period for the subject is estimated at two months. We trust this is sufficient to accomplish its intended function. Please call if we can be of further assistance.

Respectfully submitted,



J. Philip Cook | MAI CRE  
J Philip Cook, LLC  
Utah State - Certified General Appraiser  
Certificate 5451057-CG00 Expires 06-30-2023



J. Scott Drollinger | Appraiser  
J Philip Cook, LLC  
Utah State - Licensed Appraiser  
Certificate 10936566-LA00 Expires 07-31-2022

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**EXECUTIVE SUMMARY**

PROPERTY NAME:	Property owned by Jim and Wendy Livingston
PROPERTY TYPE:	Residential land and home
LOCATION:	5859 Willow Grove Lane Murray, Salt Lake County, Utah
PURPOSE OF APPRAISAL:	Estimate market value of the taking
PROPERTY RIGHTS APPRAISED:	Fee simple
REPORT DATE:	May 25, 2021
VALUATION DATE:	April 8, 2021
PROPERTY TAXES:	
- Serial #s:	21-14-401-026 & 21-14-426-037 (Portion)
- 2020 Taxes:	\$3,194.00
SITE:	
- Size	
▪ Before the Taking	0.271097 acre; 11,809 square feet
▪ Fee Taking	0.002433 acre; 106 square feet
▪ After the Taking	0.268663 acre; 11,703 square feet
- Topography	Near level
- Zoning	R-1-8 (residential)
- Flood Zone	Zone "X" (minimal flooding)
IMPROVEMENTS:	
- Type:	Single-family residence
- Construction Class	Class "D" wood frame, stone, brick and stucco exterior
- Style:	Rambler
- Above grade living area:	2,113 square feet
- Basement area:	2,160 square feet
- Year Built:	2004
- Garages:	Three-car attached
- Site improvements:	Landscaping, exterior sheds, hardscaping, and fence

## HIGHEST AND BEST USE:

## - Before the Taking

As if Vacant

Development as a single-family lot as demand warrants

As Improved

Continuation of the existing use

## - After the Taking

As if Vacant

Same as in the before condition

As Improved

Same as in the before condition

**FINAL VALUE ESTIMATE OF TAKING:****\$50,000**

**CERTIFICATION**

We certify that we have made an investigation and analysis of the following property:

**PROPERTY OWNED BY  
JIM AND WENDY LIVINGSTON  
LOCATED AT  
5859 WILLOW GROVE LANE  
MURRAY, SALT LAKE COUNTY, UTAH**

We certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed services, as appraisers, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. J. Philip Cook and Antone G. Frandsen inspected the subject of this report. J. Scott Drollinger did not inspect the property.
10. Antone G. Frandsen provided professional assistance to the persons signing this report, specifically, Mr. Frandsen assisted with the before and after condition valuations of the subject property as improved.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. As of the date of this report, J. Philip Cook has completed the continuing education program for Designated Members of the Appraisal Institute.
13. J. Philip Cook is currently a Certified General Appraiser in the State of Utah #5451057-CG00.
14. J. Scott Drollinger is currently a Licensed Appraiser in the State of Utah #10936566-LA00.

Dated: May 25, 2021



J. Philip Cook | MAI CRE  
J Philip Cook, LLC  
Utah State - Certified General Appraiser  
Certificate 5451057-CG00 Expires 06-30-2023



J. Scott Drollinger | Appraiser  
J Philip Cook, LLC  
Utah State - Licensed Appraiser  
Certificate 10936566-LA00 Expires 07-31-2022



## APPRAISAL REPORT

**CLIENT:** Office of the Property Rights Ombudsman  
Mr. Richard B. Plehn | Attorney  
160 East 300 South  
Box 146702  
Salt Lake City, UT 84114

**APPRAISERS:** J. Philip Cook | MAI, CRE, and  
J. Scott Drollinger | Appraiser  
J Philip Cook, LLC  
3115 E Lion Lane, Suite 310  
Salt Lake City, UT 84121

**SUBJECT:** Partial taking of property owned by Jim and Windy Livingston,  
located at 5859 Willow Grove Lane, Murray, Salt Lake  
County, Utah

**DEFINITIONS:** Applicable definitions are presented in the addenda.

**PURPOSE OF THE APPRAISAL:** Estimate market value of the larger parcel in the before and after conditions in order to estimate the value of the taking, including severance damages and special benefits, if any.

**INTENDED USE OF THE REPORT:** The intended use of the report is to assist with settlement negotiations.

**INTENDED USER(S):** The intended users of this report are the client, Jim and Wendy Livingston, and Murray City.

**INTEREST VALUED:** Fee simple.

**PERSONAL PROPERTY:** No personal property or intangibles are included in this valuation.

**EFFECTIVE DATE OF APPRAISAL:** April 8, 2021, which is the date of inspection.

**DATE OF THE REPORT:** This date is shown on the letter of transmittal.

**SCOPE:** This report is intended to satisfy all requirements of an appraisal report.

The acquisition involves a partial taking of land for the Willow Grove Lane opening and expansion project.

Market value of the property taken is estimated based on its contributory value to the whole or "larger parcel." Severance damages are measured by a before and after approach where value of the whole ownership before the road opening is first estimated. Value of the property after the opening and expansion is then estimated. The difference between the two, less the value of the part taken, is the severance damage estimate. Benefits, if any, are reflected in the after value and may offset severance damages in whole or in part.

For eminent domain assignments, the larger parcel must be determined, which involves application of the unity tests: unity of ownership, contiguity, and unity of use. Jim and Wendy Livingston own two tax parcels totaling 0.271 acre. The two parcels share unity of ownership and are contiguous. They would sell together as part of the home with lot and therefore share unity of use. The larger parcel is concluded to be the 11,809 square foot or 0.271-acre lot.

In valuing real property, three primary valuation approaches are employed within the appraisal profession. These are the cost, income capitalization, and sales comparison. The use of each approach depends on the type of property and availability of market data upon which the approach is predicated. The use of more than one approach, and preferably all three, requires a correlation analysis that checks and refines toward a dependable estimate.

The subject is improved with a single-family home. As the improvements are potentially impacted by the taking, value of the improvements is estimated, both before and after the taking. This is done using the sales comparison approach. The cost and income approaches are omitted as the market would not give those approaches weight in sale and purchase considerations. The land is also valued using the sales comparison approach.

Valuation of the home, before and after the taking, are completed on residential appraisal forms incorporated in this narrative appraisal. Land is valued as a ratio to total property value. The forms are signed by Antone Frandsen but have been reviewed and accepted by the parties signing this narrative report.

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal report, the appraiser(s):

- Inspected the subject property and surrounding neighborhood;
- Reviewed pertinent data relating to the subject, including zoning, master plans, and potential hazards;
- Gathered information on comparable land and improved sales; and
- Confirmed and analyzed the data and applied the sales comparison approach in the before and after conditions.

**PROPERTY INSPECTION:** The subject was inspected on April 8, 2021, by J. Philip Cook and Antone G. Frandsen, with Mrs. Livingston. She expressed concern about the project and its impact on their home. Specifically, the Livingston home is on a lot located at the end of Willow Grove Lane, which is a dead-end street with frontage along the east side of the road. She is concerned that opening the road to through traffic will have a detrimental impact on the quiet enjoyment of the home, privacy, and value.

## **DESCRIPTION OF REAL ESTATE APPRAISED**

### ***Legal Description***

#### ***Parcel No. 21-14-401-026***

LOT 13 MURRAY OAKS PHASE 4



**Parcel #21-14-426-037 (Portion)**

BEG NE COR OF MURRAY OAKS PHASE 4 AMD; S 88° 59' W 488.5 FT MOR L; N 4.83 FT M OR L; N 88° 59' E 488.5 FT M OR L; S 4.76 FT M OR L TO BEG. 0.05 AC.

**Real Estate Taxes**

Real estate taxes for 2020 are summarized as follows.

2020 REAL ESTATE TAX SUMMARY						
Parcel #	Land	Improvements	Assessed Value	Taxable Value	Tax Rate	Total Taxes
21-14-401-026	\$ 90,600	\$ 447,800	\$ 538,400	\$ 296,280	0.010781	\$ 3,194.19
21-14-426-037 (Portion)	\$ 4,700	\$ -	\$ 4,700	\$ 2,585	0.010785	\$ 27.88

Salt Lake County reports taxes for 2020 have been paid.

**Ownership and Property History**

According to the Salt Lake County Recorder's office, fee simple ownership of the subject is held by Jim and Wendy Livingston. The subject has been under similar ownership since April 16, 2018. To our knowledge, the property has not been listed for sale, and no unsolicited offers have been received in the two years preceding the valuation date.

**Factual Descriptions**

Please see the aerial photograph below of the subject neighborhood. Also see the subject photographs, plat/aerial photograph, flood map, and zoning map presented in the addenda.



Neighborhood, site, and improvement descriptions are contained in the form reports to follow.

### HIGHEST AND BEST USE – BEFORE THE TAKING

Highest and best use is defined as, "...the reasonably probable and legal use of vacant land or improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."<sup>1</sup> There are four tests of highest and best use implicit within the foregoing definitions. These include: (1) physically possible, (2) legally permitted, (3) financially feasible, and (4) that use which having met the foregoing tests results in the highest present value. Highest and best use of the subject as if vacant is first analyzed, followed by an analysis as improved.

<sup>1</sup> Appraisal Institute, *The Appraisal of Real Estate*, 15<sup>th</sup> ed. (Chicago, Illinois: Appraisal Institute, 2020), p. 306.

Highest and best use to identified in the form reports to follow.

## **ANALYSIS AND VALUATION – BEFORE THE TAKING**

### ***Lot Valuation***

The land is valued by allocating total property value between land and improvements. The assessor estimates typical ratios of land to total value for similar properties between 25-30%. The value of the residence in the before condition is estimated at \$725,000. The estimated site value is \$205,000. This equates to \$17.36 per square foot.

### ***Residence***

The subject improvements are valued using the Sales Comparison Approach via a residential appraisal (Appraisal #1), a copy of which is found below. Based on this appraisal, value of the overall property in the before condition is \$725,000.

## **DESCRIPTION OF THE PROJECT**

### ***Willow Grove Lane Expansion Project***

The project involves the extension of the existing Willow Grove Lane to create a through-street, which includes removing the existing fence that currently crosses the lane. A portion of the fence is located on the subject property.

## **DESCRIPTION OF THE TAKING**

Please see the project map and engineering drawings presented in the addenda.



▪ Fee Taking. The proposed fee taking of land is located along the northwest border of the subject and is for the expansion of Willow Grove Lane. The fee taking is rectangular in shape. The fee taking totals 106 square feet, or 0.002433 acre.

Site improvements located within the taking include a sidewalk, fence, and concrete curb and gutter.

#### **PROPERTY DESCRIPTION - AFTER THE TAKING**

The subject land area is reduced by 106 square feet to 11,703 square feet, or 0.2687 acre. Shape is mostly unchanged and is still adequate. Access from Willow Grove Lane is maintained, and the expanded road will extend the existing curb, gutter, and sidewalk. The primary change is the loss of the cul-de-sac setting of the home.

#### **ANALYSIS AND VALUATION - AFTER THE TAKING**

##### ***Residence- After the Taking***

As developed in the second form report to follow, the loss of the cul-de-sac setting results in a lower value in the after condition is \$675,000.

##### ***Value of Fee Taking***

Value of the fee taking is equal to the total land taken times the value of the land before the taking. Value of the fee taking is shown below.

$$106 \text{ Square Feet} \times \$17.36 = \$1,840$$

*Severance Damages and Benefits*

Severance damages result from the reduction in quiet enjoyment and change in privacy resulting from converting a dead-end street into a through-street. There are no special benefits.

**SUMMARY OF THE TAKING**

The subject taking is summarized in the following chart.

VALUE SUMMARY					
Land:	11,809	Square Feet x	\$ 17.36	=	\$ 205,000
Improvements (By Deduction):	4,273	Square Feet x	\$ 121.69 x 100%	=	\$ 520,000
Total					\$ 725,000
<b>B. Value of the Taking</b>					
Fee Taking - Land:	106	Square Feet x	\$ 17.36	=	\$ 1,840
Perpetual Easement:	-	Square Feet x	\$ 17.36 x 0%	=	\$ -
Improvements:					\$ 1,000
Total					\$ 2,840
<b>C. Value of the Remainder as Part of Whole</b>					
Unencumbered Land:	11,703	Square Feet x	\$ 17.36	=	\$ 203,160
Encumbered Land:	-	Square Feet x	\$ 17.36 x 100%	=	\$ -
Improvements (By Deduction):	4,273	Square Feet x	\$ 121.46 x 100%	=	\$ 519,000
Total					\$ 722,160
<b>D. Value of the Remainder After the Taking</b>					
Unencumbered Land:	11,703	Square Feet x	\$ 17.09 x 100%	=	\$ 200,000
Encumbered Land:	-	Square Feet x	\$ 17.09 x 100%	=	\$ -
Improvements:	4,273	Square Feet x	\$ 121.46 x 91%	=	\$ 475,000
Total					\$ 675,000
<b>E. Damages to the Remainder (C-D)</b>					\$ 47,160
<b>F. Benefits to the Remainder (D-C) *</b>					\$ -
<b>G. Total Award</b>					
Land:					\$ 1,840
Improvements:					\$ 1,000
Perpetual Easement:					\$ -
Temporary Construction Easement:					\$ -
Cost to Cure:					\$ -
Damages:					\$ 47,160
Total					\$ 50,000
Rounded					\$ 50,000
*In Utah, benefits can only be used to offset damages and not value of the taking.					

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**SINGLE-FAMILY RESIDENTIAL APPRAISAL #1**

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File No.: 21040801

**APPRAISAL OF REAL PROPERTY****Date of Valuation:**

04/08/2021

**Located At:**

5859 S Willow Grove Ln  
 Lot 13, Murray Oaks Phase 4 & See page #2  
 Murray, UT 84123

**For:**

J Phillip Cook LLC

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Frandsen Appraising

Form TCG - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5859 S Willow Grove Ln
	Legal Description	Lot 13, Murray Oaks Phase 4 & See page #2
	City	Murray
	County	Salt Lake
	State	UT
	Zip Code	84123
	Census Tract	1122.01
	Map Reference	41620
PRICE DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	Jim & Wendy Livingston
	Appraiser	Antone G Frandsen
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,113
	Price per Square Foot	\$
	Location	Suburban/G
	Age	17
	Condition	Good
	Total Rooms	6
	Bedrooms	3
APPRAISER	Baths	2
	Appraiser	Antone G Frandsen
VALUE	Effective Date of Appraisal	04/08/2021
	Opinion of Value	\$ 725,000

## USPAP Compliance Addendum

LOAN #

File # 21040801

Page # 3

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT
Appraiser	Antone G Frandsen				
				Zip Code	84123

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIDELA and any implementing regulations.

## PRIOR SERVICES

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.☒ I HAVE made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is <30 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is <30 day(s).

## APPRAISER

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature		Signature	
Name	Antone G Frandsen	Name	
Date of Signature	05/21/2021	Date of Signature	
State Certification #	5451169-CR00	State Certification #	
or State License #		or State License #	
State	UT	State	
Expiration Date of Certification or License	06/30/2021	Expiration Date of Certification or License	
Effective Date of Appraisal	04/08/2021	Supervisory Appraiser Inspection of Subject Property	
		<input type="checkbox"/> Did Not	<input type="checkbox"/> Exterior-only from Street
			<input type="checkbox"/> Interior and Exterior

USPAP Compliance Addendum 2014

Page 1 of 1

Form ID14EC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Frandsen Appraising

Page # 4

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 21040801

|  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
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| Property Address: 5859 S Willow Grove Ln   
   
  |   | City: Murray  |   | State: UT ZIP CODE: 84123   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| County: Salt Lake  
   
  |   | Legal Description: Lot 13, Murray Oaks Phase 4 & See page #2  |   | Assessor's Parcel #: 21-14-401-026 & 21-14-426-037                          |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Tax Year: 2020 A.E. Taxes: \$ 3,194  
   
  |   | Special Assessments: \$ 0   |   | Borrower (if applicable): Jim & Wendy Livingston                            |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Current Owner of Record: Jim & Wendy Livingston  
   
  |   | Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing |   | HOA: \$ 0 per year per month  |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)   
   
  |   | Map Reference: 41620  |   | Census Tract: 1122.01   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Market Area Name: West Murray  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Intended Use: To assist in estimating diminution of the Fair Market Value if the subject were located on a through street rather than a dead end. This report should be used together with Appraisal File #21040801.1.   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Intended User(s) (by name or type): Phil Cook and assigns  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Client: J Philip Cook LLC Address: 8270 S Pine Springs Cv, Sandy, UT 84093-4004  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Appraiser: Antone G. Frandsen  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| <table border="1"> <tr> <td>Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td>Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (&gt;5%)</td> <td>One-Unit Housing: <input type="checkbox"/> One-Unit 75% <input type="checkbox"/> 2-4 Unit 5% <input type="checkbox"/> Multi-Unit %</td> <td>Change in Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>FRIDE: 3000 AGE: (YR)</td> <td>250 Low 0 High 124 Comm: 10%</td> <td></td> </tr> <tr> <td>Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>250 Low 0 High 124 Comm: 10%</td> <td>425 Fast 37 Vacant: 10%</td> <td></td> </tr> <tr> <td>Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Marketing time: <input checked="" type="checkbox"/> Under 3 mos <input type="checkbox"/> 3-6 mos <input type="checkbox"/> Over 6 mos</td> <td></td> <td></td> <td></td> </tr> </table>  
   
  |   |   |   |   |                             | Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural | Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%) | One-Unit Housing: <input type="checkbox"/> One-Unit 75% <input type="checkbox"/> 2-4 Unit 5% <input type="checkbox"/> Multi-Unit % | Change in Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * | Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%   | FRIDE: 3000 AGE: (YR)                              | 250 Low 0 High 124 Comm: 10%   |                                    | Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow             | 250 Low 0 High 124 Comm: 10% | 425 Fast 37 Vacant: 10%   
   
   
   |   | Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining                                    |  |                        |  | Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply |                     |  |  | Marketing time: <input checked="" type="checkbox"/> Under 3 mos <input type="checkbox"/> 3-6 mos <input type="checkbox"/> Over 6 mos |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural   
   
  | Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%) | One-Unit Housing: <input type="checkbox"/> One-Unit 75% <input type="checkbox"/> 2-4 Unit 5% <input type="checkbox"/> Multi-Unit %                                | Change in Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%  
   
  | FRIDE: 3000 AGE: (YR)   | 250 Low 0 High 124 Comm: 10%  |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow   
   
  | 250 Low 0 High 124 Comm: 10%  | 425 Fast 37 Vacant: 10%   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Marketing time: <input checked="" type="checkbox"/> Under 3 mos <input type="checkbox"/> 3-6 mos <input type="checkbox"/> Over 6 mos   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is located in an established neighborhood of single family detached dwellings in a community about 10 miles southwest of downtown Salt Lake City. Market conditions are generally stable with an undersupply of available housing in many areas. Marketing time in most areas is less than 3 months and in many cases less than 1 month. The neighborhood provides adequate access to stores and shopping, schools, parking, medical facilities and hospitals, recreational facilities, employment areas, and major highways and freeways. No adverse neighborhood conditions were observed or are known.  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| <table border="1"> <tr> <td>Dimensions: See plat map</td> <td>Site Area: 11,809</td> </tr> <tr> <td>Zoning Classification: R-1-8</td> <td>Description: Single Family Residential</td> </tr> <tr> <td>Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning</td> <td></td> </tr> <tr> <td>Are CC&amp;Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td>Ground Rent (if applicable) \$ n/a</td> </tr> <tr> <td>Highest &amp; Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)</td> <td></td> </tr> <tr> <td>Actual use as of Effective Date: Single Family Dwelling</td> <td>Use as appraised in this report: Single Family Dwelling</td> </tr> <tr> <td colspan="2">Summary of Highest &amp; Best Use: The highest and best use of the subject property is as it is presently improved based on current zoning and surrounding property uses.</td> </tr> </table>  
   
  |   |   |   |   |                             | Dimensions: See plat map   | Site Area: 11,809   | Zoning Classification: R-1-8   | Description: Single Family Residential  | Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning |  | Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Ground Rent (if applicable) \$ n/a | Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) |                              | Actual use as of Effective Date: Single Family Dwelling   
   
   
   | Use as appraised in this report: Single Family Dwelling | Summary of Highest & Best Use: The highest and best use of the subject property is as it is presently improved based on current zoning and surrounding property uses. |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Dimensions: See plat map   
   
  | Site Area: 11,809   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Zoning Classification: R-1-8   
   
  | Description: Single Family Residential  |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   
   
  | Ground Rent (if applicable) \$ n/a  |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)   
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Actual use as of Effective Date: Single Family Dwelling  
   
  | Use as appraised in this report: Single Family Dwelling   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Summary of Highest & Best Use: The highest and best use of the subject property is as it is presently improved based on current zoning and surrounding property uses.  
   
  |   |   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| <table border="1"> <tr> <td>Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/></td> <td>Provider/Description</td> <td>Off-site Improvements</td> <td>Type</td> <td>Public <input checked="" type="checkbox"/> Private <input type="checkbox"/></td> <td>Topography: Generally Level</td> </tr> <tr> <td>Electricity: <input checked="" type="checkbox"/></td> <td></td> <td>Street: Asphalt</td> <td></td> <td></td> <td>Slope: Typical for the area</td> </tr> <tr> <td>Gas: <input checked="" type="checkbox"/></td> <td></td> <td>Curbs/Gutter: Concrete</td> <td></td> <td></td> <td>Shape: See plat map</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/></td> <td></td> <td>Sidewalk: Concrete</td> <td></td> <td></td> <td>Drainage: Appears Adequate</td> </tr> <tr> <td>Sanitary Sewer: <input checked="" type="checkbox"/></td> <td></td> <td>Street Lights: Incandescent</td> <td></td> <td></td> <td>View: Neighborhood</td> </tr> <tr> <td>Storm Sewer: <input checked="" type="checkbox"/></td> <td></td> <td>Alley: None</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe)</td> <td></td> <td></td> <td></td> <td></td> <td>Dead-end</td> </tr> <tr> <td>FEMA Special Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: X</td> <td></td> <td></td> <td></td> <td></td> <td>FEMA Map Date: 9/25/2009</td> </tr> <tr> <td colspan="6">Site Comments: The subject site is assumed to have normal public utility and drainage easements. No visible easements or encroachments were apparent. This appraiser has not made a survey or title search of the subject property.</td> </tr> </table>   
   
  |   |   |   |   |                             | Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>                                 | Provider/Description  | Off-site Improvements  | Type  | Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>   | Topography: Generally Level                        | Electricity: <input checked="" type="checkbox"/>   |                                    | Street: Asphalt  |                              |   
   
   
   | Slope: Typical for the area                             | Gas: <input checked="" type="checkbox"/>  |  | Curbs/Gutter: Concrete |  |  | Shape: See plat map | Water: <input checked="" type="checkbox"/> |  | Sidewalk: Concrete   |  |  | Drainage: Appears Adequate | Sanitary Sewer: <input checked="" type="checkbox"/> |  | Street Lights: Incandescent |  |  | View: Neighborhood | Storm Sewer: <input checked="" type="checkbox"/> |  | Alley: None |  |  |  | Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe) |  |  |  |  | Dead-end | FEMA Special Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: X |  |  |  |  | FEMA Map Date: 9/25/2009 | Site Comments: The subject site is assumed to have normal public utility and drainage easements. No visible easements or encroachments were apparent. This appraiser has not made a survey or title search of the subject property. |  |  |  |  |  |
| Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>   
   
  | Provider/Description  | Off-site Improvements   | Type  | Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> | Topography: Generally Level |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Electricity: <input checked="" type="checkbox"/>   
   
  |   | Street: Asphalt   |   |   | Slope: Typical for the area |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Gas: <input checked="" type="checkbox"/>   
   
  |   | Curbs/Gutter: Concrete  |   |   | Shape: See plat map         |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Water: <input checked="" type="checkbox"/>   
   
  |   | Sidewalk: Concrete  |   |   | Drainage: Appears Adequate  |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Sanitary Sewer: <input checked="" type="checkbox"/>  
   
  |   | Street Lights: Incandescent   |   |   | View: Neighborhood          |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
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| Storm Sewer: <input checked="" type="checkbox"/>   
   
  |   | Alley: None   |   |   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
   |   |   |  |                        |  |  |                     |  |  |  |  |  |                            |   |  |                             |  |  |                    |  |  |             |  |  |  |  |  |  |  |  |          |  |  |  |  |  |                          |   |  |  |  |  |  |
| Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe)   
   
  |   |   |   |   | Dead-end                    |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
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| FEMA Special Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: X   
   
  |   |   |   |   | FEMA Map Date: 9/25/2009    |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
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| Site Comments: The subject site is assumed to have normal public utility and drainage easements. No visible easements or encroachments were apparent. This appraiser has not made a survey or title search of the subject property.  
   
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| <table border="1"> <tr> <td>General Description</td> <td>Exterior Description</td> <td>Foundation</td> <td>Basement</td> <td>Roofing</td> </tr> <tr> <td># of Units: 1 <input type="checkbox"/> Assoc. Unit</td> <td>Foundation: Concrete</td> <td>Sub: Full</td> <td>Area Sq. Ft.: 2,160</td> <td>Type: GFA</td> </tr> <tr> <td># of Stories: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 <input type="checkbox"/> 14 <input type="checkbox"/> 15 <input type="checkbox"/> 16 <input type="checkbox"/> 17 <input type="checkbox"/> 18 <input type="checkbox"/> 19 <input type="checkbox"/> 20 <input type="checkbox"/> 21 <input type="checkbox"/> 22 <input type="checkbox"/> 23 <input type="checkbox"/> 24 <input type="checkbox"/> 25 <input type="checkbox"/> 26 <input type="checkbox"/> 27 <input type="checkbox"/> 28 <input type="checkbox"/> 29 <input type="checkbox"/> 30 <input type="checkbox"/> 31 <input type="checkbox"/> 32 <input type="checkbox"/> 33 <input type="checkbox"/> 34 <input 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                  | General Description  | Exterior Description  | Foundation   | Basement  | Roofing   | # of Units: 1 <input type="checkbox"/> Assoc. 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| General Description  
   
  | Exterior Description  | Foundation  | Basement  | Roofing   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
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| # of Units: 1 <input type="checkbox"/> Assoc. Unit   
   
  | Foundation: Concrete  | Sub: Full   | Area Sq. Ft.: 2,160   | Type: GFA   |                             |  |   |  |   |   |  |  |                                    |  |                              |   
   
   
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Page # 5

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 21040801

My Reason <input checked="" type="checkbox"/> I do not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s): <b>Realist</b>	
1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>Per public records, the Subject</b>
Date: <b>04/16/2018</b>	transferred on 04/16/2018 (Warranty Deed - Doc #10665-2639).
Price:	
Source(s): <b>Realist</b>	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.	
FEATURE	SUBJECT
Address: <b>5859 S Willow Grove Ln Murray, UT 84123</b>	<b>3029 W Himalaya View Ct Taylorsville, UT 84129</b>
Proximity to Subject	<b>2.79 miles W</b>
Sale Price	<b>\$ 730,000</b>
Sale Price/GLA	<b>\$ 320.74 /sq ft</b>
Data Source(s)	<b>WFRMLS #1707416.DOM 16</b>
Verification Source(s)	<b>Doc #11049-9865/Realist</b>
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing Concessions	ArmLth Cash 0
Date of Sale/Time	s10/20:c10/20
Rights Appraised	Fee Simple
Location	Suburban/G
Site	11,809
View	Neighborhood
Design (Style)	Rambler
Quality of Construction	Br/Stn/Stucco/G
Age	17
Condition	Good
Above Grade	Good
Room Count	6 3 2
Gross Living Area	2,113 sq ft
Basement & Finished Rooms Below Grade	2160/95% Fr.2Br.B.Stor.
Functional Utility	Good
Heating/Cooling	Gfai/Central
Energy Efficient Items	Thermal Wdws
Garage/Carport	3 Car Garage RV
Porch/Patio/Deck	Porch/CvPatio
Fireplaces	1 Fireplace
Site Improvements	Ldsp.Fnc.Spsys
Interior Features	Appl.Wetbar/Waf
Net Adjustment (Total)	<b>\$ 37,090</b>
Adjusted Sale Price of Comparables	<b>\$ 767,090</b>
Summary of Sales Comparison Approach	The sales used in this approach are the most recent, nearest, and most similar found in the neighborhood. All of the sales have been considered in estimating a value by this approach. These sales were selected as they are on dead end or cul de sac streets similar to that of the subject. The parameters for selection other than location include age and gross building area. Based on MLS data, comparables #2 and #3 are considered slightly inferior in quality for which 5% adjustments have been made. Because of limited sales and listing data within 1 mile of the subject, some data was used which is over 1 mile from the subject but in comparable and competing areas. Better sales and listings which are as recent and comparable were not found any nearer the subject. Sales concession adjustments were based on median concessions per the Market Conditions Addendum. Date of sale adjustments are based on data provided by the WFRMLS and shown on the attached addendum.
Parcel #21-14-426-037(Portion):	
BEG NE COR OF MURRAY OAKS PHASE 4 AMD: S 88°59' W 488.5 FT MOR L; N 4.83 FT M OR L; N 88°59' E 488.5 FT M OR L; S 4.76 FT M OR L TO BEG.	
Indicated Value by Sales Comparison Approach \$	<b>725,000</b>

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## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No: 21040801

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.		Provide adequate information for replication of the following cost figures and calculations:	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>Because of limited land sales in the area,</u>			
	the allocation method of estimating land value has been used. In this approach, the land is valued based upon a ratio of land to total property value of similar type properties in the area. The appraiser has used County assessments of similar dwellings in the area. Typical ratios of these assessed properties range between 30-40%.			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE -----=3 205,000	
	Source of cost data: <u>Marshall-Swift, local builders</u>		DWELLING Sq. Ft. @ \$ -----=3	
	Quality rating from cost service: Effective date of cost data:		Sq. Ft. @ \$ -----=3	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq. Ft. @ \$ -----=3	
	<u>Because of the age of the improvements, the Cost Approach is not felt to be a reliable indicator of value and therefore has not been developed in this report.</u>		Sq. Ft. @ \$ -----=3	
			Sq. Ft. @ \$ -----=3	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		Indicated Value by Income Approach -----=3	
	Estimated Monthly Market Rent \$ <u>0</u>		X Gross Rent Multiplier -----=3	
	Summary of Income Approach (including support for market rent and GRM): <u>The Income Approach is not a reliable indicator of value for single family dwellings and therefore has not been developed in this report.</u>			
PROJECT INFORMATION FOR PUDs (if applicable)	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
	Legal Name of Project: <u>n/a</u>			
	Describe common elements and recreational facilities: <u>None</u>			
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>725,000</u> Cost Approach (if developed) \$ <u>n/a</u> Income Approach (if developed) \$ <u>0</u>			
	Final Reconciliation: <u>After careful consideration of all factors affecting value, the Sales Comparison Approach is felt most applicable and has been relied on for the final value estimate.</u>			
ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>None</u>			
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>725,000</u> , as of: <u>04/08/2021</u> , which is the effective date of this appraisal.			
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains <u>25</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits:			
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales/ Listings <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>			
	Client Contact: <u>J Phillip Cook LLC</u>			
	E-Mail: <u>pcook@jpccllc.com</u> Address: _____			
	APPRAISER			
SIGNATURES	Appraiser Name: <u>Antone G. Frandsen</u>		Supervisory or Co-Appraiser (if required) or CO-APPRAISER (if applicable)	
	Company: <u>Frandsen Appraising</u>		Supervisory or Co-Appraiser Name: _____	
	Phone: <u>(801) 261-3456</u> Fax: _____		Company: _____	
	E-Mail: <u>antone@frandsenappraising.com</u>		Phone: _____ Fax: _____	
	Date of Report (Signature): <u>05/21/2021</u>		Date of Report (Signature): _____	
	License or Certification #: <u>5451169-CR00</u> State: <u>UT</u>		License or Certification #: _____ State: _____	
	Designation: _____		Designation: _____	
	Expiration Date of License or Certification: <u>06/30/2021</u>		Expiration Date of License or Certification: _____	
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: <u>04/08/2021</u>		Date of Inspection: _____	



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## ADDITIONAL COMPARABLE SALES

File No.: 21040801

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address:	5859 S Willow Grove Ln Murray, UT 84123	2284 W Jewkes Cir West Jordan, UT 84068	6439 S Fremont Peak Cir Taylorsville, UT 84129	
Proximity to Subject		3.08 miles SW	2.72 miles W	
Sale Price		\$ 800,888	\$ 747,000	
Sale Price/GA		\$ 317.81 /sq ft	\$ 278.52 /sq ft	
Date Source(s)		WFRMLS #1731950:DOM 3	WFRMLS #1715702:DOM 3	
Verification Source(s)	Inspection	Doc #11155-9436/Realist	Doc #11099-9867/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		ArmlLth	ArmlLth	
Concessions		Conv.0	Conv.0	
Date of Sale/Time		s04/21:c03/21	s01/21:c12/20	
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	
Location	Suburban/G	N.Res.	N.Res.	
Site	11,809	29185 sf	10890 sf	
View	Neighborhood	Neighborhood	Neighborhood	
Design (Style)	Rambler	1.5 Story	Rambler	
Quality of Construction	Br/Stn/Stucco/G	Brick/Stucco/G	Brick/Stucco/G	
Age	17	16	18	
Condition	Good	Good	Good	
Above Grade				
Room Count	6 3 2	6 4 2.1	6 3 2.1	
Gross Living Area	2,113 sq ft	2,520 sq ft	2,682 sq ft	
Basement & Finished	2160/95%	2178sf1306sfwu	2728sf2465sfwo	
Rooms Below Grade	Fr.2Br.B.Stor.	Fr.2Br.B.K	Fr.4Br.2Bth	
Functional Utility	Good	Good	Good	
Heating/Cooling	Gfa/Central	Gfa/Central	Gfa/Central	
Energy Efficient Items	Thermal Wdws	Thermal Wdws	Thermal Wdws	
Garage/Carport	3 Car Garage,RV	4q35dw	3 Car Garage,RV	
Porch/Patio/Deck	Porch,CvPatio	Porch,Patio	Porch,Patio	
Fireplaces	1 Fireplace	1 Fireplace	1 Fireplace	
Site Improvements	Ldsp,Fnc.Spsys	PrtLdsp,Fnc.Spsys	Ldsp,Fnc.Spsys	
Interior Features	Appl,Wetbar,Wsf	Appl,Wtbr,Jtb	Appl,Jtb	
Net Adjustment (Total)		\$ -45,690	\$ -10,530	
Adjusted Sale Price of Comparables		\$ 755,198	\$ 736,470	
Summary of Sales Comparison Approach				

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3/2007



## Market Conditions Addendum to the Appraisal Report

File No. 21040801

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 5859 S Willow Grove Ln City: Murray State: UT ZIP Code: 84123

Borrower: Jim & Wendy Livingston

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	13	8	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales Months)	2.17	2.67	1.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	3	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Abs Rate)	2.3	1.1	1.2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Median Sale & List Price, DOM, Sale/Lease%	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$555,000	\$580,200	\$625,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	21	23	7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$639,900	\$589,900	\$664,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	34	36	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-developer, builder, etc. (paid financial assistance prevalent)? ☒ Yes ☐ No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 5% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.):

A monthly analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 26.9% were reported to have seller concessions. This analysis based on data grouped monthly shows a change of -70.9% per year. A quarterly analysis was also performed on 423 sales from the broader defined neighborhood over the past 12 months. The sales within this group with seller concessions had a median seller contribution of \$4,600.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No (If yes, explain (including the trends in listings and sales of foreclosed properties).)

An analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information: Information reported in the WFRMLS system (using the effective date of the report) was utilized to arrive at the results noted on this addendum together with regression and trend analysis software (Spark).

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

A monthly analysis was performed on 26 competing sales (which excluded REO and short sales) over the past 12 months. The sales within this group had a median sale price per sqft of \$262.68. This analysis based on data grouped monthly shows a change of +21% per year. In addition, a quarterly analysis was performed on 26 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 0.9 month supply. This analysis based on data grouped quarterly shows a change of -35.7% per year. These sales had a median DOM of 18. This analysis based on data grouped monthly shows a change of -39% per year. The same analysis was performed on 423 sales from the broader defined neighborhood. For these sales, the median DOM was 10.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Abs Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No (If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.)

Summarize the above trends and address the impact on the subject unit and project.

Signature: *Antone G. Frandsen*

Appraiser Name: Antone G. Frandsen

Company Name: Frandsen Appraising

Company Address: 8270 S Pine Springs Cv, Sandy, UT 84093-4004

State License/Certification #: 5451169-CR00 State: UT

Email Address: antone@frandsenappraising.com

Signature: \_\_\_\_\_

Supervisory Appraiser Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

State License/Certification #: \_\_\_\_\_ State: \_\_\_\_\_

Email Address: \_\_\_\_\_

Friedle Mac Form 71 March 2009

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Fannie Mae Form 1004MC March 2009

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## Market Addendum

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				

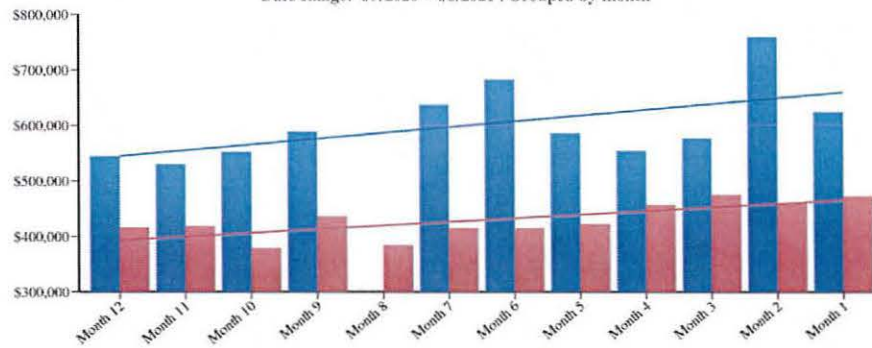
## Competing Med Sale \$

Total: \$577,475  $y = 10463.55x + \$44603.60$   
 Simple Regression Per Year: +21.1%

## Neighborhood Med Sale \$

Total: \$425,000  $y = 6613.81x + 392978.21$   
 Simple Regression Per Year: +18.5%

Date Range: 4/9/2020 - 4/8/2021 | Grouped by month



## Median \$

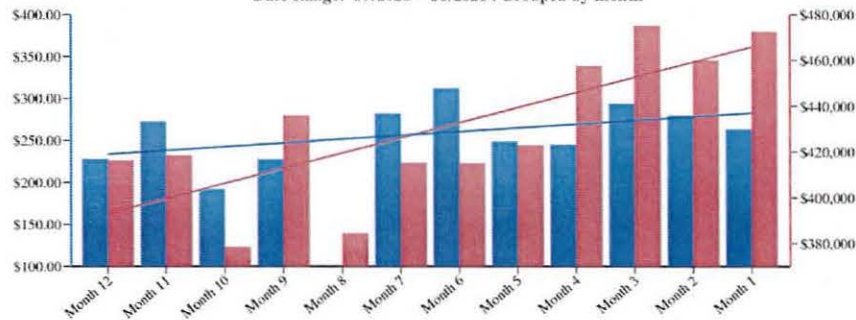
## Competing Med Sale \$/SqFt

Excluding REG & Short Sales  
 Total: \$262.68  $y = 4.47x + 233.69$   
 Simple Regression Per Year: +21.0%

## Neighborhood Med Sale \$

Total: \$425,000  $y = 6613.81x + 392978.21$   
 Simple Regression Per Year: +18.5%

Date Range: 4/9/2020 - 4/8/2021 | Grouped by month



## Med \$/SqFt

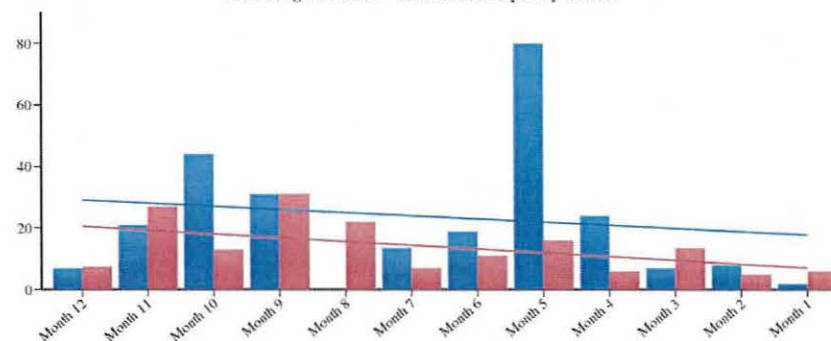
## Competing Med DOM (Sales)

Total: 18  $y = -1.0333x + 29.14$   
 Simple Regression Per Year: +39.0%

## Neighborhood Med DOM (Sales)

Total: 10  $y = -1.2238x + 20.48$   
 Simple Regression Per Year: +65.7%

Date Range: 4/9/2020 - 4/8/2021 | Grouped by month



## Sales DOM

Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



**Assumptions, Limiting Conditions & Scope of Work**

File No.: 21040801

Property Address: 6859 S Willow Grove Ln	City: Murray	State: UT	Zip Code: 84123
Client: J Phillip Cook LLC		Address: 8270 S Pine Springs Cv, Sandy, UT 84093-4004	
Appraiser: Antone G. Frandsen			

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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## Certifications

Property Address: 5859 S Willow Grove Ln		City: Murray	File No.: 21040801
Client: J Phillip Cook LLC		State: UT	Zip Code: 84123
Appraiser: Antone G. Frandsen		Address: 8270 S Pine Springs Cv, Sandy, UT 84093-4004	

**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**

**DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: J Phillip Cook LLC
E-Mail: pcook@jpccl.com	Address:

**APPRAISER**

*Antone G. Frandsen*

Appraiser Name: Antone G. Frandsen  
 Company: Frandsen Appraising  
 Phone: (801) 261-3456 Fax: \_\_\_\_\_  
 E-Mail: antone@frandsenappraising.com  
 Date Report Signed: 05/21/2021  
 License or Certification #: 5451169-CR00 State: UT  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: 06/30/2021  
 Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None  
 Date of Inspection: 04/08/2021

**SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)**

Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None  
 Date of Inspection: \_\_\_\_\_

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3/2007



Page # 12

## Subject Photo Page

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G. Frandsen				



## Subject Front

5859 S Willow Grove Ln  
Sales Price  
Gross Living Area 2,113  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2  
Location Suburban/G  
View Neighborhood  
Site 11,809  
Quality Br/Stn/Stco/G  
Age 17



## Subject Rear



## Subject Street

Photograph Addendum

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G. Frandsen				



Living Room



Family Room



Kitchen/Dining



Den/Bedroom



Bath



Bedroom



**Photograph Addendum**

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				



Laundry



Bedroom



Bath



Family Room



Media Room



Storage

Photograph Addendum

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					



Kitchenette



Bedroom



Bedroom



Bath



Storage

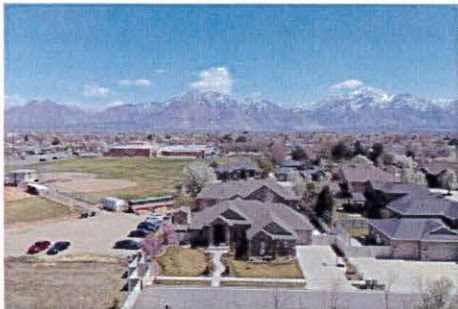


Storage



Aerial Photos

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G. Frandsen					



Front-looking east

Comments:



Rear-looking west

Comments:



Street-looking south

Comments:



Street-looking north

Comments:

## Comparable Photo Page

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G. Frandsen					

**Comparable 1**

3029 W Himalaya View Ct  
 Prox. to Subject 2.79 miles W  
 Sale Price 730,000  
 Gross Living Area 2,276  
 Total Rooms 4  
 Total Bedrooms 1  
 Total Bathrooms 1.1  
 Location Suburban/G  
 View Neighborhood  
 Site 12,197 sf  
 Quality Stone/Stucco/G  
 Age 14

**Comparable 2**

1635 W Glenmeadow Cir  
 Prox. to Subject 1.31 miles SW  
 Sale Price 575,000  
 Gross Living Area 1,866  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location Suburban/G  
 View Neighborhood  
 Site 10,019 sf  
 Quality Brick/Stucco/A  
 Age 24

**Comparable 3**

4858 S Brown Villa Cv  
 Prox. to Subject 1.36 miles N  
 Sale Price 625,000  
 Gross Living Area 2,373  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location Suburban/G  
 View Neighborhood  
 Site 10,019 sf  
 Quality Brick/Stucco/A  
 Age 20



## Comparable Photo Page

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					



## Comparable 4

2284 W Jewkes Cir  
 Prox. to Subject 3.08 miles SW  
 Sale Price 800,886  
 Gross Living Area 2,520  
 Total Rooms 6  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;  
 View Neighborhood  
 Site 29185 sf  
 Quality Brick/Stucco/G  
 Age 16



## Comparable 5

6439 S Fremont Peak Cir  
 Prox. to Subject 2.72 miles W/  
 Sale Price 747,000  
 Gross Living Area 2,682  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View Neighborhood  
 Site 10890 sf  
 Quality Brick/Stucco/G  
 Age 18

## Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

Aerial Map

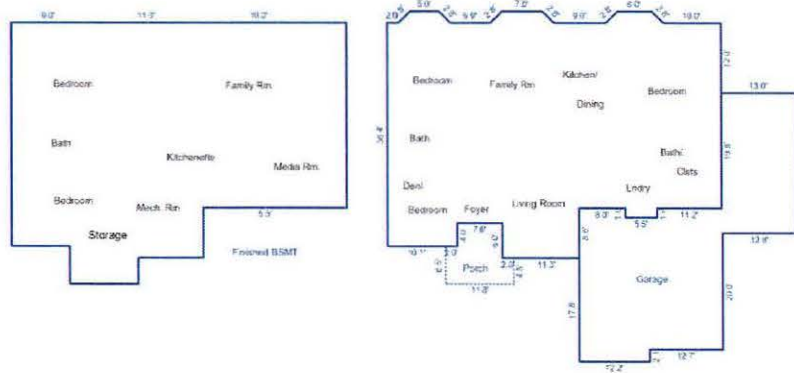
Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					



Form MAP LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## Building Sketch

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G. Frandsen					



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2112.5	212.8	2112.5	First Floor	0.5 x	2.8 x	1.4 =	2.0
BSMT	Finished BSMT	1.0	2159.6	205.6	2159.6			20.0 x	12.0 =	240.0
GAR	Garage	1.0	934.3	171.0	934.3			6.0 x	2.0 =	12.0
P/P	Porch	1.0	103.9	44.6	103.9		0.5 x	2.8 x	1.4 =	2.0
							0.5 x	2.8 x	1.4 =	2.0
								20.0 x	19.8 =	396.0
								31.8 x	11.0 =	349.8
								8.6 x	6.3 =	54.2
								42.4 x	5.0 =	212.0
								42.4 x	2.0 =	84.8
							0.5 x	2.8 x	1.4 =	2.0
								38.4 x	8.1 =	311.0
								38.4 x	0.9 =	34.6
								5.0 x	2.0 =	10.0
							0.5 x	2.8 x	1.4 =	2.0
							0.5 x	2.8 x	1.4 =	2.0
	Net LIVABLE		(rounded)		2,113	4 addl items			(rounded)	2,113
						20 total items				

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Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Zoning Map

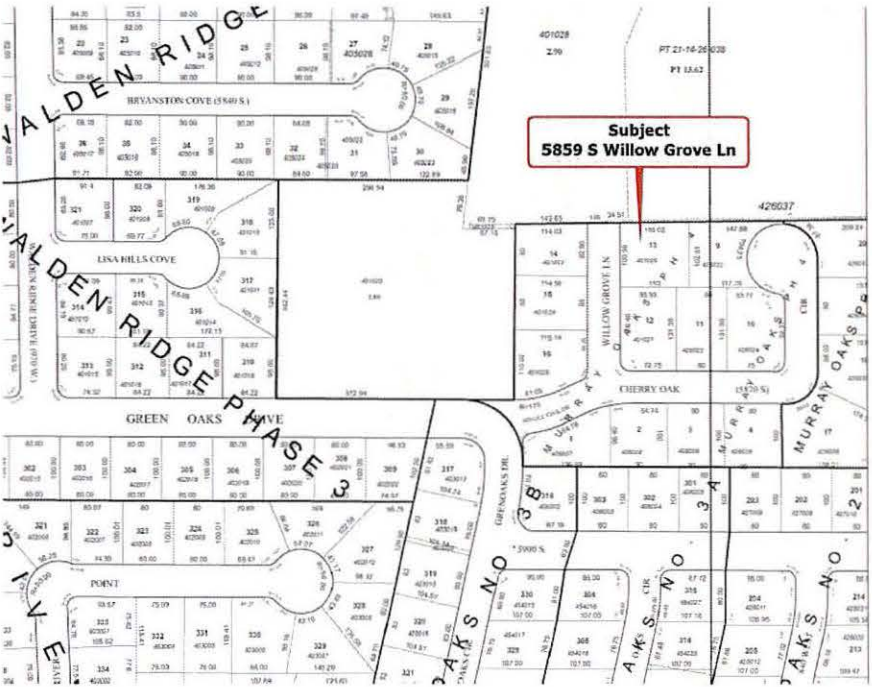
Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					





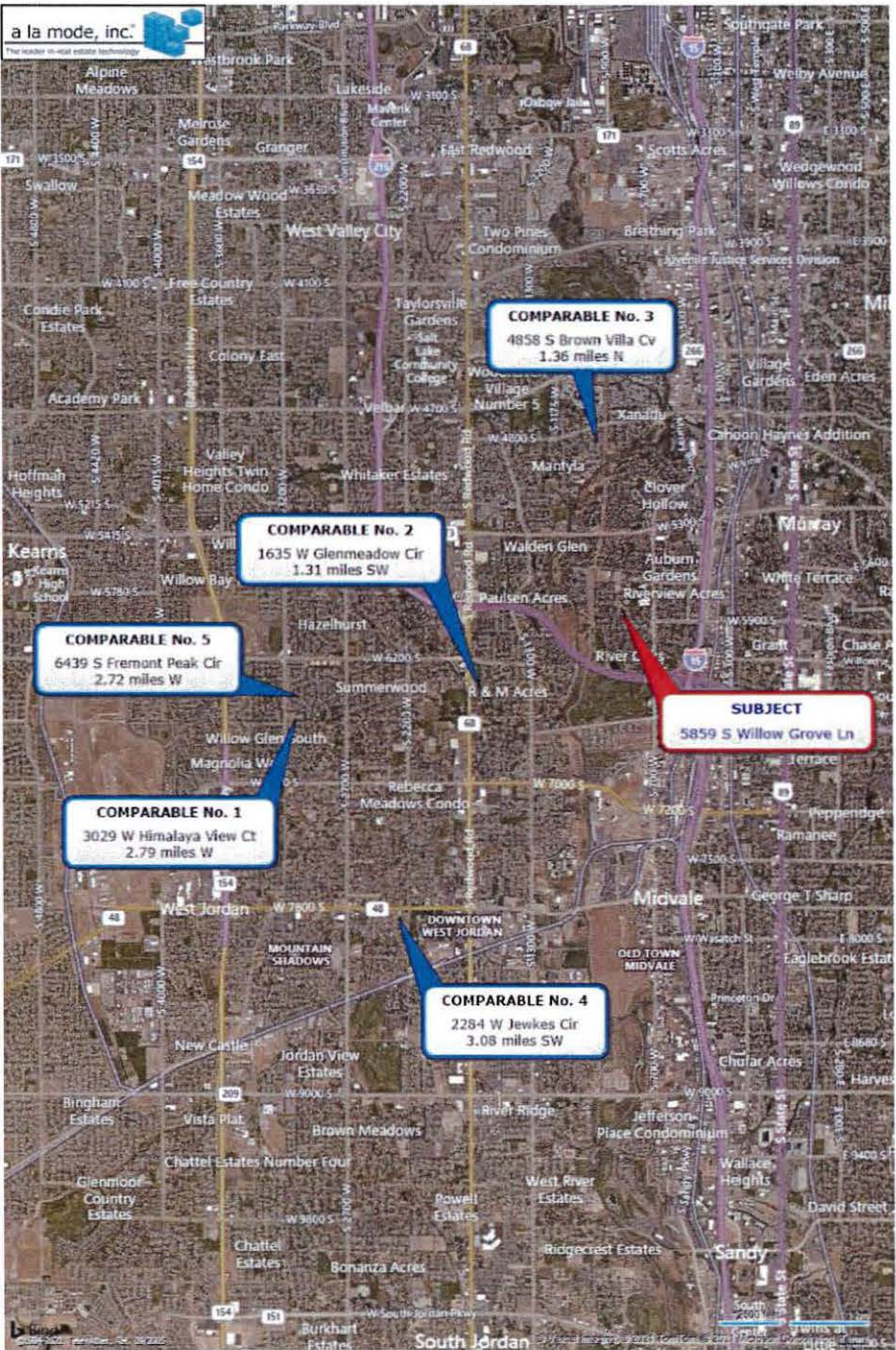
Plat Map

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				



Location Map

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



## Appraisers Qualifications

**Name:** Antone G. Frandsen  
**Address:** 8270 Pine Springs Cove  
 Sandy, Utah 84093  
 801-261-3456(office) 801-541-4158(cell)

### Professional Education:

Real Estate Fundamentals-1977  
 Real Estate Appraising-1977  
 Brokers requirements in Appraising-1978  
 Appraising Residential Real Estate-1978  
 Residential Valuation (AI) 1980  
 Real Estate Appraisal Principles (AI) 1980  
 Mini Math for Appraisers-1982  
 Today's Financing-1982  
 G-5 (Case study of an Office Building)-(AI) 1991  
 Standards of Professional Practice-Part #1-1994  
 Standards of Professional Practice-Part #2-1994  
 Understanding Limited Appraisals-(AI)-1994  
 Uniform Standards of Professional Appraisal Practice-1999  
 FHA and the Appraisal Process-(AI) 1999  
 7 Hour USPAP Update 2007  
 Evaluating Residential Construction 2007  
 Construction Details and Trends 2007  
 The FHA Appraisal (HUD) 2008  
 Appraisal of Residential Property for Foreclosure and Preforeclosure  
 Litigation Skills for the Appraisal (AI) 2009  
 Valuation of Green Residential Properties (AI) 01-2011  
 Case Studies in Appraising Green Residential Buildings (AI) 01-2011  
 Relocation Appraisal and the ERC Form 2015  
 Worldwide ERC Relocation Appraisal Training Program 2016

### Professional Experience:

Employed by LeCheminant & Associates from 1977 to 1980  
 Owner and full time appraiser with Frandsen Appraising from  
 1980 to present.

### Clients:

Federal Housing Administration (#UT5451169-CR00)  
 Primary Residential Mortgage  
 The Lending Group  
 First Community Mortgage  
 First Horizon Home Loans  
 MetLife Home Loans  
 Zions Bank  
 Zions Mortgage  
 Academy Mortgage Corporation  
 Republic Mortgage Corporation  
 Security National Mortgage  
 Chase Manhattan Mortgage Corp.  
 Utah Power & Light Employees Credit Union  
 University of Utah Credit Union  
 Utah Central Credit Union  
 American United Family of Credit Unions  
 Flagstar Bank  
 Bank of America  
 Landsafe  
 Option One Mortgage  
 Axiom Financial, LLC  
 Prime Alliance Bank  
 Citibank Mortgage  
 Utah Community Credit Union  
 Provident Funding


### Professional Associations:


Member- Salt Lake Board of Realtors  
 Utah State Certified Appraiser #5451169-CR00(Expires 6-30-21)



## Appraisers License

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	06/12/2019
EXPIRATION DATE:	06/30/2021
LICENSE NUMBER:	5451169-CR00
LICENSE TYPE:	Certified Residential Appraiser
ISSUED TO:	ANTONE G FRANDSEN 8270 PINE SPRINGS COVE SANDY UT 84093
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR



Form 12

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**SINGLE-FAMILY RESIDENTIAL APPRAISAL #2**

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File No.: 21040801.1

**APPRAISAL OF REAL PROPERTY****Date of Valuation:**

04/08/2021

**Located At:**

5859 S Willow Grove Ln  
 Lot 13, Murray Oaks Phase 4 & See page #2  
 Murray, UT 84123

**For:**

J Philip Cook, LLC

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Frandsen Appraising  
 Form TCG - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5859 S Willow Grove Ln
	Legal Description	Lot 13, Murray Oaks Phase 4 & See page #2
	City	Murray
	County	Salt Lake
	State	UT
	Zip Code	84123
	Census Tract	1122.01
	Map Reference	41620
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	Jim & Wendy Livingston
	Appraiser	Antone G. Frandsen
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,113
	Price per Square Foot	\$
	Location	Suburban/G
	Age	17
	Condition	Good
	Total Rooms	6
	Bedrooms	3
APPRaiser	Baths	2
	Appraiser	Antone G. Frandsen
VALUE	Effective Date of Appraisal	04/08/2021
	Opinion of Value	\$ 675,000

## USPAP Compliance Addendum

Loan #  
File # 21040801.1

Page # 3

Owner	Jim & Wendy Livingston			
Property Address	5859 S Willow Grove Ln			
City	Murray	County	Salt Lake	State UT Zip Code 84123
Appraiser	Antone G. Frandsen			

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

☒ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards (Rule 2-2(a)).

☐ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards (Rule 2-2(b)). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the reliance for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

**ADDITIONAL CERTIFICATIONS**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FROBIA and any implementing regulations.

**PRIOR SERVICES**

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: This report is made with the Hypothetical Condition that the subject street is a through street rather than the current dead end.

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

☒ A reasonable marketing time for the subject property is <30 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is <30 day(s).

**APPRAISER**

Signature: Antone G. Frandsen

Name: Antone G. Frandsen

Date of Signature: 05/21/2021

State Certification # or State License #: 5451169-CR00

State: UT

Expiration Date of Certification or License: 06/30/2021

Effective Date of Appraisal: 04/08/2021

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date of Signature: \_\_\_\_\_

State Certification # or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

USPAP Compliance Addendum 2014

Page 1 of 1

Form ID14EC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Frandsen Appraising

Page # 4

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 21040801.1

Property Address: 5859 S Willow Grove Ln		City: Murray		State: UT		Zip Code: 84123																																											
County: Salt Lake		Legal Description: Lot 13, Murray Oaks Phase 4 & See page #2		Assessor's Parcel #: 21-14-401-026 & 21-14-426-037																																													
Tax Year: 2020		R.E. Times: 3,194		Special Assessments: \$ 0		Borrower (if applicable): Jim & Wendy Livingston																																											
Current Owner of Record: Jim & Wendy Livingston		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 per year per month																																											
Market Area Name: West Murray		Map Reference: 41620		Census Tract: 1122.01																																													
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																	
This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																	
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																	
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Lease Fee <input type="checkbox"/> Other (describe)																																																	
Intended Use: To assist in estimating diminution of the Fair Market Value if the subject were located on a through street rather than a dead end. This report should be used together with Appraisal File #21040801.																																																	
Intended User(s) (by name or type): Phil Cook and assigns																																																	
Client: J Philip Cook LLC																																																	
Appraiser: Antone G Frandsen																																																	
Address: 8270 S Pine Springs Cv. Sandy, UT 84093-4004																																																	
<table border="1"> <tr> <td>Location: <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td>Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (&gt;5%)</td> <td>One-Unit Housing: PRICE AGE One-Unit 75% 3,000 (yr) 5% 2-4 Unit 5% Multi-Unit %</td> <td>Present Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.</td> </tr> </table>								Location: <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing: PRICE AGE One-Unit 75% 3,000 (yr) 5% 2-4 Unit 5% Multi-Unit %	Present Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.																																		
Location: <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing: PRICE AGE One-Unit 75% 3,000 (yr) 5% 2-4 Unit 5% Multi-Unit %	Present Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *																																														
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.																																														
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is located in an established neighborhood of single family detached dwellings in a community about 10 miles southwest of downtown Salt Lake City. Market conditions are generally stable with an undersupply of available housing in many areas. Marketing time in most areas is less than 3 months and in many cases less than 1 month. The neighborhood provides adequate access to stores and shopping, schools, parking, medical facilities and hospitals, recreational facilities, employment areas, and major highways and freeways. No adverse neighborhood conditions were observed or are known.																																																	
<table border="1"> <tr> <td>Dimensions: See plat map</td> <td>Site Area: 11,703</td> </tr> <tr> <td>Zoning Classification: R-1-8</td> <td>Description: Single Family Residential</td> </tr> <tr> <td>Are CC&amp;Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</td> <td>Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Highest &amp; Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)</td> <td>Legal nonconforming (grandfathered) <input type="checkbox"/> Single <input type="checkbox"/> No zoning</td> </tr> </table>								Dimensions: See plat map	Site Area: 11,703	Zoning Classification: R-1-8	Description: Single Family Residential	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Legal nonconforming (grandfathered) <input type="checkbox"/> Single <input type="checkbox"/> No zoning																																		
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Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Legal nonconforming (grandfathered) <input type="checkbox"/> Single <input type="checkbox"/> No zoning																																																
Actual Use as of Effective Date: Single Family Dwelling Use as appraised in this report: Single Family Dwelling																																																	
Summary of Highest & Best Use: The highest and best use of the subject property is as it is presently improved based on current zoning and surrounding property uses.																																																	
<table border="1"> <tr> <td>Utilities: Public Other</td> <td>Provider/Description</td> <td>Off-site Improvements</td> <td>Type</td> <td>Public Private</td> <td>Topography</td> </tr> <tr> <td>Electricity: <input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Street</td> <td>Asphalt</td> <td></td> <td><input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Generally Level</td> </tr> <tr> <td>Gas: <input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Curbs/Gutter</td> <td>Concrete</td> <td></td> <td><input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Typical for the area</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Sidewalk</td> <td>Concrete</td> <td></td> <td><input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>See plat map</td> </tr> <tr> <td>Sanitary Sewer: <input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Street Lights</td> <td>Incandescent</td> <td></td> <td><input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Appears Adequate</td> </tr> <tr> <td>Storm Sewer: <input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Alley</td> <td>None</td> <td></td> <td><input checked="" type="checkbox"/> <input type="checkbox"/></td> <td>Neighborhood</td> </tr> </table>								Utilities: Public Other	Provider/Description	Off-site Improvements	Type	Public Private	Topography	Electricity: <input checked="" type="checkbox"/> <input type="checkbox"/>	Street	Asphalt		<input checked="" type="checkbox"/> <input type="checkbox"/>	Generally Level	Gas: <input checked="" type="checkbox"/> <input type="checkbox"/>	Curbs/Gutter	Concrete		<input checked="" type="checkbox"/> <input type="checkbox"/>	Typical for the area	Water: <input checked="" type="checkbox"/> <input type="checkbox"/>	Sidewalk	Concrete		<input checked="" type="checkbox"/> <input type="checkbox"/>	See plat map	Sanitary Sewer: <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Lights	Incandescent		<input checked="" type="checkbox"/> <input type="checkbox"/>	Appears Adequate	Storm Sewer: <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley	None		<input checked="" type="checkbox"/> <input type="checkbox"/>	Neighborhood						
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Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Call de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																	
FEMA Special Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 49035C0293G FEMA Map Date 9/25/2009																																																	
Site Comments: The subject site is assumed to have normal public utility and drainage easements. No visible easements or encroachments were apparent. This appraiser has not made a survey or title search of the subject property.																																																	
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Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 2,113 Square Feet of Gross Living Area Above Grade																																																	
Additional features: The subject has custom oak hardwood flooring, vaulted ceilings, granite countertops, stainless appliances, wet bar, water softener, RV parking, and a stone patio.																																																	
Describe the condition of the property (including physical, functional and external obsolescence): The subject improvements have been well maintained. No deferred maintenance was observed. Quality of construction is better than average. No deferred maintenance was observed.																																																	

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3/2007



# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 21040801.1

My recusal: <input checked="" type="checkbox"/> do <input type="checkbox"/> do not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.									
Data Source(s): <b>Realist</b>									
1st Prior Subject Sale/Transfer: <b>Analysis of sale/transfer history and/or any current agreement of selling:</b>									
Date: <b>04/16/2018</b>									
Price: <b>transferred on 04/16/2018 (Warranty Deed - Doc #10665-2639). 3112 W Mount Logan transferred on 05/12/2020 (Warranty Deed - Doc #10942-372). It also transferred on 05/12/2020 (Warranty Deed - Doc #10942-352). 1197 W Kimman Ln has no known 12-month prior transfer history.</b>									
Source(s): <b>Realist</b>									
2nd Prior Subject Sale/Transfer:									
Date:									
Price:									
Source(s):									
SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.									
FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address		5859 S Willow Grove Ln Murray, UT 84123		1197 W Kimman Ln Salt Lake City, UT 84123		5309 S Morning Oaks Dr Taylorsville, UT 84123		3112 W Mount Logan Way Taylorsville, UT 84129	
Proximity to Subject		0.86 miles NW		0.90 miles NW		2.75 miles W			
Sale Price		\$ 642,500		\$ 636,250		\$ 760,000			
Sale Price/GA		\$ 294.05 /sq ft		\$ 273.30 /sq ft		\$ 280.13 /sq ft			
Data Source(s)		WFRMLS #1719282/DOM 7		WFRMLS #1698458/DOM 3		WFRMLS #1719705/DOM 8			
Verification Source(s)		Inspection		Doc #11114-3158/Realist		Doc #11125-1522/Realist			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales or Financing		ArmLth		ArmLth		ArmLth		ArmLth	
Concessions		Conv.0		Conv.0		Conv.0		Conv.0	
Date of Sale/Time		s02/21:c01/21		+17,300		s10/20:c09/20		+45,200	
Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location		Suburban/G		Suburban/G		Suburban/G		Suburban/G	
Site		11,703		14375 sf		-5,000		10019 sf	
View		Neighborhood		N:Res		Neighborhood		Neighborhood	
Design (Style)		Rambler		DT2/Rambler		0		Rambler	
Quality of Construction		Br/Stn/Stucco/G		Stone/Stucco/A		+3,200		Brick/Stucco/G	
Age		17		17		18		17	
Condition		Good		Good		Good		Good	
Above Grade		Total		Total		Total		Total	
Room Count		6 3 2		6 3 2		6 2 2		8 4 2.5	
Gross Living Area		2,113 sq ft		2,185 sq ft		-5,000		2,328 sq ft	
Basement & Finished		2160/sqsf		1600sf/1520sfwo		+21,700		2328sf/2095sf	
Rooms Below Grade		Fr.2Br.B.Stor.		Fr.3Br.2Bth		2Fr.4Br.8th		-3,600	
Functional Utility		Good		Good		Good		Good	
Heating/Cooling		Gfa/Central		Gfa/Central		Gfa/Central		Gfa/Central	
Energy Efficient Items		Thermal Wdws		Thermal Wdws		Thermal Wdws		Thermal Wdws	
Garage/Carport		3 Car Garage,RV		3 Car Garage,RV		3 Car Garage,RV		3 Car Garage,RV	
Porch/Patio/Deck		Porch,CvPatio		Porch,Pto,Deck		Porch,CvPatio		Porch,LrgPatio	
Fireplaces		1 Fireplace		2 Fireplace		-2,500		2 Fireplace	
Site Improvements		Ldsp.Fnc.Spsvs		Ldsp.Fnc.Spsvs		Ldsp.Fnc.Spsvs		Ldsp.Fnc.Spsvs	
Interior Features		Appl.Wetbar,Wsf		Appl.Wtrbr,Jtb		Appl.Wtrbr,Jtb		Appliances	
Net Adjustment (Total)		+ - \$ 29,700		+ - \$ 27,500		+ - \$ -13,000			
Adjusted Sale Price of Comparables		\$ 672,200		\$ 663,750		\$ 747,000			
Summary of Sales Comparison Approach: The sales used in this approach are the most recent, nearest, and most similar found in the neighborhood. All of the sales have been considered in estimating a value by this approach. These sales were selected as they are all on through streets rather than dead ends or cul de sacs. The parameters for selection other than location include age and gross building area. Based on MLS data, comparables #6 and #7 are considered slightly inferior in quality for which 5% adjustments have been made. Because of limited sales and listing data within 1 mile of the subject, some data was used which is over 1 mile from the subject but in comparable and competing areas. Better sales and listings which are as recent and comparable were not found any nearer the subject. Sales concession adjustments were based on median concessions per the Market Conditions Addendum. Date of sale adjustments are based on data provided by the WFRMLS and shown on the attached addendum.									
Parcel #21-14-426-037(Portion): BEG NE COR OF MURRAY OAKS PHASE 4 AMD; S 88°59' W 488.5 FT MOR L; N 4.83 FT M OR L; N 88°59' E 488.5 FT M OR L; S 4.76 FT M OR L TO BEG.									
Indicated Value by Sales Comparison Approach \$ 675,000									

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 21040801.1

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.		Provide adequate information for replication of the following cost figures and calculations: Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):		Because of limited land sales in the area, the allocation method of estimating land value has been used. In this approach, the land is valued based upon a ratio of land to total property value of similar type properties in the area. The appraiser has used County assessments of similar dwellings in the area. Typical ratios of these assessed properties range between 30-40%.	
	ESTIMATED	<input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	-----	= \$	200,000
	Source of cost data: Marshall-Swift, local builders	Effective date of cost data:	DWELLING	Sq. Ft. @ \$	---	= \$
	Quality rating from cost service:			Sq. Ft. @ \$	---	= \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):			Sq. Ft. @ \$	---	= \$
				Sq. Ft. @ \$	---	= \$
				Sq. Ft. @ \$	---	= \$
				Sq. Ft. @ \$	---	= \$
				Sq. Ft. @ \$	---	= \$
				Sq. Ft. @ \$	---	= \$
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		Estimated Monthly Market Rent \$		X Gross Rent Multiplier	= \$
	Summary of Income Approach (including support for market rent and GRM):		The Income Approach is not a reliable indicator of value for single family dwellings and therefore has not been developed in this report.			
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.					
	Legal Name of Project: n/a					
	Describe common elements and recreational facilities: None					
RECONCILIATION	Indicated Value by Sales Comparison Approach \$ 675,000		Cost Approach (if developed) \$ n/a		Income Approach (if developed) \$	
	Final Reconciliation: After careful consideration of all factors affecting value, the Sales Comparison Approach is felt most applicable and has been relied on for the final value estimate.					
ATTACHMENTS	This appraisal is made <input type="checkbox"/> "as is", <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair. This report is made with the Hypothetical Condition that the subject street is a through street rather than the current dead end.					
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.					
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 675,000, as of: 04/08/2021, which is the effective date of this appraisal.					
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.					
	A true and complete copy of this report contains 27 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.					
	Attached Exhibits:					
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum					
	<input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales/Listings <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum					
	<input checked="" type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>					
	Client Contact: J Phillip Cook LLC					
SIGNATURES	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
	Antone G. Frandsen					
	Company: Frandsen Appraising					
	Phone: (801) 261-3456 Fax:					
	E-Mail: antone@frandsenappraising.com					
	Date of Report (Signature): 05/21/2021					
	License or Certification #: 5451169-CR00 State: UT					
	Designation:					
	Expiration Date of License or Certification: 06/30/2021					
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None					

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3/2007



## ADDITIONAL COMPARABLE SALES

File No.: 21040801.1

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	5859 S Willow Grove Ln Murray, UT 84123	6335 S Mount Logan Way Taylorsville, UT 84129	6313 S Murray Bluffs Dr Murray, UT 84123	6521 S Timpanogos Way Taylorsville, UT 84129
Proximity to Subject		2.74 miles W	0.80 miles SW	2.59 miles W
Sale Price	\$	\$ 525,000	\$ 749,900	\$ 530,000
Sale Price/GLA	\$ /sq ft	\$ 261.98 /sq ft	\$ 315.08 /sq ft	\$ 272.63 /sq ft
Data Source(s)		WFRMLS #1665486;DOM 25	WFRMLS #1700357;DOM 22	WFRMLS #1665484;DOM 21
Verification Source(s)	Inspection	Doc #10963-764/Realist	Doc #11045-7130/Realist	Doc #10951-8245/Realist
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		ArmLth Conv:0	ArmLth Conv:0	ArmLth Conv:0
Date of Sale/Time		s06/20:c05/20	s10/20:c09/20	s05/20:c04/20
Rights Appraised	Fee Simple		Fee Simple	Fee Simple
Location	Suburban/G	Suburban/G	Suburban/G	Suburban/G
Site	11,703	10019 sf	10454 sf	8712 sf
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Design (Style)	Rambler	Rambler	2 Story	0 Rambler
Quality of Construction	Br/Stn/Stucco/G	Stone/Stucco/G	Brick/Stucco/G	Stone/Stucco/A
Age	17	17	21	21
Condition	Good	Good	Good	Good
Above Grade	Total Below Below	Total Below Below	Total Below Below	Total Below Below
Room Count	6 3 2	6 3 2.5	7 4 2.5	6 3 2.5
Gross Living Area	2,113 sq ft	2,004 sq ft	2,380 sq ft	1,944 sq ft
Basement & Finished Rooms Below Grade	2160/95% Fr.2Br.B.Stor.	2067sf1963sfm Fr.2Br	1668sf1584sfwu Fr.2Br.B	1874sf1874sfwo Fr.2Br.Bth
Functional Utility	Good	Good	Good	Good
Heating/Cooling	Gfa/Central	Gfa/Central	Gfa/Central	Gfa/Central
Energy Efficient Items	Thermal Wdws	Thermal Wdws	Thermal Wdws	Thermal Wdws
Garage/Carport	3 Car Garage,RV	4qa5dw	3 Car Garage,RV	3qa3dw
Porch/Patio Deck	Porch,CvPatio	Porch,LrgDeck	Porch,2Patios,Pool	Porch,LrgPatio
Fireplaces	1 Fireplace	2 Fireplace	1 Fireplace	2 Fireplace
Site Improvements	Ldso.Fnc.Spsys	Ldso.Fnc.Spsys	Ldso.Fnc.Spsys	Ldso.Fnc.Spsys
Interior Features	Appl.Wetbar,Wsf	Appl.Wetbar	Appl.Wetbar	Appl.Wtbr,Jtb
Net Adjustment (Total)		\$ 60,700	\$ -5,900	\$ 108,800
Adjusted Sale Price of Comparables		\$ 585,700	\$ 744,000	\$ 638,800

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach



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3/2007



## ADDITIONAL COMPARABLE SALES

File No: 21040801.1

FEATURE	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Address	5859 S Willow Grove Ln Murray, UT 84123	2743 W Ivory Way Taylorsville, UT 84129		
Proximity to Subject		2.40 miles W		
Sale Price	\$	\$ 579,900	\$	\$
Sale Price/GA	\$ /sq.ft.	\$ 191.96 /sq.ft.	\$ /sq.ft.	\$ /sq.ft.
Data Source(s)		WFRMLS #1673407-DOM 15		
Verification Source(s)	Inspection	Doc #10967-2082/Realist		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	+
Sales or Financing		ArmLth		
Concessions		Conv.6500	-1,900	
Date of Sale/Time		s06/20:c05/20	+60,400	
Rights Appraised	Fee Simple	Fee Simple		
Location	Suburban/G	Suburban/G		
Site	11,703	10019 sf	+3,500	
View	Neighborhood	Neighborhood		
Design (Style)	Rambler	2 Story	0	
Quality of Construction	Br/Stn/Stco/G	Brick/Stucco/A	+29,000	
Age	17	20		
Condition	Good	Good		
Above Grade	Total	Total	Total	Total
Room Count	6 3 2	9 4 2.5	-4,000	
Gross Living Area	2,113 sq.ft.	3,021 sq.ft.	-63,600	
Basement & Finished	2160/95%	1623sf/1623sf	+18,800	
Rooms Below Grade	Fr.2Br.B.Stor.	Fr.3Br.1.5 Bth		
Functional Utility	Good	Good		
Heating/Cooling	Gfa/Central	Gfa/Central		
Energy Efficient Items	Thermal Wdws	Thermal Wdws		
Garage/Carport	3 Car Garage,RV	3 Car Garage,RV		
Porch/Patio/Deck	Porch,CyPatio	Porch,Pto,Deck		
Fireplaces	1 Fireplace	1 Fireplace		
Site Improvements	Ldso.Fnc.Spsvs	Ldso.Fnc.Spsvs		
Interior Features	Appl.Wetbar,Wsf	Appliances	+16,000	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 58,200	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price of Comparable		\$ 638,100	\$	\$
Summary of Sales Comparison Approach				



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3/2007

## Market Conditions Addendum to the Appraisal Report

File No. 21040801.1

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 5859 S Willow Grove Ln City: Murray State: UT ZIP Code: 84123

Borrower: Jim & Wendy Livingston

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	13	8	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Month)	2.17	2.67	1.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	5	3	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Abs Rate)	2.3	1.1	1.2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$555,000	\$580,200	\$625,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	21	23	7	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$639,900	\$589,900	\$664,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	34	36	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller (developer, builder, etc.) paid financial assistance prevalent? ☒ Yes ☐ No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

A monthly analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 26.9% were reported to have seller concessions. This analysis based on data grouped monthly shows a change of -70.9% per year. A quarterly analysis was also performed on 423 sales from the broader defined neighborhood over the past 12 months. The sales within this group with seller concessions had a median seller contribution of \$4,600.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. Information reported in the WFRMLS system (using the effective date of the report) was utilized to arrive at the results noted on this addendum together with regression and trend analysis software (Spark).

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

A monthly analysis was performed on 26 competing sales (which excluded REO and short sales) over the past 12 months. The sales within this group had a median sale price per sqft of \$262.68. This analysis based on data grouped monthly shows a change of +21% per year. In addition, a quarterly analysis was performed on 26 sales plus all active listings that are competing properties over the past 12 months. Based on this entire set of data there is a 0.9 month supply. This analysis based on data grouped quarterly shows a change of -35.7% per year. These sales had a median DOM of 18. This analysis based on data grouped monthly shows a change of -39% per year. The same analysis was performed on 423 sales from the broader defined neighborhood. For these sales, the median DOM was 10.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Month)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Abs Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature: *Antone G. Frandsen*

Appraiser Name: Antone G. Frandsen

Company Name: Frandsen Appraising

Company Address: 8270 S Pine Springs Cv, Sandy, UT 84093-4004

State License/Certification #: 5451169-CR00 State: UT

Email Address: antone@frandsenappraising.com

Signature: \_\_\_\_\_

Supervisory Appraiser Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

State License/Certification #: \_\_\_\_\_ State: \_\_\_\_\_

Email Address: \_\_\_\_\_

Freddie Mac Form 71, March 2009

Page 1 of 1

Fannie Mae Form 1004MC, March 2009

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



## Market Addendum

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT
Zip Code	84123				
Appraiser	Antone G. Frandsen				

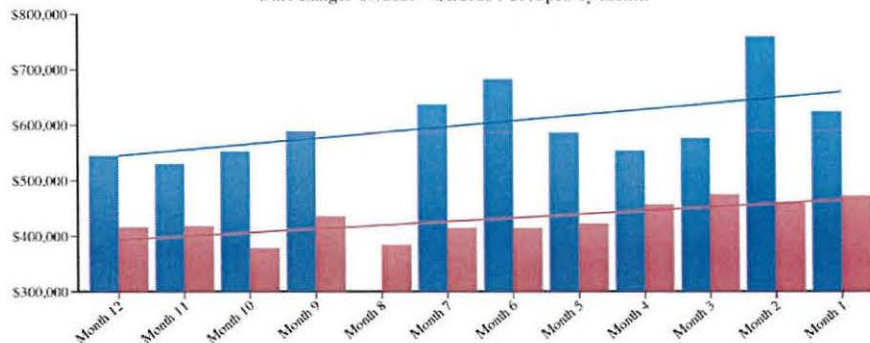
## Competing Med Sale \$

Total: \$577,475  $y = 10463.55x + 544603.60$   
 Simple Regression Per Year: +21.1%

## Neighborhood Med Sale \$

Total: \$425,000  $y = 6613.81x + 392978.21$   
 Simple Regression Per Year: +18.5%

Date Range: 4/9/2020 - 4/8/2021 | Grouped by month



## Median \$

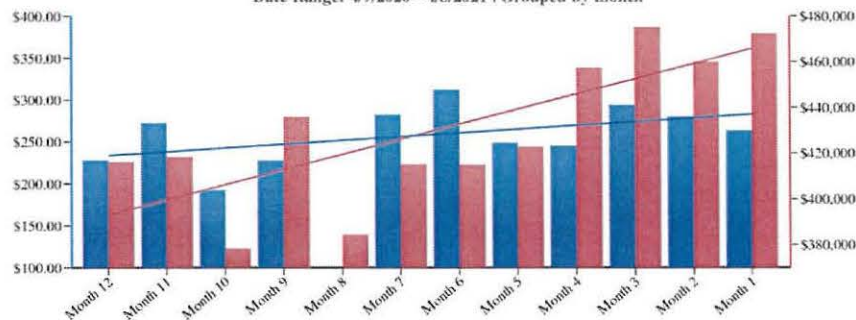
## Competing Med Sale \$/SqFt

Excluding REO & Short Sales  
 Total: \$262.68  $y = 4.47x + 233.69$   
 Simple Regression Per Year: +21.0%

## Neighborhood Med Sale \$

Total: \$425,000  $y = 6613.81x + 392978.21$   
 Simple Regression Per Year: +18.5%

Date Range: 4/9/2020 - 4/8/2021 | Grouped by month



## Med \$/SqFt

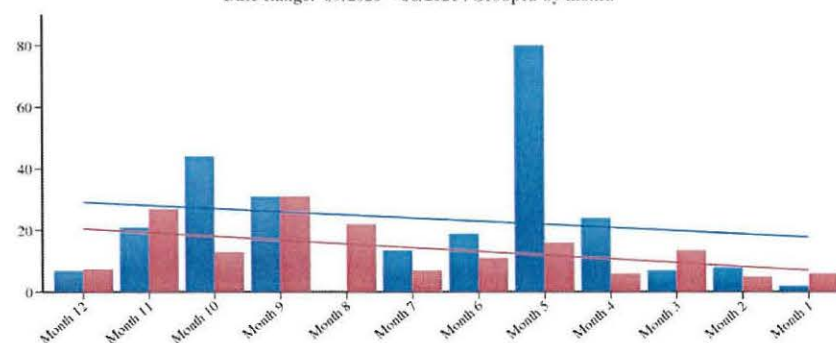
## Competing Med DOM (Sales)

Total: 18  $y = -1.0333x + 29.14$   
 Simple Regression Per Year: +39.0%

## Neighborhood Med DOM (Sales)

Total: 10  $y = -1.2238x + 20.48$   
 Simple Regression Per Year: +65.7%

Date Range: 4/9/2020 - 4/8/2021 | Grouped by month



## Sales DOM

Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



**Assumptions, Limiting Conditions & Scope of Work**

File No.: 21040801.1

Property Address:	5859 S Willow Grove Ln	City:	Murray	State:	UT	Zip Code:	84123
Client:	J Phillip Cook LLC	Address:					
Appraiser:	Antone G Frandsen	Address:	8270 S Pine Springs Cv, Sandy, UT 84093-4004				

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

**The Scope of Work** is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

**Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):** This report is made with the hypothetical condition that the subject street is a through street rather than the current dead end.

## Certifications

File No.: 21040801.1

Property Address: 5859 S Willow Grove Ln City: Murray State: UT Zip Code: 84123  
 Client: J Philip Cook LLC Address:  
 Appraiser: Antone G. Frandsen Address: 8270 S Pine Springs Cv. Sandy, UT 84093-4004

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.


## Additional Certifications:

## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: J Philip Cook LLC	
E-Mail: pcook@ipcl.com Address: _____	
APPRAISER	
	
Supervisory Appraiser (if required) or CO-APPRAISER (if applicable)	
Supervisory or Co-Appraiser Name: _____	
Company: _____	
Phone: _____ Fax: _____	
E-Mail: _____	
Date Report Signed: _____	
License or Certification #: 5451169-CR00 State: UT	
Designation: _____	
Expiration Date of License or Certification: 06/30/2021	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 04/08/2021	

GP RESIDENTIAL

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3/2007



Subject Photo Page

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					



Subject Front

5859 S Willow Grove Ln  
Sales Price  
Gross Living Area 2,113  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2  
Location Suburban/G  
View Neighborhood  
Site 11,703  
Quality Br/Stn/Stco/G  
Age 17



Subject Rear



Subject Street



**Photograph Addendum**

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G. Frandsen				



Living Room



Family Room



Kitchen/Dining



Den/Bedroom



Bath



Bedroom

Photograph Addendum

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				



Laundry



Bedroom



Bath



Family Room



Media Room



Storage



Photograph Addendum

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				



Kitchenette



Bedroom



Bedroom



Bath



Storage

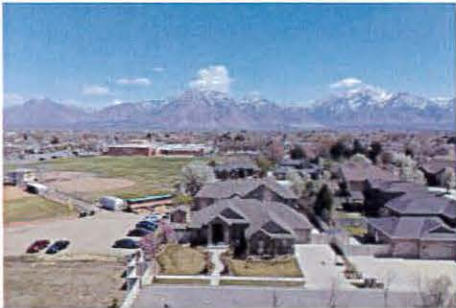


Storage



Aerial Photos

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				



Front-looking east

Comments:



Rear-looking west

Comments:



Street-looking south

Comments:



Street-looking north

Comments:

## Comparable Photo Page

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G. Frandsen					



## Comparable 1

1197 W Kimman Ln  
 Prox. to Subject 0.86 miles NW  
 Sale Price 642,500  
 Gross Living Area 2,185  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Suburban/G  
 View N/Res  
 Site 14375 sf  
 Quality Stone/Stucco/A  
 Age 17



## Comparable 2

5309 S Morning Oaks Dr  
 Prox. to Subject 0.90 miles NW  
 Sale Price 636,250  
 Gross Living Area 2,328  
 Total Rooms 6  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location Suburban/G  
 View Neighborhood  
 Site 10019 sf  
 Quality Brick/Stucco/G  
 Age 18



## Comparable 3

3112 W Mount Logan Way  
 Prox. to Subject 2.75 miles W  
 Sale Price 760,000  
 Gross Living Area 2,713  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.5  
 Location Suburban/G  
 View Neighborhood  
 Site 9583 sf  
 Quality Brick/Stucco/G  
 Age 17



**Comparable Photo Page**

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					

**Comparable 4**

6335 S Mount Logan Way  
 Prox. to Subject 2.74 miles W  
 Sale Price 525,000  
 Gross Living Area 2,004  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location Suburban/G  
 View Neighborhood  
 Site 10019 sf  
 Quality Stone/Stucco/G  
 Age 17

**Comparable 5**

6313 S Murray Bluffs Dr  
 Prox. to Subject 0.80 miles SW  
 Sale Price 749,900  
 Gross Living Area 2,380  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.5  
 Location Suburban/G  
 View Neighborhood  
 Site 10454 sf  
 Quality Brick/Stucco/G  
 Age 21

**Comparable 6**

6521 S Timpanogos Way  
 Prox. to Subject 2.59 miles W  
 Sale Price 530,000  
 Gross Living Area 1,944  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location Suburban/G  
 View Neighborhood  
 Site 8712 sf  
 Quality Stone/Stucco/A  
 Age 21



## Comparable Photo Page

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G. Frandsen					



## Comparable 7

2743 W Ivory Way  
 Prox. to Subject 2.40 miles W  
 Sale Price 579,900  
 Gross Living Area 3,021  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 2.5  
 Location Suburban/G  
 View Neighborhood  
 Site 10019 sf  
 Quality Brick/Stucco/A  
 Age 20

## Comparable 8

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

## Comparable 9

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

Aerial Map

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					

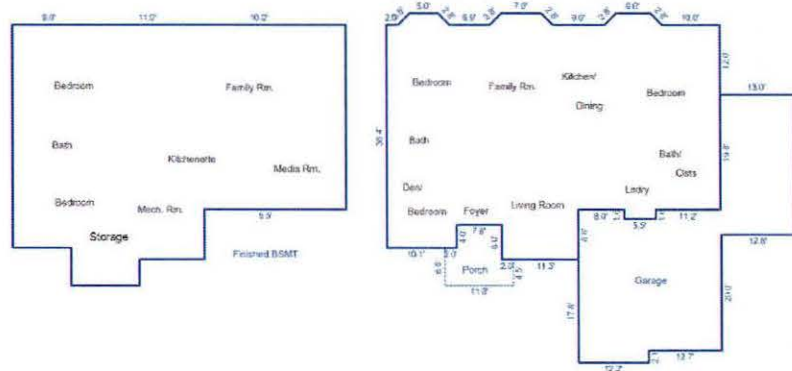


Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Page # 22

## Building Sketch

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G. Frandsen				



AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2112.5	212.8	2112.5	First Floor	0.5 x	2.8 x	1.4 =	2.0
BSMT	Finished BSMT	1.0	2159.6	205.6	2159.6			20.0 x	12.0 =	240.0
GAR	Garage	1.0	934.3	171.0	934.3			6.0 x	2.0 =	12.0
P/P	Porch	1.0	103.9	44.6	103.9		0.5 x	2.8 x	1.4 =	2.0
							0.5 x	2.8 x	1.4 =	2.0
								20.0 x	19.3 =	396.0
								31.8 x	11.0 =	349.8
								8.6 x	6.3 =	54.2
								42.4 x	5.0 =	212.0
								42.4 x	2.0 =	84.8
							0.5 x	2.8 x	1.4 =	2.0
								38.4 x	8.1 =	311.0
								38.4 x	0.9 =	34.6
								5.0 x	2.0 =	10.0
							0.5 x	2.8 x	1.4 =	2.0
							0.5 x	2.8 x	1.4 =	2.0
	Net LIVABLE		(rounded)		2,113	4 addl items				
						20 total items			(rounded)	2,113

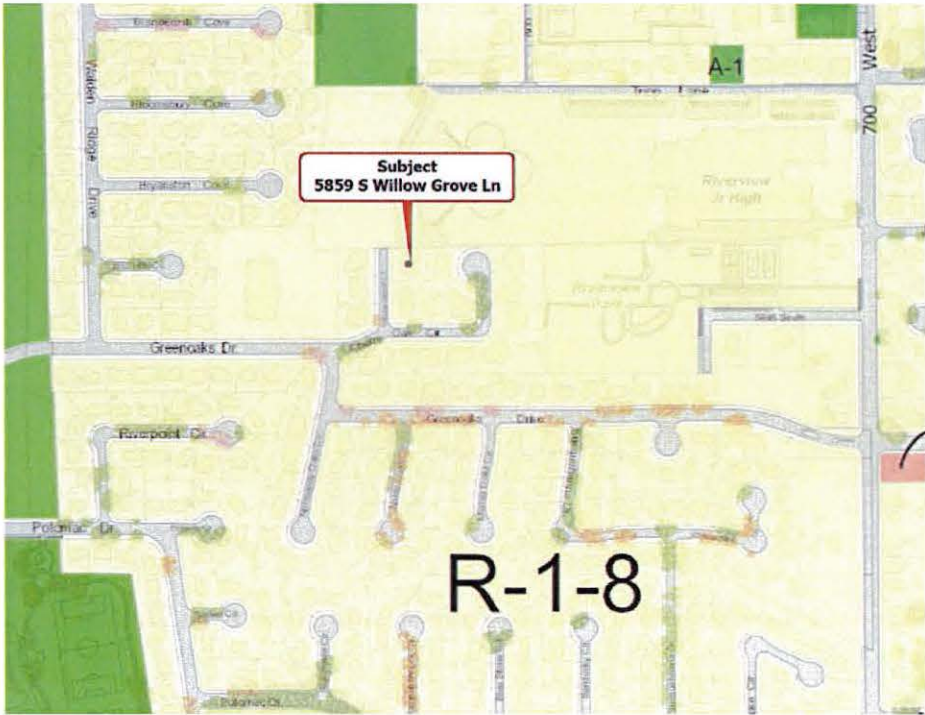
© StarCap Marketing, LLC. dba Apex Software

Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Zoning Map

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G Frandsen					



## Plat Map

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip 0008 84123
Appraiser	Antone G Frandsen					

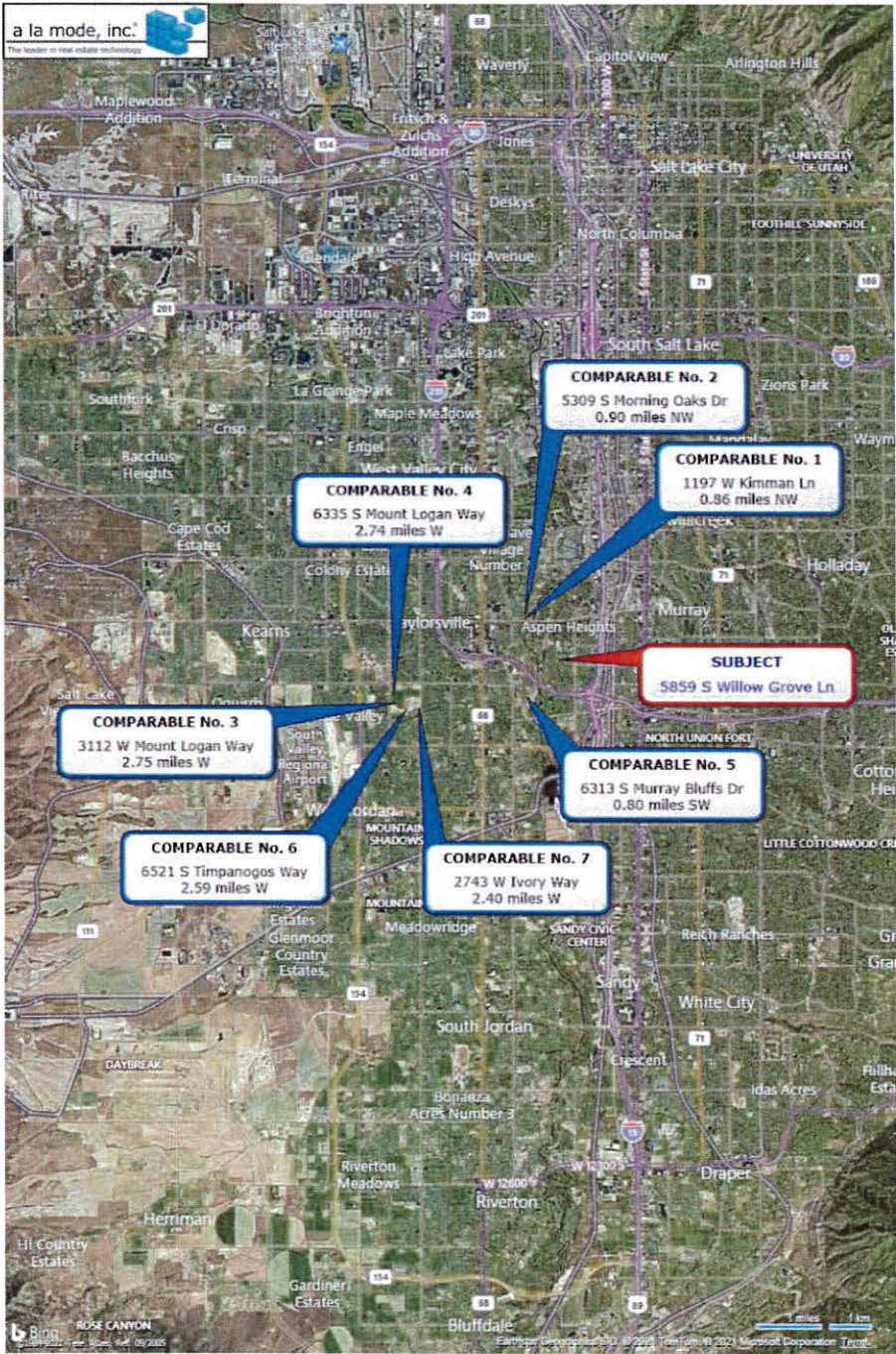


Form MAP.PLAT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Location Map

Owner	Jim & Wendy Livingston				
Property Address	5859 S Willow Grove Ln				
City	Murray	County	Salt Lake	State	UT Zip Code 84123
Appraiser	Antone G Frandsen				



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



File No. 21040801.1

## Appraisers Qualifications

**Name:** Antone G. Frandsen

**Address:** 8270 Pine Springs Cove  
Sandy, Utah 84093  
801-261-3456(office) 801-541-4158(cell)

**Professional Education:**

Real Estate Fundamentals-1977  
Real Estate Appraising-1977  
Brokers requirements in Appraising-1978  
Appraising Residential Real Estate-1979  
Residential Valuation (AI) 1980  
Real Estate Appraisal Principles (AI) 1980  
Mini Math for Appraisers-1982  
Today's Financing-1982  
G-5 (Case study of an Office Building)-(AI) 1991  
Standards of Professional Practice-Part #1-1994  
Standards of Professional Practice-Part #2-1994  
Understanding Limited Appraisals-(AI)-1994  
Uniform Standards of Professional Appraisal Practice-1999  
FHA and the Appraisal Process-(AI) 1999  
7 Hour USPAP Update 2007  
Evaluating Residential Construction 2007  
Construction Details and Trends 2007  
The FHA Appraisal (HUD) 2008  
Appraisal of Residential Property for Foreclosure and Preforeclosure  
Litigation Skills for the Appraiser (AI) 2009  
Valuation of Green Residential Properties (AI) 01-2011  
Case Studies in Appraising Green Residential Buildings (AI) 01-2011  
Relocation Appraisal and the ERC Form 2015  
Worldwide ERC Relocation Appraisal Training Program 2016

**Professional Experience:**

Employed by LeCheminant & Associates from 1977 to 1980  
Owner and full time appraiser with Frandsen Appraising from  
1980 to present.

**Clientele:**

Federal Housing Administration (#UT5451169-CR00)  
Primary Residential Mortgage  
The Lending Group  
First Community Mortgage  
First Horizon Home Loans  
MetLife Home Loans  
Zions Bank  
Zions Mortgage  
Academy Mortgage Corporation  
Republic Mortgage Corporation  
Security National Mortgage  
Chase Manhattan Mortgage Corp.  
Utah Power & Light Employees Credit Union  
University of Utah Credit Union  
Utah Central Credit Union  
American United Family of Credit Unions  
Flagstar Bank  
Bank of America  
Landsafe  
Option One Mortgage  
Axiom Financial, LLC  
Prime Alliance Bank  
Citibank Mortgage  
Utah Community Credit Union  
Provident Funding



**Professional Associations:**

Member- Salt Lake Board of Realtors  
Utah State Certified Appraiser #5451169-CR00(Expires 6-30-21)

Page # 27

## Appraisers License

Owner	Jim & Wendy Livingston					
Property Address	5859 S Willow Grove Ln					
City	Murray	County	Salt Lake	State	UT	Zip Code 84123
Appraiser	Antone G. Frandsen					

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	06/12/2019
EXPIRATION DATE:	06/30/2021
LICENSE NUMBER:	5451169-CR00
LICENSE TYPE:	Certified Residential Appraiser
ISSUED TO:	ANTONE G FRANDSEN 8270 PINE SPRINGS COVE SANDY UT 84093
	
SIGNATURE OF HOLDER	REAL ESTATE DIVISION DIRECTOR

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## ADDENDA

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**SUBJECT PHOTOGRAPHS**

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Easterly View of Subject Home



View of Rear of Subject Home





View of Living Room



View of Family Room





View of Kitchen



View of Den/Bedroom



View of Bathroom







View of Laundry Room



View of Master Bedroom





View of Master Bathroom



View of Basement Family Room





View of Basement Media Room

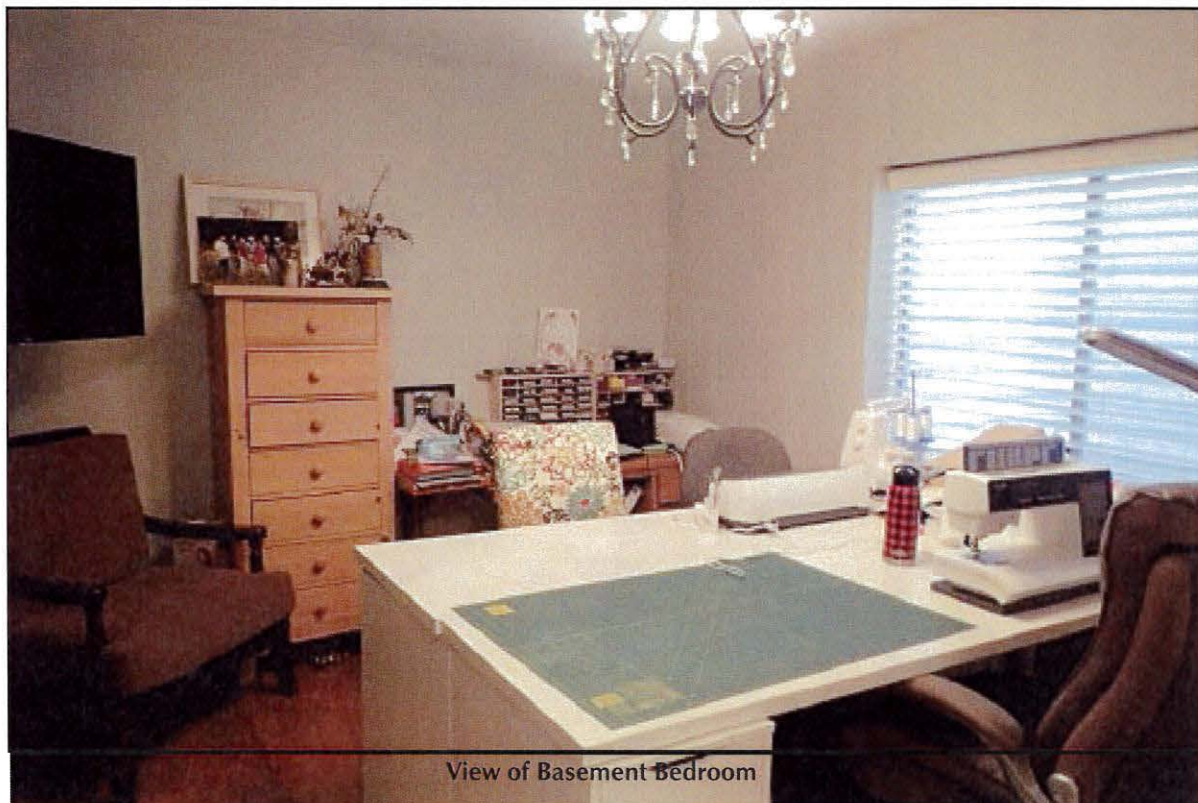


View of Basement Utility Room





View of Basement Kitchenette

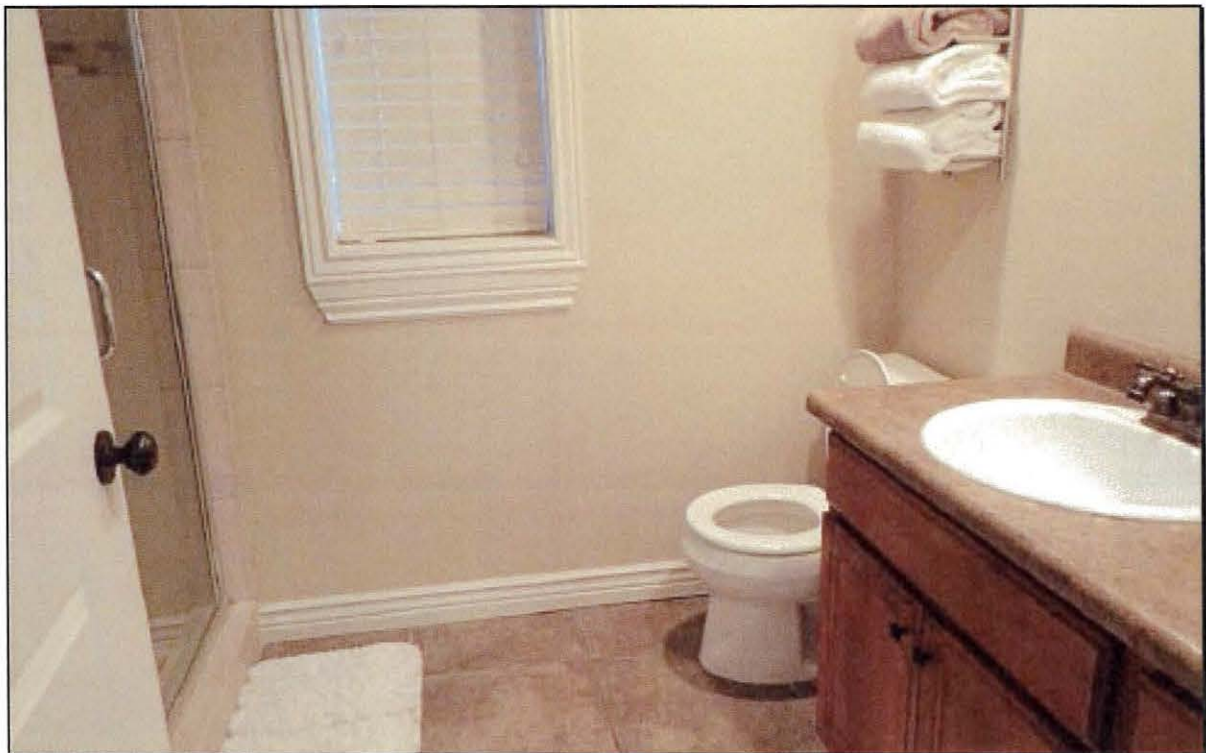


View of Basement Bedroom





View of Basement Bedroom



View of Basement Bathroom





View of Basement Storage



View of Basement Storage





Northerly Street Scene Along Willow Grove Lane in Front of Subject (On Right)



Southerly Street Scene Along Willow Grove Lane (Google)





## FLOOD MAP

5859 S WILLOW GROVE LN MURRAY, UT 84123-4915 LOCATION ACCURACY: <span style="background-color: #d4edda; padding: 2px;">Excellent</span>			
<b>Flood Zone Determination Report</b>			
<b>Flood Zone Determination:</b> OUT			
PANEL DATE	September 25, 2009	MAP NUMBER	49035C0293G



# ZONING MAP





## PROJECT MAP



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## DEFINITIONS

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■ Fee Simple Estate. Fee simple ownership is defined as, "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."<sup>2</sup>

■ Leased Fee Estate. Leased fee estate is defined as, "the ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."<sup>3</sup>

■ Leasehold Interest. Leasehold interest is defined as, "the right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."<sup>4</sup>

■ Market Value (FIRREA). "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well-informed or well-advised and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangement comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."<sup>5</sup>

The foregoing definition stipulates that value reflect cash or cash equivalent terms. The following elaborates on the concept of cash equivalency.

"In applying this definition of market value, adjustments to the comparables must be made for special or creative

financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third-party financial institution that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment."<sup>6</sup>

■ Market Value (Federal Land Acquisition). "Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither compelled to buy or sell, giving due consideration to all available economic uses of the property."<sup>7</sup>

■ Market Value (Code of Federal Regulations). "The most probable price in cash, or terms equivalent to cash, which lands or interest in lands should bring in a competitive and open market under all conditions requisite to a fair sale, where the buyer and seller each acts prudently and knowledgeably, and the price is not affected by undue influence."<sup>8</sup>

■ Market Value (Utah Code). "Market value is the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts."<sup>9</sup>

■ Use Value. "The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Use value may or may not be equal to market value but is different conceptually."<sup>10</sup>

■ Appraisal. "(Noun) The act or process of developing an opinion of value; an opinion of value. (Adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services."<sup>11</sup>

<sup>2</sup> The Dictionary of Real Estate, 6<sup>th</sup> Edition, 2015, The Appraisal Institute, Chicago, Illinois, p. 90.

<sup>3</sup> Ibid, p. 128.

<sup>4</sup> Ibid, p. 128.

<sup>5</sup> This definition of market value is taken from the final rule issued by the Department of Treasury, Office of the Comptroller of the Currency (12CFR Part 34, August 24, 1990), which are the implementing regulations for Title XI of FIRREA. The definition is also supported by most regulatory agencies as follows: Board of Governors of Federal Reserve System (CFR Parts 208 and 225, July 25, 1991); National Credit Union Administration (CFR Parts 701, 722, and 741, July 25, 1990); Federal Deposit Insurance Corporation (12 CFR Part 323, August 20, 1990); Resolution Trust Corporation (12CFR Part 1608, August 22, 1990); Office of Thrift Supervision, Treasury (12CFR Parts 506, 545, 563, 564, and 571, August 23, 1990). This definition has been adopted by the Appraisal Institute in their Standards of Professional Appraisal Practice, and the Appraisal Foundation in the Uniform Standard of Professional Appraisal Practice (June 30, 1989, amended April 20, 1990 and June 5, 1990).

<sup>6</sup> Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC).

<sup>7</sup> The Uniform Appraisal Standards for Federal Land Acquisitions, 2016, p. 93.

<sup>8</sup> 36 Code of Federal Regulations (CFR) 254.2.

<sup>9</sup> Utah Code Title 59-2-102 (12).

<sup>10</sup> The Dictionary of Real Estate, 6<sup>th</sup> Edition, 2015, The Appraisal Institute, Chicago, Illinois, p. 241.

<sup>11</sup> The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, 2020-2021 ed, (Washington, D.C.: The Appraisal Foundation), p. 3.



■ Restricted Appraisal Report. "A written report prepared under Standards Rule 2-2(b) or 8-2(b) or 10-2(b) of the Uniform Standards of Professional Appraisal Practice, (2016-2017 Edition)."<sup>12</sup>

■ Extraordinary Assumption. "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."<sup>13</sup>

■ Hypothetical Condition. "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."<sup>14</sup>

■ Insurable Value. "The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted)."<sup>15</sup>

■ Easement. "The right to use another's land for a stated purpose."<sup>16</sup>

■ "As Is" Value Premise. "Market Value 'as is' on appraisal date means an estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared."<sup>17</sup>

■ Prospective Market Value Upon Completion of Construction Premise. "Prospective value upon completion of construction means the prospective value of a property on the date that construction is completed, based upon market conditions forecast to exist as of that completion date."<sup>18</sup>

■ Prospective Market Value Upon Reaching Stabilized Occupancy Premise. "Prospective value upon reaching stabilized occupancy means the prospective value of a property at a point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long-term occupancy."<sup>19</sup>

■ Surplus Land. "Land that is not currently needed to support the existing use but cannot be separated from the

property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel."<sup>20</sup>

■ Excess Land. "Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately."<sup>21</sup>

■ Larger Parcel. "A portion of land that is not a complete parcel, but is the greater part of a bigger tract, entitling the owner to damages both for the parcel and for its severance from the larger tract. To grant both kinds of damages, a court generally requires the owner to show unity of ownership, unity of use, and contiguity of the land. But some states and the federal courts do not require contiguity when there is strong evidence of unity of use."<sup>22</sup>

■ Highest and Best Use (Code of Federal Regulations). "An appraiser's supported opinion of the most probable and legal use of a property, based on market evidence, as of the date of valuation."<sup>23</sup>

■ Highest and Best Use. "...the reasonably probable and legal use of vacant land or improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value."<sup>24</sup>

<sup>12</sup> Ibid, p.199- As if Vacant.

<sup>13</sup> The Dictionary of Real Estate, 6<sup>th</sup> Edition, 2015, The Appraisal Institute, Chicago, Illinois, pp. 83, 84.

<sup>14</sup> Ibid, p. 113.

<sup>15</sup> Ibid, p. 197.

<sup>16</sup> Ibid, p. 71.

<sup>17</sup> Appraisal Policies and Practices of Insured Institutions and Service Corporations, Federal Home Loan Bank Board, "Final Rule", 12 CFR Parts 563 and 571, December 21, 1987.

<sup>18</sup> Appraisal Policies and Practices of Insured Institutions and Service Corporations, Federal Home Loan Bank Board, "Final Rule", 12 CFR Parts 563 and 571, December 21, 1987.

<sup>19</sup> Ibid.

<sup>20</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition, Chicago, Illinois. Appraisal Institute, 2015), p. 200.

<sup>21</sup> Ibid, pp. 80, 81.

<sup>22</sup> Black's Law Dictionary, 9<sup>th</sup> ed. (1891-2009), p. 959.

<sup>23</sup> 36 CFR 245.2.

<sup>24</sup> Appraisal Institute, The Appraisal of Real Estate, 15<sup>th</sup> ed. (Chicago, Illinois: Appraisal Institute, 2020), p. 306.

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been based on the following limiting conditions:

1. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
2. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
3. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
4. The appraisers assume no responsibility for economic or physical factors which may affect the opinions in this report which occur after the valuation date.
5. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
6. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
7. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by their customary investigation.
8. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
9. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
10. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.
11. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
12. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.

13. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
14. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
15. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
16. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
17. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
18. The appraisers have personally inspected the subject property and find no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.
19. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
20. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
21. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
22. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

23. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the



assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

24. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.
25. The following hypothetical conditions apply to this report.
  - Appraisals completed for eminent domain purposes require invocation of certain limiting conditions. As such, a hypothetical condition is invoked that, in valuing the subject property in the before condition, there is no Willow Grove Lane extension project and that the existing fence line that now crosses the roadway is still in place. The project is, however, taken into account in valuing the property in the after condition.

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## QUALIFICATIONS

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## J. Philip Cook | MAI, CRE

3115 E Lion Lane, Suite 310  
Salt Lake City, UT 84121  
USA

Phone: 801 321-0057  
E-mail: pcook@jpcllc.com  
www.jphilipcook.com

### SUMMARY

J. Philip Cook is a principal of J Philip Cook, LLC, a real estate appraisal and consulting firm doing business throughout the United States. His primary focus is complex assignments. These often involve legal matters that could lead to or are in litigation. Such matters include unitary (state) and local property tax disputes, eminent domain, inverse condemnation, real estate damages including wildfires, environmental contamination and construction defects, delay, breach of contract, and negligence claims, class action certification, bankruptcy, foreclosure, trespass, and appraiser liability claims. Mr. Cook also provides services in closely scrutinized matters such as property right donations (e.g., conservation easements and income/inheritance tax matters), as well as services for a variety of other purposes.

In the unitary and local property tax arena, Mr. Cook has provided appraisal expertise in coal-powered generation, oil and gas production and gathering, midstream oil and refined products pipelines, telecommunications, airlines, mines, and special purpose properties (e.g., titanium sponge and solid rocket motor manufacturing, ship repair, food processing, auto raceways, golf courses, and ski resorts).

In eminent domain, appraisal expertise has been provided in high profile matters such as the Flight 93 crash site in Somerset County, PA, and rails-to-trails related inverse condemnation cases in New York, Georgia, Oregon, Colorado, Arizona, and Utah. Mr. Cook has completed thousands of eminent domain assignments for such matters as road construction/widening, restrictive use easements, airport expansions, transmission lines (including lines crossing active gravel mines), and pipelines.

Other notable matters include wildfire damages cases involving Tribal and private lands, class certification involving alleged mortgage fraud associated with residential appraisals throughout the United States; concessionaire values for marinas at the Lake Mead Recreational Area; bankruptcies of master planned golf and ski resort communities in the Intermountain region, gas fueled power plants, and film studio; real estate damages resulting from a leaking crude oil pipeline contaminating Red Butte Creek in Utah, and numerous other environmental matters; construction defects matters involving high-value single-family homes, townhome/condominium projects, and commercial buildings; trespass claims resulting in damaged real estate, deficiency actions involving land, commercial, and residential developments; and breach of contract claims.

Mr. Cook has 40 years full-time appraising and consulting experience and holds a BS degree in finance with a real estate emphasis and an MBA from the University of Utah. He holds certified general appraiser status in multiple states on full-time and temporary bases. Mr. Cook has taught real estate principles and appraisal and investment courses as an assistant professor adjunct for the University of Utah, and the Uniform Standards of Professional Appraisal Practice update course and Appraisal Principles for the Appraisal Institute. He has served elected office and board appointments for national, regional, and state organizations, and has served as a member and chairman of the Utah State Appraiser Board, a governor-appointed position. His experience covers all real estate markets including single-family homes, land, multifamily residential and commercial properties, large golf- and ski-oriented master planned communities and other land development projects, special-purpose and recreational properties, and a variety of other income producing assets.

Mr. Cook has provided appraisal, consulting and expert witness services to individuals, city, county, state, and federal government, financial institutions and mortgage companies, insurance and pension funds, professional firms, public and private corporations, and individuals, and has given testimony in over 150 matters.



## J. Philip Cook | MAI, CRE (Continued)

### PROFESSIONAL MEMBERSHIPS & LICENSES

- Member Appraisal Institute (MAI), #7000
- Member Society of Real Estate Counselors (CRE)
- Certified General Appraiser, State of Utah, #5451057-CG00
- Certified General Appraiser, State of Idaho, #CG111
- Certified General Appraiser on full-time or temporary bases in other states
- Member International Right-of-Way Association

### EMPLOYMENT HISTORY

- 2011 to Present - Principal of J Philip Cook, LLC.
- 2005 to 2011 – Director, LECCG, LLC (acquired of J. Philip Cook & Associates in March 2005)
- 1993 to 2005 – Founder J Philip Cook & Associates, Inc.
- 1980 to 1993 – Appraiser and Partner (1984) with Appraisal Associates, Inc.

### PROFESSIONAL COMMITTEES

2017-Current Board Member Utah Foundation  
 2006-Current Board Member; Ivory Boyer Real Estate Center  
 2005-2006 Chairman - Utah State Appraiser Board  
 2002-2006 Board Member - Utah State Appraiser Board  
 2004-2005 Chair - Utah Chapter Counselors of Real Estate  
 2001 Board Member; Appraisal Institute Education Trust  
 2001 National Education Committee - Counselors of Real Estate  
 1999 National Nominating Committee  
 1996-1998 National Board of Directors, Appraisal Institute  
 1997-1998 National Finance Committee, Appraisal Institute  
 1995 Regional Representative from Utah, Region II Appraisal Institute  
 1993 President, Utah Chapter of the Appraisal Institute  
 1992 Vice President and President-Elect, Utah Chapter of the Appraisal Institute  
 1992 Board Member Utah Association of Appraisers  
 1991-1992 Regional Representative from Utah, Region II Appraisal Institute  
 1991 Second Vice President, Utah Chapter of the Appraisal Institute  
 1990 Chapter Secretary/Treasurer, American Institute of Real Estate Appraisers  
 1990 Unification Committee for the Merger of the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers (Chapter level)  
 1987-1989 Chapter Director, American Institute of Real Estate Appraisers

### DEPOSITIONS/COURT TESTIMONY (Since 1998)

#### 1998 – 2009

- Utah Department of Transportation v. Green Street Associates
- Utah Department of Transportation v. Mark Steel/H & K Truck
- Utah Department of Transportation v. Evans
- State of Utah v. HAFB
- Davis County v. Zion's First National Bank, Trustee
- Intermountain Power Agency v. Millard County
- Foster v. Foster
- Town of Alta v. MSI, Inc.
- Utah Department of Transportation v. Envirotech-Baker Hughes)
- Utah Department of Transportation v. Wildwood Resort Company
- Draper City v. Draper Irrigation Company

## J. Philip Cook | MAI, CRE (Continued)

- RAS v. Town of Alta
- Utah Department of Transportation v. Diamond Bar X Ranch
- DCED v. Clarence Birt, et al
- Charles Ross Heely, et al v. Lend Lease Agricultural Business, Inc.
- Summit County v. American Skiing Company
- USA v. Thomas Peterson, et al
- Utah Department of Transportation v. JP Realty Utah Department of Transportation v. Harrison Family Loving Trust
- Utah Department of Transportation v. Savage Industries
- Draper City v. Don McCormick
- USA Capital Diversified Trust Deed Fund, LLC v. Sheraton Hotel
- West Jordan City v. Abbott Utah Department of Transportation v. Lemar, Inc.
- Stonegate v. Psomas Associates Corporation
- Utah Department of Transportation v. Branch
- Utah Department of Transportation v. Anderson
- Gallegos v. Lloyd
- Salt Lake County v. Alliant Techsystems
- LoveSac v. G & G, Wilmington, DE
- Cedar City, UT v. Fiddler's Canyon Development, et al, Cedar City, UT
- Edgewater Medical Center v. Edgewater Property Company, Chicago, IL
- Butters v. Marriott, Ogden, UT
- Butters v. Harrisville City, Harrisville, UT
- U.S.A. v. Ronnie W.A. Case
- U.S.A. v. Guaranteed Roofing
- U.S.A. v. Wayne A. Pflueger
- UDOT v. Hunter
- North Salt Lake v. Salt Lake City Corporation
- Uintah County v. Westport Gas
- Utah Department of Transportation v. Berman
- LDS Church v. J. M. Mechanical
- Suncrest v. Micron
- UDOT v. David Williams
- Albright, et al. v. Attorneys' Title Insurance Fund, et al.
- Utah County v. Ivie, et al
- Amcal Multi-Housing, Inc. v. City of Los Angeles
- Mt. Olivet v. Salt Lake County
- Salt Lake County v. LC Canyon Estates
- Doctorman v. Golub
- T-Mobile v. Salt Lake County
- South Valley Sewer v. Michael Carlson
- The Canyons School District v. The Remaining Jordan District Transition Team
- Skywest Airlines, Inc. v. Property Tax Division of the Utah State Tax Commission, Iron County, Salt Lake County, Washington County, and Weber County
- Highlands @ SouthPointe, LLC v. DJ Investment Group, LLC, Dan Simons and Arden Bodell
- Wilburgene, LLC Bankruptcy
- USA v. 29,122.5 Square Feet of Land in Salt Lake City et al (Shubrick Building, LLC)
- Tooele City v. Tooele Associates
- EMJA v. Utah Transit Authority

**J. Philip Cook | MAI, CRE** (Continued)**2010**

- UNEV Pipeline v. Matthew Arbshay
- James T. Markus, Chapter 11 Trustee v. Albert Fried, Jr., Albert Fried & Co., LLC, and Steelman, Inc., et al
- Clearfield City v. Jenkins
- Rocky Mountain Power v. Donald Evans
- UDOT v. Wintergreen Group, LLC
- UDOT v. Ivers
- Tri-Valley Distributing, Inc. v. Western United Life Assurance Company

**2011**

- UTA v. Sandra Plaza
- T. L. Crowther v. Rocky Mountain Pipeline
- Credit Suisse, a Swiss Bank v. Tamarack Resort, LLC, et al
- Rocky Mountain Power v. Fred Barker
- Rocky Mountain Power v. Clark Hillam
- BB&T v. Vernal Towne Center
- Rocky Mountain Power v. Private Capital Group
- UDOT v. FC Holding 5050, LLC
- Kevin Jensen and Karla Taylor v. Celtic Bank Corporation
- Confidential v. State of Utah
- Robert G. Wing v. Apex Holding Company, LLC, et al
- Dixie Deer Water Conservancy District v. Madre Mesa, LLC
- David Day and Shanna Day v. Park City Title, et al
- Rocky Mountain Power v. L. Greg & Susan L. Woodard
- UDOT v. Curtis McDougal & GKM Family, LLC
- ARCUS Private Capital Solutions, LLC v. Grantsville Holdings, LLC & Ronald H. Thorne
- Utah State Tax Commission v. Sunnyside Cogeneration

**2012**

- Advanced Fluid Containment, LLC v. Little Mountain Rabbit Patch, LLC, and Sun River Developing, Inc. (Proffered)
- Bear River Flats, LLC v. Miller Funding Group, LLC
- Pacificorp, dba Rocky Mountain Power v. DeNece P. Barker, Fred Barker, and Melda B. Mund, Trustee
- SLC Pipeline, LLC v. Utah State Tax Commission
- Transwestern Petroleum, Inc. v. United States Gypsum Company

**2013**

- Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds v. UDOT
- Bank of the West v. David Sabey and South Harrison Plaza
- UDOT v. TBT Properties
- Pacificorp v. Vineyard Properties of Utah, LLC, Zions First National Bank, Pioneer Steel & Tube Corporation, LLC, and Western Pipe Coaters & Engineers, Inc. (Deposition)
- Salt Lake City v. Evans Development Group, LLC
- Wells Fargo Bank, N.A. v. Heber City Commercial II, LLC
- BMA v Windygates
- UDOT v. Admiral Beverage Corporation
- Willey v. Layton City
- Oakridge Country Club v. Davis County Assessor
- UDOT v. Fort Lane Village, LC; Zions Bancorporation



## J. Philip Cook | MAI, CRE (Continued)

### 2014

- UDOT v. Target, et al
- UDOT v. Miller Weingarten
- UDOT v. Coalt, Inc.
- UTA v. D&S North Temple
- McGillis Investment Company, LLC v. Callister, Nebeker & McCullough
- Dunham et al v. Green River Farms, LLC and Mitchell Excavation
- First Utah Bank v. Cottonwood Professional Plaza
- UTA v. Grow, et al
- Cedar Townhomes v. G&J Construction v. B&W Construction
- Park City Mountain Resort v. Talisker (Proffered)
- Seven Resorts, Inc. v. Department of Interior of the US National Park Service and Echo Bay Marina
- ASCU v. Wolf Mountain
- Stewart Title Guaranty Company v. Credit Suisse AG, Cayman Islands Branch

### 2015

- Williamson v. Farrell
- Utah Department of Transportation v. FPA (deposition)
- The Maughan Family Partnership v. VanCott, Bagley, Cornwall & McCarthy, Timothy W. Blackburn, Richard R. Reeve
- Highland Marketplace v. SA Group
- Handy v. Siegfried & Jensen
- PacifiCorp v. Vineyard Properties of Utah, LLC (Trial)
- Verizon Wireless v. Property Tax Division of the Utah State Tax Commission
- Utah Department of Transportation v. Target Corporation and Weingarten/Miller/American Fork
- Three Rivers Gathering, LLC v. Property Tax Division of the Utah State Tax Commission
- Utah Department of Transportation v. FPA West Point, LC, et al (Trial)
- Utah Department of Transportation v. Frontage 114<sup>th</sup>, LLC

### 2016

- Utah Property Management Associates, Inc. v. Property Tax Division of the Utah State Tax Commission
- The Estate of D.A. Osguthorpe v. CSU Foundation, et al.
- Jemez Pueblo, et al. v. Tri-State Generation and Transmission Association, Inc.
- Intermountain Power Agency v Property Tax Division of the Utah State Tax Commission
- Private Capital Group, Inc., et al. v AFCC Limited, et al.
- Triumph Mixed Use Investment III v. Internal Revenue Service

### 2017

- H. Candi Wadsworth v Guy L. Wadsworth
- William C. Hardy & Bertie Ann Hardy, et al. v The United States of America
- Utah State Tax Commission v SLC Pipeline LLC
- Sunnyside Properties, LLC v Carbon County BOE
- USA v Talmage (Deposition)
- UDOT v Loafer
- Waldrup et al. v Countrywide Financial Corporation
- Daybreak Eastlake Village Condominium Owners' Association v Kennecott Land Company, et al.

**J. Philip Cook | MAI, CRE** (Continued)**2018**

- UDOT v Boggess-Draper Company, LLC; Draper City; South Jordan City
- CTI-SSI v Canyon County Idaho Tax Commission
- Shree Ganesh, LLC v Weston Logan Inn, Matthew M. Weston
- Michael Cody Mueller and Martha Chilton Mueller v On Site Management, Inc., OSM Wyoming, Salt River Roofing (deposition)
- Mid America Pipeline Company, LLC v Property Tax Division of the Utah State Tax Commission (deposition)
- Partrero, LLC v Miller Herriman RG Associates, LLC
- Michael Cody Mueller and Martha Chilton Mueller v On Site Management, Inc., OSM Wyoming, Salt River Roofing (trial)
- Confidential Mining Company v. Utah State Tax Commission, et al.
- Mid America Pipeline Company, LLC v Property Tax Division of the Utah State Tax Commission (trial)
- Bank of the West v Sugarloaf Holdings, LLC

**2019**

- Jensen v Cannon
- Granite Construction v Greyhawk Development
- USA v Talmage (Trial)
- Wells Fargo Rail v Black Iron
- UDOT v Arthur Grant Investments
- Waldrup et al. v Countrywide Financial Corporation
- Landau v 160 White Pine LLC
- Graymont Western US, Inc. v Property Tax Division of The Utah State Commission
- Ansley Walk Condominium Association, Inc., et al v The United States

**2020**

- Walmart Real Estate Business Trust and Walmart Stores, Inc. v Salt Lake Board of Equalization
- Reagan Sign v Salt Lake City (deposition)
- Walmart Stores East LV v Tooele County Board of Equalization
- Carl Nolet v Vincent and Marie Mascatello, et al
- Intermountain Power Agency v Property Tax Division of the Utah State Tax Commission (deposition)
- Corporation of the Presiding Bishop (Joseph Smith Memorial Building) v Utah State Tax Commission

**2021**

- Chick-fil-A v Salt Lake County Hearing Commission
- Kohl's v Salt Lake County Board of Equalization
- Sunnyside Properties, LLC v Board of Equalization of Carbon County, State of Utah
- UDOT v Lowe Land TK, LLC et al

## J. Scott Drollinger | Appraiser

3115 E Lion Lane, Suite 310  
Salt Lake City, UT 84121  
USA

Phone: 385 449-7194  
Fax: 801 307-0370  
E-mail: sdrollinger@jpclc.com  
www.jphilipcook.com

### EDUCATION

- MBA, Brigham Young University, 1994
- Bachelor of Arts, University of Utah, 1992

### APPRAISAL EXPERIENCE

- September 2018- Present: Licensed Appraiser, J Philip Cook, LLC, Salt Lake City, Utah
- July 2016- September 2018: Appraiser Trainee, Inter Financial Inc., Salt Lake City, Utah

### PROFESSIONAL MEMBERSHIPS & LICENSES

- Licensed Appraiser, State of Utah, #10936566-LA00

### CLIENTS SERVED

Utah Department of Transportation  
LDS Church  
YL Property Management  
First American Title Insurance  
Nelson Christensen Hollingsworth & Williams  
Lewis Brisbois  
Christensen & Jensen  
Michael Best & Friedrich

Old Republic National Title Insurance Company  
Anderson Call & Wilkinson  
South Davis Community Hospital  
Sportsman's Warehouse  
State of Utah Office of the Property Ombudsman  
Stewart, Wald & McCulley  
Millcreek City  
State of Utah Office of the Attorney General

### SPECIALIZED SEMINAR/COURSES COMPLETED

- Residential Sales Comparison and Income Approaches, July 2018
- Residential Report Writing and Case Studies, July 2018
- Residential Site Valuation and Cost Approach, July 2018
- Residential Market Analysis and Highest and Best Use, July 2018
- National USPAP, April 2017
- Basic Appraisal Procedures, November 2016
- Basic Appraisal Principals, September 2016

### APPRAISAL/CONSULTING ASSIGNMENTS

- Industrial
- Commercial
- Retail
- Residential
- Specialty Properties
- Eminent Domain
- Rails-to-Trails Corridor Easements



# APPRAISAL REPORT

of

**PARTIAL ACQUISITION OF  
JIM AND WENDY LIVINGSTON PROPERTY**

located at

**5859 So. Willow Grove Lane  
Murray, Utah 84123**

prepared for

**MURRAY CITY  
c/o Mr. Robert C. Keller, Attorney  
Snow Christensen & Martineau  
10 Exchange Place, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
(rck@scmlaw.com)**

valuation date

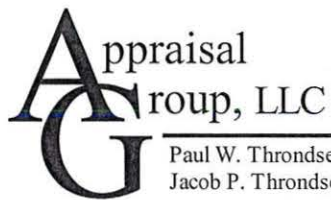
**February 24, 2021**

prepared by

**PAUL W. THRONDSSEN, MAI**



7370 So. Creek Road, Suite 205, P.O. Box 900218, Sandy, Utah 84090-0218



Paul W. Throndsen, MAI  
Jacob P. Throndsen, MAI

7370 So. Creek Road, Suite 205  
P.O. Box 900218  
Sandy, Utah 84090-0218  
(801) 263-1200 Fax (801) 352-4951  
www.appraisalgrp.com

March 1, 2021

**MURRAY CITY**

c/o Mr. Robert C. Keller, Attorney  
Snow Christensen & Martineau  
10 Exchange Place, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
(rck@scmlaw.com)

RE: Appraisal Report - Partial acquisition of the land known as the Jim and Wendy Livingston property – acquisition of 106 square feet of fee land. Property located at 5859 So. Willow Grove Lane, Murray Utah 84123.

Dear Mr. Keller:

At your request, I have completed an appraisal of the property referenced above. This is a report prepared in accordance with the current version of the Uniform Standards of Professional Appraisal Practice (USPAP), and the standards and requirements of land acquisition for Utah municipalities.

As an Appraisal Report, discussions of the data, reasoning, and analysis that were used in the appraisal process to develop my opinion of value are presented herein. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated below. I am not responsible for unauthorized use of this report.

The purpose of the appraisal is to provide an opinion of the market value of the property to be acquired by Murray City. Murray City is the client, and the intended users of this report are the client and their representatives. Intended use is to assist in acquiring the property in order to allow roadway extension of Willow Grove Lane. Property rights appraised include all rights inherent in fee simple estate. The terms *market value* and *fee simple* are defined in the body of the report.

The COVID-19 outbreak is a global event that officially began March 13, 2020. The effects of this pandemic have been significant in the lives of everyone with precautionary measures such as “stay-at-home” orders which restricted people from leaving their homes and forced non-essential business to close. However, Utah is one of only a few states that never issued a mandatory stay-at-home order which forced fewer business to close compared to most other states. In addition, most of the remaining restrictions were reduced May 1, 2020 at which time gyms, dine-in restaurants, personal services, and sports/entertainment may reopen, subject to social distancing, masks worn by all personnel and other cleanliness requirements.



**PAUL W. THRONDSSEN, MAI**  
**JACOB P. THRONDSSEN, MAI**  
COMMERCIAL REAL ESTATE APPRAISERS

This strain has caused some uncertainty in the real estate markets; however, this is a recent event with limited data currently available. Therefore, reasonable analysis has been completed along with communication with market participants in order to understand the effect this has on the subject. It should be noted the valuation herein is valued via a specific date at which time the full effects of COVID-19 have not yet been realized, however, statistics show the local residential market has been quite resilient and in fact has continued with strong trends. Overall, the valuation herein meets the Uniform Standards of Professional Appraisal Practices.

After careful consideration and analysis of the market data in the attached report, it is my opinion that the value of the acquisition (fee land and improvements), as of February 24, 2021, is:

**Jim and Wendy Livingston Property:**

<b><u>Valuation</u></b>	
Lot Value before acquisition	\$241,962
Less: Value of the acquisition	
106 SF x \$20.50/SF =	(\$2,173)
Fencing	(\$1,538)
Total Acquisition	<u>(3,711)</u>
Sub-Total	\$238,251
Less: Remainder value after acquisition	<u>(238,251)</u>
Damages to remainder	\$0
Less: Special benefits to remainder	<u>0</u>
Net damages to remainder	\$0
Plus: Value of acquisition	<u>\$3,711</u>
<b>Total Value</b>	<b>\$3,750 Rd.</b>

My opinion of value is subject to the general assumptions and limiting conditions contained in this report. I trust the report is completed in sufficient detail to accomplish its intended use. Please call if I can be of further assistance.

Sincerely,



Paul W. Thronsen, MAI

Utah State-Certified General Appraiser Certificate 5451070-CG00 Expires 6/30/21
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File #21-02-05PT



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### **ADDENDA**

LEGAL DESCRIPTIONS	ZONING ORDINANCE
LAND MLS SHEETS & PLATS	QUALIFICATIONS OF THE APPRAISER

**SUBJECT PHOTOGRAPHS**  
(taken by Paul Thronsdon February 24, 2021)



Subject Property



Area of Acquisition



Close up of area



Viewing from area to street





Viewing north along Willow Grove Lane



Willow Grove Lane - Viewing south



Vacant land adjacent north of subject  
(proposed subdivision)

### **EXECUTIVE SUMMARY**

<b>OWNERS OF RECORD:</b>	Jim and Wendy Livingston
<b>ASSESSOR'S PARCEL NUMBERS:</b>	21-14-401-026 and 21-14-426-037
<b>PROPERTY ADDRESS:</b>	5859 So. Willow Grove Lane Murray, Utah 84123
<b>PURPOSE OF APPRAISAL:</b>	To provide opinion of the market value of the partial acquisition (fee land and site improvements)
<b>PROPERTY RIGHTS APPRAISED:</b>	Fee simple
<b>EFFECTIVE VALUATION DATE:</b>	February 24, 2021
<b>DATE OF REPORT:</b>	March 1, 2021
<b>REGIONAL DESCRIPTION:</b>	Diversified economy centered around the larger metropolitan Salt Lake City area with increasing economy and steady employment growth.
<b>NEIGHBORHOOD DESCRIPTION:</b>	Single-family residential neighborhood on the west side of Murray City. This area has a good reputation and marketability with middle-income housing units.
<b>SITE:</b>	
• Size – Before the Acquisition	11,803± SF
Size - After the Acquisition:	11,697± SF
Size of Acquisition:	106 SF
Zoning	R-1-8 (Single-family residential with 8,000 SF minimum lots) according to Murray City.
• Flood	Zone "X" identified flood zone
• Liquefaction	Moderate; typical to the area
<b>PROPERTY INFORMATION:</b>	Existing single-family home with 2,103 square foot Rambler with full basement and 876 square foot attached garage. . Built in 2004 per county records. 2020 Assessed Valuation was \$543,100. The residential improvements will not experience any loss in value due to the acquisition and are ignored for this valuation.
<b>HIGHEST AND BEST USE:</b>	
<b>Before Acquisition:</b>	
• Land as if vacant	Available for development of single-family home.
• Property as improved	Continuation as single-family home.
<b>After Acquisition:</b>	
• Land as if vacant	Available for development of single-family home.
• Property as improved	Continuation as single-family home.



**VALUE CONCLUSIONS:**

Lot Value before acquisition	\$241,962
Less: Value of the acquisition	
106 SF x \$20.50/SF =	(\$2,173)
Fencing	(\$1,538)
Total Acquisition	<u>(3,711)</u>
Sub-Total	\$238,251
Less: Remainder value after acquisition	<u>(238,251)</u>
Damages to remainder	\$0
Less: Special benefits to remainder	<u>0</u>
Net damages to remainder	\$0
Plus: Value of acquisition	<u>\$3,711</u>
<b>Total Value</b>	<b>\$3,750 Rd.</b>

**ASSUMPTIONS AND LIMITING CONDITIONS**

**General**

1. The legal description in this appraisal report was received from the client or abstracted from public records and is assumed to be correct, but your appraisers no responsibility as to its correctness.
2. No title opinion is rendered herewith and the property is appraised as though free and clear of all liens and encumbrances, and on the basis of a marketable title, with all rights of ownership in fee simple, unless otherwise noted.
3. The improvements, if any, are assumed to be within the legally described property and built in accordance with the requirements of zoning and building ordinances in effect at the time of construction, but no representation is made in regard thereto, unless noted.
4. The appraisers shall not be required to give testimony or appear in court as an expert witness in connection with this appraisal, unless prior arrangements are made.
5. The value estimate is based on the market and monetary conditions prevailing as of the valuation date and cannot be applied to other dates in the past or future.
6. All market data and other information contained in this appraisal report has been gathered and reasonable investigated by your appraisers to the extent that it is believed to be correct, but is not guaranteed. No market data or information has been withheld which would tend to distort final estimate of value.
7. Unless otherwise stated in the report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraisers' inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions may affect the value of the property. The value estimate is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

**RESTRICTIONS UPON DISCLOSURE AND USE**

Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

**COMPETENCY STATEMENT**

I am competent to complete this report in accordance with the Competency Provision of the Uniform Standards of Professional Appraisal Practice (USPAP).



**CERTIFICATION**

RE: Appraisal Report - Partial acquisition of the land known as the Jim and Wendy Livingston property – acquisition of 106 square feet of fee land. Property located at 5859 So. Willow Grove Lane, Murray Utah 84123.

I certify that, to the best of my knowledge and belief,...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Board of Governors of the Federal Reserve System under Title XI of FIRREA 1989.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I am in compliance with the Competency Provision in the USPAP as adopted in FIRREA and have sufficient education and experience to perform the appraisal of the subject property.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- as of the date of this report, I, Paul W. Throndsen, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.
- Paul W. Throndsen is a Certified General Appraiser in the State of Utah Certificate 5451070-CG00, expiration June 30, 2021.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.
- my state appraisal certification/registration has not been revoked, suspended, canceled, or restricted.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Paul W. Throndsen, MAI

Utah State-Certified General Appraiser Certificate 5451070-CG00 Expires 6/30/21
--

March 1, 2021

# **APPRAISAL REPORT**

**PROPERTY IDENTIFICATION**

**Known As:** Partial acquisition of Livingston Property

**Located at:** 5859 So. Willow Grove Lane  
Murray, Utah 84123

**Owner:** Jim and Wendy Livingston

**Kind:** Acquisition of fee land and site improvements (fencing)

**Site:** Before the Acquisition: 11,803± SF  
After the Acquisition: 11,697± SF  
Size of Acquisition: 106 SF

**Improvements:** Home improvements include a 2,103 square foot rambler with a full basement and an 876 square foot garage. Built in 2004 per county records and is in good condition. As it has been determined, the home is unaffected by the acquisition (no damages) it is ignored for valuation purposes.

**LEGAL DESCRIPTION**

A legal description of the total property is located in the addenda.

**PURPOSE AND INTENDED USE OF APPRAISAL**

As requested by Murray City, the purpose of the appraisal is to provide an opinion of the market value of the fee acquisition. Murray City is the client, and the intended users of this report are the client and their representatives. Intended use is to assist in road extension of Willow Grove Lane.

**DEFINITION OF MARKET VALUE**

Market value, as used in this report, is defined as follows:

"Fair market value means the amount at which property would change hands between a willing buyer and seller, neither being under compulsion to buy or sell and both having reasonable knowledge of the facts."<sup>1</sup>

**VALUATION DATES**

The effective date of value is February 24, 2021, the date of last inspection of the property by the appraiser. The date of the report is the same date as shown on the letter of transmittal.

**PROPERTY RIGHTS**

Property rights appraised include all rights inherent in fee simple estate. Fee simple estate is defined as, "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."<sup>2</sup>

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<sup>1</sup> Utah Code Title 59-2-102(23)

<sup>2</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition, 2015, Page 90.



### **SCOPE OF ASSIGNMENT**

This summary appraisal report is a recapitulation of the data, analyses, and conclusions. The depth of discussion contained in this report is specific to the needs of the client and for the intended use. I am not responsible for unauthorized use of this report.

In preparing this appraisal, I:

- (1) Inspected the subject property and immediate neighborhood.
- (2) Interviewed the owner's representative who presented issues acquiring the property.
- (3) Performed a market analysis in determining the highest and best use of the property.
- (4) Considered lot value of the larger parcel utilizing sales comparison. Analyzed the acquisition of the land value per the sales comparison approach, and cost estimates for site improvements lost in the acquisition.
- (5) Considered damages and benefits relative to remainder of the property.

### **OWNERSHIP AND PROPERTY HISTORY**

Ownership of the property is vested in the name of Jim and Wendy Livingston. They purchased the property in April 2018 from Ronald and Sherrie Larsen. Details of the purchase are not available. The property has not been part of any other transaction or listing for the past three-year period.

### **LARGER PARCEL**

For this valuation the appraiser must make a "larger parcel" determination. Larger parcel is defined as "The tract or tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use."<sup>3</sup> It is the economic unit to be valued. Essential to the appraiser's conclusion of highest and best use is the determination of the larger parcel.

Criteria in determining the larger parcel are 1) unity of use, 2) unity of ownership, and 3) physical unity (proximity or contiguity).

The property consists of two tax parcels, The original subdivision lot (Lot 13, Murray Oaks, Phase 4) measures 101'± x 110'± for 11,170 square feet. The second parcel is a very narrow strip of land that adjoins to the north and then extends east along two other subdivision lots. See lined aerial below. The strip measures approximately 4.80'± x 488.5' for an area of 2,342 square feet. The subject owner has incorporated and improved 633± square feet of the strip of land as part of their yard (131.5'± x 4.795'±). The remaining 1,709 square feet of the strip of land (357'± x 4.795'±) appears to be incorporated and improved as part of the yards of the two homes to the east of the subject; all inside the north fence line which is shared with the adjoining park. In other words, 1,709 square feet of the owners' strip of land is encroached upon as part of the two homes to the east. The subject owners only have full use of 633 square feet of the strip of land and when added to the original subdivision lot totals 11,803 square feet (11,170 SF + 633 SF) of non-encumbered fee land or lot.

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<sup>3</sup> *Uniform Appraisal Standards for Federal Land Acquisitions*, 2016; Section 4.3.3, Page 110



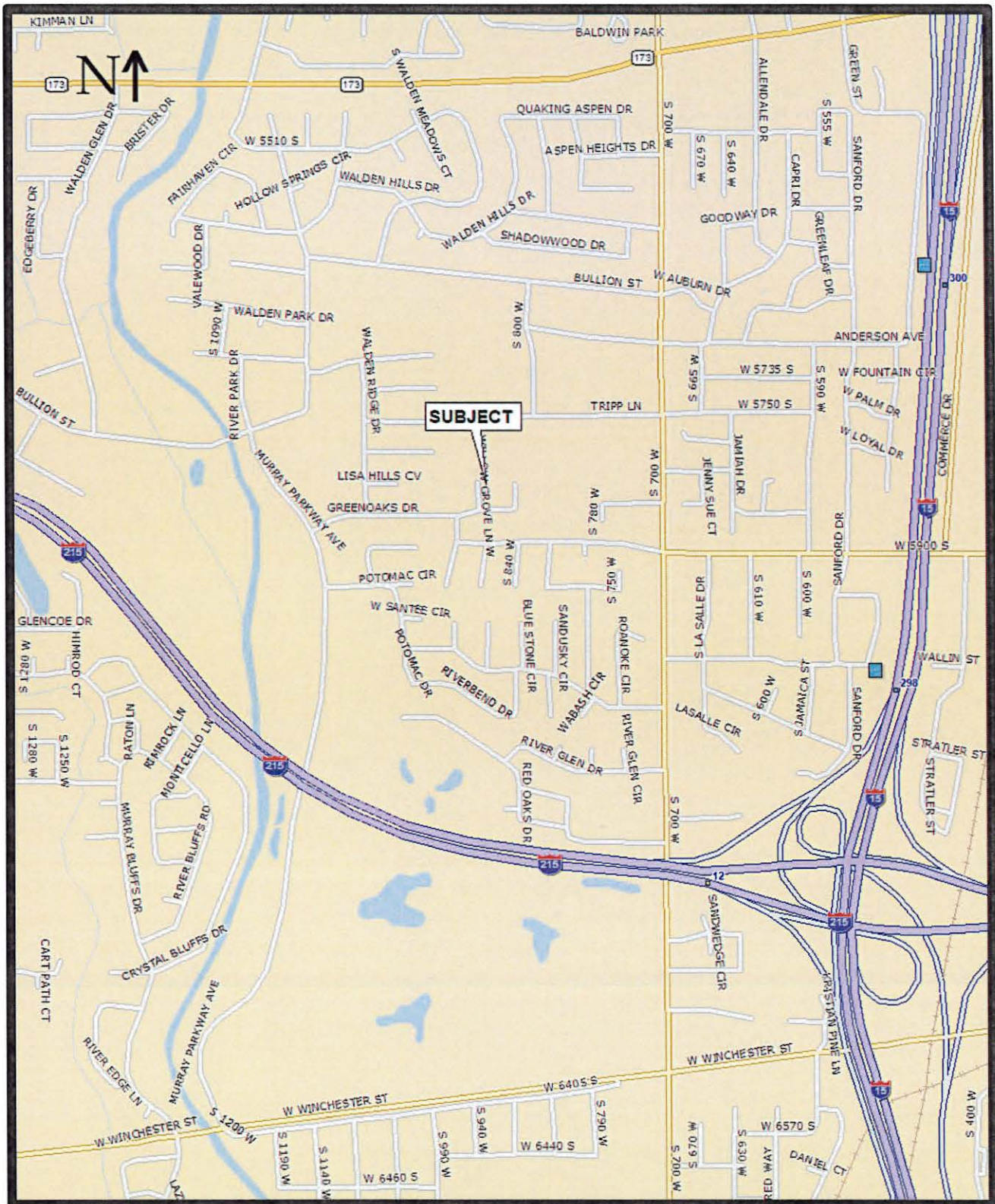
Obviously, the unity of use, unity of ownership and physical unity for the “larger parcel” are represented by a single lot consisting of 11,803 square feet.

#### **BEFORE AND AFTER**

Under the State Rule, the value of a partial acquisition is based on the appraiser concluding a direct value of the “part acquired” as part of the before value of the “whole” relative to the larger parcel. The value of the “remainder” property, assuming the project is completed, or the after value, is concluded to ascertain any loss in value to the remainder, or damages. Any benefits to the remainder arising from the project are then analyzed. If there are any damages, they are offset by any value of benefits resulting from the project. This process is applied herein for the subject property.

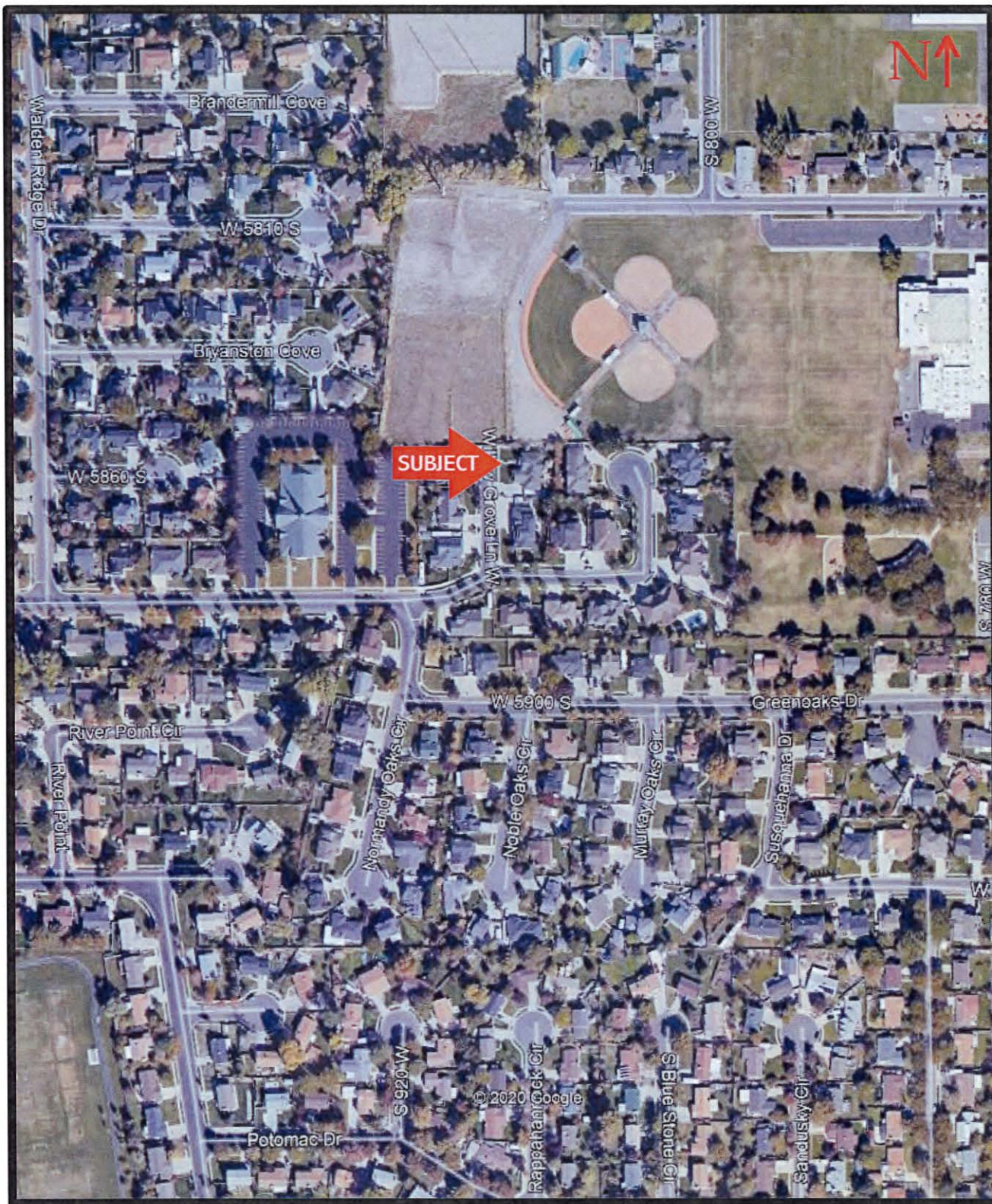


**NEIGHBORHOOD MAP**





**AERIAL PHOTOGRAPH**





**LOCATION AND NEIGHBORHOOD**

Please see the Neighborhood Map and Aerial Photograph on the preceding pages on which the location of the subject is identified.

**Jurisdiction** - The subject is located within the incorporated boundaries of Murray City and is under its jurisdiction for zoning and related governmental powers.

**Proximity and Neighborhood Boundaries** - The property is located along the east side of Willow Grove Lane, which is approximately at 860 West. This is generally a residential district bounded by I-15 to the east, the Jordan River to the west, I-215 to the south, and 5300 South Street to the north.

**Neighborhood Land Use** – Land immediately surrounding the subject is improved with single-family homes to the west, south and east. To the north is a parcel of vacant land (2.90 acres) planned for single-family development. To the east of the vacant land is a complex of four baseball fields, Riverview Park and then the Riverview Jr. High. To the north of the Jr. High is the Viewmont School. To the north of the vacant land is a power sub-station. Beyond the residential subdivisions west of the subject is some vacant land as part of a high-voltage powerline corridor.

Homes in the immediate area are 15 to 20 years old. To the east and west the homes are older ranging in age from 25 to 45 years old. Some older homes on larger lots are also noted in the area. Home prices generally range from the low \$300,000 to \$850,000+. Marketability for the area is rated good. Shopping and other services are in near proximity to the neighborhood, as are schools and parks. Access to arterial streets and freeways is good with 5300 South only six blocks north and the I-15 5300 South interchange at 300 West.

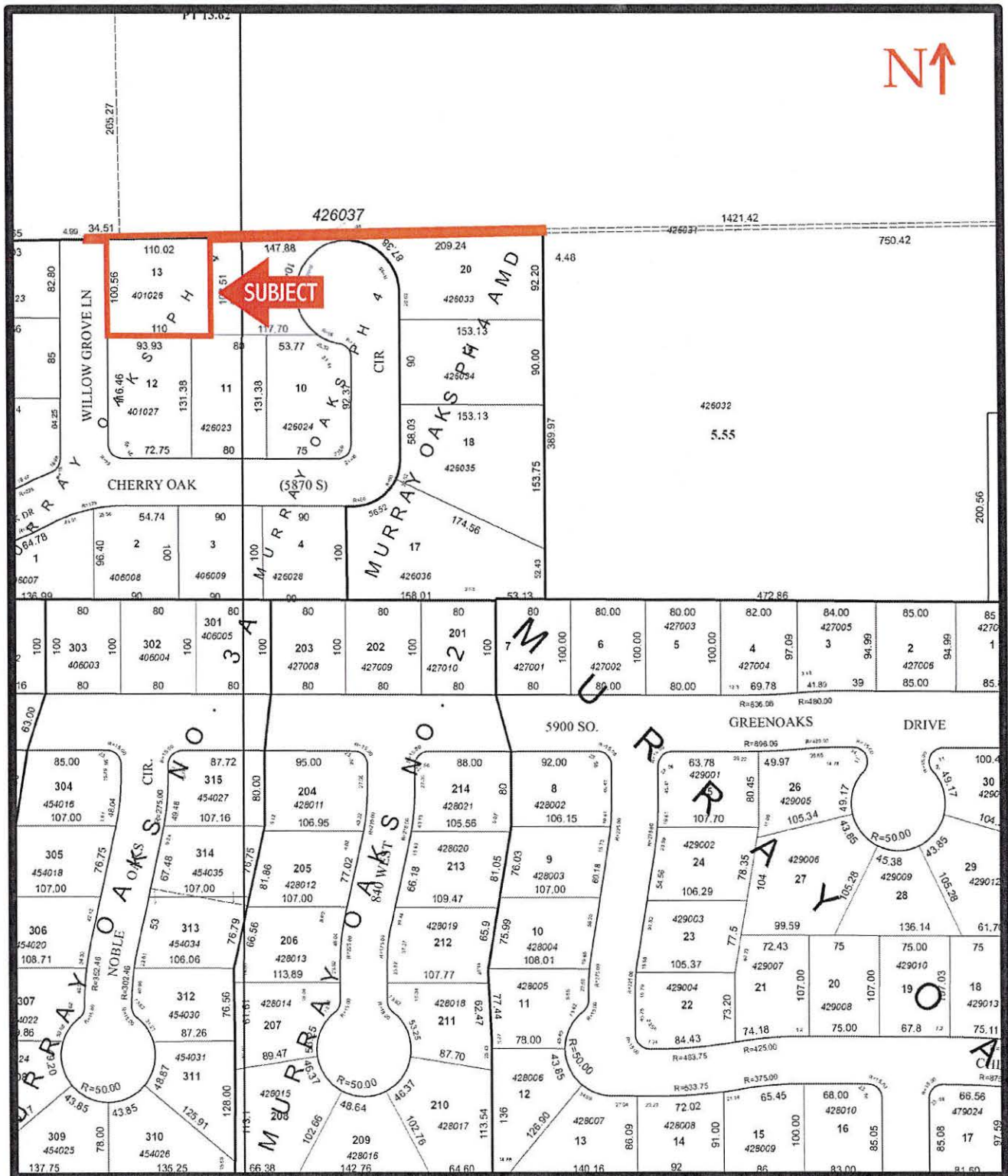
The extended area includes the Fashion Place Mall, IHC Medical Center, Family Center at Midvalley, office buildings, business parks, and some light industrial properties.

**Development Trends** – As the majority of the area is built-up there is little noted growth and few parcels of vacant land. Some small in-fill projects are noted and include attached townhomes, small lot subdivisions or small multi-family apartments. Continued suburban growth in the Salt Lake Metropolitan area is to the south and west.

**Public Utilities** - All public utilities are available in the neighborhood including municipal water and sewer, and public electrical power, natural gas and telephone service. These utilities are in sufficient capacity to serve existing and any proposed developments.

**Summary** - In summary, the subject is well located within an established single-family residential neighborhood. There are few parcels of vacant land available for future development in the immediate area. No adverse conditions are noted within the neighborhood.

**PLAT MAP**





ZONING MAP



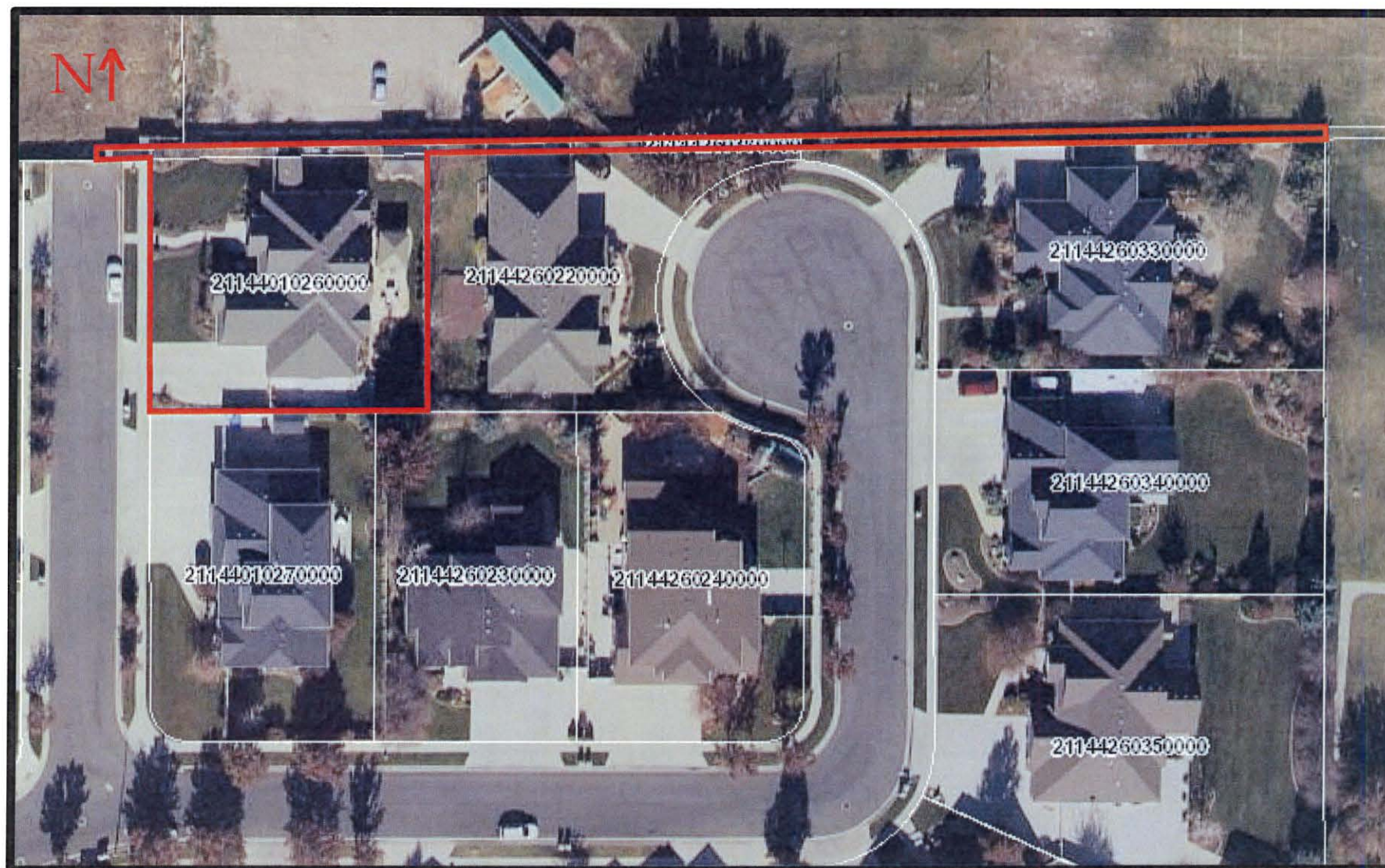
**SITE DESCRIPTION**

Please see the County Plat and Zoning Map on the preceding pages.

Street Orientation:	Located along the east side of Willow Grove Lane; street dead-ends at this location.
Size:	11,803 square feet of usable area.
Frontage/Depth:	105± feet x 110± feet, plus small piece of northwest corner lot.
Shape:	Nearly rectangular
Topography:	Level
Soil:	Based on the current and surrounding improvements in the area, soil conditions appear to be adequate
Drainage:	Natural drainage appears to be to the west and is adequate.
Hazardous Waste:	The appraisal assumes the site is “clean” of all hazardous or toxic substances.
Street Improvements:	Willow Grove Lane is a typical hard-surfaced residential subdivision street with room for two lanes of traffic. Concrete curb, gutter, and sidewalks are located along both sides of the street.
Utilities:	All utilities are available to the subject site. These include municipal water and sewer, and public natural gas, electrical power, and telephone service.
Easements:	The property has typical utility easements, and it is assumed there are no adverse easements or conditions other than the encroachments onto the strip of land by the two lots to the east, as previously discussed.
Flood Zone:	The subject is not located within an identified flood hazard zone (Zone “X”)
Liquefaction:	The subject is located in a “moderate” liquefaction area. This is typical to competing properties.
Zoning:	R-1-8 (Residential Single-Family zone). This zone allows for single-family homes with a minimum lot size of 8,000 square feet. The subject is a legal conforming use.



LINED SITE AERIAL





### **DESCRIPTION OF IMPROVEMENTS**

Please see the Lined Aerial on the preceding page, and photographs at the front of the report.

The property is improved with 4,133 square foot single-family home constructed in 2004. It is a rambler-style structure with 2,103 square foot above-grade space and a 2,030 square foot basement area, per the county property records. It is indicated to have three bedrooms and 3 ½ bathrooms. The attached garage has 876 square feet. The owner indicated the interior of the home was completely renovated over the past few years. I have not inspected the interior of the home. Additional details are not presented as it has been determined that the improvements will not be adversely affected by the acquisition. Therefore, valuation of the home is ignored for this assignment.

### **HIGHEST AND BEST USE**

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.<sup>4</sup>

The subject's highest and best use is considered *as if vacant* and *as improved* based on the four criteria outlined in the definition above.

#### **As If Vacant Land - Before Acquisition**

**Legal Permissibility** - Zoning is R-1-8 under the jurisdiction of Murray City. The zoning allows for single-family homes with a minimum lot size of 8,000 square feet.

**Physical Possibility** - The property has a functional shape for a typical single-family home as found in the neighborhood.

**Financial Feasibility** – The residence market is very strong. The COVID-19 pandemic has not had an adverse effect on this market to this point. Trends are expected to continue for increasing prices and short market periods. Development of a home on this lot is very feasible.

**Maximum Productivity** - The highest density of use should produce the greatest return to the land.

The highest and best use of the subject land is for an above-average single-family home.

#### **As Improved**

Continued use of the existing home is the highest and best use.

### **VALUATION PROBLEMS AND APPROACHES**

The overall valuation problem is to provide opinion of the market value of the acquisition. No damages to the remainder property are concluded. The owners do need to be compensated for fee land to be acquired and any improvements located in the fee area. Value of the land for acquisition is considered

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<sup>4</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition, 2015, Page 109.

first and the sales comparison approach is utilized. The cost approach is used to value the improvements found within the area of the acquisition.

### **LAND VALUATION**

The land valuation is on a vacant lot basis and according to its highest and best use as previously discussed. The most reliable approach toward a separate valuation of the land is a comparison with similar lots which have recently sold in the open market.

The subject is fairly typical home lot. A market data search and investigation were therefore made concerning recent lot sales having similar development potential to the subject. Sales are somewhat limited in the immediate area, so the search was expanded to surrounding areas. Overall, the sales utilized tend to bracket the subject in location, size and development potential. Even some older sales are used to help support a reasonable value conclusion. Unit of comparison is price per square foot.

<b>LAND SALES SUMMARY</b>							
<b>Sale No.</b>	<b>Sale Date</b>	<b>Location</b>	<b>Size (SF)</b>	<b>Zoning</b>	<b>Features</b>	<b>Sales Price</b>	<b>Price/ SF</b>
1	12/19	11017 So. Caroline Dr. (600 E.) Sandy, Utah	10,019	Res.	Corner lot	\$175,000	\$17.47
2	12/20	129 E. Forbush Ave. (Lot 4) Midvale, Utah	10,454	Res.	Rear/Flag lot	190,000	18.17
3	12/20	127 E. Forbush (Lot 3) Midvale, Utah	10,019	Res.	Rear/Flag lot	180,000	17.97
4	2/21	777 W. 4800 South (Lot 2) Taylorsville, Utah	10,890	R-1-10	-	171,000	15.70
5	2/21	805 W. 4800 South (Lot 1) Taylorville, Utah	15,246	R-1-10	Rear/Flag lot	177,000	11.61
6	12/20	426 E. 5300 South (Lot 1) Murray, Utah	9,583	R-1-8	Wooded lot	177,000	18.47
7	2/20	1894 W. 5000 South (Lot 2) Taylorsville, Utah	9,148	R-1-10	Rear lot	143,500	15.69
<b>Subject</b>		5859 So. Willow Grove Lane Murray, Utah	11,803	R-1-8	Dead-end Street		

### **Property Rights Conveyed**

In each case, the seller conveyed a fee simple interest in the property. No adjustments are required for property rights.

### **Financing Terms (Cash Equivalency)**

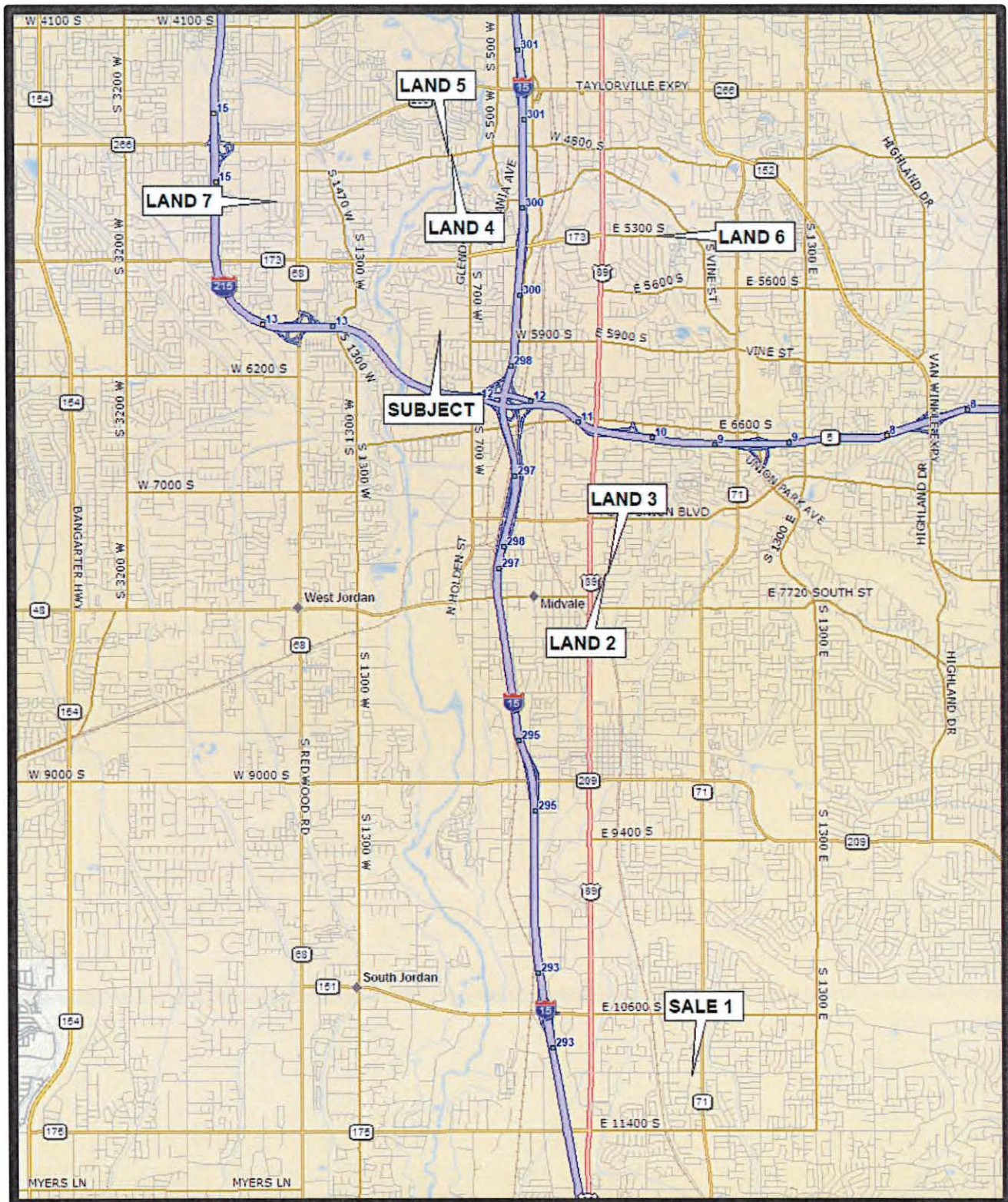
All of the sales were reported as cash or cash equivalent and no adjustments are needed for financing terms.

### **Conditions of Sale (Motivation)**

All of the sales were reported to be typical, arm's length transactions.



### MAP OF COMPARABLE LOT SALES





### Market Conditions (Time)

The sale dates range from December 2019 to February 2021. Lot values in the area have been increasing since 2013. Discussions with local residential brokers indicate opinions of increasing price trends ranging from 8% to 11% per year since 2018. Overall, adjustments are applied from at 10% per year, rounded to the nearest ½ percent.

### Location

The subject property benefits from a good location. Immediate neighborhood consists of above-average homes compared to the surrounding area. Comparables are all from nearby locations. Sale 1 is a newer neighborhood in Sandy and is considered slightly superior to the subject and is adjusted downwards. Sales 2 thru 6 are in older neighborhoods, but with average to good locations. Overall, they are adjusted upwards 10% to 15% compared to the subject location. Sale 6 is in an noted inferior location and is adjusted upwards significantly.

### Size

Typically, adjustments are necessary for those lot sales that differ in size from the subject land area. All the sales are fairly similar to the subject, but all are slightly smaller except Sale 5 which is larger. Typically, the larger the lot size the lower the price per square foot. Reasonable adjustments are applied to all sales.

### Zoning

All of the lots sales are for single-family residential development and no adjustments for zoning are applied.

### Configuration/Other

The subject is rectangular with standard frontage and configuration. Sale 1 is a corner lot and inferior to the subject. Some of the sales have rear/flag-lot configurations offering some privacy but narrow streets and frontages. For these reasons Sales 2, 3, 4, 5 and 7 are inferior to the subject and are adjusted upwards. Sale 6 has a typical configuration on a regular street but is has some large trees. It requires no adjustments.

### Total Adjustments

Based on the foregoing analysis, sale adjustments are summarized in the following table:

LOT SALE ADJUSTMENTS									
Sale No.	Price/SF	Mkt. Cond.	Adjusted Price/SF	Location	Size	Zoning	Config/Other	Net Adj.	Indicated Price/SF
1	\$ 17.47	12.0%	\$19.57	-5%	-3%	0%	10%	2%	\$ 19.96
2	18.17	2.0%	18.53	15%	-3%	0%	5%	17%	21.68
3	17.97	2.0%	18.33	15%	-3%	0%	5%	17%	21.45
4	15.70	0.0%	15.70	15%	-3%	0%	10%	22%	19.15
5	11.61	0.0%	11.61	15%	5%	0%	5%	25%	14.51
6	18.47	2.0%	18.84	10%	-5%	0%	0%	5%	19.78
7	15.69	10.0%	17.26	25%	-5%	0%	5%	25%	21.57
Average:									\$ 19.73

The overall adjusted range is from \$14.51 to \$21.68 per square foot, with an average of \$19.73. Lot Sale 5 is well below the other sales and is considered an outlier. Excluding this sale the revised average would be \$20.38, which is given heavy emphasis. Overall, a value of \$20.50 per square foot is concluded for the subject lot.

Total lot value is calculated as follows:

TOTAL LOT VALUE	
11,803 SF x \$20.50 /SF =	\$ 241,962

#### **PURPOSE AND DESCRIPTION OF ACQUISITION**

According to Trae Stokes of Murray City, a new single-family subdivision is being proposed on the adjacent land (2.90 acres) to the north. Willow Grove Lane dead-ends adjacent to the south property line of the adjoining vacant land. There is a need to extend Willow Grove Lane through the new subdivision and connecting to Tripp Lane on the north end. In order to accomplish this the city needs to acquire a small portion of land owned by the Livingstons. The parcel seems to act as a protection strip preventing the legal extension of the roadway. Please note, protection strips are illegal in Murray City. It is located within the extension of the existing right-of-way for road improvements (street, parkway and sidewalk). This portion of Livingston's lot is currently used as a walkway to the adjoining park and school property. The fee area of the acquisition parcel is improved with vinyl fencing around the walkway and along the property line.

A diagram showing the parcel needed for acquisition is shown below and per the photographs at the beginning of the report. Its legal description is copied in the addenda.





The fee acquisition is a small strip of land measuring 4.985'± x 21.37'± and totals 106 square feet. It is located at the northwest corner of the "larger parcel".

According to my personal inspection, and as shown on the above aerial, improvements in the fee acquisition includes 46 lineal feet of vinyl fencing.

**INTERVIEW WITH PROPERTY OWNER'S REPRESENTATIVE**

I discussed the purchase of the subject land with the owner, Wendy Livingston. She indicated several concerns with the acquisition as itemized below.

- Currently there is very little traffic on their dead-end street and it is felt any increase in traffic will adversely affect the value of their home.
- They purposely purchase the home in 2018 due to the privacy offered by the low-traffic street. They assumed their home would enjoy the quiet dead-end street forever. They had previously lived on a cul-de-sac lot and wanted to continue to enjoy similar amenities offered at the subject.
- She has heard that if Willow Grove Lane is extended that traffic will increase to 400 to 500 cars per day and this will decrease the value and marketability of their home.

**HIGHEST AND BEST USE - After Acquisition**

The highest and best use of the remaining property is unchanged from the before condition for single-family residential use.

**VALUE OF THE ACQUISITION**

**Fee Land Value** - Value of \$20.50 per square foot for the land in fee, as part of the whole, is concluded as follows for the parcel:

VALUE OF THE FEE ACQUISITION	
Fee Take - 106 SF x \$20.50/SF =	\$2,173

**Site Improvements in Fee Area** - As noted in the description of the acquisition site improvements within the fee area include vinyl fencing.

Depreciated value of the site improvements as part of the acquisition are summarized in the following table based on general costs reported by local contractors, as well as cost references published by Marshall Valuation Service. Depreciation is on straight-line basis. A typical 10% developer's profit/overhead factor is also included.



SITE IMPROVEMENTS TAKEN					
Item	Quantity	Unit Cost	Total Cost New	Depreciation	Depreciated Value
Vinyl Fencing	46	\$32.00	\$1,472	5%	\$1,398
Subtotal					\$1,398
Plus: Developer's profit/overhead (10%)					140
Value of the Site Improvements Taken					<b>\$1,538</b>

**Value of the Acquisition** - Total value of the acquisition is calculated as follows:

VALUE OF ACQUISITION	
Fee Take - 106 SF x \$20.50/SF =	\$2,173
Depreciated Site Improvements	\$1,538
<b>Total Value of the Acquisition:</b>	<b>\$3,711</b>

### **AFTER CONDITION OF THE PROPERTY**

After the acquisition of the small parcel the "larger parcel" consisting of a home and yard improvements are not significantly changed with the loss of a narrow strip of land located west of the general property line.

The purpose of the acquisition is to allow extension of the roadway improvements to a proposed subdivision to the north. The zoning is unchanged at R-1-8 and this will allow typical subdivision lots. Development of the lots and new homes should be generally homogeneous to the neighborhood.

It is hard to see how the owner's feels they own a perpetual guarantee of their dead-end street that abuts land suitable for development. If the intent of the original subdivision developer was for this type of limitation to extend the street, it would not have been granted as such. The subdivision was approved by Murray City in order to allow a future extension of Willow Grove Lane. The subject strip of land outside the approved subdivision is indicated to have been created from a gap in legal descriptions. To claim this strip acts as a legal barrier for proper roadway extension is difficult to understand.

The question of increased traffic on Willow Grove Lane, if allowed to be extended, doesn't approach a level of great concern to most homeowners. There are numerous examples of busier residential streets in the Murray, Midvale, Holladay, Cottonwood Heights, and Sandy neighborhoods – some with home values exceeding that of the subject, that don't suffer any loss in value or marketability. No diminution in value is discerned for the subject property.

Based on my analysis there are no further damages to the property as a result of the acquisition.

### **SPECIAL BENEFITS**

There are no special benefits noted for the property as a result of the proposed roadway extension.

Special Benefits = \$0

**SUMMARY**

**Valuation**

Lot Value before acquisition	\$241,962
Less: Value of the acquisition	
106 SF x \$20.50/SF =	(\$2,173)
Fencing	(\$1,538)
Total Acquisition	<u>(3,711)</u>
Sub-Total	\$238,251
Less: Remainder value after acquisition	<u>(238,251)</u>
Damages to remainder	\$0
Less: Special benefits to remainder	<u>0</u>
Net damages to remainder	\$0
Plus: Value of acquisition	<u>\$3,711</u>
<b>Total Value</b>	<b>\$3,750 Rd.</b>

Therefore, based on the market data and evidence presented in this report, my opinion of the value of the acquisition and damages, as of February 24, 2021, is:

**THREE THOUSAND SEVENTY HUNDRED FIFTY DOLLARS**  
**(\$3,750)**

# **ADDENDA**



**LEGAL DESCRIPTIONS OF PROPERTY**  
(from deed)

U.S. Title File #SL89119CJ  
WHEN RECORDED MAIL TO:  
JIM LIVINGSTON  
5859 SOUTH WILLOW GROVE LANE  
MURRAY, UT 84123

12753560  
4/16/2018 11:59:00 AM \$11.00  
Book - 10665 Pg - 2639  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
US TITLE  
BY: eCASH, DEPUTY - EF 1 P.

**WARRANTY DEED**

RONALD G. LARSEN AND SHERRIE C. LARSEN

Grantor,

hereby CONVEYS and WARRANTS to

JIM LIVINGSTON and WENDY LIVINGSTON,  
HUSBAND AND WIFE, AS JOINT TENANTS

Grantee,

For the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of Utah, to-wit

**PARCEL 1:**

LOT 13, MURRAY OAKS PHASE IV SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

**PARCEL 2:**

BEGINNING AT THE NORTHEAST CORNER OF MURRAY OAKS PHASE 4 AMENDED;  
THENCE SOUTH 88°59' WEST 488.5 FEET MORE OR LESS; NORTH 4.83 FEET MORE OR LESS; THENCE NORTH 88°59' EAST 488.5 FEET MORE OR LESS; SOUTH 4.76 FEET MORE OR LESS TO BEGINNING.

21-14-401-026-0000 21-14-426-037-0000

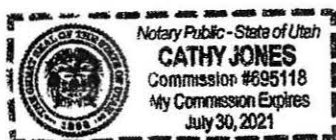
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

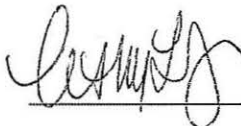
  
RONALD G. LARSEN

  
SHERRIE C. LARSEN

STATE OF UTAH                     )  
  ):ss  
COUNTY OF SALT LAKE        )

On the 12<sup>th</sup> day of April, 2018, personally appeared before me, **RONALD G. LARSEN AND SHERRIE C. LARSEN**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Ent 12753560 BK 10665 PG 2639

**LEGAL DESCRIPTION OF ACQUISITION PARCEL**

**A parcel of land situate within the Southeast Quarter of Section 14, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Murray City, County of Salt Lake, State of Utah and being more particularly described as follows:**

Beginning at a point on the north line of Murray Oaks PH IV Subdivision, Recorded in Book 2004P, at Page 249, of official records, said point being South 0°14'26" East, along the section line, a distance of 488.81 feet, and South 89°45'34" West, perpendicular to said section line, a distance of 1483.15 feet, from the East Quarter Corner of said Section 14; and running thence North, a distance of 4.99 feet, to the northwest corner of that certain tract of land conveyed to Larsen, Ronald G. & Sherrie C., per TAX DEED recorded as Entry No.: 10978611; thence North 88°59'00" East, along the north line of said tract, a distance of 21.35 feet, to the east line of a proposed road; thence southeasterly along the arc of a 78.00 foot radius non-tangent curve to the right, though a central angle of 1°34'22", a distance of 2.14 feet, the long chord of which bears South 0°48'19" East, a distance of 2.14 feet, to a point of tangency; thence South 0°01'08" East, along the northerly projection of the east line of Single Oaks Drive, a distance of 2.84 feet, to the north line of said subdivision; thence South 88°57'52" West, a long said North line, a distance of 21.38 feet, to the point of beginning.

Contains: 106 Sq. Ft.

**MLS SHEETS AND SUBDIVISION PLATS**

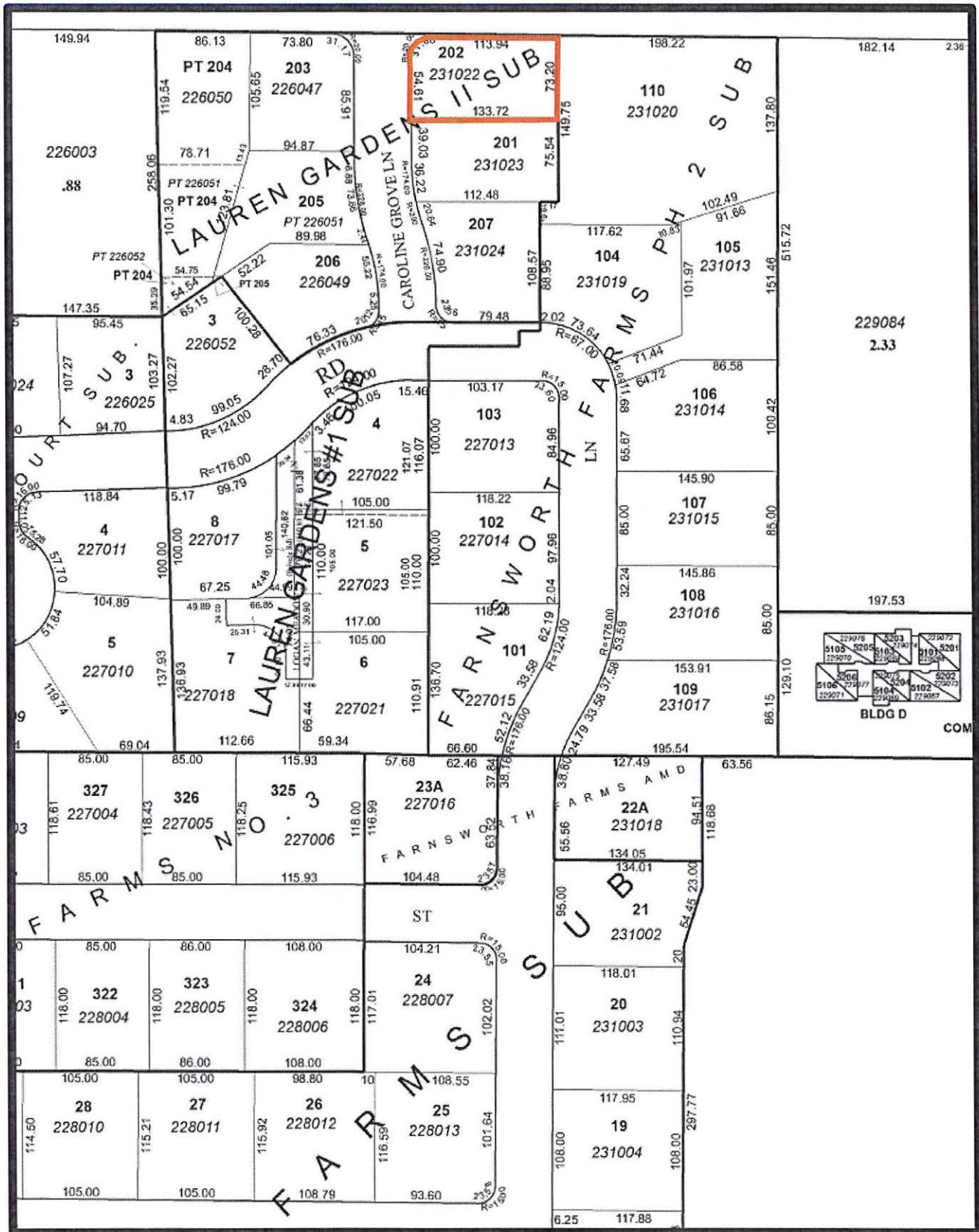
**UtahRealEstate.com - Agent Full Report - Land**

**MLS# 1628656**

<b>Tour/Open:</b> None		
<b>Sold Price:</b> \$175,000	<b>Status:</b> Sold	
<b>Original List Price:</b> \$195,000		
<b>Lease Price:</b> \$0	<b>Price Per:</b>	
<b>CDOM:</b> 95	<b>Entry Date:</b> 09/05/2019	
<b>DOM:</b> 95		
<b>CTDOM:</b> 3	<b>Contract Date:</b> 12/02/2019	
	<b>Sold Date:</b> 12/05/2019	
<b>Concessions:</b> \$0	<b>Sold Terms:</b> Cash	
<b>Address:</b> 11017 S Caroline Grove St		
<b>NS/EW:</b> 11017 S / 600 E		
<b>City:</b> Sandy, UT 84070		
<b>County:</b> Salt Lake		
<b>Plat:</b> LAUREN GARDENS II	<b>LOT #:</b>	
<b>Tax ID:</b> 28-19-231-022 • History	<b>Est. Taxes:</b> \$1,561	
<b>Zoning Code:</b> RES	<b>HOA Fee:</b> \$0	
<b>School Dist:</b> Canyons	<b>Elem:</b> Altara	<b>Jr High:</b> Mount Jordan
<b>Sr High:</b> Alta	<b>Other Schl:</b>	
<b>Acre FT./Share:</b> 0.00	<b>Acre FT./Share:</b> 0.00	<b>Acre FT./Share:</b> 0.00
<b>Wells:</b>	<b>Surface:</b>	<b>Dev. Spring:</b>
<b>Culinary Well Health Inspected:</b>		
<b>Prop Type:</b> Residential		
<b>Acres:</b> 0.23		
<b>Frontage:</b> 0.0		
<b>Side:</b> 0.0		
<b>Back:</b> 0.0		
<b>Irregular:</b> No		
<b>Facing:</b> W		
<b>Drv. Access:</b>		
<b>Water Distance:</b> 5 feet		
<b>Sewer Distance:</b> 5 feet		
<b>Gas Distance:</b> 5 feet		
<b>Usable Electric:</b> 5 feet		
<b>Pressurized Irr.:</b> 5 feet		
<b>Conn. Fees:</b> Gas; Power; Sewer; Water		
<b>Irrigation Co:</b>		
<b>Water:</b> Stubbed		
<b>Exterior Feat.:</b>		
<b>Irrigation:</b> Available; Pressurized; Stubbed		
<b>Land Use:</b>		
<b>Utilities:</b> Sewer: Public; Gas: Stubbed; Power: Stubbed; Sewer: Stubbed		
<b>Zoning:</b> Single-Family		
<b>Possession:</b> NEG		
<b>Terms:</b> See Remarks; Cash; Conventional; Seller Will Subordinate		
<b>CCR:</b> No		
<b>Lot Facts:</b> Corner Lot; Curb & Gutter; Excl. Mineral Rights; Excl. Oil/Gas Rights; Fenced: Part; Terrain: Flat; View: Mountain		
<b>Pre-Market:</b>		
<b>Township:</b>		
<b>Range:</b>		
<b>Section:</b>		
<b>Section Desc.:</b>		
<b>Driving Dir:</b> Discrepancy between city, county and title. Caroline Grove and Garden Grove St.		
<b>Remarks:</b> Variance by the city for expanded/larger building footprint.		
<b>Agt Remarks:</b>		
<b>HOA Remarks:</b>		
<b>Clos Remarks:</b>		
<b>Contact:</b>	<b>Owner:</b>	<b>Owner Type:</b> Property Owner
<b>L/Agent:</b> Jonathan Pocock	<b>Contact Type:</b> Agent	<b>Ph 1:</b>
<b>L/Office:</b> Paramount Real Estate	<b>Email:</b> jp@explorehomeownership.com	<b>Ph:</b> 801-448-3800
<b>B/Agent:</b> MLS NON	<b>Email:</b>	<b>Cell:</b> 801-448-3800
<b>B/Office:</b> NON-MLS		<b>Fax:</b>
		<b>Ph:</b> 000-000-0000
		<b>Ph:</b>
<b>BAC:</b> 3%	<b>Dual/Var:</b> No	<b>List Type:</b> Exclusive Right to Sell (ERS)
<b>Withdrwn Dt:</b>	<b>Off Mkt Dt:</b>	<b>Comm Type:</b> Gross
		<b>Exp Dt:</b> 06/01/2020


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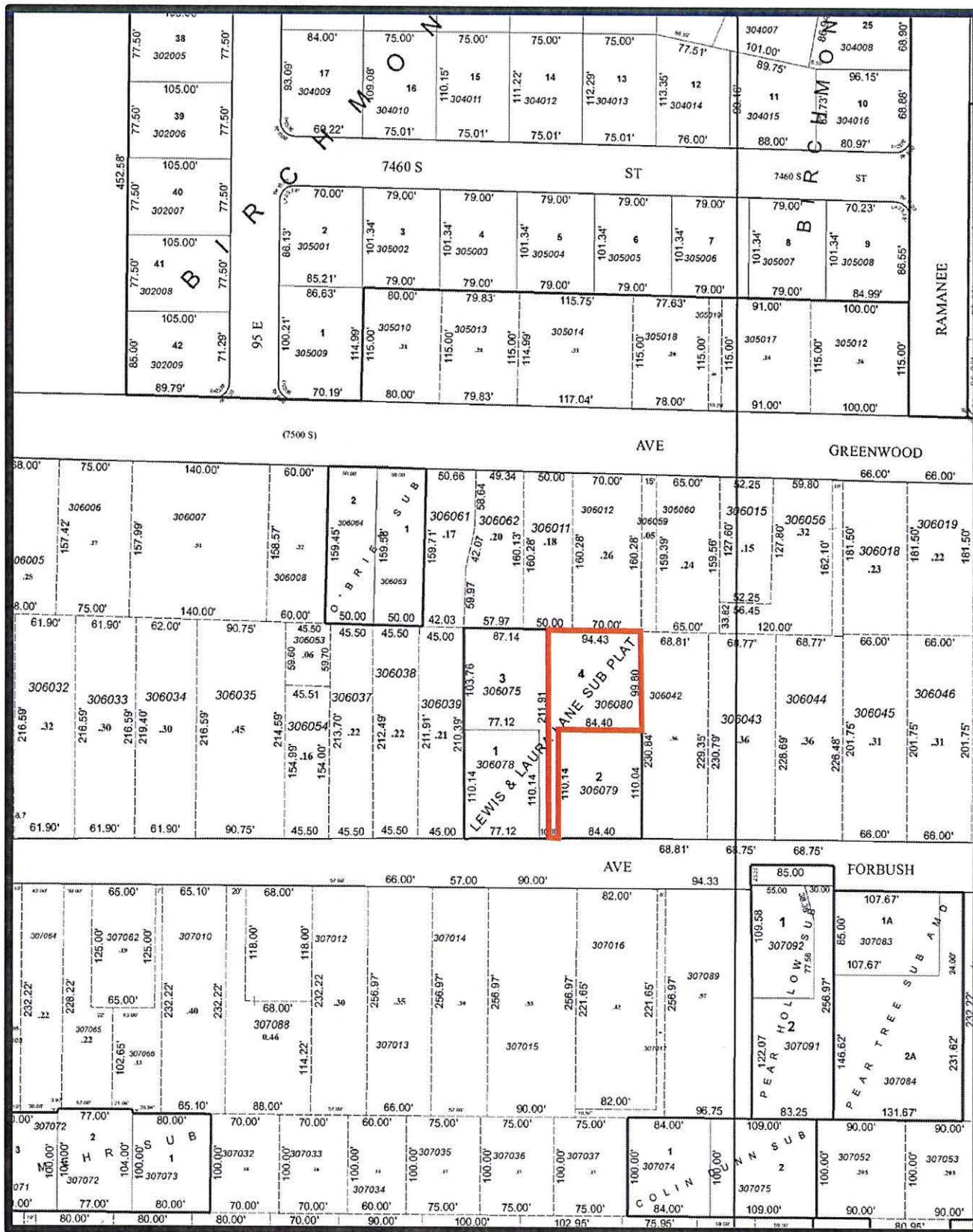


UtahRealEstate.com - Agent Full Report - Land

MLS# 1702946

Tour/Open: None  
Sold Price: \$190,000  
Original List Price: \$190,000  
Lease Price: \$0  
CDOM: 1  
DOM: 1  
CTDOM: 96  
Status: Sold  
Price Per: Acre  
Entry Date: 09/22/2020  
Contract Date: 09/22/2020  
Sold Date: 12/27/2020  
Sold Terms: Conventional  
Concessions: \$0  
Address: 129 E Forbush Ave  
NS/EW: 7570 S / 129 E  
City: Midvale, UT 84047  
County: Salt Lake  
Plat:  
Tax ID: 22-30-306-080 • History  
Zoning Code: RES  
School Dist: Canyons  
Sr High: Hillcrest  
Acre FT./Share: 0.00 |  
Wells: |  
Culinary Well Health Inspected:  
Prop Type: Residential  
Acres: 0.24  
Frontage: 0.0  
Side: 0.0  
Back: 0.0  
Irregular: No  
Facing: W  
Drv. Access See Remarks; Asphalt; Concrete  
Water Distance:  
Sewer Distance:  
Gas Distance:  
Usable Electric:  
Pressurized Irr.:  
Conn. Fees: See Remarks; Gas; Power; Sewer; Water  
Irrigation Co:  
Water: Stubbed  
Exterior Feat.:  
Irrigation: Stubbed  
Land Use:  
Utilities: See Remarks; Gas; Stubbed; Power: Stubbed; Sewer: Stubbed  
Zoning: Single-Family  
Possession: Recording  
Terms: Cash; Conventional  
CCR:  
Lot Facts: See Remarks; Cul-de-Sac; Curb & Gutter; Fenced: Part; Secluded Yard; Terrain: Flat  
Pre-Market: 0  
Township:  
Range:  
Section:  
Section Desc.:  
Driving Dir: This lot has a new address and may not pull up in maps. It is behind 133 Forbush Ave.  
Remarks: LOCATION, LOCATION, LOCATION! Now is your chance to buy a large lot on the East side of Salt Lake County with the opportunity to build your BRAND NEW DREAM HOME-which is hard to come by these days! With a secluded driveway, mature trees, and convenient location to freeways, restaurants, shopping, and schools, this lot will go fast! All utilities will be stubbed, curb and gutter will be in, and private drive will be poured before closing. All information deemed correct but should be verified by buyer. Lots 127 and 129 Forbush Ave are both for sale. Please text/call with any questions. Thanks!  
Agt Remarks: Please do not walk to the lots without letting me know first. Also, because this is a new subdivision, the tax parcels numbers are in the process of getting assigned. We will have them before closing. Thank you!  
HOA Remarks:  
Clos Remarks:  
Owner: On Record  
Owner Type: Property Owner  
Contact: Emily Webb  
L/Agent: Emily R. Webb  
L/Office: K Real Estate  
B/Agent: Daryl Fielding  
B/Office: KW South Valley Keller Williams  
Contact Type: Agent  
Email: emilyrwebb@hotmail.com  
Email: daryl@blackironhomes.com  
Ph 1: 801-915-3486  
Ph: 801-915-3486  
Ph: 801-641-1571  
Ph: 801-806-0059  
Ph: 801-676-5700  
Ph 2:  
Cell: 801-915-3486  
Fax: 801-904-0114  
Cell: 801-753-8696  
Fax:  
BAC: 2%  
Dual/Var: No  
List Type: Exclusive Right to Sell (ERS)  
Comm Type: Net  
Jr High: Union  
Acre FT./Share: 0.00 |  
Dev. Spring: |  






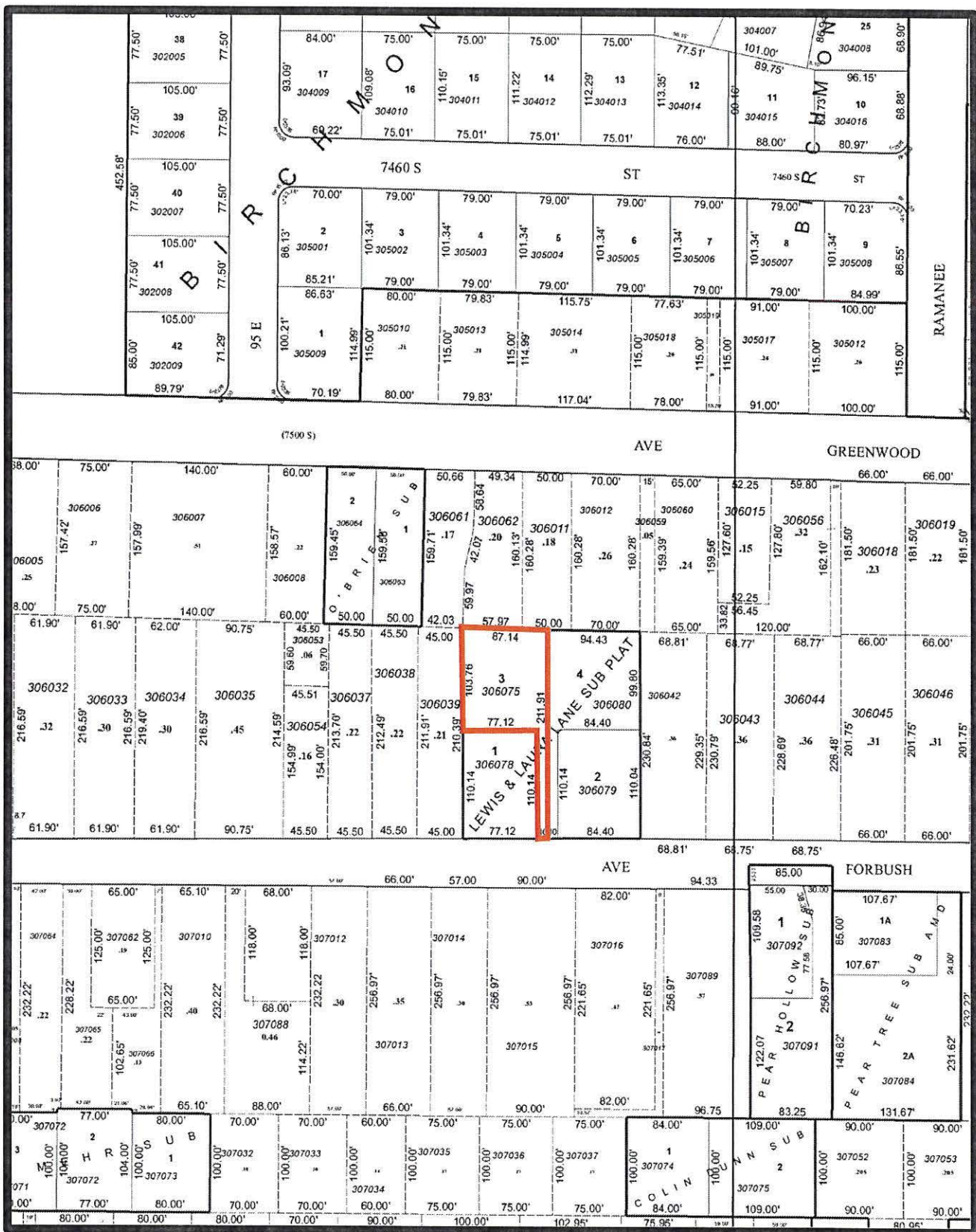


UtahRealEstate.com - Agent Full Report - Land

MLS# 1702948

Tour/Open: None  
Sold Price: \$180,000  
Original List Price: \$188,000  
Lease Price: \$0  
CDOM: 38  
DOM: 38  
CTDOM: 59  
Concessions: \$0  
Address: 127 E Forbush Ave  
NS/EW: 7570 S / 127 E  
City: Midvale, UT 84047  
County: Salt Lake  
Plat: LEWIS & LAURA LANE  
Tax ID: 22-30-306-075 • History  
Zoning Code: RES  
School Dist: Canyons  
Sr High: Hillcrest  
Acre FT./Share: 0.00 |  
Wells: |  
Culinary Well Health Inspected:  
Prop Type: Residential  
Acres: 0.23  
Frontage: 0.0  
Side: 0.0  
Back: 0.0  
Irregular: No  
Facing: E  
Drv. Access See Remarks; Asphalt; Concrete  
Water Distance:  
Sewer Distance:  
Gas Distance:  
Usable Electric:  
Pressurized Irr.:  
Conn. Fees: See Remarks; Gas; Power; Sewer; Water  
Irrigation Co:  
Water: Stubbed  
Exterior Feat.:  
Irrigation: Stubbed  
Land Use: Fruit Trees  
Utilities: Gas: Stubbed; Power: Stubbed; Sewer: Stubbed  
Zoning: Single-Family  
Possession: Recording  
Terms: Cash; Conventional  
CCR:  
Lot Facts: See Remarks; Cul-de-Sac; Curb & Gutter; Fenced: Part; Secluded Yard; Terrain: Flat  
Pre-Market: 0  
Township:  
Range:  
Section:  
Section Desc.:  
Driving Dir: This lot has a new address and may not pull up in maps. It is behind 123 Forbush Ave.  
Remarks: LOCATION, LOCATION, LOCATION! Now is your chance to buy a large lot on the East side of Salt Lake County with the opportunity to build your BRAND NEW DREAM HOME-which is hard to come by these days! With a secluded driveway, mature trees, and convenient location to freeways, restaurants, shopping, and schools, this lot will go fast! All utilities will be stubbed, curb and gutter will be in, and private drive will be poured before closing. All information deemed correct but should be verified by buyer. Lots 127 and 129 Forbush Ave are both for sale. Please text/call with any questions. Thanks!  
Agt Remarks: Please do not walk to the lots without letting me know first. Also, because this is a new subdivision, the tax parcels numbers are in the process of getting assigned. We will have them before closing. Thank you!  
HOA Remarks:  
Clos Remarks:  
Owner: On Record  
Contact Type: Agent  
Contact: Emily Webb  
L/Agent: Emily R. Webb  
L/Office: K Real Estate  
B/Agent: Spencer F Passey  
B/Office: RE/MAX Associates  
Email: emilyrwebb@hotmail.com  
Email: sfpassey@hotmail.com  
Owner Type: Property Owner  
Ph 1: 801-915-3486  
Ph: 801-915-3486  
Ph: 801-641-1571  
Ph: 801-580-7170  
Ph: 801-566-4411  
Ph 2:  
Cell: 801-915-3486  
Fax: 801-904-0114  
Cell: 801-580-7170  
Fax: 801-566-0530







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MLS# 1710761

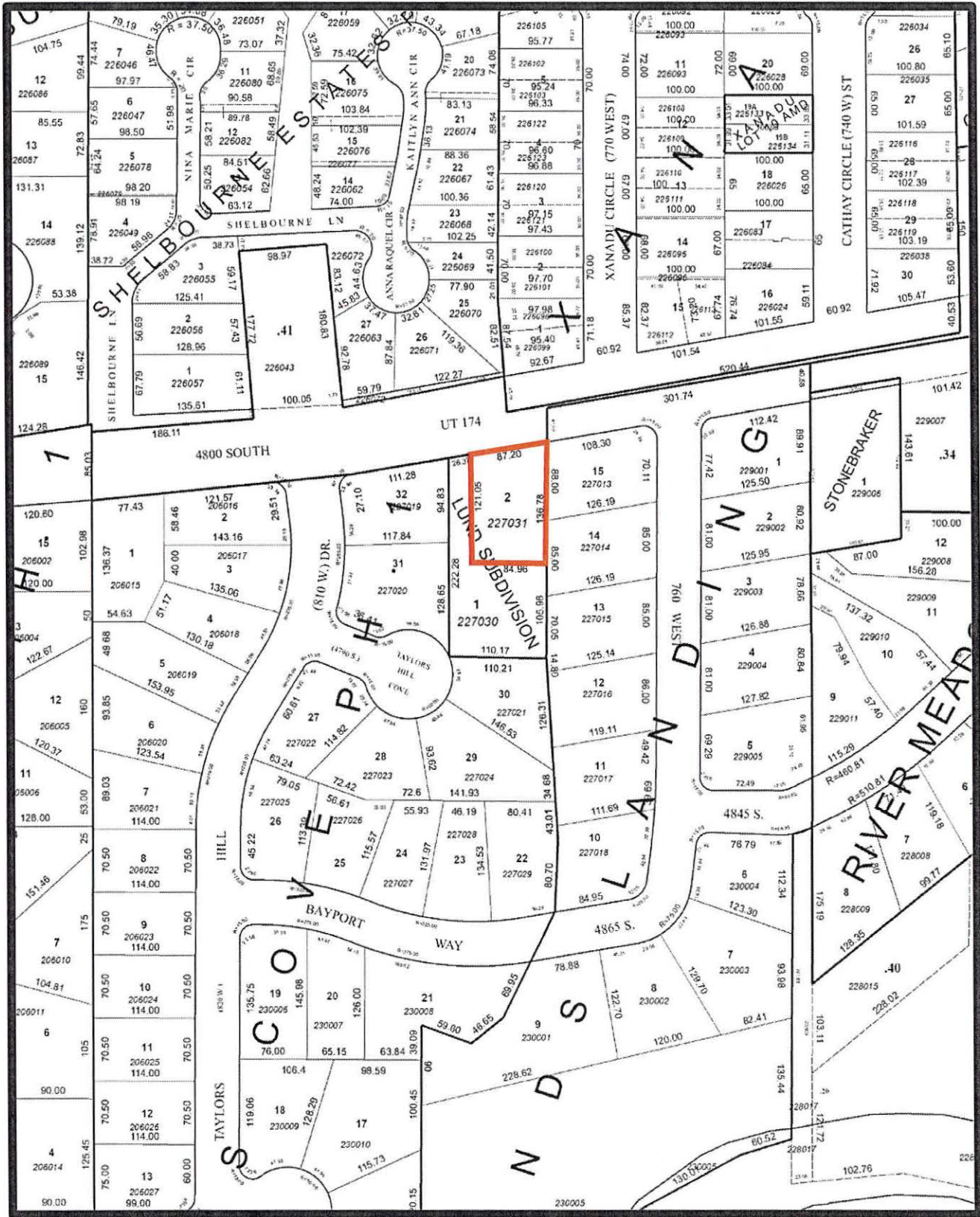
<b>Tour/Open:</b> View Tour		
<b>Sold Price:</b> \$171,000		
<b>Original List Price:</b> \$179,000	<b>Status:</b> Sold	
<b>Lease Price:</b> \$0	<b>Price Per:</b>	
<b>CDOM:</b> 74	<b>Entry Date:</b> 11/02/2020	
<b>DOM:</b> 74		
<b>CTDOM:</b> 20	<b>Contract Date:</b> 01/21/2021	
	<b>Sold Date:</b> 02/10/2021	
	<b>Sold Terms:</b> Cash	
<b>Concessions:</b> \$0		
<b>Address:</b> 777 W 4800 S		
<b>NS/EW:</b> 4800 S / 770 W		
<b>City:</b> Taylorsville, UT 84123		
<b>County:</b> Salt Lake		
<b>Plat:</b> LUND	<b>LOT #:</b> 2	
<b>SUBDIVISION</b>		
<b>Tax ID:</b> 21-11-227-031 • History	<b>Est. Taxes:</b> \$1	
<b>Zoning Code:</b> R-1-10	<b>HOA Fee:</b> \$0	
<b>School Dist:</b> Granite	<b>Elem:</b> Plymouth	<b>Jr High:</b> Eisenhower
<b>Sr High:</b> Taylorsville	<b>Other Schl:</b>	
<b>Acre FT./Share:</b> 0.00	<b>Acre FT./Share:</b> 0.00	<b>Acre FT./Share:</b> 0.00
<b>Wells:</b>	<b>Surface:</b>	<b>Dev. Spring:</b>
<b>Culinary Well Health Inspected:</b>		
<b>Prop Type:</b> Residential		
<b>Acres:</b> 0.25		
<b>Frontage:</b> 87.2		
<b>Side:</b> 138.8		
<b>Back:</b> 85.0		
<b>Irregular:</b> No		
<b>Facing:</b> N		
<b>Drv. Access:</b> Dirt		
<b>Water Distance:</b> 60 feet		
<b>Sewer Distance:</b> 60 feet		
<b>Gas Distance:</b> 60 feet		
<b>Usable Electric:</b> 60 feet		
<b>Pressurized Irr.:</b>		
<b>Conn. Fees:</b>		
<b>Irrigation Co:</b>		
<b>Water:</b> Culinary Available		
<b>Exterior Feat.:</b>		
<b>Irrigation:</b>		
<b>Land Use:</b>		
<b>Utilities:</b> Gas: Available; Power: Available; Sewer: Available		
<b>Zoning:</b> Single-Family		
<b>Possession:</b> Recording		
<b>Terms:</b> Cash; Conventional		
<b>CCR:</b> No		
<b>Lot Facts:</b> See Remarks; Curb & Gutter; Fenced: Part; Sidewalks; Terrain: Grad Slope		
<b>Pre-Market:</b> 0		
<b>Township:</b>		
<b>Range:</b>		
<b>Section:</b>		
<b>Section Desc.:</b>		
<b>Driving Dir:</b>		
<b>Remarks:</b> This is a great building lot in a well established Taylorsville area. The overall property has been sub-divided into 2 separate lots and is on a approved and recorded plat know as the Lund Subdivision. This particular lot (lot #2) is adjacent to the street and is .25 acres. All utilities are stubbed to the lot and the sidewalks and curb and gutter will be installed prior to sale. The county has this lot recorded preliminarily as 21-11-227-031. Square footage figures are provided as a courtesy estimate only and were obtained from Plat Map . Buyer is advised to obtain an independent measurement.		
<b>Agt Remarks:</b> This is Lot #2 and is adjacent to the street. Buyer and agent to verify all items regarding the Lot. The county has recorded the lot but will need finish verification. The preliminary tax id# is subject to change but is highly probable.		
<b>HOA Remarks:</b>		
<b>Clos Remarks:</b>		



Attached Documents

<b>Contact:</b> George Dewey Richardson	<b>Owner:</b> Lund	<b>Owner Type:</b> Property Owner
<b>L/Agent:</b> George Dewey Richardson	<b>Contact Type:</b> Agent	<b>Ph 1:</b> 435-213-0060 <b>Ph 2:</b> 435-213-0060
<b>L/Office:</b> ERA Advantage Realty	<b>Email:</b> dewey.richardson.re@gmail.com	<b>Ph:</b> 435-213-0060 <b>Cell:</b> 435-213-0060
		<b>Ph:</b> 435-752-8222 <b>Fax:</b> 435-752-8333





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MLS# 1719674

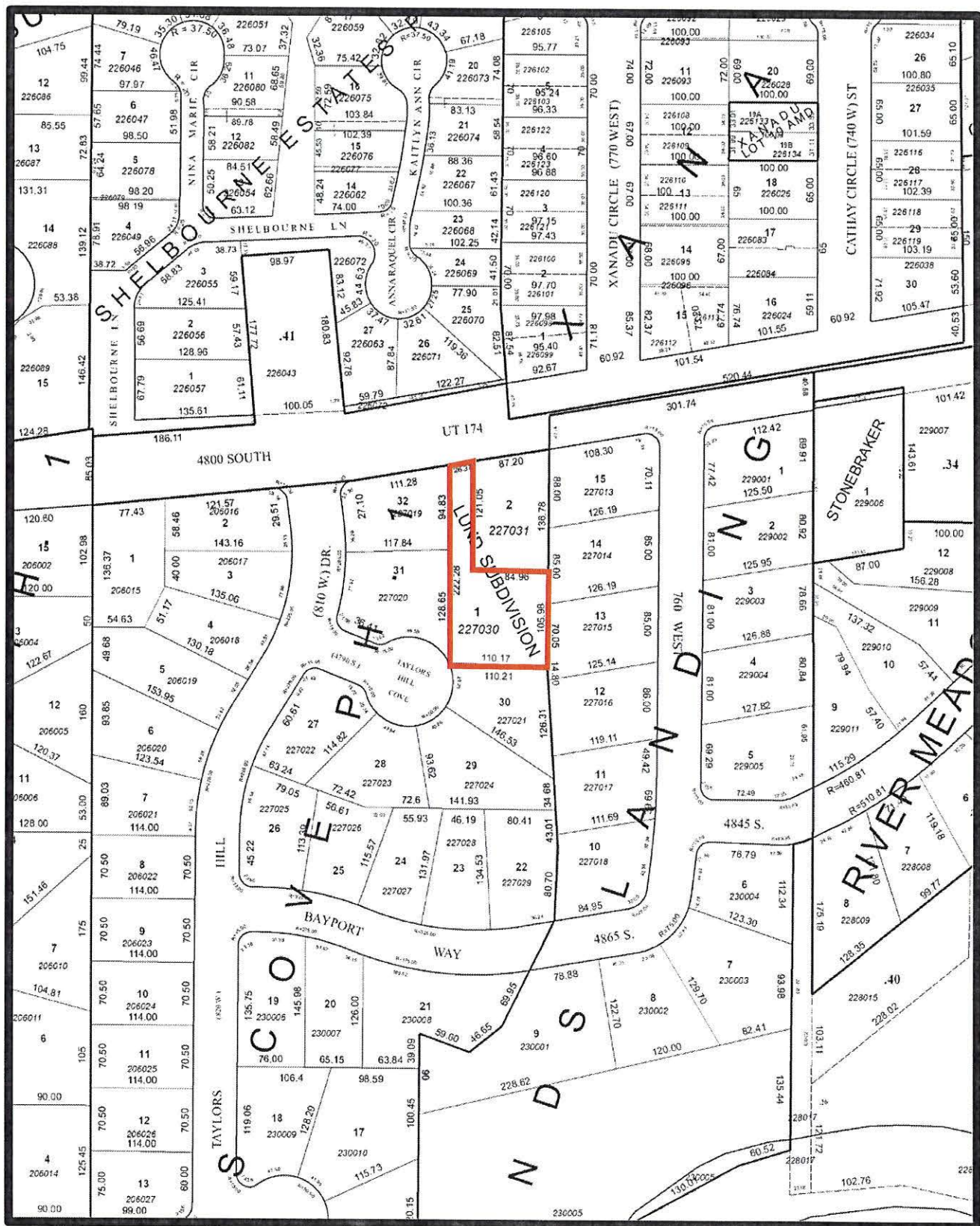
Tour/Open: View Tour  
Sold Price: \$177,000  
Original List Price: \$179,000  
Lease Price: \$0  
CDOM: 15  
DOM: 15  
CTDOM: 21  
Concessions: \$0  
Address: 805 W 4800 S  
NS/EW: 4800 S / 805 W  
City: Taylorsville, UT 84123  
County: Salt Lake  
Plat: LUND  
SUBDIVISION  
Tax ID: 21-11-227-030 • History  
Zoning Code: R-1-10  
School Dist: Granite  
Sr High: Taylorsville  
Acre FT./Share: 0.00 |  
Wells: |  
Culinary Well Health Inspected:  
Prop Type: Residential  
Acres: 0.34  
Frontage: 111.3  
Side: 106.0  
Back: 110.2  
Irregular: Yes  
Facing: N  
Drv. Access: See Remarks; Dirt  
Water Distance: 250 feet  
Sewer Distance: 250 feet  
Gas Distance: 250 feet  
Usable Electric: 250 feet  
Pressurized Irr.:  
Conn. Fees: See Remarks; Gas; Power; Sewer; Water  
Irrigation Co:  
Water: See Remarks; Stubbed  
Exterior Feat.:  
Irrigation:  
Land Use:  
Utilities: Gas: Available; Power: Available; Sewer: Available  
Zoning: Single-Family  
Possession: Recording  
Terms: Cash; Conventional  
CCR: No  
Lot Facts: See Remarks; Additional Land Available; Fenced: Part; Secluded Yard; Terrain: Steep Slope  
Pre-Market: 0  
Township:  
Range:  
Section:  
Section Desc.:  
Driving Dir:  
Remarks: This is a great lot in a well established Taylorsville area. The overall property has been sub-divided into 2 separate lots and is on an approved and recorded plat known as the Lund Subdivision. This particular lot (lot #1) is the flag shaped lot which has a 26.37 foot access onto 4800 S and is .34 acres. All utilities are at the street. The county has this recorded but not verified in their system and the preliminary tax ID # is 21-11-227-030.  
Agt Remarks: This is lot #1 which is the flag shaped lot. Buyer and agent to verify all items regarding the lot. The county has recorded the lot but has stated that it will take up to a month to finish verification. The preliminary tax ID # is subject to change but is highly probable.  
HOA Remarks:  
Clos Remarks:  
Status: Sold  
Price Per:  
Entry Date: 01/13/2021  
Contract Date: 01/27/2021  
Sold Date: 02/17/2021  
Sold Terms: Cash  
LOT #: 1  
Est. Taxes: \$1  
HOA Fee: \$0  
Elem: Plymouth  
Other Schl:  
Acre FT./Share: 0.00 |  
Surface: |  
Jr High: Eisenhower  
Acre FT./Share: 0.00 |  
Dev. Spring: |  


Contact: Dewey Richardson  
L/Agent: George Dewey Richardson  
L/Office: ERA Advantage Realty  
B/Agent: Charles Lynn Tucker  
B/Office: Home Values Realty

Owner: Lund  
Contact Type: Agent  
Email: dewey.richardson.re@gmail.com  
Email: daybreakhouses@gmail.com

Owner Type: Property Owner  
Ph 1: 435-213-0060 Ph 2: 435-752-8222  
Ph: 435-213-0060 Cell: 435-213-0060  
Ph: 435-752-8222 Fax: 435-752-8333  
Ph: 801-244-1739 Cell: 801-244-1739  
Ph: 801-244-1739 Fax:







UtahRealEstate.com - Agent Full Report - Land

MLS# 1680012

Tour/Open: None  
Sold Price:  
Original List \$160,000  
Price: \$185,000  
Lease Price: \$0  
CDOM: 536  
DOM: 176  
CTDOM: 10

Status: Sold

Price Per: Acre  
Entry Date: 06/09/2020

Contract Date: 12/13/2020  
Sold Date: 12/23/2020  
Sold Terms: Cash

Concessions: \$0  
Address: 426 E 5300 Lot #1  
NS/EW: 5300 S / 426 E  
City: Murray, UT 84107  
County: Salt Lake  
Plat: DEMATHA

Tax ID: 22-07-455-022 • History  
Zoning Code: R-1-8

School Dist: Murray  
Sr High: Murray

Acre FT./Share: 0.00 |  
Wells: |

Culinary Well Health Inspected:

Prop Type: Residential

Acres: 0.22

Frontage: 84.0

Side: 139.0

Back: 60.0

Irregular: Yes

Facing: N

Drv. Access Asphalt; Dirt

Water Distance: 30 feet

Sewer Distance: 30 feet

Gas Distance: 30 feet

Usable Electric: 30 feet

Pressurized Irr.:

Conn. Fees: See Remarks; Gas; Power; Sewer; Water

Irrigation Co:

Water: Culinary Available; Not Connected

Exterior Feat.:

Irrigation:

Land Use: Fruit Trees; Landscaping: Part; Mature Trees; Terraced Yard

Utilities: Gas: Available; Power: Available; Sewer: Available; Sewer: Public

Zoning: Single-Family

Possession: neg

Terms: Cash; Conventional

CCR: No

Lot Facts: Additional Land Available; Curb & Gutter; Fenced: Part; Secluded Yard; Terrain: Flat; Wooded

Pre-Market: 0

Township:

Range:

Section:

Section Desc.:

Driving Dir:

Remarks: Bring your builder or use us! Don't miss out on this opportunity to snag a great private, secluded, wooded building lot in desirable Murray. This lot is very private with mature trees and is walking distance to all three schools. With a 30 ft set back and huge trees lining the front of the property you will have ultimate privacy and barely notice the road out front. Utilities are available in the street. You can connect them yourself with the build or we can facilitate that for you. We can sell the lot as is or you could hire us to build a custom home for you. We have all civil engineering complete, soils report is done & clean, architect lined up with base architecture done. The final architecture, engineering and building permits are needed to break ground.

Agt Remarks:

HOA Remarks:

Clos Remarks:



Jr High: Hillcrest

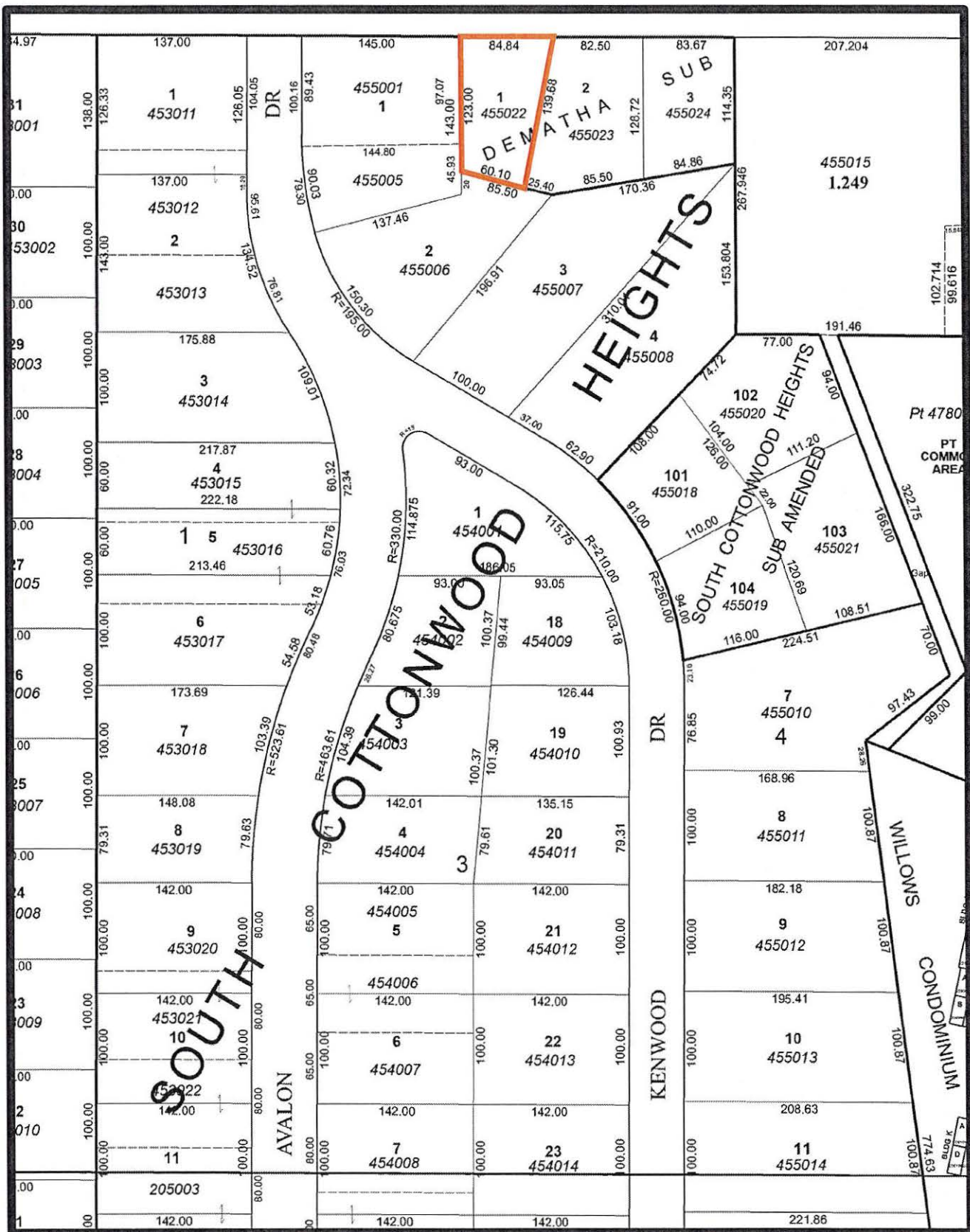
Acre FT./Share: 0.00 |  
Dev. Spring: |

Attached Documents

Contact: Matt - 801-243-7006  
L/Agent: Catherine G Sneyd  
L/Office: Windermere Real Estate - Utah (Holladay)  
B/Agent: Mark Hawes

Owner: On Record  
Contact Type: Owner  
Email: Cathy@TheMoveGroup.com  
Holladay)  
Email: mark@saltrealtyinc.com

Owner Type: Property Owner  
Ph 1: 801-243-7006  
Ph: 801-244-5827  
Ph: 801-485-3151  
Ph: 801-831-9078  
Ph 2: 801-244-5827  
Cell: 801-244-5827  
Fax:  
Cell: 801-831-9078



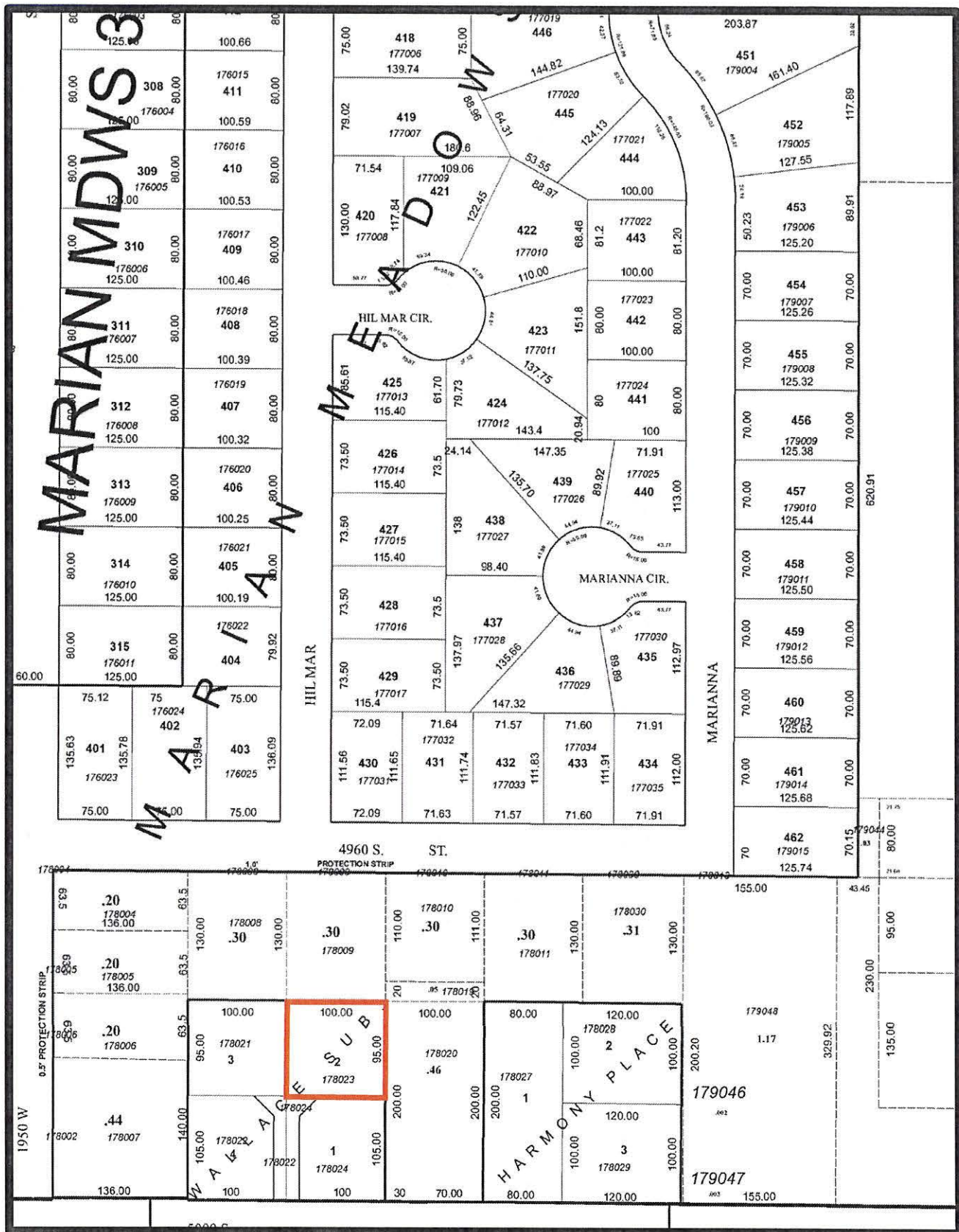
UtahRealEstate.com - Agent Full Report - Land

MLS# 1621956

Tour/Open: None  
Sold Price: \$143,500  
Original List Price: \$145,000  
Lease Price: \$0  
CDOM: 195  
DOM: 195  
CTDOM: 67  
Concessions: \$0  
Address: 1894 W 5000 S  
NS/EW: 5000 S / 1894 W  
City: Taylorsville, UT 84129  
County: Salt Lake  
Plat: WALLACE  
Tax ID: 21-10-178-023 • History  
Zoning Code: RES  
School Dist: Granite  
Sr High: Taylorsville  
Acre FT./Share: 0.00 |  
Wells: |  
Culinary Well Health Inspected:  
Prop Type: Residential  
Acres: 0.21  
Frontage: 100.0  
Side: 95.0  
Back: 100.0  
Irregular: No  
Facing: S  
Drv. Access: Asphalt  
Water Distance:  
Sewer Distance:  
Gas Distance:  
Usable Electric:  
Pressurized Irr.:  
Conn. Fees: Gas; Power; Sewer; Water  
Irrigation Co:  
Water: Stubbed  
Exterior Feat.:  
Irrigation:  
Land Use:  
Utilities: Power: Available; Gas: Stubbed; Sewer: Stubbed  
Zoning: Single-Family  
Possession: REC  
Terms: Cash; Conventional  
CCR: Yes  
Lot Facts: Fenced: Full; Terrain: Flat  
Pre-Market:  
Township:  
Range:  
Section:  
Section Desc.:  
Driving Dir:  
Remarks: This secluded lot sits on a DEAD END and it's ready for your dream home! AMAZING CENTRAL LOCATION! Be to I-15, I-215 or Bangerter Hwy in just minutes! Very close proximity to all shopping, eateries and IMC hospital. Lot sits off the street and down a private driveway, so children can play at ease with NO TRAFFIC. Walking distance to an awesome playground and park. Wide well shaped lot allows for three car garage plans or possibly a detached. Yard is already FENCED. Utilities are stubbed. Taylorsville offers affordable permits. Bring your own builder.  
Agt Remarks: Buyer will need to pay Taylorsville Bennion impact fees for sewer and water connections.  
HOA Remarks:  
Clos Remarks:  
Owner: On Record  
Owner Type: Property Owner  
Contact: Text Mollie  
L/Agent: Mollie Adams  
L/Office: RealtyONE Group Signature  
B/Agent: Lisa Romero  
B/Office: Equity Real Estate - Advantage  
Contact Type: Agent  
Email: mollie.realestate@live.com  
Email: lromero0825@gmail.com  
Ph 1: 801-301-1495  
Ph: 801-301-1495  
Ph: 801-208-3800  
Ph: 801-433-7775  
Ph: 801-545-7416  
Ph 2:  
Cell: 801-301-1495  
Fax: 801-208-3801  
Cell: 801-433-7775  
Fax:  
BAC: 3%  
Dual/Var: No  
Wthdrwn Dt:  
Off Mkt Dt:  
List Type: Exclusive Right to Sell (ERS)  
Exp Dt: 02/28/2020  
Comm Type: Net  
Jr High: Eisenhower  
Acre FT./Share: 0.00 |  
Dev. Spring: |







**ZONING ORDINANCE**

**CHAPTER 17.100**

**SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-8**

**SECTION:**

**17.100.010: Purpose**

**17.100.020: Permitted Uses**

**17.100.030: Conditional Uses**

**17.100.040: Lot Area**

**17.100.050: Lot Width**

**17.100.060: Lot Frontage**

**17.100.070: Prior Created Lots**

**17.100.080: Yard Requirements**

**17.100.090: Use Restrictions For Yard Areas**

**17.100.100: Yards To Be Unobstructed; Exceptions**

**17.100.110: Height Regulations**

**17.100.120: Private Satellite Antenna**

**17.100.130: Permissible Lot Coverage**

**17.100.010: PURPOSE:**

The Single-Family Low Density Residential Zone is established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots. (Ord. 07-30 § 2)

**17.100.020: PERMITTED USES:**

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-1-8 Zone:

Use No.	Use Classification
1111	Single-family dwelling, detached.
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
1210	Residential facility for elderly persons (see chapter 17.32 of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling). Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).
8156	Apiaries (includes all processes involved in honey production; noncommercial only).

C. Accessory uses, buildings and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses, buildings and structures include, without limitation, the following:

Accessory buildings and structures such as garages, carports, bathhouses, private greenhouses, gardening sheds, recreation rooms and similar buildings and structures which are customarily used in conjunction with the principal permitted use.

Home occupations, subject to the provisions of chapter 17.24 of this title.

Household pet as defined in this title and as allowed by law. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property.

Other structures such as private swimming pools, tennis courts, game courts and other similar private recreational facilities; and private satellite antennas.



Storage of materials which are to be used for construction of a building on the residential lot, and a contractor's temporary office, provided that such office is on the building site or immediately adjacent thereto, and provided further that unused materials and temporary office shall be removed within thirty (30) days after completion of construction.

Vegetable/flower gardens and noncommercial orchards which do not involve a structure or building. (Ord. 17-03: Ord. 16-39: Ord. 07-30 § 2)

**17.100.030: CONDITIONAL USES:**

The following uses and structures are permitted in the R-1-8 Zone only after a conditional use permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

<u>Use No.</u>	<u>Use Classification</u>
1112	Single-family dwellings - attached (in approved planned unit development only).
4711	Telephone exchange stations.
4712	Telephone relay towers, microwave or other.
4719	Other telephone communication.
4722	Telegraph transmitting and receiving stations (only).
4729	Other telegraph communications.
4732	Radio transmitting stations and relay towers.
4739	Other radio communication.
4742	Television transmitting stations and relay towers.
4749	Other television communication.
4790	Other communication.
4800	Utilities (except lines and rights of way).
6242	Cemeteries.
6720	Protective functions and related activities.
6811	Kindergarten schools.
6812	Elementary schools.
6813	Junior high schools.
6814	Senior high schools.
6815	Group educational home (preschool). (In single-family dwellings only in which at least 7 but not more than 12 children will be receiving instruction at any given time. There shall be no more than 8 sessions per week with each session lasting no more than 3 hours. No child shall attend more than 1 session per day.) Group instruction (in single-family dwellings only in which at least 9 but not more than 12 people will be receiving instruction).
6816	Denominational and sectarian schools.
6817	Schools for disabled.
6911	Churches, synagogues, temples and missions.
7111	Libraries.
7413	Tennis courts - public (as part of a public park only).
7420	Playgrounds and athletic areas (as part of a public park).
7432	Swimming pools - public (as part of a public park only).
7492	Picnicking areas - public (as part of a public park).
7600	Parks.

Accessory uses and buildings customarily incidental to the above. (Ord. 07-30 § 2)

**17.100.040: LOT AREA:**

The minimum lot area of any lot or parcel of land shall be eight thousand (8,000) square feet. (Ord. 07-30 § 2)

**17.100.050: LOT WIDTH:**

Measured at the twenty five foot (25') minimum front yard setback line, an interior lot must be at least eighty feet (80') wide, and a corner lot must be at least ninety feet (90') wide. (Ord. 07-30 § 2)

**17.100.060: LOT FRONTAGE:**

Each lot or parcel of land in the R-1-8 zone shall abut a public street for a minimum distance of forty feet (40') on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to city standards. Frontage on a street end which does not have a cul-de-sac improved to city standards shall not be counted in meeting this requirement. (Ord. 07-30 § 2)

**17.100.070: PRIOR CREATED LOTS:**

Lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the application of this zone shall not be denied a building permit solely for reason of nonconformance with the parcel requirements of this



chapter. (Ord. 07-30 § 2)

**17.100.080: YARD REQUIREMENTS:**

Residential building lots in this zone district shall meet the following minimum yard requirements:

- A. Front Yard: The minimum depth of the front yard shall be twenty five feet (25').
- B. Side Yard: The minimum depth of one of the side yards of a residential dwelling is eight feet (8'), and the total width of the two (2) required side yards shall be not less than twenty feet (20').
- C. Side Yard; Corner Lot: A corner lot side yard which is contiguous to a public or private street shall have a minimum depth of twenty feet (20'). The other side yard shall be at least eight feet (8') in depth.
- D. Rear Yard: The minimum depth of the rear yard shall be twenty five feet (25'). Single-family structures which existed prior to April 7, 1987, shall meet a fifteen foot (15') rear yard setback requirement. (Ord. 07-30 § 2)

**17.100.090: USE RESTRICTIONS FOR YARD AREAS:**

- A. Front Yard: A front yard may not be used for vehicle parking, except upon a paved driveway used for access to a garage or carport or which provides access to the rear yard. On a corner lot, the front setback line of the main dwelling shall meet the minimum front yard setback described in section 17.100.080 of this chapter. The side yard setback requirements for a corner lot may not be substituted for the front yard area required by this chapter.
- B. Corner Lot Side Yard: A corner lot side yard may not be used for vehicle parking, except upon a paved driveway which is used for access to a garage or carport.
- C. Location Criteria: Accessory buildings or structures may be located in a corner lot side yard subject to these criteria:
  - 1. An accessory building may be located in that portion of a corner lot side yard which could be enclosed by a six-foot (6') fence (referred herein as "6-foot fence line") as defined in chapter 17.64 of this title;
  - 2. An accessory building may not be located closer than one-foot (1') to the six-foot (6') fence line;
  - 3. The maximum height for the accessory building is determined according to the distance between the six-foot (6') fence line and the nearest point of the accessory building. The maximum height for an accessory building located at the closest allowable point (1 foot) from the six foot (6') fence line is eight feet (8'); the accessory building may be one foot (1') greater in height for each additional two feet (2') it is located nearer the dwelling, up to a maximum height of twelve feet (12'). Height is measured from ground to the peak, if any, of the roof of the accessory building;
  - 4. Garage buildings or any building or structure designed or intended to be used for motor vehicle parking or storage may not be located in a corner lot side yard area;
  - 5. An accessory building located in a corner lot side yard may not be located less than six feet (6') from the dwelling or less than ten feet (10') from a dwelling on an adjacent lot;
  - 6. Accessory buildings and structures may not cover more than twenty five percent (25%) of a corner lot side yard. This restriction may not be construed to modify the general coverage restriction described in section 17.100.130 of this chapter.
- D. Side Yard: When a side yard is used for access to a detached garage or carport to be used by one dwelling, that side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway.
- E. Rear Yard: An accessory building located in the rear yard must be located:
  - 1. Six feet (6') or more behind the dwelling; and
  - 2. Ten (10) or more feet from a dwelling on an adjacent lot; and
  - 3. At least one foot (1') from all property boundary lines.
- F. Side Yard Accessory Buildings: Such buildings and structures located in a side yard must comply with this chapter's setback requirements for dwellings and have adequate facilities for the discharge of all roof or other drainage onto the subject property and meet all city fire and building codes. Accessory buildings and structures shall be compatible with the exterior color and materials of the dwelling or shall utilize earthen tones.
- G. Height: An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.
- H. Area Of Accessory Buildings: Accessory buildings and structures may not cover more than twenty five percent (25%) of the rear yard area. This restriction may not be construed to modify the general coverage restriction described in section 17.100.130 of this chapter.
- I. Drainage: Runoff drainage from accessory buildings and structures may not be directed onto adjacent property without the permission of that property's owner.
- J. Compliance With Codes: Accessory buildings must meet all life safety and building codes.

K. Where Prohibited: Accessory buildings and structures are prohibited in a front yard. All accessory buildings and structures must be located in the side or rear yard.

L. Determination: The community & economic development director shall determine what constitutes an accessory use, building, or a structure as those terms are used in this title, and a person aggrieved by that determination may appeal to the appeal authority as provided by law.

M. Illumination: Illumination of accessory buildings and structures shall be directed down and away from adjoining residences.

(Ord. 19-38 § 2: Ord. 14-10: Ord. 07-30 § 2)

**17.100.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:**

The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet ( $2\frac{1}{2}$ ):

A. Cornices, eaves, sills, buttresses or other similar architectural features;

B. Fireplace structures and bays;

C. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height. (Ord. 07-30 § 2)

**17.100.110: HEIGHT REGULATIONS:**

No building shall be erected to a height greater than thirty five feet (35'), and no dwelling structure shall be erected to a height less than one story. However, in no event shall a dwelling structure exceed two and one-half ( $2\frac{1}{2}$ ) stories in height. Chimneys, flagpoles, church steeples and similar structures not used for human occupancy are excluded in determining height. Public and quasi-public buildings, when authorized, may be erected to a height greater than the height limit by conditional use permit. (Ord. 07-30 § 2)

**17.100.120: PRIVATE SATELLITE ANTENNA:**

Satellite antenna shall be set back from property lines as an accessory building. No antenna can exceed an overall diameter of twelve feet (12') or an overall height of fifteen feet (15') above existing grade. An antenna must be permanently ground mounted and no antenna may be installed on a portable or movable structure such as a trailer. (Ord. 07-30 § 2)

**17.100.130: PERMISSIBLE LOT COVERAGE:**

All buildings, including accessory buildings and structures, shall not cover more than thirty five percent (35%) of the area of the lot or parcel of land. (Ord. 07-30 § 2)

QUALIFICATIONS OF THE APPRAISER  
**PAUL W. THRONDSSEN, MAI**

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<u>Education:</u>	Bachelors of Science (Finance Major), University of Utah, 1974. Masters of Business Administration, University of Utah, 1976	
<u>Experience:</u>	Owner of Appraisal Group, LLC, Salt Lake City, Utah	
1993-present	Full time appraiser/consultant. Devoting 100% of time to commercial assignments in Utah and other Western States.	
1985-1993	Part owner of Appraisal Associates, Inc., Salt Lake City, Utah Full-time appraiser/consultant.	
1981-1985	Self-employed; appraiser/consultant with Appraisal Associates, Inc., Salt Lake City, Utah. Duties included both residential and commercial assignments. Managed residential staff from 1982 to 1985 while devoting nearly 100% of appraising to commercial assignments in Utah.	
1976-1981	Staff appraiser with Mulcock Appraising Company, Salt Lake City, Utah. Duties included residential assignments and construction inspections.	
1975-1976	Loan Officer & Branch Manager for Lomas and Nettleton, Salt Lake City, Utah. Office manager overseeing loan production.	
<u>Professional Courses:</u>	Intro to Appraising Real Estate Capitalization Theory & Techniques Valuation Analysis & Report Writing Industrial Valuation Adv. Sales Comparison & Cost Approach Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	Case Studies/Real Estate Valuation Standards of Professional Practice Highest & Best Use & Market Analysis Separating Real & Personal Property from Intangible Business Assets Litigation & Condemnation Appraising
<u>Seminars:</u>	Cash Equivalency & Creative Financing Value of Leased Fee & Leasehold Estates Highest & Best Use Computer Appraisal Applications Reviewing Appraisals Subdivision Analysis Feasibility Analysis & Highest & Best Use Environmental Risk & the Appraisal Process Special Purpose Properties Appraisal of Non-Conforming Properties Appraising Convenience Stores	Mortgage - Equity Analysis Developing Hotel/Motel Prop. Easement Valuation Bank Regulations and Appraisal American with Disabilities Act Data Confirmation/Verification Methods Understanding/Testing DCF Analysis Scope of Work Appraising Distressed Commercial Real Estate
<u>Memberships &amp; Affiliations:</u>	Appraisal Institute MAI Designation as of November 1984 (MAI #6981) Utah State Certified General Appraiser, No. 5451070-CG00, (expires 6/30/21) Arizona State Certified General Appraiser, No. 1012402, (expires 8/31/22) Associate Member of Salt Lake Board of Realtors	



## Livingston Property – Willow Grove Lane, Murray, UT

Appraisal Experience: Experienced in the appraisal of office buildings, shopping centers, industrial properties, apartments, hotels/motels, mini-warehouses, nursing homes, residential care facilities, commercial developments, residential subdivisions, partial interest, and raw land. Specializing in income-producing properties and project approvals.

Professional: Past President of Utah Chapter of the Appraisal Institute (1994). National Board of Examiners for Experience - Term 1986-1992. Member of Regional Ethics Panel. Past Chairman of Chapter Government Affairs Committee, Admissions Committee and Education Committee. Awarded Utah Chapter "Appraiser of the Year - 2004".

Past President and Chairman of the Board of Comp-U-Share, Inc. (Market data system; group of 18 appraisal offices), and past Chairman of Quality Control Committee.

President of Utah Association of Appraisers - 1996 to 1997 and 2002 to 2003

Experience Review Committee for Utah State Board of Appraisers – 1991 to 2008

Utah State Appraiser Licensing and Certification Board – Appointed to the Board by the Governor and served from 2008 to 2016, and was Vice-Chairman for two years.

Clients: (partial list)	JPMorgan Chase	First Utah Bank	Small Business Administration
	Brighton Bank	Bank of America	Zions First National Bank
	American First Credit Union	Amsource	Holladay Bank & Trust
	KeyBank	Woodbury Corp.	Roderick Enterprises
	Bank of Utah	Bank of American Fork	Kennecott Copper Corporation
	Holiday Oil Company	Utah First Credit Union	Granite School District
	S-DevCorp.	Jordan Credit Union	Utah Dept. of Transportation
	Boyer & Company	Salt Lake County	Bank of the West
	AEGON Realty Advisors	Salt Lake City RDA	Security National Financial
	State of Utah	Property Reserve Inc.	Mountain America Credit Union
	First National Bank of Layton	Suburban Land Reserve	Utah Transit Authority (UTA)
	Wells Fargo Bank	First Colony Commercial Mtg.	Mtn. West Small Business Fin.
	U.S. Bank	The Clawson Group	Hospital Corp of America (HCA)
	Church of Jesus Christ of Latter-day Saints	Allstate Appraisal	Heber Valley Bank
	Summit County	University Federal Credit Un.	Big "D" Construction
	Central Bank	US Air Force	Bonneville Real Estate Capital
	Home Savings	Farm Bureau Life	Western Capital Realty Advisors
	Cottonwood Heights City	Sandy City	Rocky Mountain Power
	Utah CDC	Housing Capital Company	Jordan School District
	Southwest Bank	Office of Property Rights	Bluffdale City
	Alpha Realty Advisors	Ombudsman	Wasatch Properties
	Bank of America	Banner Bank	Herriman City
	Granite Credit Union	Columbia Development	SuperSonic Car Wash

Other local real estate brokers, developers, and attorneys

References: Available upon request.

October 21, 2020

Mr. Trae Stokes, PE  
City Engineer  
4646 S. 500 West  
Murray, UT 84123  
Phone: (801) 270-2440



RE: Tripp Lane Residential Development – Murray, UT

The following is an evaluation of the impacts of the proposed 10 unit subdivision that will provide a connection between Willow Grove Lane and Tripp Lane in Murray, Utah. The location of the site and proposed site plan is shown in Figure 1.

The site is planned to include 10 single family residential units and is projected to generate 7 AM, 10 PM and 94 daily trips. The trip generation is shown in Table 1.

**Table 1: Site Trip Generation**

	Land Use	Size	Trip Rate	Total Trips	% In Trips	% Out Trips	In Trips	Out Trips
AM								
Single Family Home	210	10	0.74	7	25%	75%	2	5
PM								
Single Family Home	210	10	0.99	10	63%	37%	6	4
Daily								
Single Family Home	210	10	9.44	94				





A-TRANS TRANSPORTATION ENGINEERING  
P.O. BOX 621651, SLC, UT 84152  
Phone: 801-949-0348 Fax: 801-682-6252

Figure 1

Site Location and Site Plan



**Existing Condition:**

Traffic Counts were collected at Tripp Lane / 700 West on Tuesday January 23, 2018 during the AM (8:20 – 9:30) and MID (2:35 – 3:40) peak hour periods. Traffic Counts were collected at Normandy Oaks Circle / Greenoaks Drive and Greenoaks Drive / 700 West on Thursday September 17, 2020. January 2018, January 2020 and September 2020 traffic data at 5300 South / 700 West was pulled from UDOT's Automated Traffic Signal Performance Measures website to determine the variations in the area from 2018 to 2020 and from pre COVID – post COVID.

The following adjustments were made to the counts:

- The 2020 counts at Greenoaks Drive / 700 West were adjusted by a factor of 1.3 in the AM, 1.15 in the MID and 1.13 in the PM to provide volumes more similar to those in the beginning of 2020. The volumes were then balanced between the intersections.
- PM turning movements at Tripp Lane / 700 West were determined by using ITE trips rates assuming 18 homes (11 in and 7 out) are served along Tripp Lane and 40 homes (25 in and 15 out) are served along 5750 South.

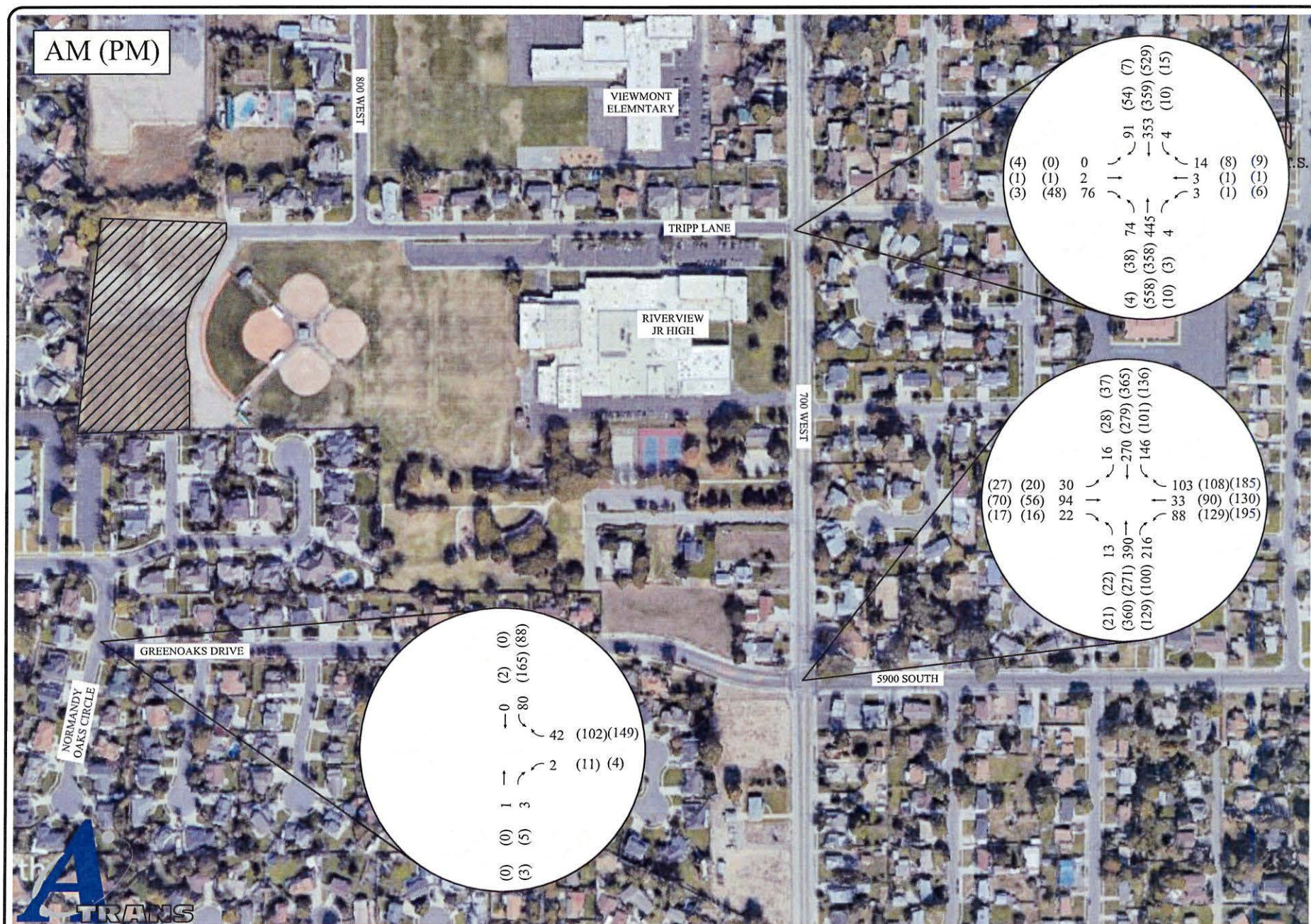
Existing Traffic Counts are shown in Figure 2.

Additional 2 directional 24 hour counts were performed on September 30 – October 1, 2020 along Tripp Lane and October 5 – October 6 along Greenoaks Drive. The 2 directional volume for each of the peak periods and the total volume for the 24 hour period are summarized in Table 2.

**Table 2: Summary of 24 Hour Counts**

	Tripp Lane		Greenoaks Drive	
Hourly Volumes				
	2-Directional Volume	% of Daily Total	2-Directional Volume	% of Daily Total
AM	218	29%	107	6%
MID	143	19%	146	8%
PM	60	8%	184	10%
Total Daily Traffic				
	Total Traffic	% of Total within the 3 Peak Periods	Total Traffic	% of Total within the 3 Peak Periods
Daily	740	57%	1872	23%







The 6<sup>th</sup> Edition Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 3 shows the LOS range by delay for unsignalized and signalized intersections and accesses. Table 4 shows the existing level of service analysis for the AM, Midday (MID), and PM peak period.

**Table 3: Intersection LOS-Delay Relationship**

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

**Table 4: Existing Intersection Delay**

700 West	EBL	EBTR	WBL	WBTR	NBL	NBTR	SBL	SBTR	INT
Tripp Lane	AM		14.7/B	18.5/C		9.2/A		8.3/A	3.0/A
	MID		11.9/B	13.5/B		8.5/A		8.2/A	1.3/A
	PM	25.5/D		22.3/C		8.8/A		8.9/A	0.6/A
Greenoaks Drive	AM	16.3/B	15.9/B	20.8/C	8.9/A	4.4/A	6.4/A	7.2/A	4.8/A
	MID	10.0/A	9.0/A	15.8/B	8.0/A	7.1/A	8.7/A	9.4/A	8.4/A
	PM	15.9/B	12.3/B	25.1/C	15.2/B	7.2/A	10.4/B	12.8/B	9.4/A

- The intersection of Tripp Lane / 700 West currently operates with a critical WBL of LOS C in the AM and LOS B in the MID with critical EBL of LOS D in the PM peak.
- The intersection of Greenoaks Drive / 700 West currently operates with overall LOS A in the AM and MID peaks and LOS B in the PM peak period. All movements are at LOS C or better.

#### **Evaluation of the Connection of Tripp Lane to Willow Grove Lane:**

To determine the traffic that will potentially utilize the new connection to Tripp Lane, counts collected at Normandy Oaks Circle / Greenoaks Drive were used to indicate the total trips leaving or entering the neighborhood (SBL and WBR) and headed toward the signal at 700 West / Greenoaks Drive. The percent of traffic headed north at the signal can then be applied to the traffic leaving the neighborhood to determine the volume of traffic that can utilize the new neighborhood connection route to Tripp Lane and will become new trips at the Tripp Lane / 700 West intersection (EBL and SBR). The traffic volumes determined through this evaluation are shown in Table 5. The neighborhood connection traffic is estimated at 24 AM, 35 MID and 57 PM peak hour trips.



**Table 5: Potential Neighborhood connection Traffic Analysis**

	AM	MID	PM
SBL @ Normandy Oaks Circle / Greenoaks Drive	80	65	88
WBR @ Normandy Oaks Circle / Greenoaks Drive	42	102	149
% North at Greenoaks Drive / 700 West	21%	21%	24%
Redistributed Traffic to EBL @ Tripp Lane / 700 West	16	14	21
Redistributed Traffic to SBR @ Tripp Lane / 700 West	8	21	36
Total Potential Neighborhood Connection Trips Along Tripp Lane	24	35	57

A travel time analysis was done to determine if the traffic headed to the north will utilize the new Tripp connection in the PM peak period or continue to use the signal to the south at Greenoaks Drive. From the site, the travel time is approximately 99 Seconds to reach 700 West via Greenoaks Drive (72 sec on roadways and 27 sec delay at signal). It takes approximately 43 seconds to travel to the intersection of Tripp Lane / 700 West from the site, implying that the delay for WBL at Tripp Lane can be up to 56 seconds before using the signal is a faster route. This delay threshold is met when an additional 50 WBL turns are added to the intersection of Tripp Lane / 700 West. The site is estimated to add 4 trips and the neighborhood connection traffic is estimated to add 21 trips. It is concluded that the site traffic and neighborhood connection traffic will utilize this connection in the PM peak period due to the lower travel time adding approximately 25 total new EB trips to this roadway.

The purpose of this analysis was to determine if it is faster for traffic from the existing neighborhoods to utilize this new route or if they would remain on the existing route to the signal. In summary, through the travel time analysis, it is conclude that the number of trips that are estimated to utilize the new connection will have a faster travel time with this new route than if they on the existing route to the signal. Therefore, it is assumed that the neighborhood traffic will utilized this new route in the PM peak period.

**Projected Traffic Along Tripp Lane:**

The total potential traffic along Tripp Lane is made up of the sum of existing traffic (24 hour counts), the site generated traffic and the potential neighborhood connection traffic with the connection to Willow Grove Lane. Table 6 shows the traffic volumes along Tripp Lane generated by the contributors and the net difference the site has along Tripp Lane.

**Table 6: Projected Traffic Along Tripp Lane**

Tripp Lane between 700 West and 800 West	AM		MID		PM		3 Peak Hours
	Eastbound	Westbound	Eastbound	Westbound	Eastbound	Westbound	Total
Existing Traffic	101	117	83	60	35	25	421
Neighborhood Connection Traffic	16	8	14	21	21	36	116
Site Traffic	5	2	4	6	4	6	27
Total	122	127	101	87	60	67	564
Existing Total	218		143		60		421
Future Total	249		188		127		564
% increase in traffic over the 3 time periods.							1.34

The estimated site traffic is adding 94 estimated daily trips to Tripp Lane at 800 West. It should be noted that left turn egress at Tripp Lane / 700 West is restricted in the AM and MID peak periods and therefore the Neighborhood Connection traffic is likely not to utilize the roadway during these peak times and therefore we have overestimated the impact in both these time periods.

The daily projected traffic on Willow Grove between Cherry Oaks and Tripp Lane is 298 AADT. The 24 hour counts show an AADT of 740 veh/day along Tripp Lane, east of 800 East. The site traffic and neighborhood connection are estimated to increase traffic by 34%. The projected AADT with this development is expected at 990 veh/day east of 800 West. This is an increase of 250 daily trips.

The signal at Greenoaks Drive operates at overall LOS B or better with all movements at LOS C or better and Tripp Lane operates at LOS D or better for side street egress. Based on the travel time analysis and the exiting LOS, it is expected that the signal at Greenoaks Drive and stop sign at Tripp Lane have enough capacity to handle the added site traffic in the area.

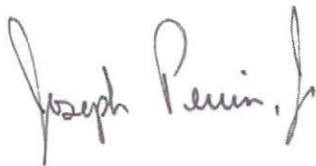
#### **Summary and Conclusion:**

The site is planned to include 10 residential units and provide a connection between Willow Grove Lane and Tripp Lane in Murray, Utah. The site will add 7 AM and 10 PM peak hour trips to the area and 94 daily trips. The intersections of Greenoaks Drive / 700 West and Tripp Lane / 700 West have enough capacity to accommodate the additional traffic projected by the site. The connection to Tripp Lane provided by the site will add neighborhood connection traffic along Tripp Lane from the neighborhoods to the south and west. This is estimated at 24 AM, 35 MID and 57 PM peak hour trips. While the PM peak will have the largest increase in traffic, the projected PM peak traffic is still less than half the traffic in the MID peak and less than a third of the traffic experienced in the AM peak period due to school related traffic. With the site and neighborhood connection traffic the projected daily AADT on Tripp Lane, east of 800 East, is estimated at approximately 990 vehicles per day.

With the eastbound left turn restriction at Tripp Lane / 700 West during school times, the traffic from the new development and neighborhood connection traffic will be discouraged during the congested periods. It should be noted that all the traffic using this new neighborhood connection would be neighborhood traffic and utilizing Tripp Lane and Willow Grove Extension in lieu of Greenoaks Drive. Therefore, this would not be considered "cut-through" traffic as this is simply providing an additional connection into the neighborhood to help better distribute traffic. From a traffic engineering aspect, this connection should be encouraged. In addition, it should be noted that the curvilinear nature of the Willow Grove extension will discourage any speeding concerns.

Please contact me with any questions.

Sincerely,  
**A-Trans Engineering**



Joseph Perrin, PhD, PE, PTOE  
Principal

P.O. Box 521651  
Salt Lake City, UT 84152  
(801) 949-0348 fax (801) 582-6252  
[atrans@comcast.net](mailto:atrans@comcast.net)

**Appendix**

Appendix A – Traffic Counts

Appendix B – Intersection Analysis





## **Appendix A    Traffic Counts**

Time Range	Volume Tripp EB	Volume Tripp WB	2 Directional Volume	Total Hourly Volume
Wed,09/30/2020				
[12:00 PM-12:15 PM]	2	6	8	20
[12:15 PM-12:30 PM]	3	4	7	23
[12:30 PM-12:45 PM]	2	4	6	27
[12:45 PM-01:00 PM]	1	1	2	23
[01:00 PM-01:15 PM]	4	1	5	20
[01:15 PM-01:30 PM]	1	4	5	18
[01:30 PM-01:45 PM]	4	4	8	20
[01:45 PM-02:00 PM]	5	5	10	28
[02:00 PM-02:15 PM]	18	11	29	52
[02:15 PM-02:30 PM]	17	15	32	79
[02:30 PM-02:45 PM]	41	30	71	142
[02:45 PM-03:00 PM]	7	4	11	143
[03:00 PM-03:15 PM]	2	1	3	117
[03:15 PM-03:30 PM]	1	0	1	86
[03:30 PM-03:45 PM]	3	1	4	19
[03:45 PM-04:00 PM]	6	4	10	18
[04:00 PM-04:15 PM]	4	2	6	21
[04:15 PM-04:30 PM]	3	2	5	25
[04:30 PM-04:45 PM]	5	5	10	31
[04:45 PM-05:00 PM]	5	4	9	30
[05:00 PM-05:15 PM]	2	1	3	27
[05:15 PM-05:30 PM]	9	5	14	36
[05:30 PM-05:45 PM]	14	11	25	51
[05:45 PM-06:00 PM]	10	8	18	60
[06:00 PM-06:15 PM]	5	5	10	67
[06:15 PM-06:30 PM]	3	1	4	57
[06:30 PM-06:45 PM]	5	1	6	38
[06:45 PM-07:00 PM]	7	4	11	31
[07:00 PM-07:15 PM]	3	7	10	31
[07:15 PM-07:30 PM]	1	6	7	34
[07:30 PM-07:45 PM]	7	8	15	43
[07:45 PM-08:00 PM]	9	4	13	45
[08:00 PM-08:15 PM]	11	6	17	52
[08:15 PM-08:30 PM]	17	6	23	68
[08:30 PM-08:45 PM]	6	7	13	66
[08:45 PM-09:00 PM]	1	0	1	54
[09:00 PM-09:15 PM]	2	2	4	41
[09:15 PM-09:30 PM]	2	1	3	21
[09:30 PM-09:45 PM]	0	0	0	8
[09:45 PM-10:00 PM]	0	0	0	7
[10:00 PM-10:15 PM]	3	0	3	6
[10:15 PM-10:30 PM]	0	0	0	3
[10:30 PM-10:45 PM]	1	1	2	5
[10:45 PM-11:00 PM]	1	0	1	6
[11:00 PM-11:15 PM]	0	0	0	3
[11:15 PM-11:30 PM]	0	0	0	3
[11:30 PM-11:45 PM]	1	0	1	2
[11:45 PM-12:00 AM]	2	0	2	3
[12:00 AM-12:15 AM]	1	0	1	4
[12:15 AM-12:30 AM]	0	0	0	4
[12:30 AM-12:45 AM]	0	0	0	3
[12:45 AM-01:00 AM]	0	0	0	1

[01:00 AM-01:15 AM]	0	0	0	0
[01:15 AM-01:30 AM]	0	0	0	0
[01:30 AM-01:45 AM]	0	0	0	0
[01:45 AM-02:00 AM]	0	0	0	0
[02:00 AM-02:15 AM]	0	0	0	0
[02:15 AM-02:30 AM]	0	0	0	0
[02:30 AM-02:45 AM]	0	0	0	0
[02:45 AM-03:00 AM]	0	0	0	0
[03:00 AM-03:15 AM]	0	0	0	0
[03:15 AM-03:30 AM]	0	0	0	0
[03:30 AM-03:45 AM]	0	0	0	0
[03:45 AM-04:00 AM]	0	0	0	0
[04:00 AM-04:15 AM]	0	0	0	0
[04:15 AM-04:30 AM]	0	0	0	0
[04:30 AM-04:45 AM]	0	0	0	0
[04:45 AM-05:00 AM]	0	0	0	0
[05:00 AM-05:15 AM]	0	0	0	0
[05:15 AM-05:30 AM]	0	0	0	0
[05:30 AM-05:45 AM]	0	0	0	0
[05:45 AM-06:00 AM]	0	0	0	0
[06:00 AM-06:15 AM]	0	0	0	0
[06:15 AM-06:30 AM]	0	0	0	0
[06:30 AM-06:45 AM]	0	0	0	0
[06:45 AM-07:00 AM]	1	0	1	1
[07:00 AM-07:15 AM]	2	2	4	5
[07:15 AM-07:30 AM]	2	0	2	7
[07:30 AM-07:45 AM]	3	1	4	11
[07:45 AM-08:00 AM]	3	0	3	13
[08:00 AM-08:15 AM]	16	10	26	35
[08:15 AM-08:30 AM]	56	79	135	168
[08:30 AM-08:45 AM]	26	27	53	217
[08:45 AM-09:00 AM]	3	1	4	218
[09:00 AM-09:15 AM]	15	7	22	214
[09:15 AM-09:30 AM]	2	2	4	83
[09:30 AM-09:45 AM]	2	0	2	32
[09:45 AM-10:00 AM]	1	1	2	30
[10:00 AM-10:15 AM]	2	2	4	12
[10:15 AM-10:30 AM]	1	0	1	9
[10:30 AM-10:45 AM]	0	4	4	11
[10:45 AM-11:00 AM]	4	2	6	15
[11:00 AM-11:15 AM]	2	0	2	13
[11:15 AM-11:30 AM]	3	1	4	16
[11:30 AM-11:45 AM]	2	0	2	14
[11:45 AM-12:00 PM]	5	1	6	14
	408	332	740	



Time Range	Volume	Volume		
Mon,10/05/2020	Greenoaks EB	Greenoaks WB	2 Directional Volume	Total Hourly Volume
[02:00 PM-02:15 PM]	16	11	27	109
[02:15 PM-02:30 PM]	23	22	45	127
[02:30 PM-02:45 PM]	16	12	28	125
[02:45 PM-03:00 PM]	20	26	46	146
[03:00 PM-03:15 PM]	12	22	34	153
[03:15 PM-03:30 PM]	17	18	35	143
[03:30 PM-03:45 PM]	17	19	36	151
[03:45 PM-04:00 PM]	15	19	34	139
[04:00 PM-04:15 PM]	14	19	33	138
[04:15 PM-04:30 PM]	21	19	40	143
[04:30 PM-04:45 PM]	22	21	43	150
[04:45 PM-05:00 PM]	12	21	33	149
[05:00 PM-05:15 PM]	12	38	50	166
[05:15 PM-05:30 PM]	18	12	30	156
[05:30 PM-05:45 PM]	16	42	58	171
[05:45 PM-06:00 PM]	14	32	46	184
[06:00 PM-06:15 PM]	19	33	52	186
[06:15 PM-06:30 PM]	14	25	39	195
[06:30 PM-06:45 PM]	25	23	48	185
[06:45 PM-07:00 PM]	16	27	43	182
[07:00 PM-07:15 PM]	17	19	36	166
[07:15 PM-07:30 PM]	8	19	27	154
[07:30 PM-07:45 PM]	9	23	32	138
[07:45 PM-08:00 PM]	20	14	34	129
[08:00 PM-08:15 PM]	16	16	32	125
[08:15 PM-08:30 PM]	8	20	28	126
[08:30 PM-08:45 PM]	7	7	14	108
[08:45 PM-09:00 PM]	15	18	33	107
[09:00 PM-09:15 PM]	10	11	21	96
[09:15 PM-09:30 PM]	4	11	15	83
[09:30 PM-09:45 PM]	4	9	13	82
[09:45 PM-10:00 PM]	4	6	10	59
[10:00 PM-10:15 PM]	4	10	14	52
[10:15 PM-10:30 PM]	1	5	6	43
[10:30 PM-10:45 PM]	2	4	6	36
[10:45 PM-11:00 PM]	2	7	9	35
[11:00 PM-11:15 PM]	1	2	3	24
[11:15 PM-11:30 PM]	2	1	3	21
[11:30 PM-11:45 PM]	4	4	8	23
[11:45 PM-12:00 AM]	0	2	2	16
[12:00 AM-12:15 AM]	0	2	2	15
[12:15 AM-12:30 AM]	0	3	3	15
[12:30 AM-12:45 AM]	2	4	6	13
[12:45 AM-01:00 AM]	0	0	0	11
[01:00 AM-01:15 AM]	0	1	1	10
[01:15 AM-01:30 AM]	0	1	1	8
[01:30 AM-01:45 AM]	0	0	0	2
[01:45 AM-02:00 AM]	0	2	2	4
[02:00 AM-02:15 AM]	0	2	2	5
[02:15 AM-02:30 AM]	0	1	1	5
[02:30 AM-02:45 AM]	0	0	0	5
[02:45 AM-03:00 AM]	0	0	0	3

[03:00 AM-03:15 AM]	0	0	0	1
[03:15 AM-03:30 AM]	0	0	0	0
[03:30 AM-03:45 AM]	0	1	1	1
[03:45 AM-04:00 AM]	0	0	0	1
[04:00 AM-04:15 AM]	0	0	0	1
[04:15 AM-04:30 AM]	1	1	2	3
[04:30 AM-04:45 AM]	1	0	1	3
[04:45 AM-05:00 AM]	0	0	0	3
[05:00 AM-05:15 AM]	0	0	0	3
[05:15 AM-05:30 AM]	2	0	2	3
[05:30 AM-05:45 AM]	3	1	4	6
[05:45 AM-06:00 AM]	2	0	2	8
[06:00 AM-06:15 AM]	1	0	1	9
[06:15 AM-06:30 AM]	3	1	4	11
[06:30 AM-06:45 AM]	3	0	3	10
[06:45 AM-07:00 AM]	6	3	9	17
[07:00 AM-07:15 AM]	7	2	9	25
[07:15 AM-07:30 AM]	12	4	16	37
[07:30 AM-07:45 AM]	6	4	10	44
[07:45 AM-08:00 AM]	14	2	16	51
[08:00 AM-08:15 AM]	21	7	28	70
[08:15 AM-08:30 AM]	24	7	31	85
[08:30 AM-08:45 AM]	20	7	27	102
[08:45 AM-09:00 AM]	16	5	21	107
[09:00 AM-09:15 AM]	27	24	51	130
[09:15 AM-09:30 AM]	15	10	25	124
[09:30 AM-09:45 AM]	16	3	19	116
[09:45 AM-10:00 AM]	13	11	24	119
[10:00 AM-10:15 AM]	17	6	23	91
[10:15 AM-10:30 AM]	16	10	26	92
[10:30 AM-10:45 AM]	8	8	16	89
[10:45 AM-11:00 AM]	10	13	23	88
[11:00 AM-11:15 AM]	14	15	29	94
[11:15 AM-11:30 AM]	12	10	22	90
[11:30 AM-11:45 AM]	13	7	20	94
[11:45 AM-12:00 PM]	6	10	16	87
[12:00 PM-12:15 PM]	15	11	26	84
[12:15 PM-12:30 PM]	18	25	43	105
[12:30 PM-12:45 PM]	12	20	32	117
[12:45 PM-01:00 PM]	4	8	12	113
[01:00 PM-01:15 PM]	16	16	32	119
[01:15 PM-01:30 PM]	8	19	27	103
[01:30 PM-01:45 PM]	14	16	30	101
[01:45 PM-02:00 PM]	10	15	25	114
	885	987	1872	

## AM PEAK HOUR VOLUMES

INTERSECTION: 700 West and 5900 South

Ped = 12

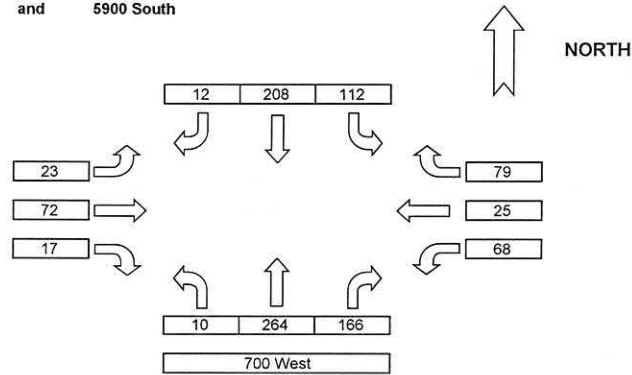
N-S STREET: 700 West  
E-W STREET: 5900 South

PK HR VOLUME:	1,056
PHF:	0.75
PEAK HOUR:	
FROM:	TO:
7:40 AM	8:40 AM

COUNT DATE: September 17, 2020  
Day of the Week: Thursday  
NOTES:

COUNT TIME:  
FROM: 7:00 AM  
TO: 9:00 AM

5900 South



### AM Traffic

COUNT DATA INPUT:

Name: Bethea

Name: Bethea

Name: Bethea

Name: Bethea

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
7:00 AM	7:05 AM	0	14	2	0	2	1	10	6	1	3	3	3	45	135	0	0
7:05 AM	7:10 AM	0	17	9	0	7	1	4	6	2	1	0	4	51	151	0	0
7:10 AM	7:15 AM	1	13	7	0	1	0	4	10	0	3	0	0	39	163	1	0
7:15 AM	7:20 AM	0	20	8	2	5	0	6	11	0	2	1	6	61	192	0	0
7:20 AM	7:25 AM	1	21	6	1	9	0	3	8	0	3	2	9	63	196	1	0
7:25 AM	7:30 AM	0	16	14	1	2	0	10	13	0	3	1	8	68	211	0	0
7:30 AM	7:35 AM	1	24	15	0	4	1	8	5	0	1	3	3	65	244	0	0
7:35 AM	7:40 AM	0	22	15	1	8	1	9	11	0	4	2	5	78	304	1	1
7:40 AM	7:45 AM	2	30	19	3	7	1	7	14	0	7	5	6	101	353	4	2
7:45 AM	7:50 AM	0	45	20	5	10	0	16	17	3	4	1	4	125	345	1	1
7:50 AM	7:55 AM	1	30	16	3	4	1	18	36	1	4	3	10	127	284	0	0
7:55 AM	8:00 AM	1	23	16	0	6	1	11	20	2	3	0	10	93	221	0	1
8:00 AM	8:05 AM	0	13	14	1	9	2	5	5	0	7	1	7	64	194	0	0
8:05 AM	8:10 AM	0	17	17	0	4	0	8	10	0	6	0	2	64	207	0	0
8:10 AM	8:15 AM	0	11	5	1	12	3	6	12	1	5	2	8	66	220	0	0
8:15 AM	8:20 AM	1	17	16	2	5	1	9	15	0	6	0	5	77	246	2	0
8:20 AM	8:25 AM	3	20	9	0	2	2	10	18	0	5	1	7	77	257	0	0
8:25 AM	8:30 AM	1	18	11	1	7	4	9	24	2	6	2	7	92	262	0	0
8:30 AM	8:35 AM	1	23	12	5	2	1	6	17	2	7	6	6	88	232	0	0
8:35 AM	8:40 AM	0	17	11	2	4	1	7	20	1	8	4	7	82	218	1	0
8:40 AM	8:45 AM	1	13	4	0	6	1	7	17	0	4	3	6	62	195	0	0
8:45 AM	8:50 AM	0	22	14	1	9	2	8	11	0	4	0	3	74	199	0	0
8:50 AM	8:55 AM	1	21	11	0	5	2	3	5	0	5	4	2	59	125	1	0
8:55 AM	9:00 AM	0	19	9	1	3	0	7	14	1	3	3	6	66	66	0	1



# MID PEAK HOUR VOLUMES

INTERSECTION: 700 West and 5900 South

Ped = 44

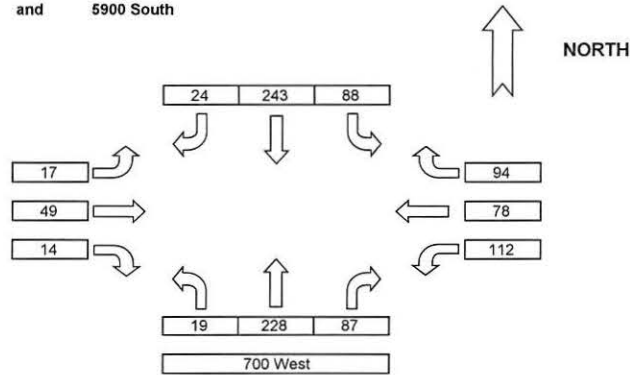
N-S STREET: 700 West  
E-W STREET: 5900 South

PK HR VOLUME:	1,053
PHF:	0.83
PEAK HOUR:	
FROM:	TO:
2:00 PM	3:00 PM

COUNT DATE: September 17, 2020  
Day of the Week: Thursday  
NOTES:

COUNT TIME:  
FROM: 2:00 PM  
TO: 4:00 PM

5900 South



## AM Traffic

COUNT DATA INPUT:

Name: Julie

Name: Julie

Name: Julie

Name: Julie

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
2:00 PM	2:05 PM	1	13	6	1	8	0	9	18	0	3	4	5	68	232	0	1
2:05 PM	2:10 PM	0	15	4	1	3	1	5	14	2	10	6	13	74	269	1	4
2:10 PM	2:15 PM	0	18	7	3	3	0	7	22	2	9	11	8	90	288	0	6
2:15 PM	2:20 PM	2	21	6	0	7	0	11	23	5	11	10	9	105	269	2	5
2:20 PM	2:25 PM	3	16	6	1	2	1	9	25	0	19	5	6	93	236	1	15
2:25 PM	2:30 PM	4	7	2	2	5	3	9	17	1	5	4	12	71	228	2	1
2:30 PM	2:35 PM	3	20	10	2	2	0	3	12	1	9	4	6	72	261	0	3
2:35 PM	2:40 PM	2	24	5	0	2	2	9	16	0	11	3	11	85	276	0	0
2:40 PM	2:45 PM	1	24	8	1	5	3	5	32	2	11	7	5	104	319	0	0
2:45 PM	2:50 PM	0	25	9	4	7	0	3	14	2	5	11	7	87	291	0	0
2:50 PM	2:55 PM	2	32	20	2	2	2	11	34	3	9	6	5	128	255	0	2
2:55 PM	3:00 PM	1	13	4	0	3	2	7	16	6	10	7	7	76	193	1	0
3:00 PM	3:05 PM	2	6	2	2	3	3	1	13	2	4	4	9	51	190	0	0
3:05 PM	3:10 PM	2	12	9	1	3	0	3	18	1	4	2	11	66	215	0	0
3:10 PM	3:15 PM	0	13	5	1	3	1	11	17	0	12	3	7	73	228	0	0
3:15 PM	3:20 PM	0	16	5	0	8	2	4	18	1	8	5	9	76	229	0	0
3:20 PM	3:25 PM	1	30	3	1	1	1	10	13	4	7	3	5	79	221	0	0
3:25 PM	3:30 PM	0	14	10	2	3	0	4	24	2	7	2	6	74	242	0	0
3:30 PM	3:35 PM	1	25	5	2	3	0	3	13	0	6	5	5	68	261	0	0
3:35 PM	3:40 PM	0	21	5	0	4	2	13	23	5	11	8	8	100	280	0	3
3:40 PM	3:45 PM	0	14	9	1	3	3	5	17	2	17	8	14	93	285	0	0
3:45 PM	3:50 PM	1	22	6	2	5	4	4	25	0	7	4	7	87	294	0	0
3:50 PM	3:55 PM	4	32	2	4	3	1	6	21	3	13	5	11	105	207	0	0
3:55 PM	4:00 PM	3	25	7	1	2	2	14	26	1	11	2	8	102	102	0	0

## PM PEAK HOUR VOLUMES

INTERSECTION: 700 West and 5900 South

Ped = 5

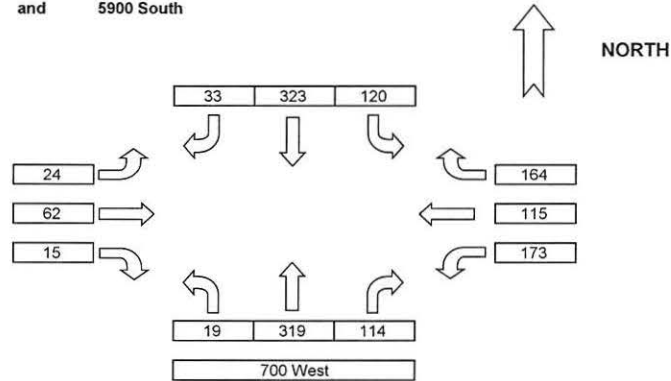
N-S STREET: 700 West  
E-W STREET: 5900 South

PK HR VOLUME:	1,481
PHF:	0.87
PEAK HOUR:	
FROM: TO:	
4:35 PM 5:35 PM	

COUNT DATE: September 17, 2020  
Day of the Week: Thursday  
NOTES:

COUNT TIME:  
FROM: 4:00 PM  
TO: 6:00 PM

5900 South



### PM Traffic

COUNT DATA INPUT:

COUNT DATA INPUT:		Name: Bethea			Name: Bethea			Name: Bethea			Name: Bethea			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND					E/W	N/S
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR				
4:00 PM	4:05 PM	2	16	10	1	3	1	11	18	0	9	2	6	79	277	0	0
4:05 PM	4:10 PM	0	15	8	0	5	1	7	24	3	11	4	13	91	295	0	0
4:10 PM	4:15 PM	1	24	4	1	4	2	5	31	0	11	7	17	107	303	1	0
4:15 PM	4:20 PM	1	26	6	2	4	1	3	18	3	12	8	13	97	289	0	0
4:20 PM	4:25 PM	2	21	7	0	4	1	11	24	0	11	7	11	99	304	0	0
4:25 PM	4:30 PM	1	20	3	1	2	0	2	30	4	15	6	9	93	321	0	0
4:30 PM	4:35 PM	2	24	7	1	3	0	9	33	1	16	8	8	112	345	0	0
4:35 PM	4:40 PM	2	21	15	1	3	2	12	27	2	14	10	7	116	336	0	0
4:40 PM	4:45 PM	1	29	10	2	7	2	5	24	2	12	11	12	117	319	0	0
4:45 PM	4:50 PM	1	23	11	1	5	0	10	20	1	13	6	12	103	303	0	0
4:50 PM	4:55 PM	2	27	6	2	3	0	6	17	4	20	6	6	99	308	0	0
4:55 PM	5:00 PM	1	18	10	1	1	0	11	28	3	12	4	12	101	337	0	0
5:00 PM	5:05 PM	2	27	8	2	4	1	11	27	2	15	5	4	108	376	0	0
5:05 PM	5:10 PM	1	38	12	3	5	2	6	26	2	16	6	11	128	412	0	0
5:10 PM	5:15 PM	1	30	10	1	7	2	15	25	5	13	15	16	140	417	0	0
5:15 PM	5:20 PM	2	25	6	0	9	1	8	37	4	9	11	32	144	424	0	0
5:20 PM	5:25 PM	3	23	5	5	6	3	17	29	4	14	12	12	133	425	0	0
5:25 PM	5:30 PM	1	33	9	1	6	1	11	35	2	18	16	14	147	396	0	1
5:30 PM	5:35 PM	2	25	12	5	6	1	8	28	2	17	13	26	145	348	4	0
5:35 PM	5:40 PM	0	21	5	2	6	2	10	35	1	7	8	7	104	314	0	0
5:40 PM	5:45 PM	0	24	4	3	4	2	9	18	3	12	6	14	99	322	0	0
5:45 PM	5:50 PM	4	23	5	2	5	0	10	29	5	9	6	13	111	332	0	0
5:50 PM	5:55 PM	0	30	9	2	6	2	8	32	4	6	6	7	112	221	0	0
5:55 PM	6:00 PM	1	19	9	1	8	0	10	29	2	9	8	13	109	109	0	0

## AM PEAK HOUR VOLUMES

INTERSECTION: Normandy Oaks Cir and 5900 South

Ped = 4

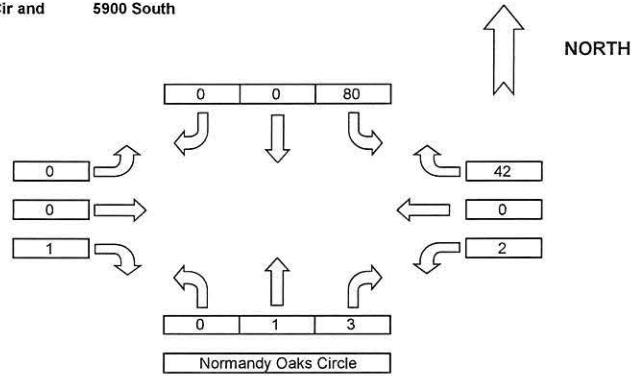
N-S STREET: Normandy Oaks Circle  
E-W STREET: 5900 South

PK HR VOLUME:	129
PHF:	0.83
PEAK HOUR:	
FROM: 7:30 AM	TO: 8:30 AM

COUNT DATE: September 17, 2020  
Day of the Week: Thursday  
NOTES:

COUNT TIME:  
FROM: 7:00 AM  
TO: 9:00 AM

5900 South



### AM Traffic

COUNT DATA INPUT:

Name: Kory

Name: Kory

Name: Kory

Name: Kory

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
7:00 AM	7:05 AM	0	0	0	0	0	1	1	0	0	0	1	1	4	23	0	0
7:05 AM	7:10 AM	0	0	1	0	0	0	3	1	0	0	0	1	6	25	0	0
7:10 AM	7:15 AM	0	0	1	0	0	0	10	0	0	1	0	1	13	26	0	0
7:15 AM	7:20 AM	0	0	1	0	0	0	2	0	0	1	0	2	6	19	0	0
7:20 AM	7:25 AM	0	0	0	0	0	0	6	1	0	0	0	0	7	22	0	0
7:25 AM	7:30 AM	0	0	0	0	0	0	4	0	0	0	0	2	6	33	0	0
7:30 AM	7:35 AM	0	0	0	0	0	0	4	0	0	0	0	5	9	38	0	0
7:35 AM	7:40 AM	0	0	1	0	0	1	10	0	0	0	0	6	18	39	0	1
7:40 AM	7:45 AM	0	0	0	0	0	0	9	0	0	0	0	2	11	32	0	0
7:45 AM	7:50 AM	0	0	0	0	0	0	6	0	0	0	0	4	10	26	0	0
7:50 AM	7:55 AM	0	0	1	0	0	0	6	0	0	0	0	4	11	24	0	0
7:55 AM	8:00 AM	0	0	0	0	0	0	5	0	0	0	0	0	5	27	0	1
8:00 AM	8:05 AM	0	0	0	0	0	0	8	0	0	0	0	0	8	31	0	1
8:05 AM	8:10 AM	0	0	0	0	0	0	10	0	0	1	0	3	14	30	0	1
8:10 AM	8:15 AM	0	0	0	0	0	0	3	0	0	0	0	6	9	30	0	0
8:15 AM	8:20 AM	0	1	0	0	0	0	5	0	0	0	0	1	7	34	0	0
8:20 AM	8:25 AM	0	0	0	0	0	0	8	0	0	0	0	6	14	36	0	0
8:25 AM	8:30 AM	0	0	1	0	0	0	6	0	0	1	0	5	13	37	0	0
8:30 AM	8:35 AM	0	0	0	0	0	0	3	0	0	0	0	6	9	30	0	0
8:35 AM	8:40 AM	0	0	0	0	0	0	11	0	0	0	0	4	15	25	0	1
8:40 AM	8:45 AM	0	0	0	0	0	0	5	0	0	0	0	1	6	12	0	1
8:45 AM	8:50 AM	0	0	0	0	0	0	2	0	0	0	0	2	4	14	0	0
8:50 AM	8:55 AM	0	0	0	0	0	0	0	0	0	0	0	2	2	10	0	0
8:55 AM	9:00 AM	0	0	0	0	0	0	5	0	0	0	0	3	8	8	0	0



## MID PEAK HOUR VOLUMES

INTERSECTION: Normandy Oaks Cir and 5900 South

Ped = 1

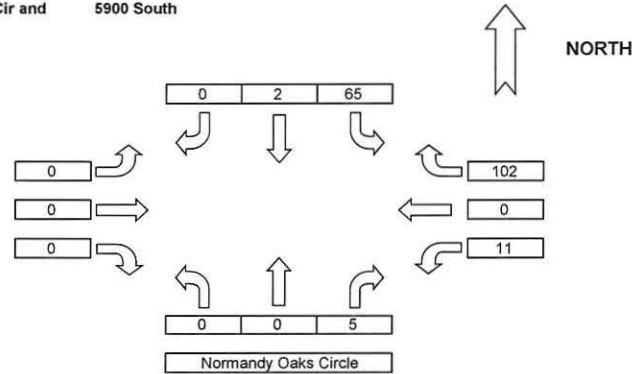
N-S STREET: Normandy Oaks Circle  
E-W STREET: 5900 South

PK HR VOLUME:	185
PHF:	0.87
PEAK HOUR:	
FROM:	TO:
2:10 PM	3:10 PM

COUNT DATE: September 17, 2020  
Day of the Week: Thursday  
NOTES:

COUNT TIME:  
FROM: 2:00 PM  
TO: 4:00 PM

5900 South



### AM Traffic

COUNT DATA INPUT:

Name: Kim V.

Name: Kim V.

Name: Kim V.

Name: Kim V.

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
2:00 PM	2:05 PM	0	0	0	0	0	0	9	0	0	1	0	5	15	51	0	0
2:05 PM	2:10 PM	0	0	0	0	0	0	3	1	0	0	0	8	12	52	0	0
2:10 PM	2:15 PM	0	0	0	0	0	0	5	0	0	2	0	17	24	53	0	0
2:15 PM	2:20 PM	0	0	0	0	0	0	4	0	0	1	0	11	16	43	0	0
2:20 PM	2:25 PM	0	0	0	0	0	0	5	0	0	0	0	8	13	40	0	0
2:25 PM	2:30 PM	0	0	0	0	0	0	5	1	0	0	0	8	14	41	0	0
2:30 PM	2:35 PM	0	0	1	0	0	0	5	1	0	0	0	6	13	38	0	0
2:35 PM	2:40 PM	0	0	0	0	0	0	8	0	0	0	0	6	14	40	0	0
2:40 PM	2:45 PM	0	0	1	0	0	0	6	0	0	0	0	4	11	39	0	0
2:45 PM	2:50 PM	0	0	0	0	0	0	5	0	0	1	0	9	15	47	0	0
2:50 PM	2:55 PM	0	0	0	0	0	0	2	0	0	0	0	11	13	50	0	0
2:55 PM	3:00 PM	0	0	0	0	0	0	10	0	0	2	0	7	19	52	0	0
3:00 PM	3:05 PM	0	0	2	0	0	0	4	0	0	2	0	10	18	42	0	1
3:05 PM	3:10 PM	0	0	1	0	0	0	6	0	0	3	0	5	15	35	0	0
3:10 PM	3:15 PM	0	0	2	0	0	0	1	1	0	0	0	5	9	30	0	0
3:15 PM	3:20 PM	0	0	0	0	0	0	7	0	0	0	0	4	11	29	0	0
3:20 PM	3:25 PM	0	0	0	0	0	0	3	0	0	0	0	7	10	28	0	0
3:25 PM	3:30 PM	0	0	2	0	0	0	3	0	0	0	0	3	8	41	0	0
3:30 PM	3:35 PM	0	0	0	0	0	0	5	0	0	0	0	5	10	44	0	0
3:35 PM	3:40 PM	0	0	0	0	0	0	8	0	0	1	0	14	23	55	0	0
3:40 PM	3:45 PM	0	0	0	0	0	0	3	1	0	1	0	6	11	42	0	0
3:45 PM	3:50 PM	0	1	2	0	0	0	10	0	0	1	0	7	21	45	0	0
3:50 PM	3:55 PM	0	0	1	0	0	0	2	0	0	0	0	7	10	24	0	0
3:55 PM	4:00 PM	0	0	1	0	0	0	6	0	0	0	0	7	14	14	0	0

## PM PEAK HOUR VOLUMES

INTERSECTION: Normandy Oaks Cir and 5900 South

Ped =3

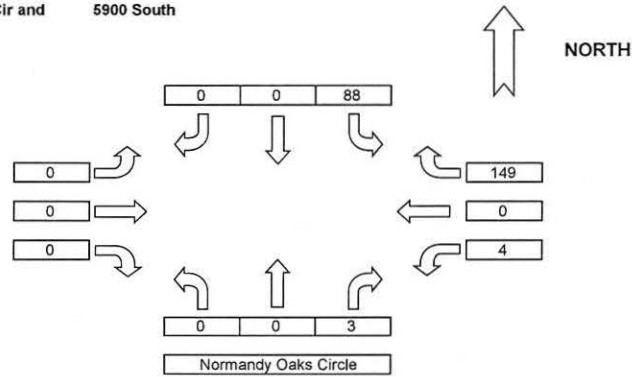
N-S STREET: Normandy Oaks Circle  
E-W STREET: 5900 South

PK HR VOLUME:	244
PHF:	0.78
PEAK HOUR:	
FROM:	TO:
5:00 PM	6:00 PM

COUNT DATE: September 17, 2020  
Day of the Week: Thursday  
NOTES:

COUNT TIME:  
FROM: 4:00 PM  
TO: 6:00 PM

5900 South



### PM Traffic

COUNT DATA INPUT:

Name: Tina

Name: Tina

Name: Tina

Name: Tina

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5' VOLUMES	TOTAL 15' VOLUMES	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR			E/W	N/S
4:00 PM	4:05 PM	0	0	0	0	0	0	9	0	0	0	0	11	20	41	0	0
4:05 PM	4:10 PM	0	0	0	0	0	0	4	0	0	0	0	6	10	34	0	0
4:10 PM	4:15 PM	0	0	0	0	0	0	5	0	0	0	0	6	11	34	0	0
4:15 PM	4:20 PM	0	0	1	0	0	0	3	0	0	0	0	9	13	35	0	0
4:20 PM	4:25 PM	0	0	0	0	0	0	3	1	0	0	0	6	10	32	0	0
4:25 PM	4:30 PM	0	0	0	0	0	0	3	0	0	0	0	9	12	47	0	0
4:30 PM	4:35 PM	0	0	0	0	1	0	2	0	0	0	0	7	10	40	0	0
4:35 PM	4:40 PM	0	0	0	0	0	0	7	0	0	0	0	18	25	40	0	1
4:40 PM	4:45 PM	0	0	0	0	0	0	2	0	0	0	0	3	5	23	0	0
4:45 PM	4:50 PM	0	0	0	0	0	0	3	0	0	0	0	7	10	30	0	0
4:50 PM	4:55 PM	0	0	0	0	0	0	2	0	0	0	0	6	8	43	0	0
4:55 PM	5:00 PM	0	0	1	0	0	0	6	1	0	0	0	4	12	56	0	0
5:00 PM	5:05 PM	0	0	1	0	0	0	11	0	0	0	0	11	23	69	0	0
5:05 PM	5:10 PM	0	0	0	0	0	0	7	0	0	1	0	13	21	75	0	0
5:10 PM	5:15 PM	0	0	0	0	0	0	8	0	0	0	0	17	25	75	0	0
5:15 PM	5:20 PM	0	0	0	0	0	0	12	0	0	0	0	17	29	78	0	0
5:20 PM	5:25 PM	0	0	0	0	0	0	4	0	0	1	0	16	21	68	0	0
5:25 PM	5:30 PM	0	0	0	0	0	0	7	0	0	0	0	21	28	58	0	1
5:30 PM	5:35 PM	0	0	1	0	0	0	7	0	0	0	0	11	19	49	0	0
5:35 PM	5:40 PM	0	0	0	0	0	0	5	0	0	0	0	6	11	47	1	1
5:40 PM	5:45 PM	0	0	1	0	0	0	4	0	0	0	0	14	19	54	0	0
5:45 PM	5:50 PM	0	0	0	0	0	0	7	0	0	0	0	10	17	48	0	0
5:50 PM	5:55 PM	0	0	0	0	0	0	9	0	0	2	0	7	18	31	0	0
5:55 PM	6:00 PM	0	0	0	0	0	0	7	0	0	0	0	6	13	13	0	0

## AM PEAK HOUR VOLUMES

**INTERSECTION:** 700 West and Tripp Lane

Ped = 29

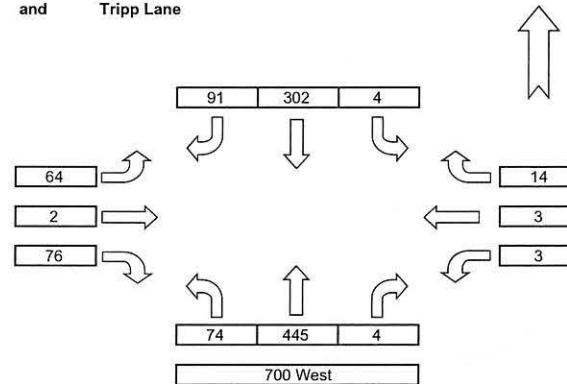
N-S STREET: 700 West  
E-W STREET: Tripp Lane

COUNT DATE: **January 23, 2018**  
Day of the Week: **Tuesday**  
NOTES:

COUNT TIME:  
FROM: 8:20 AM  
TO: 9:30 AM

PK HR VOLUME:	1,082
PHF:	0.76
PEAK HOUR:	
FROM:	TO:
8:20 AM	9:20 AM

Tripp Lane



NORTH

No flags were used in the AM

### AM Traffic

COUNT DATA INPUT:

Name: Lori

Name: Lori

Name: Lori

Name: Lori

[illegible]



**INTERSECTION:** 700 West and Tripp Lane

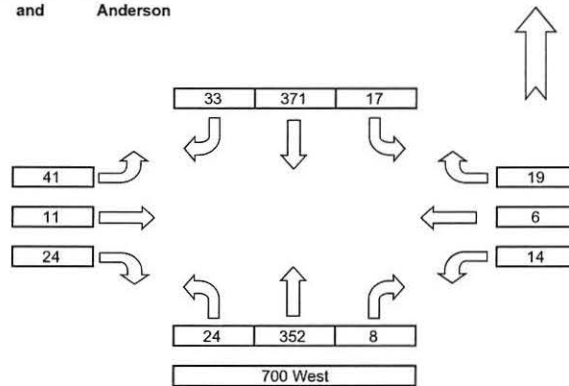
[illegible]

**INTERSECTION:** 700 West and Anderson

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN		
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S	
8:20 AM	8:25 AM	0	30	4	4	1	1	0	28	1	0	1	0	70		276	1	1
8:25 AM	8:30 AM	0	38	4	1	0	1	2	46	0	1	0	2	95		314	0	1
8:30 AM	8:35 AM	2	49	7	2	2	1	3	41	2	2	0	0	111		310	5	1
8:35 AM	8:40 AM	1	47	7	8	2	1	3	34	1	0	0	4	108		274	0	1
8:40 AM	8:45 AM	3	42	7	4	2	1	4	25	1	0	2	0	91		264	0	2
8:45 AM	8:50 AM	2	39	0	2	0	0	1	27	2	1	0	1	75		246	1	1
8:50 AM	8:55 AM	3	43	3	5	0	3	2	31	7	0	0	1	98		265	1	1
8:55 AM	9:00 AM	4	26	5	2	1	4	0	18	11	0	0	2	73		278	2	4
9:00 AM	9:05 AM	4	36	1	8	2	4	1	24	10	0	2	2	94		299	13	9
9:05 AM	9:10 AM	8	42	3	13	1	6	1	18	13	0	4	2	111		299	20	7
9:10 AM	9:15 AM	5	38	2	13	1	5	3	16	5	1	0	5	94		279	5	5
9:15 AM	9:20 AM	2	27	4	7	5	8	1	31	4	0	1	4	94		263	5	0
9:20 AM	9:25 AM	0	32	3	2	5	4	0	41	0	2	1	1	91		169	0	0
9:25 AM	9:30 AM	0	32	3	0	0	3	1	38	1	0	0	0	78		78	0	0
9:30 AM	9:35 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
9:35 AM	9:40 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
9:40 AM	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
9:45 AM	9:50 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
9:50 AM	9:55 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
9:55 AM	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
10:00 AM	10:05 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
10:05 AM	10:10 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
10:10 AM	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
10:15 AM	10:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0

**INTERSECTION:** 700 West and Anderson

Anderson



Crossing guard stopped traffic  
34 times

## COUNT DATA INPUT:

Name: Jen

[illegible]



Ped = 7

NORTH

PK HR VOLUME:	959
PHF:	0.84
PEAK HOUR:	
FROM:	TO:
8:20 AM	9:20 AM

5640 South

Diagram illustrating the intersection of 5640 South and 700 West. The diagram shows traffic flow and vehicle counts for each direction.

**Northbound (5640 South):** 21, 361, 0

**Southbound (5640 South):** 60, 0, 35

**Eastbound (700 West):** 11, 471, 0

**Westbound (700 West):** 0, 0, 0

## COUNT DATA INPUT:

Name: Lacie                  Name: Lacie                  Name: Lacie                  Name: Lacie

[illegible]

Ped = 118

NORTH

5640 South

and 5640 South

Diagram illustrating the intersection of 5640 South and 700 West. The intersection is a T-junction where 5640 South (a vertical road) meets 700 West (a horizontal road). The diagram shows traffic flow with arrows and vehicle counts in each direction.

**Northbound (5640 South):**

- Left Lane: 24 vehicles
- Middle Lane: 373 vehicles
- Right Lane: 8 vehicles

**Southbound (5640 South):**

- Left Lane: 30 vehicles
- Middle Lane: 1 vehicle
- Right Lane: 20 vehicles

**Westbound (700 West):**

- Left Lane: 17 vehicles
- Middle Lane: 369 vehicles
- Right Lane: 2 vehicles

**Eastbound (700 West):**

- Left Lane: 3 vehicles
- Middle Lane: 2 vehicles
- Right Lane: 2 vehicles

## COUNT DATA INPUT:

Name: Julie

[illegible]

## Count Summary

		AM											
		NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR
Tripp Lane	Peak 15 Minutes	31	100	1	29	1	36	1	67	58	1	1	6
	Peak Hour	74	445	4	64	2	76	4	302	91	3	3	14
	Peak Hour Factor	0.60	1.11	1.00	0.55	0.50	0.53	1.00	1.13	0.39	0.75	0.75	0.58
Anderson Ave	Peak 15 Minutes	3	134	18	11	4	3	8	121	3	3	1	6
	Peak Hour	34	459	46	67	21	38	21	352	56	7	10	24
	Peak Hour Factor	2.83	0.86	0.64	1.52	1.31	3.17	0.66	0.73	4.67	0.58	2.50	1.00
5640 South	Peak 15 Minutes	2	122	0	26	0	12	0	105	3	0	0	0
	Peak Hour	11	471	0	60	0	35	0	361	21	0	0	0
	Peak Hour Factor	1.38	0.97	#DIV/0!	0.58	#DIV/0!	0.73	#DIV/0!	0.86	1.75	#DIV/0!	#DIV/0!	#DIV/0!
		PM											
		NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR
Tripp Lane	Peak 15 Minutes	13	96	1	10	1	21	6	75	21	1	1	1
	Peak Hour	38	358	3	39	1	48	10	352	54	1	1	8
	Peak Hour Factor	0.73	0.93	0.75	0.98	0.25	0.57	0.42	1.17	0.64	0.25	0.25	2.00
Anderson Ave	Peak 15 Minutes	3	97	2	32	7	17	5	107	3	4	1	3
	Peak Hour	24	352	8	41	11	24	17	371	33	14	6	19
	Peak Hour Factor	2.00	0.91	1.00	0.32	0.39	0.35	0.85	0.87	2.75	0.88	1.50	1.58
5640 South	Peak 15 Minutes	5	117	0	8	1	5	4	116	7	0	1	0
	Peak Hour	17	369	2	30	1	20	8	373	24	2	2	3
	Peak Hour Factor	0.85	0.79	#DIV/0!	0.94	0.25	1.00	0.50	0.80	0.86	#DIV/0!	0.50	#DIV/0!



	23-Jan-18			23-Jan-19			17-Sep-20		
	AM	MID	PM	AM	MID	PM	AM	MID	PM
Northbound	400	513	542	406	429	497	353	490	508
Southbound	341	542	765	357	475	704	256	384	568
Eastbound	1202	991	977	1339	926	967	882	730	852
Westbouond	424	1100	1443	545	903	1392	524	1056	1335
Intersection	2367	3146	3727	2647	2733	3560	2015	2660	3263
	1/23/2020 / 1/23/2018			9/17/2020 / 1/23/2018			9/17/2020 / 1/23/2020		
Northbound	102%	84%	92%	88%	96%	94%	87%	114%	102%
Southbound	105%	88%	92%	75%	71%	74%	72%	81%	81%
Eastbound	111%	93%	99%	73%	74%	87%	66%	79%	88%
Westbouond	129%	82%	96%	124%	96%	93%	96%	117%	96%
Intersection	112%	87%	96%	85%	85%	88%	76%	97%	92%









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## **Appendix B    Intersection Analyses**

HCM 6th TWSC  
1: 700 West & Tripp Lane/5750 South

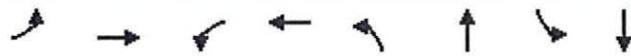
09/22/2020

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	2	76	3	3	14	74	445	4	4	353	91
Future Vol, veh/h	0	2	76	3	3	14	74	445	4	4	353	91
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	55	25	53	75	75	58	60	100	100	100	100	39
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	8	143	4	4	24	123	445	4	4	353	233
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1185	1173	470	1246	1287	447	586	0	0	449	0	0
Stage 1	478	478	-	693	693	-	-	-	-	-	-	-
Stage 2	707	695	-	553	594	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	166	192	594	151	164	612	989	-	-	1111	-	-
Stage 1	568	556	-	434	445	-	-	-	-	-	-	-
Stage 2	426	444	-	517	493	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	141	167	594	100	143	612	989	-	-	1111	-	-
Mov Cap-2 Maneuver	141	167	-	100	143	-	-	-	-	-	-	-
Stage 1	498	554	-	380	390	-	-	-	-	-	-	-
Stage 2	355	389	-	385	491	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	14.7		18.5			2			0.1			
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	989	-	-	523	299	1111	-	-				
HCM Lane V/C Ratio	0.125	-	-	0.289	0.107	0.004	-	-				
HCM Control Delay (s)	9.2	-	-	14.7	18.5	8.3	-	-				
HCM Lane LOS	A	-	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0.4	-	-	1.2	0.4	0	-	-				



Timings  
2: 700 West

09/22/2020



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	30	94	88	33	13	390	146	270
Future Volume (vph)	30	94	88	33	13	390	146	270
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	22.6	22.6	22.6	22.6	32.4	32.4	32.4	32.4
Total Split (%)	41.1%	41.1%	41.1%	41.1%	58.9%	58.9%	58.9%	58.9%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effect Green (s)	8.6	8.6	8.6	8.6	31.8	31.8	31.8	31.8
Actuated g/C Ratio	0.18	0.18	0.18	0.18	0.68	0.68	0.68	0.68
v/c Ratio	0.13	0.33	0.38	0.35	0.02	0.49	0.30	0.23
Control Delay	16.3	15.9	20.8	8.9	4.4	6.4	7.2	4.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.3	15.9	20.8	8.9	4.4	6.4	7.2	4.8
LOS	B	B	C	A	A	A	A	A
Approach Delay		16.0		13.6		6.4		5.6
Approach LOS		B		B		A		A

Intersection Summary

Cycle Length: 55

Actuated Cycle Length: 46.5

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.49

Intersection Signal Delay: 8.3

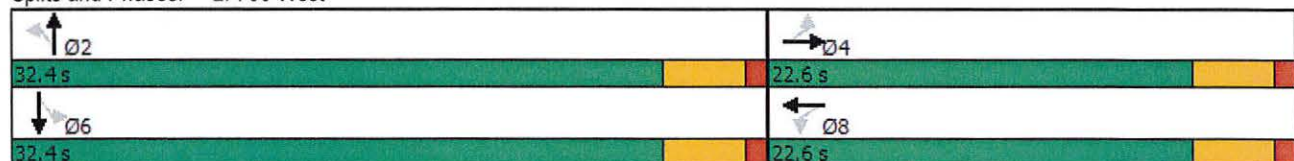
Intersection LOS: A

Intersection Capacity Utilization 69.0%

ICU Level of Service C









Analysis Period (min) 15

Splits and Phases: 2: 700 West



Queues  
2: 700 West

09/22/2020

								
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	30	116	88	136	13	606	146	286
v/c Ratio	0.13	0.33	0.38	0.35	0.02	0.49	0.30	0.23
Control Delay	16.3	15.9	20.8	8.9	4.4	6.4	7.2	4.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.3	15.9	20.8	8.9	4.4	6.4	7.2	4.8
Queue Length 50th (ft)	7	21	20	7	1	60	15	26
Queue Length 95th (ft)	22	53	50	40	6	156	50	66
Internal Link Dist (ft)		771		981		735		906
Turn Bay Length (ft)	100		100		100		100	
Base Capacity (vph)	486	719	495	706	743	1228	485	1265
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.16	0.18	0.19	0.02	0.49	0.30	0.23
Intersection Summary								



HCM 6th TWSC  
1: 700 West & Tripp Lane/5750 South

09/22/2020

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↗	↘		↗	↘	
Traffic Vol, veh/h	0	1	48	1	1	8	38	358	3	10	359	54
Future Vol, veh/h	0	1	48	1	1	8	38	358	3	10	359	54
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1	58	1	1	10	46	431	4	12	433	65

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1021	1017	466	1044	1047	433	498	0	0	435	0	0
Stage 1	490	490	-	525	525	-	-	-	-	-	-	-
Stage 2	531	527	-	519	522	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	215	238	597	207	228	623	1066	-	-	1125	-	-
Stage 1	560	549	-	536	529	-	-	-	-	-	-	-
Stage 2	532	528	-	540	531	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	202	225	597	179	216	623	1066	-	-	1125	-	-
Mov Cap-2 Maneuver	202	225	-	179	216	-	-	-	-	-	-	-
Stage 1	536	543	-	513	506	-	-	-	-	-	-	-
Stage 2	500	505	-	481	525	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.9	13.5	0.8	0.2
HCM LOS	B	B		

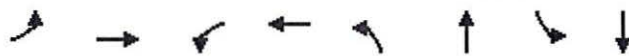
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1066	-	-	578	434	1125	-	-
HCM Lane V/C Ratio	0.043	-	-	0.102	0.028	0.011	-	-
HCM Control Delay (s)	8.5	-	-	11.9	13.5	8.2	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.1	0	-	-



# Timings

2: 700 West & 5900 South

09/22/2020



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	20	56	129	90	22	271	101	279
Future Volume (vph)	20	56	129	90	22	271	101	279
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)	10.4	10.4	10.4	10.4	20.8	20.8	20.8	20.8
Actuated g/C Ratio	0.26	0.26	0.26	0.26	0.52	0.52	0.52	0.52
v/c Ratio	0.08	0.18	0.46	0.44	0.05	0.47	0.28	0.39
Control Delay	10.0	9.0	15.8	8.0	7.1	8.7	9.4	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.0	9.0	15.8	8.0	7.1	8.7	9.4	8.4
LOS	A	A	B	A	A	A	A	A
Approach Delay		9.2		11.0		8.6		8.6
Approach LOS		A		B		A		A

## Intersection Summary

Cycle Length: 45

Actuated Cycle Length: 40.3

Natural Cycle: 45

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.47

Intersection Signal Delay: 9.3

Intersection LOS: A

Intersection Capacity Utilization 53.8%

ICU Level of Service A

Analysis Period (min) 15









Splits and Phases: 2: 700 West & 5900 South

	Ø2			Ø4
22.5 s			22.5 s	
	Ø6			Ø8
22.5 s			22.5 s	

## Queues

2: 700 West &amp; 5900 South

09/22/2020

								
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	24	86	155	238	27	447	122	370
v/c Ratio	0.08	0.18	0.46	0.44	0.05	0.47	0.28	0.39
Control Delay	10.0	9.0	15.8	8.0	7.1	8.7	9.4	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.0	9.0	15.8	8.0	7.1	8.7	9.4	8.4
Queue Length 50th (ft)	4	10	26	17	2	44	12	38
Queue Length 95th (ft)	13	27	53	45	13	118	44	101
Internal Link Dist (ft)		761		1069		500		1153
Turn Bay Length (ft)	100		100		100		100	
Base Capacity (vph)	513	826	591	845	507	945	439	953
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.10	0.26	0.28	0.05	0.47	0.28	0.39
Intersection Summary								



HCM 6th TWSC  
1: 700 West & Tripp Lane/5750 South

09/22/2020

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↗	↘		↗	↘	
Traffic Vol, veh/h	4	1	3	6	1	9	4	558	10	15	529	7
Future Vol, veh/h	4	1	3	6	1	9	4	558	10	15	529	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	3	7	1	10	5	641	11	17	608	8

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1308	1308	612	1305	1307	647	616	0	0	652	0	0
Stage 1	646	646	-	657	657	-	-	-	-	-	-	-
Stage 2	662	662	-	648	650	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	136	159	493	137	160	471	964	-	-	935	-	-
Stage 1	460	467	-	454	462	-	-	-	-	-	-	-
Stage 2	451	459	-	459	465	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	130	155	493	133	156	471	964	-	-	935	-	-
Mov Cap-2 Maneuver	130	155	-	133	156	-	-	-	-	-	-	-
Stage 1	458	459	-	452	460	-	-	-	-	-	-	-
Stage 2	438	457	-	446	457	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	25.5		22.3		0.1		0.2	
HCM LOS	D		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	964	-	-	185 227	935	-	-
HCM Lane V/C Ratio	0.005	-	-	0.05 0.081	0.018	-	-
HCM Control Delay (s)	8.8	-	-	25.5 22.3	8.9	-	-
HCM Lane LOS	A	-	-	D C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2 0.3	0.1	-	-



# Timings

## 2: 700 West & 5900 South

09/22/2020



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	27	70	195	130	21	360	136	365
Future Volume (vph)	27	70	195	130	21	360	136	365
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	22.8	22.8	22.8	22.8	32.2	32.2	32.2	32.2
Total Split (%)	41.5%	41.5%	41.5%	41.5%	58.5%	58.5%	58.5%	58.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)	13.7	13.7	13.7	13.7	27.9	27.9	27.9	27.9
Actuated g/C Ratio	0.27	0.27	0.27	0.27	0.55	0.55	0.55	0.55
v/c Ratio	0.17	0.20	0.64	0.64	0.05	0.56	0.43	0.46
Control Delay	15.9	12.3	25.1	15.2	7.2	10.4	12.8	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.9	12.3	25.1	15.2	7.2	10.4	12.8	9.4
LOS	B	B	C	B	A	B	B	A
Approach Delay		13.1		19.0		10.3		10.3
Approach LOS		B		B		B		B

### Intersection Summary

Cycle Length: 55

Actuated Cycle Length: 50.7

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 13.1

Intersection LOS: B

Intersection Capacity Utilization 68.0%

ICU Level of Service C

Analysis Period (min) 15

### Splits and Phases: 2: 700 West & 5900 South

	Ø2			Ø4
32.2 s			22.8 s	
	Ø6			Ø8
32.2 s			22.8 s	

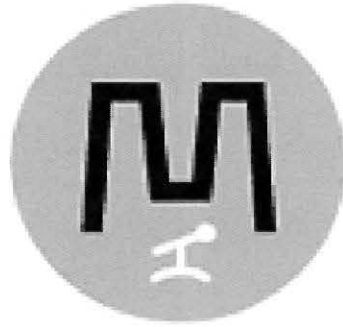
## Queues

2: 700 West &amp; 5900 South

09/22/2020



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	31	100	224	362	24	562	156	463
v/c Ratio	0.17	0.20	0.64	0.64	0.05	0.56	0.43	0.46
Control Delay	15.9	12.3	25.1	15.2	7.2	10.4	12.8	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.9	12.3	25.1	15.2	7.2	10.4	12.8	9.4
Queue Length 50th (ft)	7	18	58	55	3	90	25	73
Queue Length 95th (ft)	23	43	110	115	13	182	71	145
Internal Link Dist (ft)		761		1069		500		1153
Turn Bay Length (ft)	100		100		100		100	
Base Capacity (vph)	240	669	468	706	447	1004	367	1017
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.15	0.48	0.51	0.05	0.56	0.43	0.46
Intersection Summary								



**MURRAY**  
CITY COUNCIL

# Discussion Item #5





**MURRAY**

# Murray City Council

## Council Meetings Moving Forward

### Council Action Request

Committee of the Whole

Meeting Date: July 6, 2021

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Jennifer Kennedy          <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>       <b>Date</b> June 24, 2021	<b>Purpose of Proposal</b> Discuss how council meetings will look moving forward after the pandemic  <b>Action Requested</b> Decide how council meetings will look moving forward.  <b>Attachments</b> Discussion Points, Murray Code, Fees  <b>Budget Impact</b>       <b>Description of this Item</b> The pandemic has made council meetings look differently by introducing technology, such as Zoom, which offers electronic options to hold meetings.  Now that in-person meetings are starting again, do we move to holding meetings like we did pre-pandemic, or do we continue to offer an electronic option for our citizens.
---	---

## **Discussion for COW – 7.6.21 – HOW SHOULD WE HOLD COUNCIL MEETINGS MOVING FORWARD:**

### **COW (Committee of the Whole):**

Should the COW meeting return to the conference room?

- Zoom or no zoom – Live stream or no live streaming.
- Public attendance

Should the COW continue in the Chambers – In Person only.

- Set up tables like the conference room setting. Allow more space for public attendance.
- Zoom or no zoom – Live stream or no live streaming.
- Remain seated at the dais – same set up as a council meeting. Use of microphones. Use liberty recording system. Staff present at podium standing / Staff sit at table in front of dais with mic.

Adjust time and day of meetings:

- Hold COW on another evening different from the council meeting night, to allow for deeper study session and no rushing.
- Hold COW in morning or late morning, break for lunch on your own - return for Council Meeting in evening. Make a day of it allow more time for COW.
- Alternate meeting days, mornings, and times – To allow for flexible public participation and accessibility for various citizens to attend. First COW meeting of the month – held in the morning, Start CM earlier. Second COW and CM of the month held as usual.
- Keep times the same as usual.

### **CM (COUNCIL MEETING):**

- Continue as usual with zoom option.
- Continue without zoom – No options for Council Members who cannot attend in person.
- Public comments – Return to pre-pandemic practices. Require in person only. Emailed comments are submitted to Council Members ahead of time. (or as they are received)
- Staff must present in person – pre-pandemic procedures. Or Staff Option to Zoom.
- Can Council Members opt to use Zoom? No, unless traveling outside the city.
- Hold Council meetings to all pre-pandemic practices.

#### 2.04.040: MEETINGS; GENERALLY:

A. Regular Meetings: The City Council is a part time legislative body. The City Council shall meet not less than once monthly.

B. Special Meetings: Special meetings may be called by order of the chair of the City Council, by a majority of the City Council Members or by the Mayor. The order calling the meeting shall be filed with the City Recorder and entered in the minutes of the City Council. Notice of said special meeting shall be given to all City Council Members and the Mayor, who have not joined in said order, not less than twenty four (24) hours before said special meeting. Said notice shall be served personally or a copy of the order shall be left at the City Council Members' and the Mayor's residences.

C. Emergency Meetings: Emergency meetings of the City Council may be called by order of the Mayor, the chair of the City Council, or a majority of the City Council Members to consider unforeseen matters of an emergency or urgent nature. Such meeting may be held without any specific advance notice, but shall be had at a time so as to give the Mayor and all City Council Members the opportunity to be present, considering the exigencies requiring the emergency meeting. Notice of said meeting shall be given to the Mayor and each City Council Member not joining in the said order by the best means practicable under the circumstances.

D. Open Meetings: Except as provided in subsection E of this section, all meetings of the City Council shall be open to the public as required by the Utah Open and Public Meetings Act or its successor. Meetings that are open to the public include workshops or executive sessions of the City Council, as well as all meetings of boards and commissions in which a quorum is present, unless closed in accordance with this chapter and Utah law.

E. Closed Meetings: Meetings may be closed if a quorum is present and two-thirds (2/3) majority of the City Council Members present at an open meeting vote to approve closing the meeting. A closed meeting may only be held for: discussion of the character, professional competence, or physical or mental health of an individual; strategy sessions to discuss collective bargaining, pending or reasonably imminent litigation; the purchase, exchange, or lease of real property if public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the completion of the transaction on the best possible terms; strategy sessions to discuss the sale of real property if public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the completion of the transaction on the best possible terms, and if there was previously given public notice that the property would be offered for sale and the terms of the sale are publicly disclosed before the approval of the sale; discussion regarding security personnel, devices or systems; and investigative proceedings regarding allegations of criminal misconduct. A closed meeting may not be held for an interview of a person applying to fill an elected position. No final decisions shall be made in closed meetings.

F. **Electronic Meetings:** Meetings held electronically by means of a telephonic, telecommunications or computer conference may only be held: if the meeting will be held with a quorum (3 members) physically present; for a declared City emergency or to accommodate City Council Members who are traveling outside the City; if the meeting will be held within City limits at a facility that allows the public to attend, monitor and participate in open portions of the meeting; and if comments of City Council Members participating electronically will be audible to the public. As with any public meeting, electronic meetings must be properly noticed in compliance with the Utah Open and Public Meetings Act. Additionally, the notice must inform the public that electronic means will be used and how City Council Members will be electronically connected to the meeting. (Ord. 16-17)



## Zoom Meetings

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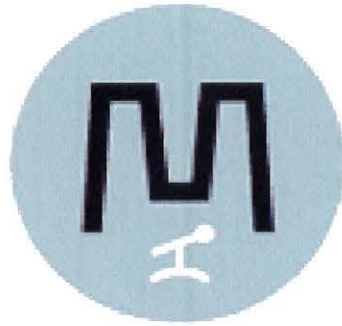
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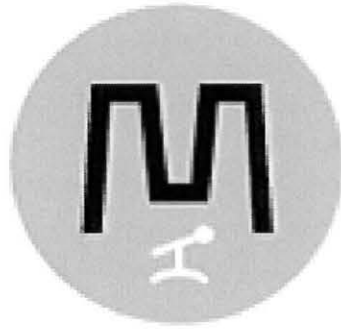
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**MURRAY**  
CITY COUNCIL

**Adjournment**



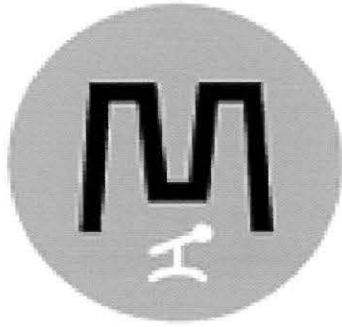


**MURRAY**  
CITY COUNCIL

# Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

# Murray City Municipal Council Chambers

## Murray City, Utah

**Tuesday, June 1<sup>st</sup>, 2021**

The Murray City Municipal Council met on Tuesday, June 1, 2021, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held 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 determined that conducting a meeting with an anchor location presents a 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 was able to view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

### **Council Members in Attendance:**

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

### **Others in Attendance:**

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Doug Hill	Chief Administrative Officer	Patti Johnson	Council Office Administrator III
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Brenda Moore	Director of Finance & Administration	Jennifer Heaps	Chief Communication Officer
Laura Bown	Deputy City Recorder/Purchasing Agent	Bill Francis	Utah VOD

### **Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Brett Hales.

### **Approval of Minutes**

None Scheduled



## Special Recognition

None Scheduled

## Citizen Comments

Danny Fazzini Jr. - Read into the record by Jennifer Kennedy

*I would like to express my concern over the moratorium on only certain zones or zone change applications. A few weeks ago, Murray announced that they were holding any new applications for Mixed Use developments. Although, I can understand the impact of the increase in applications can have on staff and the process in general, this is not equitable to the other existing zones or the process as a whole. If the City is receiving an increase in applications, the City should probably look at hiring or contracting with additional resources to address this change or also meter the applications to rotate or limit the time staff work on certain zones so that other smaller projects are able to be handled in a timely manner. City staff have brought up the legislation from about 2019 where initially there was going to be a penalty for Cities not considering enough choices alternative or low/moderate housing. In the end, it was amended to only include a report back to the legislature. It does NOT require that every zone support every use. The City, in imposing this moratorium is impacting the ability to provide low to moderate income housing usually in areas where the existing infrastructure and easy access to shopping and services already exists. Although, I agree that the General Plan is a living document. Having directly participated in the General Plan process, I am very aware of the tremendous number of resources in both staff time and public input is considered in the final document. These often provide a buffer in zone changes between commercial and single-family houses. Large changes should not be taken lightly and highly scrutinized, probably more so than the zones covered in this current moratorium. I ask that the City reconsider the moratorium and develop other methods to resolve the increased load of these applications. Thank you.*

## Consent Agenda

None Scheduled

## Public Hearings

### 1. Consider an ordinance amending the City's Fiscal Year 2020-2021 Budget.

Presentation: Brenda Moore, Director of Finance and Administration

Brenda Moore, Director of Finance and Administration, shared a request for an amendment of the Fiscal Year (FY) 2020-2021 budget. This was reviewed in the Committee of the Whole (May 18, 2021). There are a few minor adjustments, for the following:

1. Receive and allocate \$7,605 state alcohol money received. The original budget is an estimate, this adjusts the budget to the actual received.

2. Transfer \$190,000 from the building division salaries and wages to the building division professional services. There are vacant building inspector positions that require the use of outside professional services for building inspections.

In the General Fund increase sales tax revenue budget by \$137,850 - More sales tax was received than was originally budgeted and appropriate to the following expenditures:

1. Increase the Police Department overtime budget by \$75,000. This can go towards Investigations to be completed by the end of the year.
2. Increase the IT equipment budget by \$22,000 for an additional server due to a lack of disk space because of the volume of data being stored.
3. Increase IT salaries and benefits by \$23,000 due to the reorganization of employee duties.
4. Increase the Outdoor Pool salaries and benefits by \$17,850 due to employee being a 3/4 time but budgeted at 1/2 time.

The Murray Parkway Golf Fund received \$28,000 in greens fees revenue and appropriate to professional services (\$28,000 represents in-kind value of greens fees payment for the ForeUp scheduling software).

The Risk Fund received \$230,581 insurance proceeds and appropriated for professional services. The Risk Fund received \$380,000 from reserves and allocated \$250,000 to professional services for legal expenses and settlement of a case. Additional funds of \$130,000 were allocated for claims expense for potential case settlement.

**Citizen Comments:**

The floor was opened for public comments: None received.

*MOTION: Councilmember Turner moved to adopt the Ordinance. The motion was SECONDED by Councilmember Hales.*

Council roll call vote:

*Ayes, Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 4-0*

2. **Consider an ordinance adopting the transfer of monies from Enterprise Funds to other city funds.**

Presentation: Brenda Moore, Director of Finance and Administration

PowerPoint Presentation: Attachment A - Public Hearing: Transfer of Enterprise Funds

Brenda Moore, Director of Finance and Administration shared the 2021-2022 Enterprise Fund Transfer notice that was included with April utility bills. No adjustments were made from the Mayor's tentative budget. The notice that was sent to customers is the budgeted amount of the transfers.

**Citizen Comments:**

The floor was opened for public comments: None received.

*MOTION: Councilmember Hales moved to adopt the Ordinance. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 4-0*

**3. Consider an ordinance adopting the Final 2021-2022 Fiscal Year Budgets for Murray City including the Library Fund Budget.**

Presentation: Brenda Moore, Director of Finance and Administration

PowerPoint Presentation: Attachment B – Budget Public Hearing

Brenda Moore, Director of Finance and Administration shared the City's tentative budget, as amended, for the fiscal year 2021-2022.

The budget overview includes:

- a. General Fund;
- b. Library Fund;
- c. Capital Projects Fund;
- d. Water Fund;
- e. Waste Water Fund;
- f. Power Fund;
- g. Murray Parkway Recreation Fund;
- h. Telecommunications Fund;
- i. Solid Waste Management Fund;
- j. Storm Water Fund;
- k. Central Garage Fund;
- l. Retained Risk Reserve Fund;
- m. Redevelopment Agency Fund;
- n. Cemetery Perpetual Care Fund.

During the presentation, Brenda noted the following:

- That construction costs continue to be unpredictable.



- The Utah State Legislature passed a law in the last session that the city can keep 35% in general fund reserves. Future discussion will be held on how fast the city wants to get to that 35% threshold.
- The Power Department is going to create a Master Plan as part of their budget.
- The Solid Waste fund is starting to build a small balance since the recent rate increase.
- The Library is saving funds for a new library.
- Enterprise funds are using their fund balance to create assets.

A copy of the 2021-22 Fiscal Year Budget can be found on the city's website: [HERE](#)

**Citizen Comments:**

The floor was opened for public comments: None received.

**Business Item**

None Scheduled

**Mayor's Report and Questions**

Mayor Camp shared the following updates:

- The Parks and Recreation outdoor pool was very popular during the opening weekend.
  - On Saturday, May 29<sup>th</sup> there were 141 patrons;
  - On Sunday, May 30<sup>th</sup> there were 240 patrons; and
  - On Monday, May 31<sup>st</sup> there were 829 patrons.
- The Cemetery crew did a great job for Memorial Day. The cemetery is well maintained year-round, but It looked very nice this weekend.

The meeting was open for questions to the Mayor. Councilmembers shared their appreciation to the mayor and staff.

No additional questions were asked.

**Adjournment**

The meeting was adjourned at 6:57 p.m.

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Laura Bown, Deputy City Recorder

Attachment A - Public Hearing: Transfer of Enterprise Funds  
Attachment B – Budget Public Hearing

**Attachment A**  
**Public Hearing: Transfer of Enterprise Funds**

Draft

Public Hearing:  
Transfer of enterprise fund money to another fund  
Discussion of administrative and overhead costs

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UTAH STATE CODE §10-6-135.5

JUNE 1, 2021



# What's the difference?

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## TRANSFERS OUT

Calculation based on a % of the enterprise fund revenue

“Shareholder return on investment” to the General Fund to subsidize services that would otherwise require an increase in property taxes

Contributes approximately 8% of the General Fund revenue (\$3.97 million)

## ADMINISTRATIVE COST ALLOCATION

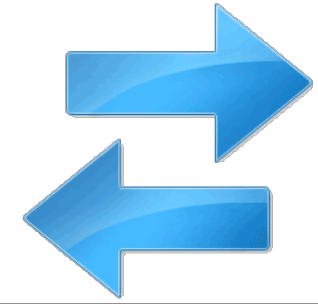
Calculated based on a % of actual administrative services cost

Pay for centralized administrative and professional services including legislative, legal, finance, IT, and human resource services.

Estimated cost to the enterprise funds is \$3.8 million

# Transfers to the General Fund

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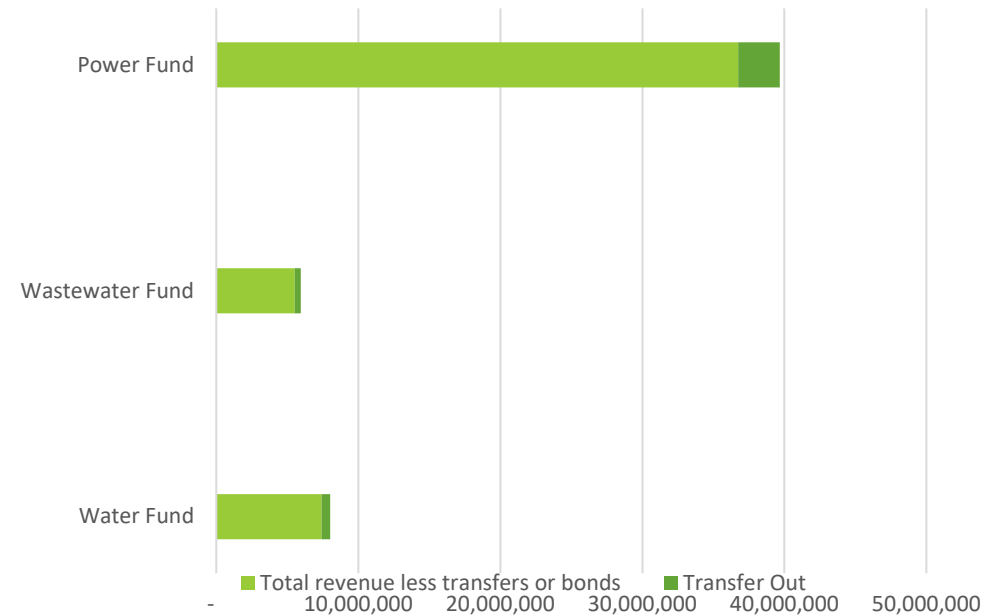
Definition: The movement of cash or other resources from one fund to another

Purpose: Where private sector utility companies are in business to provide a return on investment to its shareholders, Murray City shareholders (taxpayers and citizens) receive this return on investment as a transfer to the General Fund intended to subsidize services which would otherwise require an increase in property taxes.

Methodology: Calculated on 8% of budgeted revenues in the Water, Wastewater, and Power.

# FY 2021/2022 Budget

	User Fee Revenue	Transfer Out	% of Revenue
Water Fund	7,414,000	593,120	8.0%
Wastewater Fund	5,502,000	440,160	8.0%
Power Fund	36,735,000	2,938,800	8.0%
<b>Total</b>	<b>49,651,000</b>	<b>3,972,080</b>	<b>8.0%</b>





# Administrative Services Allocation

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Legislation requires “a cost accounting breakdown of how money in the enterprise fund is being used to cover administrative and overhead costs of the city attributable to the operation of the enterprise fund” (USC §10-6-135.5)

Supported by a cost study performed in 2012 by Willdan Financial Services, study included a cost allocation model that can and has been updated by the City.

Departments considered in the allocation model are the Council, Mayor, Finance, Utility Billing, Human Resources, City Attorney, City Treasurer, Recorder’s Office, IT, and GIS

# Administrative Services Allocation



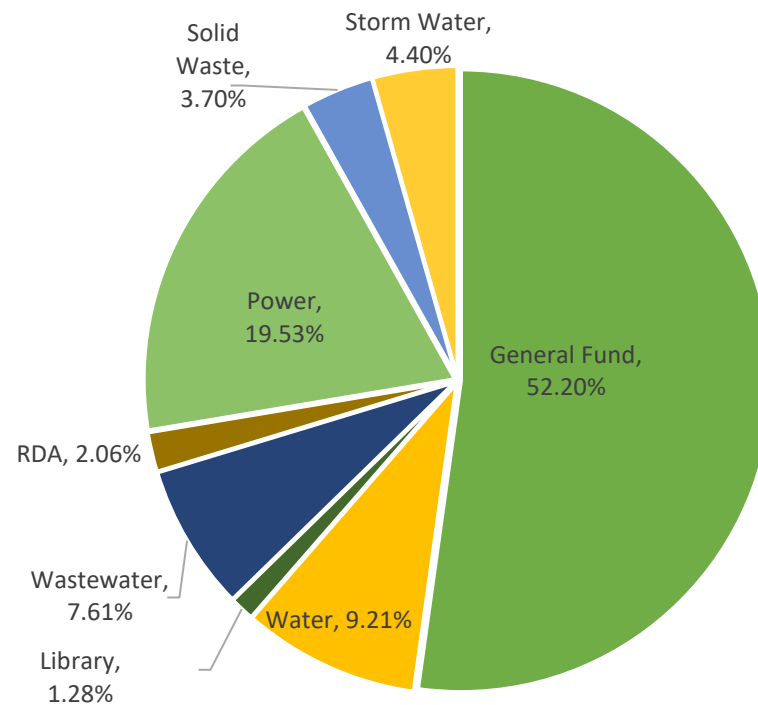
## ADMINISTRATIVE SERVICES COST

Department	Total Cost
City Council	\$ 545,487
Mayor	824,809
Finance	622,154
City Treasurer	286,180
Human Resources	432,258
Attorney	708,797
Community Development	298,258
Utility Billing	675,456
Recorder's Office	406,344
IT	2,208,702
GIS	556,646
Facilities	1,017,336
<b>TOTAL</b>	<b>\$8,582,427</b>

## ALLOCATION

Fund	Allocation %	Allocated Cost
General Fund	52.2%	\$4,480,349
Power	19.5%	1,676,061
Water	9.2%	790,590
Wastewater	7.6%	653,025
RDA	2.1%	176,643
Solid Waste	3.7%	317,813
Storm Water	4.4%	377,896
Library	1.3%	110,051
<b>TOTAL</b>	<b>100.0%</b>	<b>\$ 8,582,428</b>

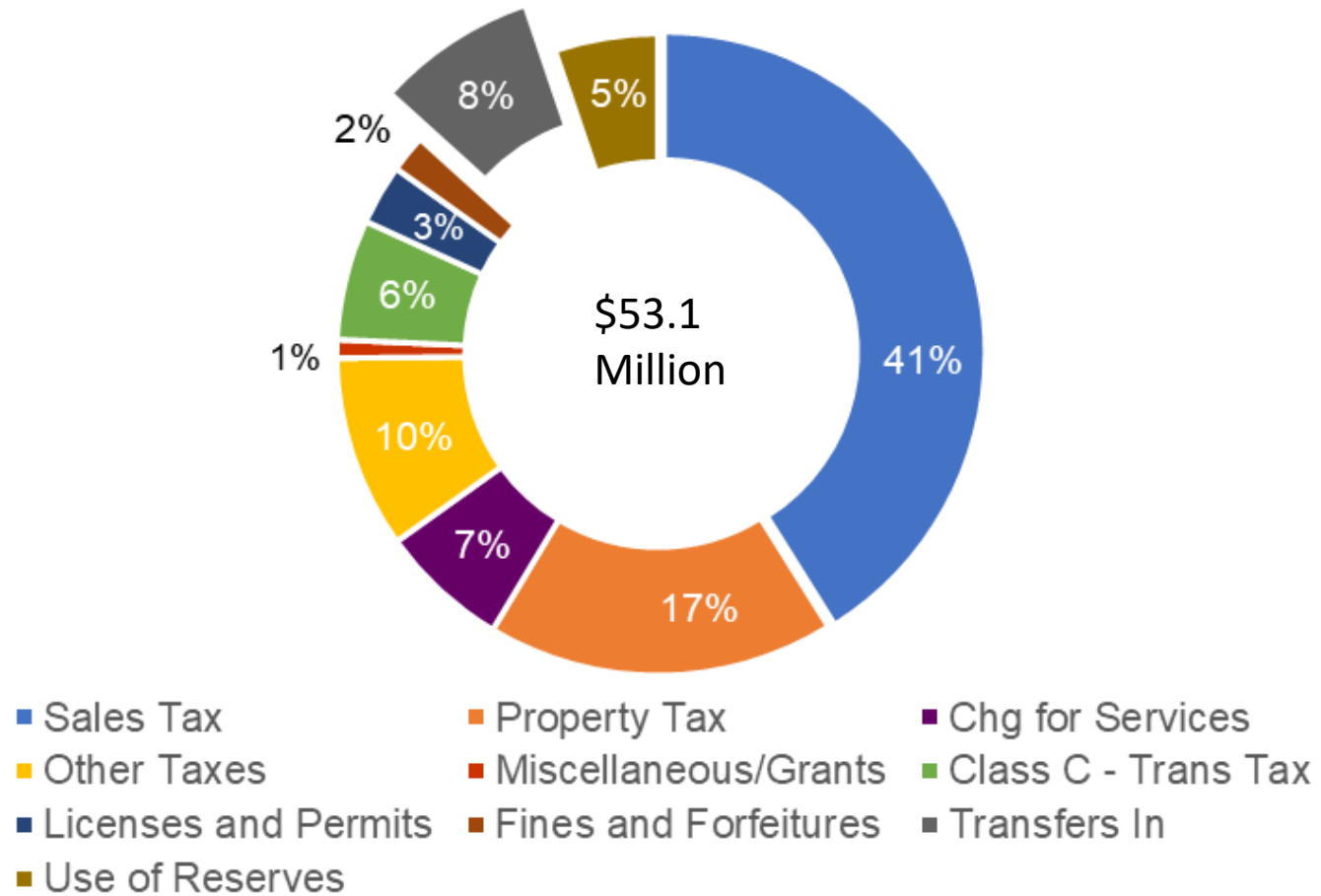
# Administrative Services Allocation



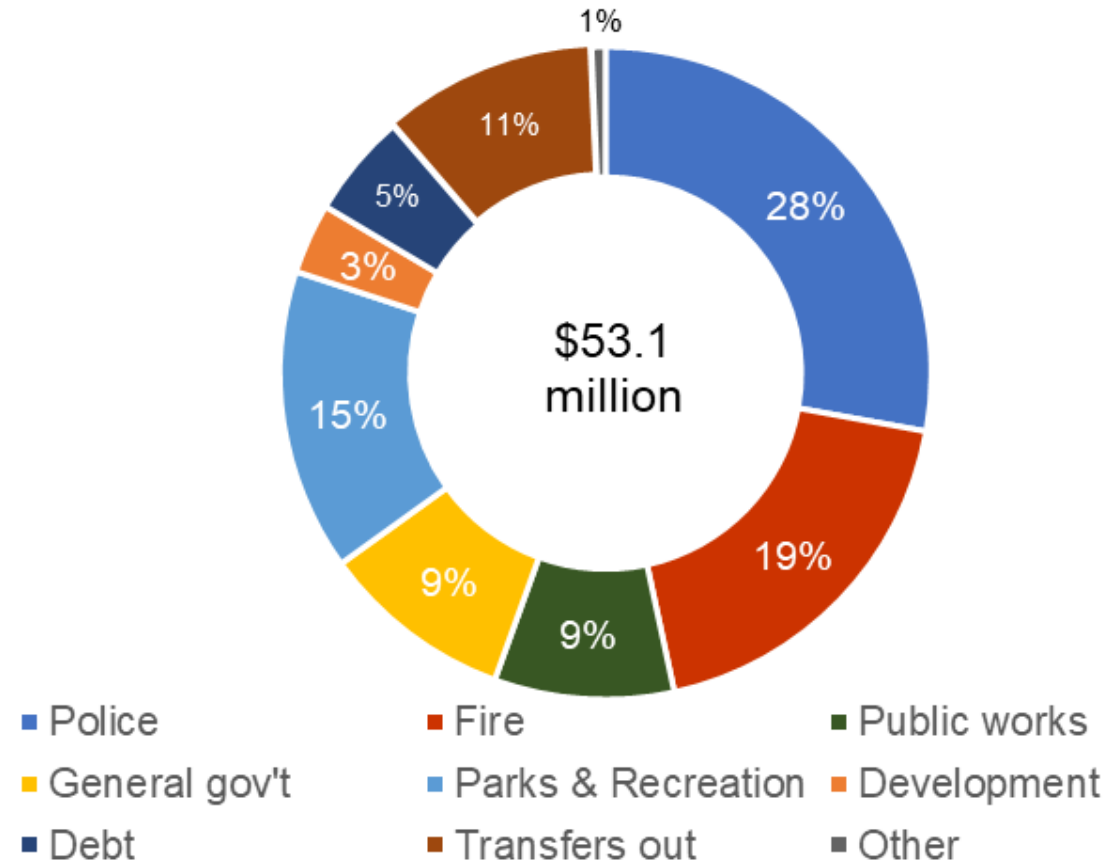
Fund	Allocation %
General Fund	52.2%
Power	19.5%
Water	9.2%
Wastewater	7.6%
RDA	2.1%
Solid Waste	3.7%
Storm Water	4.4%
Library	1.3%
<b>TOTAL</b>	<b>100.0%</b>



## Where It Comes From: General Fund



## Where It Goes: General Fund



**Attachment B**  
**Budget Public Hearing**

Draft



# Budget Public Hearing FY 2021-2022

June 1, 2021

# What will next fiscal year bring?

- ▶ The Utah economy in total is doing well. There are some business sectors and individual business still suffering from the effects of the COVID-19 Pandemic. A concern for FY 2022 is possible inflation, especially in construction costs.
- ▶ Best estimate is the city will finish FY 2021 around 30% in general fund reserves and as the budget is proposed at 26%.
- ▶ The City will receive American Rescue Plan Act (ARPA) funds during FY2022 and FY2023. The budget does not include these funds.

# Budget Overview

## Revenue

- ▶ No property tax rate increase in the budget.
- ▶ Sales tax revenue is budgeted at 1% above expected FY2021 collections.
- ▶ Charges for Services and Fines & Forfeitures budgets in the General Fund have been decreased due to some continuing effects of the COVID-19 Pandemic.
- ▶ Charges for Services in the Water, Wastewater, and Solid Waste Funds were increased due to previously approved rate increases.
- ▶ All remaining revenues have been budgeted conservatively.



# Budget Overview

## Personnel

- ▶ Step Plan increases are funded.
- ▶ 3% cost of living increase is funded.
- ▶ Medical and dental insurance increased 6.1% and .5% respectively.
- ▶ Workers Compensation premiums increased.
- ▶ 3 new positions were requested and approved:
  - ▶ Civil Engineer 1, Senior Planner, and a Police Lieutenant.
- ▶ 13 Pay ranges adjusted to stay within 5% of market.
- ▶ 6 position adjustments to better align with duties and requirements.

# Budget Overview

## Operations

- ▶ Returned line items which were cut in FY2021 to FY2020 levels where necessary.

## Capital Improvement Projects

- ▶ The CIP Fund contains \$7,815,600 in projects to maintain or purchase facilities, equipment and infrastructure.
- ▶ The Enterprise funds are continuing to do infrastructure projects as outlined in their master plans to maintain their systems.

# Budget Overview

## Murray City Tentative Budget

Fiscal Year  
2021/2022

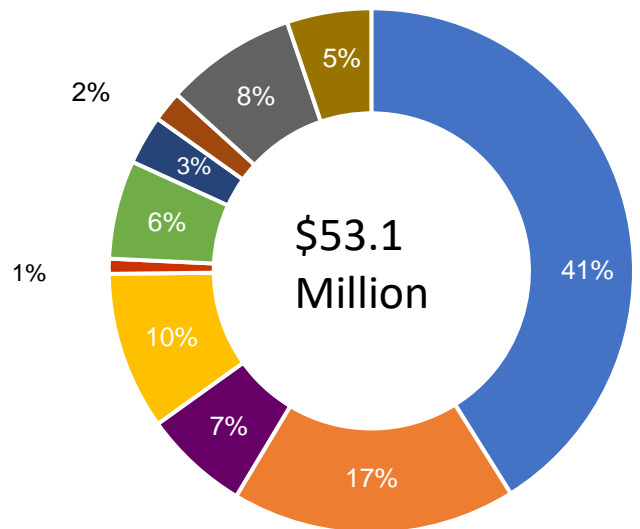
### FUND SUMMARY

Fund	Beginning Balance	Revenue	Expenditures	Transfers In/Out	Ending Balance	Change in Fund Balance
<b>GENERAL FUND</b>						
General Fund	14,793,469	46,069,962	(47,475,486)	(1,354,020)	12,033,925	(2,759,544)
Capital Fund	8,019,810	1,010,000	(7,815,600)	5,023,500	6,237,710	(1,782,100)
<b>INTERNAL SERVICE FUNDS</b>						
Central Garage Fund	99,218	462,416	(488,416)	-	73,218	(26,000)
Retained Risk Fund	1,435,269	1,701,671	(1,701,671)	-	1,435,269	-
<b>SPECIAL REVENUE FUNDS</b>						
Library Fund	4,516,175	2,678,184	(2,254,007)	-	4,940,352	424,177
Municipal Building Authority	28,203,752	40,000	(21,263,650)		6,980,102	(21,223,650)
RDA Fund	4,735,384	3,788,462	(3,171,168)	(35,150)	5,317,528	582,144
Cemetery Perpetual Care Fund	1,407,657	18,500	-	-	1,426,157	18,500
<b>ENTERPRISE FUNDS</b>						
Water Fund	3,211,184	7,734,000	(7,703,050)	(593,120)	2,649,014	(562,170)
Wastewater Fund	(1,162,200)	5,757,000	(6,636,996)	(419,035)	(2,461,231)	(1,299,031)
Power Fund	19,430,676	37,485,000	(42,401,022)	(2,917,675)	11,596,979	(7,833,697)
Murray Parkway Fund	(1,000,821)	1,218,000	(1,835,337)	295,500	(1,322,658)	(321,837)
Telecom Fund	116,295	46,000	(49,350)	-	112,945	(3,350)
Solid Waste Fund	1,061,713	2,548,000	(2,205,895)	-	1,403,818	342,105
Storm Water Fund	(154,377)	2,491,000	(2,747,743)	-	(411,120)	(256,743)
<b>TOTAL</b>	<b>84,713,203</b>	<b>113,048,195</b>	<b>(147,749,391)</b>	<b>-</b>	<b>50,012,007</b>	



# Budget Overview

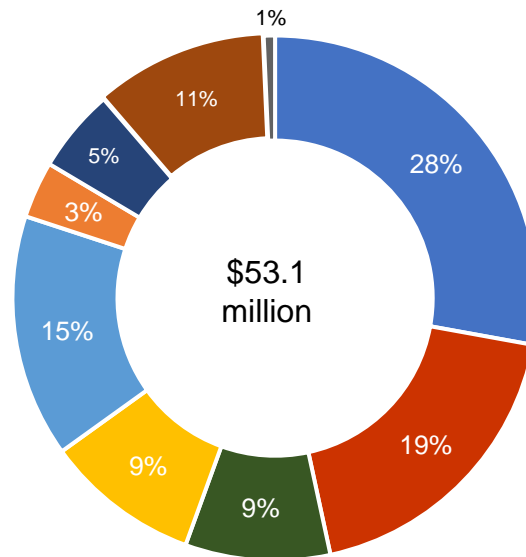
Where It Comes From: General Fund



- Sales Tax
- Property Tax
- Chg for Services
- Other Taxes
- Miscellaneous/Grants
- Class C - Trans Tax
- Licenses and Permits
- Fines and Forfeitures
- Transfers In
- Use of Reserves

# Budget Overview

Where It Goes: General Fund



■ Police ■ Fire ■ Public works ■ General gov't ■ Parks & Recreation ■ Development ■ Debt ■ Transfers out ■ Other

# Murray City Municipal Council Chambers

## Murray City, Utah

**DRAFT**

**Tuesday, June 15<sup>th</sup>, 2021**

---

The Murray City Municipal Council met on Tuesday, June 15, 2021, at 6:32 p.m. (or as soon as possible thereafter) for a meeting held 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 determined that conducting a meeting with an anchor location presents a 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 was able to view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

**Council Members in Attendance:**

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

**Others in Attendance:**

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Doug Hill	Chief Administrative Officer	Patti Johnson	Council Office Administrator III
Briant Farnsworth	Deputy City Attorney	Brooke Smith	City Recorder
Brenda Moore	Director of Finance & Administration	Jennifer Heaps	Chief Communication Officer
Melinda Greenwood	Community & Economic Development Director	Craig Burnett	Police Chief
Jared Hall	Community Development Supervisor	Jake Sutton	Police Officer
Bruce Turner	Operations Manager for Power	Bill Francis	Utah VOD
Michael Brodsky	Hamlet Development	Derek Allen	LandForge
Joe Christensen	Citizen – Public Comment	Lindsay Ross	Citizen – Public Comment
Hannah Vaughn	Public – Zoom attendee	Nick Mingo	Public – Zoom attendee



## Opening Ceremonies

Call to Order – Councilmember Cox called the meeting to order at 6:32 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Kat Martinez.

## Approval of Minutes

Council Meeting – May 18, 2021

MOTION: Councilmember Martinez moved to approve the minutes. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 4-0

## Special Recognition

### 1. Murray City Council Employee of the Month, Jake Sutton, Police Officer

Presenting: Brett Hales, Councilmember and Craig Burnett, Police Chief

Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Officer Sutton would receive a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Officer Sutton for all he does for the City.

Chief Burnett said that Officer Sutton has been with Murray City Police for five years and previously served our country in the Marine Corps. He has worked in Patrol and is currently working as a Motor Officer. Officer Sutton was recently certified as an instructor for the Motor Officer program and the SWAT team. While completing his instructor course he was assisting with new motor officer training in Lehi. They were on a ride with the group on the west side of Utah Lake. Several of the trainees crashed during the ride. One officer was critically injured. Officer Sutton was one of the first ones to respond and he was able to use his training and skills as well as the equipment he had on his motorcycle to administer aid to the injured officer and help establish an airway. He was able to assist until medical and life flight personnel arrived to render care. Officer Sutton was quick in his actions and calm in his aid and helped save the officer. We are proud to have Officer Sutton as a member of our Murray City Police Department.

Officer Sutton said he was glad he was able to be there and help out. He appreciates that his bike was equipped with a Trauma Kit. At the time of the incident, he was the only one with a trauma kit in his motorcycle which was critical at the time. He appreciates the recognition for his efforts and grateful that a life was saved. He also expressed appreciation to the council, police department, and family. Officer Sutton is grateful for the opportunity to work for Murray City.

Councilmembers thanked Officer Sutton for his service, and they appreciate him being in Murray City.

**2. Consider a Joint Resolution of the Mayor and Municipal Council encouraging increased water conservation due to drought conditions.**

Presenting: Mayor D. Blair Camp

Mayor Blair Camp read Joint Resolution R21-18 into the record. The Mayor and the Municipal Council join with Governor Cox in encouraged all Utahns to increase their efforts to conserve water by implementing the following water conservation practices:

- 1) Don't water the lawn more than two times per week.
- 2) Don't water when it's windy.
- 3) Don't water between 10 a.m. and 6 p.m.
- 4) Prioritize your watering to impact the most valuable plants in your landscape. First: Trees, shrubs, perennials, annuals then grass. Grass is resilient and will enter dormancy during times of drought and high temperatures and recover when conditions improve.
- 5) Mow your lawn higher. Set mower blades to 3-4 inches. Taller grass means deeper roots that can access water that is deeper in the soil. Taller grass also shades roots and soil to reduce water loss through evaporation.
- 6) Manually shut off systems during rain and wind events in areas without rain and wind sensors.
- 7) Auditee and repair all landscape irrigation systems so they are operating at maximum efficiency.
- 8) Install a smart irrigation controller.

Councilmembers appreciate the efforts the city is doing to conserve water during times of drought.

*MOTION: Councilmember Turner moved to adopt the Joint-Resolution. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

*Ayes, Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 4-0*

## Citizen Comments

No comments were received.

## Consent Agenda

None Scheduled

## Public Hearings

1. **Consider an ordinance vacating a Municipal Utility Easement located at approximately Murray City Council Agenda 434 West Ascension Way, Murray City, Salt Lake County, State of Utah.**

Presentation: Bruce Turner, Operations Manager for Power Department

Bruce Turner, Operations Manager for Power Department, shared that the Power Department staff is requesting approval of an ordinance to vacate a municipal utility easement. The Municipal Easement is being requested so that the owner, Security National, may utilize this property for their needs. The underground right of way no longer has a powerline and is not needed by the city.

*MOTION: Councilmember Hales moved to adopt the Ordinance. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 4-0*

Citizen Comments: Councilmember Cox confirmed that there were no public comments received.

2. **Consider an ordinance adopting the Final 2021 – 2022 Fiscal Year Budgets for Murray City including the Library Fund Budget.**

[Continued from Municipal Council June 1, 2021 – Public Hearings # 3]

Presentation: Brenda Moore, Director of Finance and Administration

Brenda Moore, Director of Finance and Administration shared the City's tentative budget, as amended, for the fiscal year 2021-2022. She shared that since the June 1, 2021 meeting two things have been updated:

- 1) The County Auditor came out with projected growth in property tax totaling \$127,673.00. That increase will go towards the general fund, with the offset going towards Non-Departmental Miscellaneous Expense; and



- 2) The Library fund increased by \$33,496.00. That offset will go towards building their reserve balance.

The budget overview on June 1, 2021, included:

- a. General Fund;
- b. Library Fund;
- c. Capital Projects Fund;
- d. Water Fund;
- e. Waste Water Fund;
- f. Power Fund;
- g. Murray Parkway Recreation Fund;
- h. Telecommunications Fund;
- i. Solid Waste Management Fund;
- j. Storm Water Fund;
- k. Central Garage Fund;
- l. Retained Risk Reserve Fund;
- m. Redevelopment Agency Fund;
- n. Cemetery Perpetual Care Fund.

A copy of the 2021-22 Fiscal Year Budget can be found on the city's website: [HERE](#)

**Citizen Comments:**

The floor was opened for public comments: None received.

*MOTION: Councilmember Turner moved to adopt the Ordinance. The motion was SECONDED by Councilmember Martinez*

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 4-0*

3. **Consider an ordinance relating to land use; amends the Zoning Map for the properties located at 6556, 6562 and 6566 South Jefferson Street, Murray City, Utah from R-1-8 (Single Family Low Density) to R-1-6 (Single Family Medium Density).**

Presentation: Jared Hall, Community Development Supervisor

Applicant: Derek Allen/LandForge Inc.

PowerPoint Presentation: Attachment A – LandForge Presentation

Jared Hall, Community Development Supervisor, presented that Derek Allen of LandForge Inc. applied to amend the Zoning Map for the properties located at 6556, 6562, and 6566 South Jefferson Street, and change from R-1-8, Low density, single-family to R-1-6, Medium density, single-family. The property is currently being used as three single-family

homes and is approximately 2.68 acres in size. This request is supported by both the 2017 General Plan and the Fashion Place West Small Area Plan. As a Future Land Use Designation, Low-Density Residential is intended to be used for the development of both attached and detached single-family residential subdivisions. The subject property is an area the Fashion Place West Area identified as "Established Residential," which calls for context-specific zoning that would create infill development opportunities to allow additional housing units.

The existing R-1-8 Zone allows for single-family dwellings on a minimum of 8,000 square foot lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

The proposed R-1-6 Zone allows for single-family dwellings on a minimum of 6,000 square foot lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

The Murray City Power Department reviewed the request and recommends approval stating the applicant will need to meet with the Murray City Power Department to discuss planning the new power services and equipment placement to any new buildings when the time comes, with additional line extension costs to provide service. The applicant must meet all Power Department requirements, provide required easements for equipment, and power lines.

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on March 29, 2021. After review, City Departments recommended approval without conditions or concerns.

Based on the findings above, the Staff and the Planning Commission recommend the City Council approve the requested amendments to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low-density single family to R-1-6, Medium density single family.

Mr. Hall clarified that if the developer requested a Zone Map amendment; they would still have to go through the application process.

Applicant, Derek Allen with LandForge, has worked with staff and local community and neighborhood. Mr. Allen appreciates the opportunity to go through the public hearing process, they want to improve the neighborhood and they look forward to presenting a plan if this ordinance is approved.

**Citizen Comments:**

Stephen Bergquist – Read into the record by Jennifer Kennedy

*I come before you to relate my concerns about the zone change from R-1-8 to R-1-6. Here are a couple of concerns about the zoning change and some reasons why it should not change until these items are updated.*

*First of all many people in this area are concerned about the increased traffic that will occur due to an additional 19 homes built in this area, as at this time there are no sidewalks for residents to walk and avoid vehicles because Jefferson St. is already a narrow street and the city placed electronic speed limit signs on Jefferson and Lester to curb speeding, yet I still see many cars going above the speed limit and barely avoiding the people who are walking or children who are riding their bikes. If one car is parked on Jefferson St. then the driver has to maneuver to the far side of the road to avoid that vehicle which then leaves no space for any pedestrians. Sidewalks should be installed on Jefferson St., Travis James Ln and Lester Ave. as the Murray Planning Commission stated that many people from this area would be walking to TRAX instead of using their cars and sidewalks are a more safe alternative than walking in the street. Safety also brings up the issue of lighting. Jefferson St. is dimly lit and in the winter months it is difficult to see anyone walking home from/to TRAX, as the light posts are spread out far and few in between. Please consider to update these large tall light posts to shorter and more abundant posts with LED lighting. Changing the street lamps to LED would save on electricity and would add to more safe walking zones on these streets.*

*Second, what about the Utilities which include: Water, Sewer and the Electrical grid. I live in Lisa Rae Circle and a couple of years ago one new house was built in this circle, because of this one new home I do not have the water pressure that I once enjoyed. I use to be able to shower and have someone flush the toilet and there was no change in the water pressure. Today if someone flushes the toilet the shower goes down to nothing and it is difficult to wash the soap completely off of my body. This also occurs early in the morning when people are watering their lawns and also many are getting up to get ready for work or school. It seems to be that this valuable resource can only be stretched so far and it is at its limit, especially with this seasonal drought that is occurring. With these additional homes will my water pressure become even more diminished? The sewer, water and electrical systems have not been updated in this area for a long time, can these systems manage all the new homes that will be built on these properties and will Murray City be willing to update these utility systems before this construction occurs. If Murray City does not have the monies to update these infrastructure systems now, when will they be updated?*

*Infrastructure is an immense topic in the news today and these include the items discussed above. It is important to provide the residents of this area with updated water, sewer, electrical/lighting and also sidewalks, before an additional residential property can be developed, where more residents will place a burden on the older and outdated infrastructure systems.*

*This is why I ask the Murray City Council to vote NO on approving the change from R-1-8 to R-1-6, because the outdated infrastructure is not ready for an additional 19 homes. There are homes adjacent to this area that have large amounts of space in their backyards and these individuals will also be given the chance to sell to a developer and those future areas can be rezoned for R-1-6 if the groundwork is set in place for updates on these aforementioned issues.*



The Christensen's – Read into the record by Jennifer Kennedy

*I am writing you today to express my concerns for the Amendment on Jefferson Street. I am a resident who resides on Jefferson Street. I see first hand the cars the continually speed down Jefferson street thanks to the speed sign that was placed a couple of years ago. It has not seemed to slow people down from using Jefferson Street as a short cut from State Street to Winchester however. Passing this Amendment is only going to add to the problem of more cars on our already busy street with no side walks. I have young children who walk to school, ride bikes to friends houses, and I am terrified every time they leave because of the safety of our street. Passing this amendment is only going to make our street busier and more dangerous.*

*Please take into consideration before passing this amendment the end consumer. ME!! I love this neighborhood, and I know my neighbors do as well that is why we are expressing our opinions. The person coming in to change the zoning to build a bunch of houses and make his million will walk away and never look back. They will not be the ones dealing with the busy road. Wondering if their kids will be safe walking to school. They walk away and we are the ones left with a neighborhood full of houses and cars that we would rather not have. Please look at this as if it were your neighborhood. Thank you for listening and please think of us who will remain in this neighborhood after all is said and done.*

Carla Clark – Read into the record by Jennifer Kennedy

*I would like to express my objection to the zoning change (R1-8 to R1-6) for the properties located at 6556, 6562, and 6566 Jefferson Street. This change request is not suitable for current road conditions within our neighborhood. Our streets were designed for small, rural homes with large lots and low traffic levels – not for the current growth and associated traffic. Lester and Jefferson are the main access roads and both are narrow streets with only patches of sidewalk along Lester and no sidewalks on Jefferson.*

*While TRAX is frequently cited as the answer to our dangerous roads, I would like to point out that TRAX has been around for at least 20 years now and very few people within the neighborhood use it as their main transportation, primarily because:*

- 1) TRAX is cost prohibitive. For a family of four (2 adults and 2 youth) the cost of round trip/day passes would be \$20 per day or monthly passes would be \$255 – that's over \$3,000 per year.*
- 2) TRAX lines provide limited access within our metropolitan area and bus transfers can easily triple or quadruple travel times.*

*With that said, even if TRAX usage were increased, the only way to get to TRAX is to a) walk along dangerous narrow roads without sidewalks or b) drive (thereby increasing traffic). I am a long-time resident of this neighborhood and as both a*

*driver and pedestrian, I am well aware of how precarious it can be. Cars frequently park on the side of the road, effectively reducing traffic to a single lane making it difficult for both drivers and pedestrians.*

*As a frequent pedestrian, I have to be highly aware of traffic from both directions, with city noise making it difficult to hear cars coming from behind. It becomes even more hazardous with cars parked on the side of the road, garbage cans on trash day and ice, snow and road spray in the winter. It's no wonder, ironically, that so many parents drive their children to school after bussing was stopped as we are considered to be within walking distance of the school. While the new development does require sidewalks along the distance of the development itself, these small patches of sidewalk don't really take away the danger. In my opinion, walking in and out of traffic is more dangerous, not less.*

*Over the years, a few small housing developments have been built, but these "small" developments have a cumulative effect on traffic with Lester & Jefferson becoming increasingly dangerous. While these developments have also brought great people into the neighborhood, the fact remains, that the roads are not designed for the level of traffic we are seeing. While the argument has been that the zoning change would only add a few more homes, it only adds to the accumulation and sets a precedent for other undeveloped areas in the neighborhood. I have no doubt these too will eventually be developed and, with a precedence for zoning R1-6, the problem will only be further exacerbated.*

*Over the years, "plans" for sidewalks have been discussed but nothing ever comes of it. Our roads are simply not wide enough and the cost too excessive, so in spite of recent talk of "plans for sidewalks" and a "potential grant for sidewalks", until actual sidewalks are in place, along the full length of both Lester & Jefferson, a zoning change should never be considered. Even with the current R1-8 zoning, the traffic situation will continue to get worse and R1-6 zoning will only intensify the problem.*

The Public Hearing was closed for public comment and brought back before the council to discuss.

Councilmember Turner asked what the difference is between R-1-8 and R-1-6. Mr. Hall answered saying it was approximately four more homes than what it is currently zoned for. Mr. Hall also shared that the city is committed to making some improvements to the area (sidewalk, curbing, and lighting) over the next several years as more property is developed near the area.

Ms. Martinez confirmed that this change is supported by the 2017 General Plan and Fashion Place West Small Area Plan.

Councilmember Turner asked about the infrastructure impact. Mr. Hall answered that the different departments have reviewed the zone change and no additional infrastructure improvements would be needed, as of right now but improvements could be requested as a development plan progresses.

Councilmember Cox shared concerns with the narrowness of roads, absence of sidewalks, and lighting and has concerns with the amount of traffic. Due to safety, narrowness, and lack of light he has some concerns with the zoning change.

Councilmember Hales clarifies that if this motion doesn't pass the location can still be developed. Mr. Hall answered that if a subdivision is requested, they will ask for improvements regardless of zoning and can create a workable solution to some of the concerns expressed by citizens and the council. The reason why staff supports this zoning change is it is a managed context-sensitive development, especially with the current housing crisis.

Councilmember Martinez says it will take time to develop, but she is comfortable with the number of units in the effort to increase the housing supply.

*MOTION: Councilmember Martinez moved to adopt the Ordinance. The motion was SECONDED by Councilmember Turner.*

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez*

*Nays: Councilmember Cox*

*Abstentions: Councilmember Dominguez*

*Motion passed 3-1*

4. **Consider an ordinance relating to land use; amends the General Plan from Parks and Open Space and Low Density Residential to Medium Density Residential and amends the Zoning Map from A-1 to R-1-6 and R-M-15 for the property located at approximately 935 West Bullion Street, Murray City, Utah.**

Presentation: Melinda Greenwood, Community & Economic Development Director, and Jared Hall, Community Development Supervisor

Applicant: Hamlet Development

PowerPoint Presentation: Attachment B – 935 Bullion GPA ZMA 6.15.21

Memo: Attachment C – 2021-0615 Presentation, Bullion Street

Jared Hall, Community Development Supervisor, presented a PowerPoint requesting an amendment to the Future Land Use Map designation and Zoning of 935 West Bullion Street to facilitate residential development (See Attachment B – 935 Bullion GPA ZMA 6.15.21). The applications are for a General Plan Amendment from Low-Density Residential and Open Space to Medium Density Residential, and a Zone Map Amendment from A-1, Agriculture to R-1-6, Medium density single-family and R-M-15, Medium Density multi-family for the properties located at 935 West Bullion Street.

On April 1, 2021, the Planning Commission held a public hearing to review the application from Hamlet Development to amend the Future Land Use Map and Zoning Map designations for the Property of 935 West Bullion Street to accommodate a planned residential development. Michael Brodsky represented Hamlet Development at the



hearing. Before the public hearing, Mr. Brodsky had held a neighborhood meeting where he presented the plans for the residential development of the property and took comments and questions.

As a result of that meeting, Mr. Brodsky modified the concept plans to reduce the overall density of the project by replacing some of the townhomes with single-family detached houses. To accommodate the original proposal, the application had been made to rezone the entire 8.06-acre site from A-1 to R-M-15.

Many public comments had been received with concerns that while the applicant had revised his development proposal to include only 75 units, the R-M-15 Zoning of the property would allow him to develop at greater densities, and there was no way to limit that potential once the zone change had been approved. In response, Mr. Brodsky withdrew his previous applications at the public hearing on April 1, 2021, and stated that to alleviate those concerns he would re-apply for R-M-15 Zoning on the portion of the property where he intended to develop townhouse units, and for R-1-6 on the portion of the property adjacent to Bullion Street where he intends to subdivide single-family lots.

On April 13, 2021, Mr. Brodsky filed a new application to amend the Zoning of the north 3.36 acres of the property from A-1 to R-1-6, and the south 4.64 acres of the property from A-1- to R-M-15. He also filed a new application to amend the General Plan's Future Land Use designation of the properties from Parks & Open Space and Low-Density Residential to Medium Density Residential to support the proposed R-M-15 Zone on the southern 4.64 acres. The intent of proposing both the R-1-6 and R-M-15 Zones is to limit the potential density of any residential development of the property to no more than 75 units.

On April 19, 2021, the applications were made available for review and comment by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. There were no objections or concerns from the reviewing departments.

On May 6, 2021, the Planning Commission held a public hearing. Forty-seven (47) comments were received, and the Planning Commission voted 4-3 to forward a recommendation of approval to the City Council based on the findings below:

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The requested amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a change that will allow potential redevelopment of the site that can accommodate the demolitions and environmental mitigation which otherwise limit traditional lower density subdivision.
3. The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and use allowed by the combination of the proposed R-1-6 and R-M-15 Zones.

4. The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow appropriate development of the subject property.

Based on the findings above, the Staff and the Planning Commission recommend the City Council approve:

- The requested amendments to the General Plan's Future Land Use Map designation of the properties located at 935 West Bullion Street from Low-Density Residential and Parks & Open Space to Medium Density Residential; and
- The requested amendments to the Zoning Map designation of the properties located at 935 West Bullion Street from A-1, Agriculture to R-1-6, Medium density single-family and R-M-15, Medium density multiple families.

Councilmember Hales has asked if we have changed the General Plan before. Mr. Hall confirmed the General Plan has been changed several times. Mr. Hales said this should be considered as a living document as justifications are made to make a change and added that one reason the city is recommending this development is due to the natural buffering's surrounding the area.

Councilmember Turner asked about the contaminated soil in the area. Melinda Greenwood said she has not seen a specific report on this area, but generally, this contaminated soil is not leachable. In addition, Mr. Brodsky has cleared several other contaminated areas and has submitted a plan with the state.

Councilmember Cox said he has been the abandoned area and there have been several developers who have looked at the property however after they receive the environmental study, they walk away. The other site restraints make this area very challenging to develop. The applicant has worked through environmental concerns at other locations, so there is a level of comfort in knowing he knows how to deal with the extensive issues.

The applicant did get a traffic study done. While any development will have an impact, the study for this development did not recommend any mitigations efforts, if developed. Councilmember Martinez clarifies if an additional delay differentiates between peak times and standard times. Ms. Greenwood answers that during peak times, there will be some congestion, but it will still stay at an acceptable level of service.

Time was turned over to Michael Brodsky, Owner of Hamlet Development, who read a memo dated June 15, 2021, into the record (see Attachment C - 2021-0615 Presentation, Bullion Street).

Mr. Brodsky concluded that their goal is to clean up the site and help the children who grew up in the area, to stay in the area.

The floor was opened for public comments.

**Citizen Comments:**

Councilmember Cox noted that any letters or emails received before Friday, June 11 by the council have been reviewed and read.

Dan Fazzini - Read into the record by Patti Johnson

*In my 5+ years on the Taylorsville planning commission, we very rarely saw this level of opposition to any application. When there were significant comments, we highly scrutinized the application. Having more than 5 residents oppose a project was highly unusual, much less 100 or more.*

*The RM-15 requires a 25' setback for both the front and rear. The applicant needs to share the setback between buildings to what appears to be barely 25' (17.120.60.A, E) and the driveway provides no yard setback with their current proposed plan to make this work.*

*If the City is truly interested in addressing the low/medium income housing, they would not have put a moratorium on mixed use just a few months ago!*

*This is billed for moderate income housing; not sure this would qualify.*

*In the General Plan, the context is the city as a whole, not every acre across the city.*

*Strategy #3 in the GP talks about "compatible" types of housing, I would argue this project is not.*

*The City actually owns open space which could be used for that purpose including 150 acres just south of this project (the golf course). Government should not be in the business of competing with private businesses to begin with.*

*Make no mistake, this will be a "significant" increase for Walden residents, mostly along Hollow Spring since that is the easiest access to the entire valley outside of a short distance into Midvale. This means that Hollow Spring may see more than its share of that 20% increase. Although the infrastructure may be designed for it, still a significant change over the status quo.*

*The site is NOT a well-served development for transit or active transportation. The nearest regular bus stop on 700 W is nearly a mile away.*

*I ask that this application if moves forward it is done at a maximum of R-1-6 which represents as small or incremental change, not a large 5-9 zone jump with a couple of two hour meetings. The submitted plan will directly impact our egress and will likely be able to see the units, even though I was just outside the 500' notification zone.*



Joe Christensen – Speaking on behalf of the Bullion group

Mr. Christensen expressed opposition to this project on behalf of the 220 citizens in the area that he represents. Mr. Christensen noted the limited amount of time he has to share concerns about the development.

There are four main concerns about this development are: 1) Resident voice has been ignored; 2) Facts are being misrepresented and fear tactics are being used to push through this project; 3) The General and Master Plan has been done for the last five (5) decades has been done on re-occurring bases has repeatedly designated this area as an R-1-8 with Agriculture, Parks, and Open Space and this development ignores the General Plan, and; 4) This sets a precedent that is not reasonable for the city with citizens not being heard and a huge zone change and ignores the General Plan.

Mr. Christensen closed that there are hundreds of residents that oppose this project and if a zone change is approved, please don't allow anything beyond R-1-6.

Lindsay Ross – Resident

Ms. Ross indicated that she had no additional comments.

Doug Barnett – Read into the record by Jennifer Kennedy

*At the request of citizens living near Bullion Street, I am forwarding to you the results of a petition that was started by residents at [change.org](http://change.org). Residents that have signed this petition are opposed to the proposed zoning change and strongly believe this property needs to remain low density residential. The actual petition can be viewed <http://chnq.it/zD287zHW>. Please refer to the attached document for a list of signers and comments.*

Brent Ludlow – Read into the record by Jennifer Kennedy

*I live in the general area two blocks from where this rezoning is trying to take place. I've been here for over 35 years and I'm opposed to changing the zoning in this area to more than what it has been previously. I want it to stay single family residents. I've heard in some of these meetings people talking about fixing the problem with the tailings in the area but what they're doing is just moving it a little ways and capping it again that's doing nothing to get rid of the problem of the tailings being there. I think it's time that the city council should start listening to the people they're supposed to be representing.*

Dan and Shannon Mechling – Read into the record by Jennifer Kennedy

*We are emailing to let you know that we are adamantly opposed to changing the zoning on Bullion Street. We would like to go on the record as stated **OPPOSED TO THIS ZONE CHANGE**. Changing the master plan for this rezoning and requested*

*building project sets a precedent that we are not comfortable with (for a variety of reasons that have been stated previously by many others). Please note our voices as a NO TO CHANGING THE MASTER PLAN on Bullion Street.*

Sara Buck – Read into the record by Jennifer Kennedy

*I am a new resident to Murray city who moved in last June. My husband and I spent over 2 years searching for the correct house and neighborhood that would fulfill our needs and desires. We were thrilled when we finally found our home. We had researched to find out the master plan of our neighborhood to make sure that the area we bought would fulfill our needs long term.*

*By changing the zoning within my neighborhood you are changing the main reasons we chose this area, the amount of traffic my children will be exposed to as they travel to and from school, the schools being effected being able to fulfill the needs of my children and the community. To put anything in the proposed area except for single family residents it a huge betrayal to every citizen who moved into this area having done the research and having made their decision based upon what the city had in their master plan.*

*I understand there is a need for housing but there are better alternatives. There is another development on 5300 south and 7th west that is already adding more options and impacting our community and schools but in a way that makes sense based upon location.*

*Thank you for your consideration and I hope the council will put the needs of their current citizen with whom you have elected to serve and represent before the potential of other citizens who do not currently live in Murray City or with whom you have obligations to.*

Stacy Garcia– Read into the record by Jennifer Kennedy

*I live at 940 Chesterbrook Cove. I see hawks, birds, geese, quails and occasionally the fox that lives in the easement behind my back fence. Hamlet Dev wants to build 3 story townhouses right up to the line of easement behind my back fence. Why? Development is inevitable, why can't we build single family homes or twin homes on that land? Why can't we put the houses on the west end of the property facing the field and extra parking behind Chesterbrook? That would eliminate houses right behind Chesterbrook, have some space between us.*

*I'm also worried when they start digging, running new water and sewer lines through soil that's tested positive for lead and arsenic, there's a risk there!*

*You already okayed townhouses to go in a few blocks up and around the corner on approximately 5300 So and 700 West, which they can only turn right out of there so they WILL impact our traffic numbers!!!*

*This development is not affordable housing like you were trying to spin it, it's*

*luxury housing, call it what it is! There are other locations closer to bus and Trax routes more suitable for this kind of development, with more room! You are already starting a huge townhome development off of State St and about 4800 So., which will include a store and restaurants. Why do we need them in our neighborhood then??*

*Please keep it a lower density zoning area for single family or twin homes.*

Clark Bullen— Read into the record by Jennifer Kennedy

*I am Clark Bullen, Murray Citizen from District 3 and candidate for Mayor. I am not opposed to projects of this nature in general as they may potentially enhance the neighborhood and provide appropriate housing opportunities for our community. I am opposed to making exceptions to the master plan that will set a precedent for other exceptions, which undermines the master plan as a whole. If changes need to be made to zoning then it should be done through a thoughtful and thorough review of the master plan as an official revision that takes all of the long term needs of Murray citizens in to consideration and balances the changes with compensatory changes elsewhere in Murray.*

The public hearing was closed, and the council discussed.

Councilmember Martinez shared concerns about the traffic impact if this proposal is approved. She takes traffic seriously and has done a bunch of additional research to make sure she understands the long-term impacts. While nothing is going to be perfect, she is convinced that this proposal is appropriate for the area. In addition, mixed development is a great tool to create a solution to the affordable housing crisis and housing supply crisis, and noted that she hopes to see more applications for development that include additional affordable housing, townhomes, and apartments in the area.

Councilmembers express support to the zone map changes in an effort to clean up the contaminated land and make it safe for the surrounding areas. They appreciate how thoughtful, collaborative, and accommodating Mr. Brodsky has been during the application process and recognize that several surrounding neighbors are against any development however after listened to the arguments for and against this development they think this is an appropriate use of the area. Councilmembers shared that there is been much research on the area, and they have visited the site numerous times. In addition, they noted concerns about the amount of misinformation out there and feel like Hamlet's proposal is a good solution for the area.

*MOTION: Councilmember Turner moved to adopt the Ordinance. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*



*Motion passed 4-0*

### **Business Item**

**Consider an ordinance adopting the rate of tax levies for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022.**

Presenting: Brenda Moore, Director of Finance and Administration

PowerPoint Presentation: Attachment D –

Brenda Moore, Director of Finance and Administration, set the property tax levy rate which changes year to year. Murray City's tax rate adjusts to ensure it receives the same property tax dollars each year unless the city holds truth in taxation hearings and raises property taxes. The city will also receive increased property tax based on growth (new development) within the city.

Murray City Fiscal Year 2022 rate is .001608, down from .001689. The library rate is .000418, down from .000439. Some new developments will state paying property tax this year. The property tax budget line for the City will increase by \$127,673 and the library will increase by \$33,496.

Councilmembers thanked Ms. Moore for her presentation and explanation.

*MOTION: Councilmember Hales moved to adopt the Ordinance. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 4-0*

### **Mayor's Report and Questions**

Mayor Camp shared the following update:

- The city receives several requests from its citizens each year to ban fireworks within city boundaries. The state law is quite specific about where fireworks are prohibited. Murray City only has a few areas where fireworks are not allowed, such as around Murray Park, the Jordan River Parkway, and Wheeler Farm. The City Fire Marshal has evaluated the entire city and determined that these are the only areas where fireworks can be legally prohibited. Per state law, cities only have the authority to ban fireworks in areas that border natural open space, which Murray City has done. As a reminder, fireworks can only be discharged on July 2-5 and July 22-25 and additional information can be found on our city website.

The meeting was open to questions.

Councilmember Turner asked about “cool centers” and wondering if the city will have any designated “cool centers” around the city. Mayor Camp responded as of right now, there are no designated areas classified as a “cool center” in the city however the city has several public buildings open throughout the city and the county has designated several spots throughout the valley.

Councilmembers shared their appreciation to the mayor and staff.

No additional questions were asked.

**Adjournment**

The meeting was adjourned at 9:08 p.m.

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Brooke Smith, City Recorder

Attachment A – LandForge Presentation

Attachment B – 935 Bullion GPA ZMA 6.15.21

Attachment C – 2021-0615 Presentation, Bullion Street

**Attachment A**  
**LandForge Presentation**

**Zoning Map Amendment**

**Landforge Inc.**

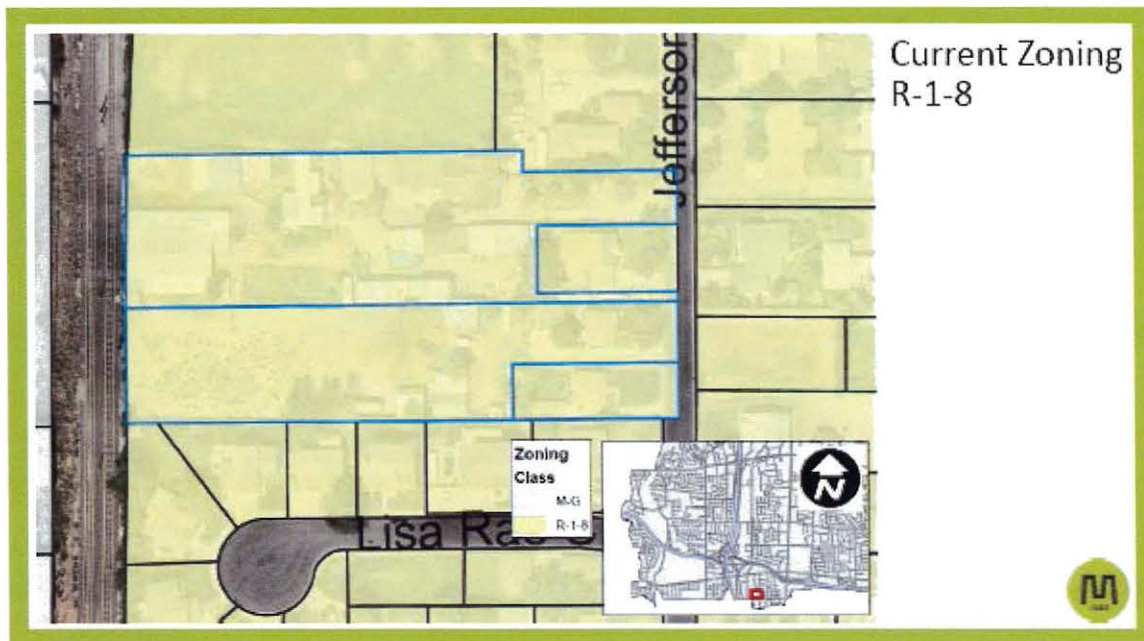
6556, 6562, and 6566 South Jefferson Street



Aerial View



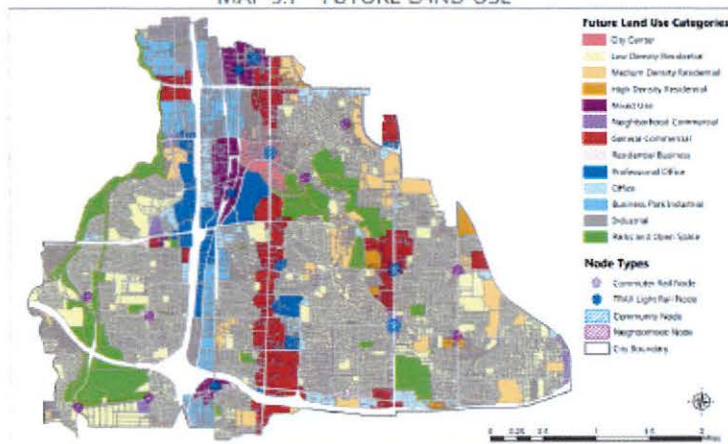


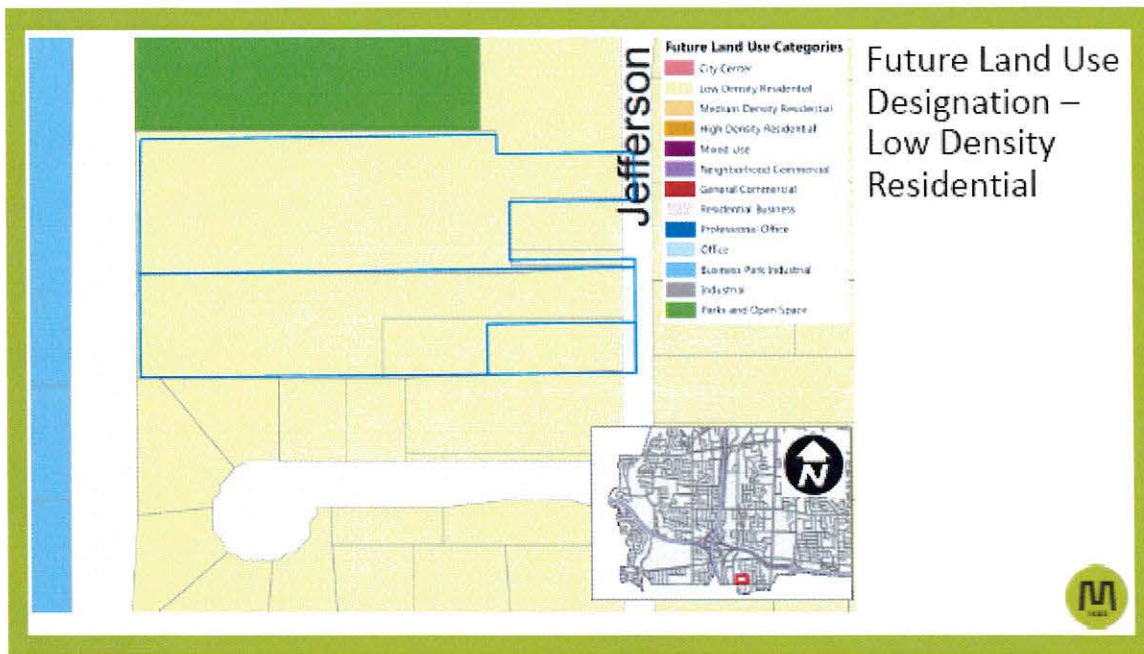


## The General Plan

*Each property in the city is designated in one of the Future Land Use Categories identified by Map 5.7 (below). Each category in Chapter 5 is subsequently detailed as to intent and characteristics, and "corresponding zones" are called out.*

MAP 5.7 - FUTURE LAND USE





## Future Land Use Designation

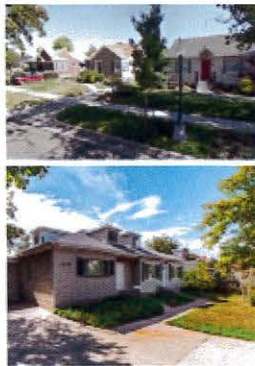
### LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary land/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-20, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-16, Low density two family



Existing Zoning: R-1-8

Proposed Zoning: R-1-6

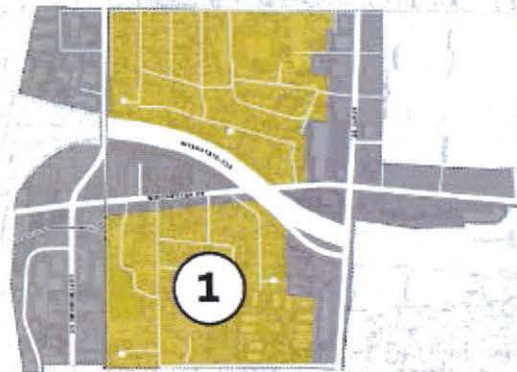
*The proposed zoning to allow a subdivision does not require a change to the Future Land Use Map of the General Plan.*

## Fashion Place West Small Area Plan

*The plan identified four (4) subareas within the larger district. The properties are located in 1 Established Residential.*



## Fashion Place West Small Area Plan



*Figure 3.20 The single-unit neighborhoods within the Fashion Place West study area are well established and are an asset of great value to the City. These neighborhoods should be preserved, with the exception of infill development where underdeveloped parcels exist within the neighborhoods. Using development along Winchester to buffer this neighborhood can also create a wider range of housing choice within the area.*



## Zoning Differences

	R-1-8 (existing)	R-1-6 (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
Structure Height	35' maximum	30' maximum
Front Yard Setbacks	25' minimum	20' minimum
Rear Yard Setbacks	25' minimum	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	5' minimum
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	2 off-street spaces

## Planning Commission

- The Planning Commission held a public hearing on April 15, 2021.
- 80 public notices were mailed in a 400' radius of the subject property.
- Four public comments were received.
- The Planning Commission forwarded a recommendation of approval with a 6-0 vote.



## 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 and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission forwarded a recommendation of approval.



## Process

- The application is only for an amendment to the Zoning Map.
- If the Zone Map is amendment, development of the property requires additional applications and a public meeting with the Planning Commission.

## Recommendation

Staff and the Planning Commission recommend **APPROVAL** of the requested amendment to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low density single family to R-1-6, Medium density single family.





## Attachment B: 935 Bullion GPA ZMA 6.15.21

### Public Hearing Item #4

**Address:**  
935 West Bullion Street

**Application:**  
General Plan Amendment  
Zone Map Amendments

**Applicant:**  
Hamlet Development



### Why Are We Here?

Hamlet Development submitted applications and paid associated fees. The law says we must process their applications.

1. General Plan Amendment – \$500
2. Zoning Amendment – \$500

Two overlapping handwritten application forms. The top form is titled 'GENERAL PLAN AMENDMENT APPLICATION' and the bottom form is titled 'ZONING AMENDMENT APPLICATION'. Both forms contain handwritten information including applicant name (HAMLET DEVELOPMENT), address (935 BULLION STREET), and other details. The forms are filled out with black ink on a white background.

## What is the Council Deciding?

- The City Council will decide what uses will be allowed on the property.
- Their vote will determine whether the General Plan and Zone Map are changed.
- No project will be deliberated or approved.
  - Should the City Council approve General Plan and Zoning Map amendment, development of the property requires additional applications and public meetings with the Planning Commission.



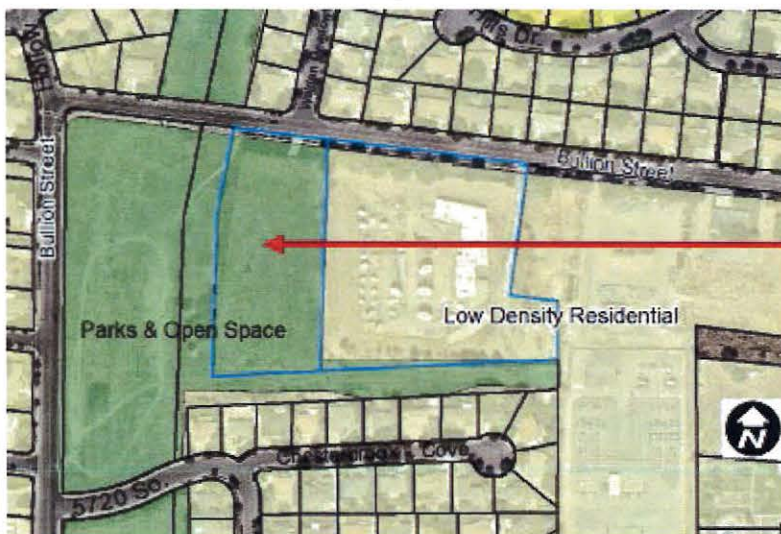
Aerial view:  
935 West  
Bullion Street





Current zoning:  
A-1, Agriculture

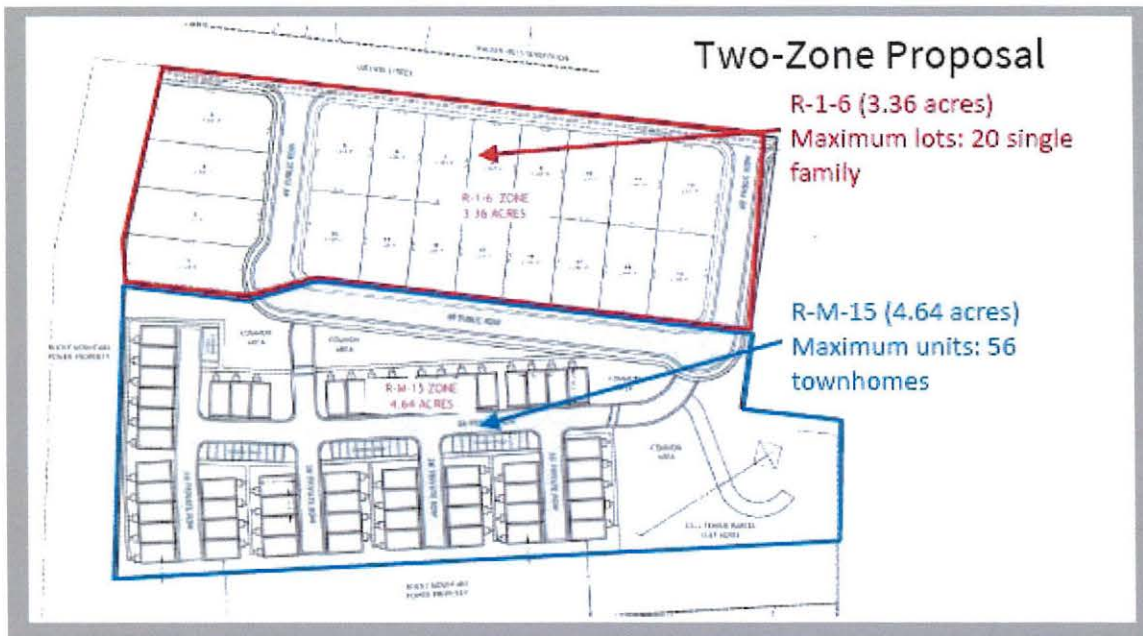
### Future Land Use Designation:



Parks & Open Space  
Low Density Residential

*The western part of the property was mistakenly included as Parks & Open Space, but should have been classified as Low Density Residential*





## City Department Review

- Water
- Sewer
- Engineering
- Stormwater
- Fire
- Police
- Planning
- Building
- Power

### II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. As with the previous applications there were no objections or concerns from the reviewing departments.

## The 2017 General Plan

General Plans are not meant to be static documents.

Full evaluation and revision is common every five to ten years. In growing communities, it is reasonable to expect that additional adjustments and amendments may be appropriate and should be individually considered.

Comparison: 2020 Future Land Use Map amendments and Zone Map amendments in other Wasatch Front cities.

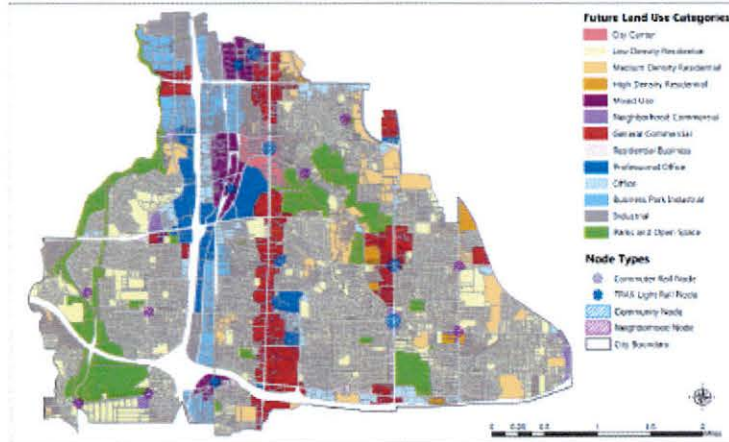
Municipality	General Plan Adopted	General Plan Amendments	Rezones
West Jordan	2012	7	11
Midvale	2016	N/A	6
Draper	2019	9	13
Lehi	2018	8	19
Milkcreek	2019	1	9
Taylorsville	2006	2	5
Orem	2018	1	4
Holladay	2016	1	4
Cottonwood Heights	2005	2	4
Sandy		N/A	3
Ogden	2002	1	6
Bountiful	2009	N/A	1
North Salt Lake	2013	0	3
Murray	2017	5 (2 completed)	10 (7 completed)

## The 2017 General Plan

Each property in the city is designated in a Future Land Use Category.

Each "category" has defined details regarding intent, characteristics and corresponding zones.

MAP 5.7 - FUTURE LAND USE



## Future Land Use & Requested Zoning Designation

The proposed zoning requires a change to the Future Land Use Map of the 2017 General Plan.

**Existing Zoning:** A-1 (both parcels)

**Proposed Zoning:** R-1-6 and R-M-15

### LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary land use types include single dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zones:

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-15, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-1-10, Low density two family



### MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zones:

- R-1-6, Low/Medium density single family
- R-M-15, Medium density multiple family
- R-M-15, Medium density multiple family

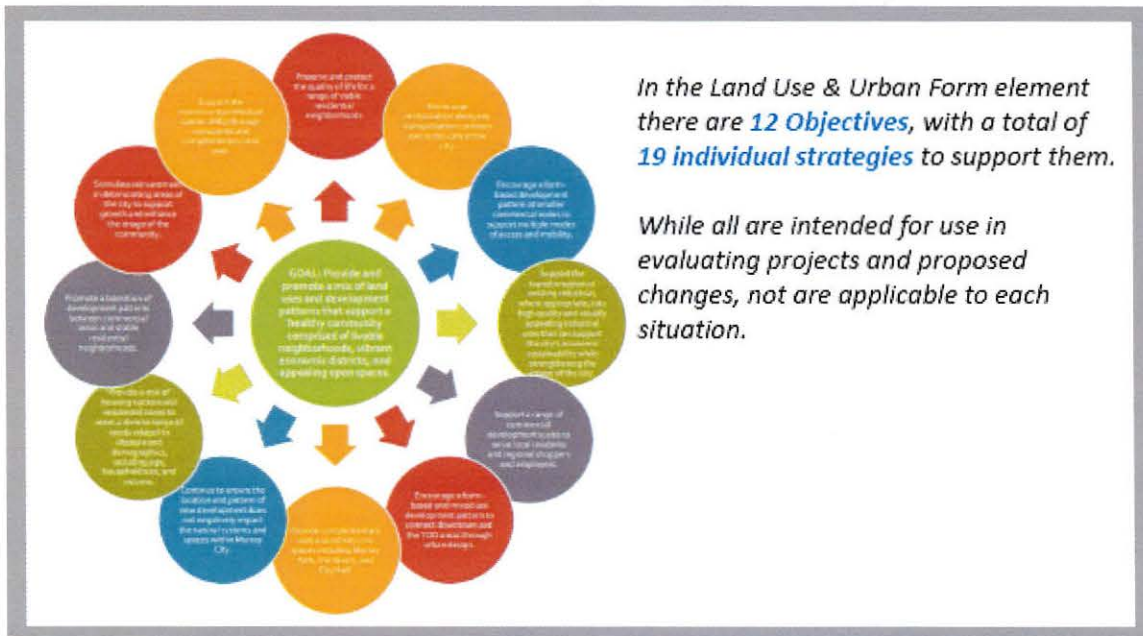




## Part 2: Elements for Evaluation

Intended for use in order to “evaluate proposals and policy changes.”

- Plan Elements include:
  - Land Use & Urban Design
  - Transportation Systems
  - Economic Development
  - Housing & Neighborhoods
  - Moderate Income Housing
  - Public Services
  - Plan Administration & Implementation



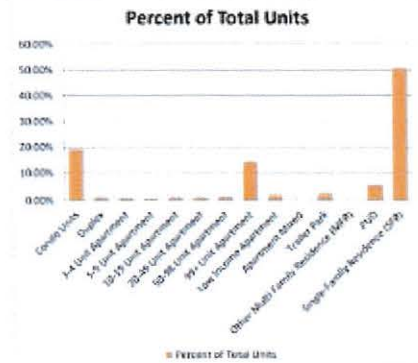
## Chapter 8: Neighborhoods & Housing

### HOUSING TYPES

Murray is dominated by single-family homes and condos, with large apartment complexes rounding out the primary housing type. As can be seen on Graph 8.1, there is a dearth of "middle" housing types – options between the apartment complexes and single-family homes.



GRAPH 8.1: HOUSING Types Distribution



### 8.3 NEIGHBORHOODS & HOUSING GOAL, OBJECTIVES, & STRATEGIES

#### NEIGHBORHOODS & HOUSING OVERALL GOAL

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

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

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



### Diverse Neighborhoods

- Balintore Subdivision
  - (5600 South and 820 East)
- R-M-15 developed at 12 units per acre
- 24 total housing units
- Mixed housing types:
  - 6 single-family lots
  - 18 townhome units

#### NEIGHBORHOODS & HOUSING GOAL AND SUPPORTING OBJECTIVES



## Chapter 9: Moderate Income Housing

MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES



**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:** 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.

## Chapter 5: Land Use & Urban Design

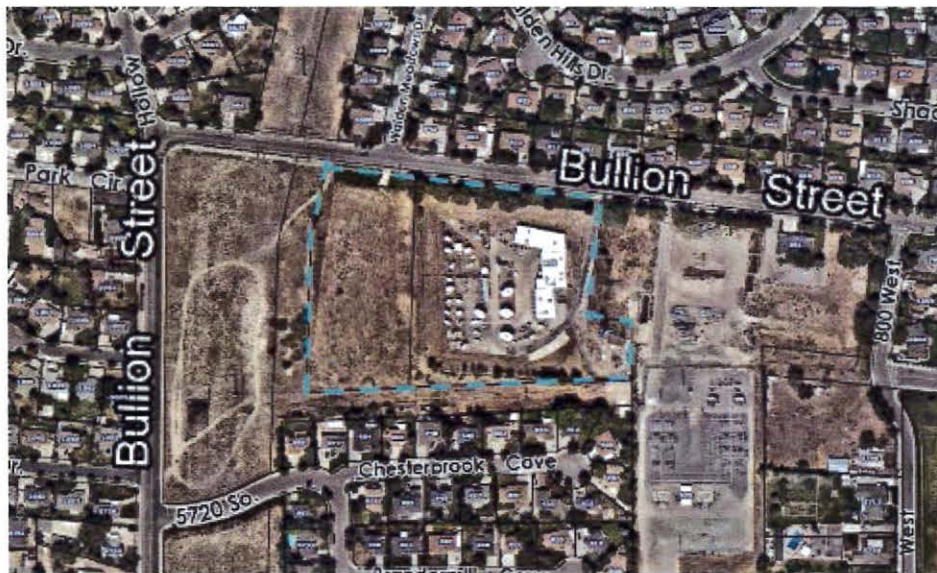
**OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.**

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

**Strategy:** Simplify the residential zoning district designations.

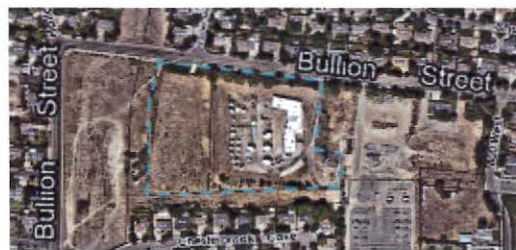
- The R-M-15 Zone will allow greater flexibility to mix housing types at densities which are greater than the surrounding area.
- The R-1-6 Zone applied to the 3.36-acre area will limit the overall project density.
- The applicant's proposed concept plan mixes single-family homes and townhomes in the same development with an overall density of 9.2 dwelling units per acre.





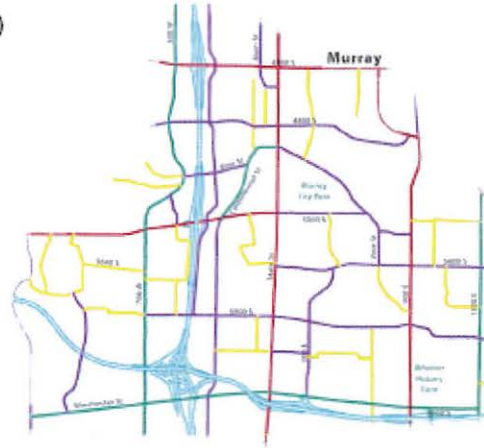
## Site Development Considerations

- Cell phone tower setback of 165' reduces residential opportunities.
- Contaminated soil remediation.
- Regrading of site with soil removal.
- Building demolition and site clearing.
- Vacant buildings attract nuisance.
- Natural Buffering:
  - North - Bullion Street ROW (66')
  - South and West - Power corridor (70'- 340')
  - East - Murray City Power Department
  - Setbacks



## Traffic

- Bullion Street is classified as a Minor or "Neighborhood" Collector
  - 66' of ROW (40' asphalt plus curb, gutter and sidewalk)
  - Designed for up to 5,000 vehicle trips/day
  - Current counts are 1,800 vehicle trips/day
  - Development would add 640 trips/weekday
- 700 West is classified as a Minor Arterial



## Traffic

### SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

#### Project Conditions

- The development will consist of 90 townhome units.
- The project is anticipated to generate approximately 640 weekday daily trips, including 44 trips in the morning peak hour, and 54 trips in the evening peak hour.

2021	Background	Plus Project
<b>Assumptions</b>	<ul style="list-style-type: none"> <li>• Bullion Street / 700 West: de-facto right-turn lane on the eastbound approach</li> </ul>	None
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>

- Traffic counts were gathered and adjusted upward for seasonality (non-COVID) conditions.
- A sensitivity analysis of the intersections for function in a non-COVID environment.
- 25% - 30% more traffic would still result in acceptable Levels of Service, which is greater than a non-COVID adjustment.

## Parking

- R-1-6 – 2 covered spaces (garage) + driveway
- R-M-15 – 2.5 spaces per unit

## Building Height

### Height of buildings

- R-1-6: 30'
- R-1-8: 35'
- R-M-15: 40' maximum but determined by CUP

## Public Comments

- Medium Density (Townhomes) vs. High Density (Apartments)
- Jumping zones
- Precedent
  - General Plan Amendments and Zoning Map Amendments are discretionary
- Buffering and setbacks
- Height of buildings
  - R-1-6: 30'
  - R-1-8: 35'
  - R-M-15: 40' maximum but determined by CUP
- Contamination clean up oversight and approval
  - Voluntary Clean-up Program approved and monitored by UDEQ



## Public Comments

- **Impact to Schools:** Notices of the proposed amendments were sent to the Murray School District as an affected entity. No response was received. PUD subdivisions (as the applicant proposes if the property is rezoned) require a letter from the school district confirming their ability to serve any potential students.
- **Public Utilities:** Public utility providers reviewed the proposed amendments including potential densities and did not identify concerns which would not be manageable through the process of development.
- **Impact to Property Values:** A recent Kem C. Gardner Policy Institute found that multi-family developments built between 2010 and 2018 had no adverse effects on the value of single-family homes in suburban Salt Lake County.

## Planning Commission

- The Planning Commission held a public hearing on May 6, 2021.
- 145 public notices were mailed in a 500' radius of the subject property.
- 47 public comments were received.
- The Planning Commission forwarded a recommendation of approval with a 4-3 vote.

## Findings

- The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
- The requested amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a change which will allow potential redevelopment of the site that can accommodate the needed demolitions and environmental mitigation which otherwise limit traditional lower density subdivision.
- The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 and R-M-15 Zones.
- The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
- The Planning Commission forwarded a recommendation of approval.

## Recommendation

**General Plan Amendment:** Staff and the Planning Commission recommend **APPROVAL** of the amendment to the Future Land Use Map of the General Plan, re-designating the properties located at 935 West Bullion Street from Parks & Open Space and Low Density Residential to Medium Density Residential.

**Zone Map Amendment:** Staff and the Planning Commission recommend **APPROVAL** of the amendment to the Zoning Map designation of the properties located at 935 West Bullion Street from A-1, Agriculture to R-1-6 and R-M-15.



## **Attachment C:** **2021-0615 Presentation, Bullion Street**



# **MEMO**

**Date:** June 15, 2021

**Re:** Bullion Street Presentation – City Council Meeting

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Thank you, Ladies and Gentlemen of the City Council, for your time this evening. My name is Michael Brodsky I am the owner of Hamlet Development. Our company has been developing neighborhoods in northern Utah since 1994 and over the last 27 years, many of these neighborhoods have been in Murray. Since 2000, our corporate headquarters have been located in Murray – first at 308 East 4500 South, and now across the street from your new city hall complex at 84 West 4800 South. With your permission, I would like to walk through a bit of the history of this property, and the application process we have gone through to get us here today.

Back in the late 1800's, the property was used as a smelting operation and as a result there are significant deposits of mine tailings and lead & arsenic heavily contaminating the property. There is an existing 25,000 sqft building and array of satellite dishes which were used by the Albertson's Companies for many years as a communications facility for their operations across the United States. The building has been abandoned for several years and today is a non-conforming use. Over the last few years, a number of developers – and even Murray City – contracted to purchase the property. Upon discovering the challenges associated with it, all backed out of their contracts. January of this year, Hamlet Development put the property under contract fully aware of the environmental issues that plagued this property. Later in my presentation, I'll discuss the steps that we *have* taken and *will* take, in order to clean the property up to residential standards.

We applied to the Planning Commission for a February 1st, 2021, Planning Commission Meeting to request a Rezone to an R-M-15 zone for the property, as well as a General Plan Amendment. When we posted the meeting notice on the property, there was a significant outcry of complaint from neighbors. I withdrew our application, and with the help of city staff, I was able to conduct a Zoom Meeting with approximately 135 of the neighbors in attendance, for the purpose of providing them information on what we were proposing. At that time, our concept plan was for 90 townhouses on the property, including a 2-acre public park. Based on the input we received from the neighbors at that meeting, we redesigned our plan, reducing the density to a combination of 20 single-family lots and 55 townhouse lots. The single-family detached homes front Bullion Street where they face existing single-family detached homes across the street. The townhomes are in the



center of the site, and where they back to the Walden Ridge subdivision, we have designed it so that only the end of the townhouses face the rear of the Walden Ridge homes. There are a total of eight (8) townhouses proposed that face six (6) homes in Walden Ridge. The distance from townhomes to single-family homes is between 107 feet and 92 feet, and the first floors of the townhouses are minimum of 5 feet below the first floor of the Walden Ridge homes. To provide even more privacy for both the townhomes and the existing single-family homes, the bedroom windows facing Walden are designed as transom windows which provide light and privacy. The townhouses that are being designed for this property have a maximum height of 35 feet, which is the permitted height of single-family homes. While the R-M-15 zone permits heights up to 40 feet, we will be requesting a PUD and that ordinance will give the city the right to limit the height to 35 feet.

After our meeting with the neighbors, we resubmitted an application to be on an April 1<sup>st</sup>, 2021 Planning Commission meeting. At that meeting, what we proposed was presented to the Planning Commission by both staff and myself. At the end of this presentation, again based on input from neighbors, I requested that our application be withdrawn. From the public comments we received, it became apparent that there was a significant concern that the R-M-15 zone to be approved, in spite of my presentation of a plan that would only build 75 homes, the R-M-15 zone would permit me to build up to 126 homes. In order to assure the public that no more than the 75 homes could be built, I resubmitted my application. This time I identified a portion of the property that would be zoned R-1-6 and the balance of the property that would be zoned R-M-15. The combination of these two zones would permit no more than a maximum of 75 units, thus responding to a significant neighborhood concern. In tandem with the application for rezoning and a general plan amendment, we also submitted an application for a boundary adjustment to permit the parcels to receive the requested zoning. The boundary line adjustment is a staff review and in the event this application is approved, then the boundary line adjustment will be also approved by staff.

Prior to entering into a contract to purchase this Property we were provided a Phase 1 Environmental Assessment that was prepared for the Property owner. The information provided to us indicated that there was a high likelihood that the insulation in the walls of the building contained vermiculite, heavily impregnated with asbestos, and that major portions of the Property were contaminated with lead & arsenic, and mine tailings from a smelter operation that dated back to the late 1800's.

The discussion points that I am intending to cover this evening are:

- the environmental issues surrounding the property;
- a concept plan of how we would like to develop the property – including a discussion of:
  - Density
  - On-Site Parking



- Buyer Profiles of homeowners who have purchased from Hamlet Homes in 5 neighborhoods over the last 4 years. This will include age, income, education, and number of children.
- Traffic Impacts

Hamlet Development is now under contract to purchase this property. Prior to entering into this contract, we met with representatives of Murray City to discuss how we could afford to clean-up the site and build a community that would also provide community benefits. We suggested that we would enter into a voluntary clean-up program with the Department of Environmental Quality to clean up the property. We also suggested that the cost of this was significant and in order to absorb the cost of cleaning up the environmental contamination, would the city be willing to consider additional density? We also suggested to city staff that we would construct a park that could be a publicly accessed neighborhood park.

Based on the neighborhood feedback we received that first evening, we have reconfigured our plan and have eliminated the park, modified the density – reducing it from 90 homes to 75, and changing the mix of homes in the community. As you will see, we are now proposing 20 single-family detached homes that would border Bullion Street and 55 townhomes that would be in the middle of the Property. As

we heard pretty significant opposition to a community park on the perimeter of the property, our redesign includes an interior neighborhood park surrounded by homes and adjacent to the cell tower. Additionally, there are pockets of open space scattered throughout the neighborhood that are more passive open space areas. The neighborhood park would include amenities such as a covered pavilion, picnic tables, BBQ and additional playground equipment. The park would be operated by the homeowners association and available for use by residents of this neighborhood.

Among the comments that we received at the neighborhood meeting was a concern for speeding along Bullion Street. Again, we engaged Hales Engineering to meet with the city engineer to discuss Traffic Calming Methods along the street. Hales provided us with a report on recommendations for traffic calming and met with Trae Stokes, the city engineer, for approval, and we are prepared to implement these recommendations as part of our development.

#### Phase 1 Geoengineers

The current owner of the property, Albertson's, commissioned geoengineers (an environmental engineer) to do a Phase 1 investigation of the property. The Phase 1 identified that back in the late 1800's the property was the site of the Highland Boy Smelter. As a result of this use, the property was left with levels of contamination of lead and arsenic, and slag waste. Soil samples from the 1990's indicated elevated levels of lead and arsenic in the soil. Additionally, geoengineers identified illegal dumping on the property before the fence was installed, and they concluded that there was a very high likelihood that this would result in a recognized environmental



condition. They further concluded that the risk of the subject property, having regulatory impacts, was considered high. In further discussions, we were informed that there was a high likelihood that an insulating material used within the block walls when the building was constructed back in the early 1980's contained asbestos, and the cleanup for the asbestos would also be expensive. (The good news is that our initial testing has demonstrated that there is no asbestos within the block walls of the building.)

In order to fully understand the extent of the contamination, Hamlet Development has hired Wasatch Environmental – a local environmental consulting firm to do further investigation of these impacts. While we expect the cleanup costs to be significant, our challenge is to be able to afford to clean up the property and turn it into an attractive, desirable neighborhood.

There is a state-sponsored process to clean up a property of this nature. It involves the Department of Environmental Quality and is known as a Voluntary Cleanup Program, a VCP. Over the last 15 years, our company has done VCP's in Murray in 4 separate locations, this would be our 5<sup>th</sup>. The benefits of the VCP to both the developer and the community are extensive. The process is as follows:

1. The developer hires an environmental consulting firm to investigate the extent of the contamination.
2. Consulting firm conducts invasive testing of the building and soils to determine corrective action needed.
3. All findings and recommendations for cleanup are submitted to DEQ for review and approval of the cleanup plan.
4. The developer engages environmental consultant to supervise the cleanup and a contractor to perform the work. This includes onsite supervision of the cleanup work and ongoing testing of materials being removed. The contaminated material, in this case – lead and arsenic, are buried in a repository onsite that is then covered with a protective cap.
5. All of the work is also supervised by an employee of DEQ onsite daily.

For the last six weeks, we have been onsite with an environmental engineer, Wasatch Environmental, doing extensive testing to understand the full scope of what needs to be cleaned up. The DEQ, a state agency, has accepted us into their Voluntary Cleanup Program. Moving forward, we are working closely with that agency to develop a cleanup plan that we will implement – in the event our development proposal is approved. A portion of that cleanup program includes dust control. This means that there are monitors around the perimeter of the property to ascertain that no hazardous material leaves the site. Additionally, there will be water trucks on-site during the entire excavation process to maintain dust control.

When the cleanup is completed, DEQ certifies that the site has been cleaned to residential safety standards.



### Fencing/Property Separation

A unique aspect of this property is that it is separated from the adjacent developments. To the east is the Murray City Power station, to the north is Bullion Street, to the west is the Rocky Mountain Power corridor, and to the south – adjacent to the Walden Ridge subdivision – is a Rocky Mountain Power corridor, as well.

We are proposing to fence the south property line with a 6' high white vinyl fence. Any additional fencing that will be done will be done at the direction of Murray City. There is a substantial stand of mature trees along the Bullion Street property line. With homes now facing Bullion Street, we expect to be able to selectively save some of these trees.

### Additional Facts

These homes are not apartments, they are fee-simple townhomes and single-family detached homes. That means each home is individually owned. Affordability is a major issue in our area today and while these are not entry-level homes, I expect the average purchase price to be in the high \$300's for the townhomes and into the upper \$500's for the single-family homes.

### Parking

Single-family homes are designed with a two-car garage minimum and two parking spaces in the driveway which is typical of a single-family detached home. The townhouses are designed with a two-car garage and in addition, one half space for guest parking scattered through the community. The parking proposed meets or exceeds city requirements and is typical of parking we have designed in similar communities in Murray.

### Buyer Demographics

I would like to discuss a little bit about the buyer demographic of who buys these homes. This is an opportunity for your children to stay in the community as well as empty-nesters to stay in the community. Attached housing does not mean it must be close to transit. Over the last 25 years, Hamlet Homes has built 100's of similar homes. The statistics I am quoting are from townhome sales in 5 neighborhoods that Hamlet Homes has built in the last 4 years – one in Draper, three in Murray, and one in Taylorsville.

#### The Average Age of Buyers

- 40% between 25 – 34 years old
- 25% between 35 – 44 years old
- 34% between 45 – 55+ years old

#### Average Income

- 34% \$55,000 - \$95,000
- 62% \$96,000 - \$155,000

Education – these are very educated people.

66% college grad

18% advanced degrees

Children – your concern about overcrowding the schools is unfounded. Besides the conversations that staff had with the local school district and ascertained that there is no overcrowding, 67% of the townhouse buyers have no children.

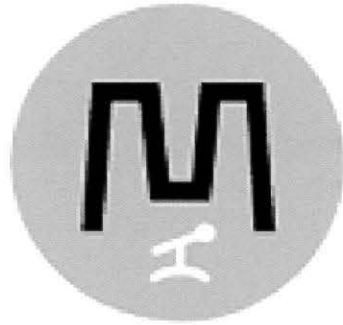
By contrast, during that same period of time, the single-family homes that Hamlet sold averaged 1.22 children per household which is 2 ½ times the number of children in a townhouse community.

#### Traffic

We commissioned Hales Engineering to do a traffic study for the neighborhood. A copy of the traffic study was submitted to Murray City. The conclusion that Hales came up with is that Bullion Street will have between 1,000 – 2,000 cars a day. The study they did was based on the original 90 home concept. That study indicated that peak traffic is in the morning and those 90 homes would generate 44 morning trips and 55 evening trips. A street of this size is capable of handling 6,000 daily trips. Additionally, Hales Engineering – at our request – also provided recommendations for traffic calming along Bullion Street. It is our intention to follow those recommendations that were also reviewed by Trae Stokes, the city engineer.

With that, I have concluded my presentation. Thank you very much for your time tonight.

MMB/hf



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



Citizen Comment, June 15, 2021

To Mayor Camp, City Council Members and other interested citizens:

The saga started with a single page stapled to a rubber band placed on my front doorknob announcing the "Public Information Meeting" to be held August 16, 2017, regarding the Widening of Vine Street. The date coincided with many families getting ready for the start of school and some taking last-minute vacations.

This meeting is falsely presented as the "citizen communication" requirement demanded by NEPA. NEPA's requirement for citizen input, with meaningful communication, has not been met when traffic patterns will change, and create an increase in noise and pollution. Murray City officials may be assuming that the actions of hired contractors are lawful.

In the years following this August 2017 meeting, petitions were signed, hundreds of citizens complained, and then in 2020 a survey, the basis for the re-design, was developed without citizen input (and property owners affected), giving only 4 scenarios, all with middle-turn lanes and most with 7 feet wide sidewalks.

Now I am being told that I must allow 7 foot wide sidewalks in front of my property. Some hundred-year-old trees have already been destroyed. So much for Murray being "Tree City!" Having lived on Vine Street for over 40 years, the problem stated that there is a need for a middle turn lane to reduce accidents does not exist yet.

Only standard sidewalks are needed, but we are being told that we must also have a middle-turn lane that will make Vine Street into a HIGHWAY, designed for cars, not neighborhoods. This will increase the number and speed of already-speeding vehicles traveling 50 to 60 mph in the 35 mph zone. This will greatly endanger children from Three (3) elementary schools. Would any of you want your children trying to cross this street?

After researching and reviewing the topic of "safety" and "street widths," the message was loud and that "the wider the street, the greater the injury and number of accidents." I asked Amalia Andrews (project contractor's liason) for information on middle turn lanes and safety. I received a 40 page document written for HIGHWAYS. When I stated that the brochure was for HIGHWAYS, her response was "That was all I could find." If middle turn-lanes were good for residential areas, there would be more information.

With the current plan, major congestion will occur traveling west where Vine Street leads to 5900 South westbound as the street narrows dramatically. Please rethink this plan and use citizens' tax dollars on real problems.

Respectfully Submitted,

Beverly Crangle  
1628 E Vine Street

801-278-9419

## Jennifer Kennedy

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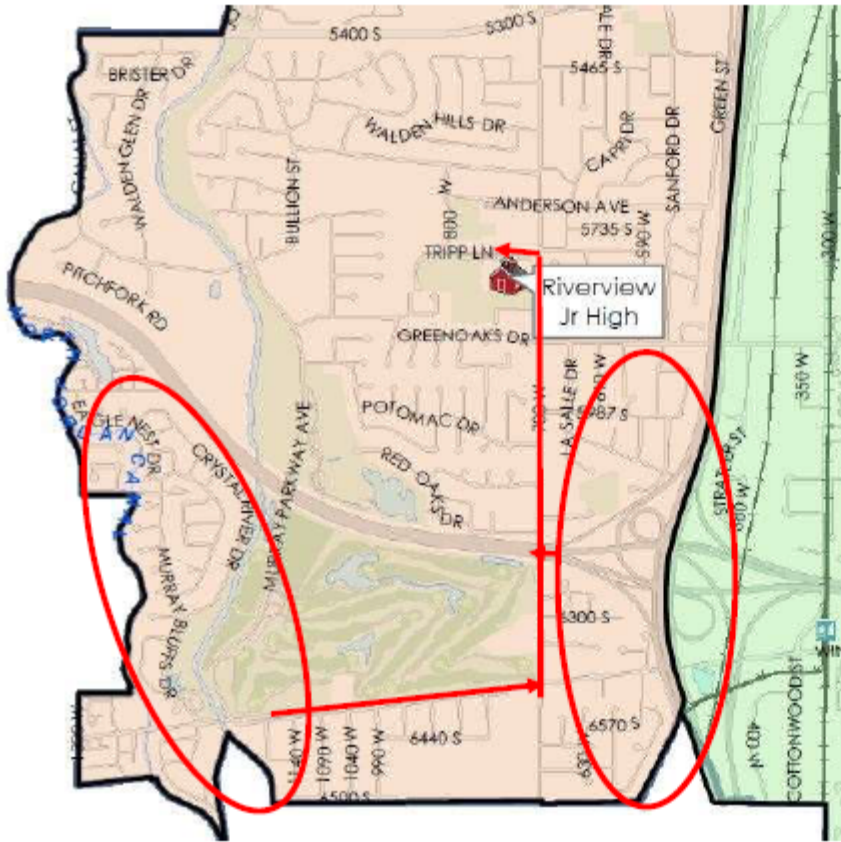
**From:** Susan Michaels <smch3645@yahoo.com>  
**Sent:** Monday, June 28, 2021 2:53 PM  
**To:** Kat Martinez; Rosalba Dominguez; Diane Turner; Brett Hales; Dale Cox; Council Citizen Comments  
**Subject:** [EXTERNAL] Tripp Lane Subdivision Road - Please Vote No  
  
**Categories:** Purple Category

I sent these comments to you several months ago, but now that this issue is up for a vote in the July 6 City Council meeting, I wanted to send this to you again. I am writing to express my concern and opposition to the NeighborWorks Tripp Lane Subdivision road extension behind Riverview Junior High School. You will be voting to condemn someone's property to complete this development. While I am quite happy this property is being developed because it was essentially a junkyard, there should not be a road connecting Tripp Lane to Willow Grove Lane. Connecting these roads will divert too much traffic from 700 West, causing safety issues.

For your reference, below are maps of the Riverview Junior High School boundary, showing my assumption on the current traffic pattern and what the new pattern will be when this road is built. While I am not a traffic planner, it seems like extremely poor planning to create a road that will divert traffic from a larger street onto much smaller streets.

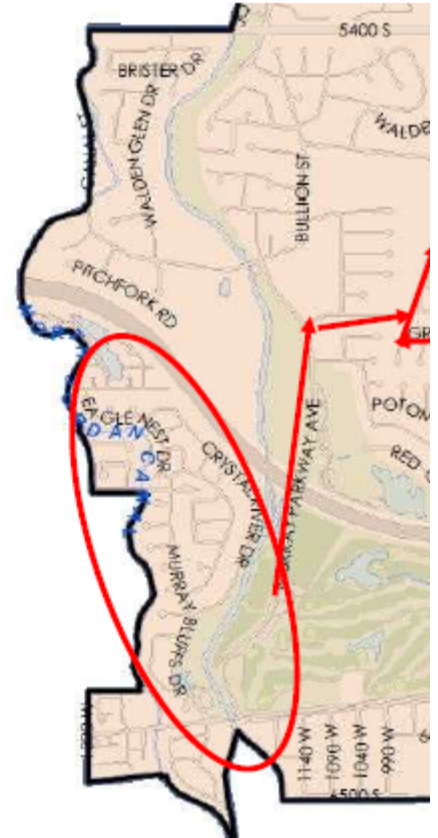
## Current Traffic Pattern

Families located south of the schools travel along 700 West to arrive at the park/schools. Some most likely drive along the Murray Parkway to Bullion Street and then connect to the school



## New Traffic Pattern

Families will travel up Green Oaks Lane. For those living southeast, this of the light on 5900 South and the tu pick up / drop off



700 West is a large street designed to handle a lot of vehicles. Willow Grove Lane was never designed to be a through street, it was designed to be a cul-de-sac. I hear from proponents of this plan that the connection was always planned by the city, but that cannot be true because a house existed on this property until it was purchased and torn down by NeighborWorks. Also, if the city's plan was to connect these streets, they certainly did not design Willow Grove Lane correctly. Willow Grove Lane should have been made at least as wide as Greenoaks or Bullion Street in order to accommodate the traffic that will surely come. Willow Grove Lane can only accommodate one vehicle at a time if there are cars parked along the sides, and this happens all the time due to events at the park and schools.

I do not believe the city should be condemning a residents' personal property for this private development. It would be an inappropriate use of eminent domain by the city when this property can be easily developed into a cul-de-sac, with the same number of lots and the same tax revenue going to the city. While the use of eminent domain can be used because the road would be for public use, the road is not needed. Property should be taken from Murray citizens only when absolutely necessary.

I have lived in this area for years and understand the traffic issues that result from Viewmont and Riverview Schools, but this just not the right solution. The neighborhood will be much safer if a cul-de-sac is built rather than a road.

Thank you for your time and service to Murray City.



Susan Michaels  
La Salle Drive, Murray  
Smch3645@yahoo.com

## Jennifer Kennedy

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**From:** Bill Stewart <Bstewart671@outlook.com>  
**Sent:** Tuesday, June 29, 2021 9:25 AM  
**To:** Council Citizen Comments; Dale Cox; Diane Turner; Brett Hales  
**Subject:** [EXTERNAL] Tripp Lane Development: Please do not use eminent domain for a private development  
**Categories:** Purple Category

Dear City Council,

I first learned about the Tripp Lane subdivision and potential use of eminent domain to complete this development in the Murray Journal, and expressed my concerns to you back in December. Now that this issue is finally coming to a vote, I feel my concerns are still valid and want to share them with you again.

I am writing to ask that you do not use eminent domain in order for Neighborworks to build their subdivision. I am familiar enough with the law to know that Murray City has the legal right to take private property, however that does not mean they should. .

The Fifth Amendment mandates the government can only take private property for public need. This is a crucial constraint on the government's power of eminent domain, which enables the state to force owners to turn over their property, even if they refuse to sell voluntarily. Unfortunately governments today too often use eminent domain for much broader purposes, diminishing private rights as they condemn property for the benefit of other private users. This means title to property is too often taken not for the public but for a private use.

The NeighborWorks property can be developed without taking the property owned by the Livingstons. That alternative, a cul-de-sac, would result in the same financial benefit to the developer and to Murray City. Riverview Junior High was built in 1961 and parents and families have been able to commute to this school for decades without this road. The neighborhood would be safer without it because a connecting road will encourage more traffic through the area, not less. Based on comments submitted to the planning commission, the majority of residents do not want this road. **There is no public need for this road to such a degree that that it warrants the taking of personal property.**

If the Livingston's property is taken, it will be done primarily for the benefit of a private development, not because there is a public need. As such, NeighborWorks and the Murray City Planning Division have turned the property owned by the Livingston's from a matter of protecting property rights to one of deciding whose "interests" should prevail. *That was never the intent of the use of eminent domain.*

The use of eminent domain should not be taken lightly. Please use it only when it is absolutely required for the public. This is a private development and the taking of this property primarily benefits NeighborWorks. The Livingston's are simply asking their government to obey the original intent of the law. Reduced to its essence, they are simply saying this: stop taking our property when it is not required. That hardly seems too much to ask.

William Stewart  
Capri Drive, Murray UT

## Jennifer Kennedy

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**From:** Tucker Dansie <tucker@dansie.com>  
**Sent:** Tuesday, June 29, 2021 7:00 PM  
**To:** Council Citizen Comments  
**Subject:** [EXTERNAL] Willow Grove Lane

**Categories:** Purple Category

I have real concerns with the eminent domain plan for Willow Grove Lane connecting to Tripp Lane. I'm beginning to think that our elected officials don't live around here. Have you seen that area on a Saturday morning during soccer season where there are wall to wall cars on BOTH sides of that road? Or for that matter, all the kids that walk to and from the Junior high? My guess is that if you allow this dangerous, narrow road that in 5 years you'll be having another meeting to build an overpass walkway. I also can't understand why you would take the property of a Murray citizen to build such a dangerous road that would increase traffic so much. I'm concerned for my kids but also the citizens of Murray in that quiet neighborhood.

Let's make some sense of this and not allow it, do better.

-Tucker Dansie



## Jennifer Kennedy

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**From:** Jason Roberts <roberts4234@yahoo.com>  
**Sent:** Tuesday, June 29, 2021 7:49 PM  
**To:** Council Citizen Comments; Diane Turner; Kat Martinez; Rosalba Dominguez; Brett Hales; Dale Cox  
**Subject:** [EXTERNAL] Tripp Lane NeighborWorks development - please don't condemn property for this subdivision

**Categories:** Purple Category

Dear Council members,

I am writing to you in regards to the Tripp Lane subdivision being developed by NeighborWorks behind Riverview Junior High School. Below are comments I provided to you some time ago. I am sending them again to be considered since this is now going to a vote on July 6.

Throughout the years, Murray City has made numerous planning errors in regards to this neighborhood. I feel strongly that building a connecting road between Tripp Land and Willow Grove Lane will be another one of these errors. I would like to share some history about this development and the Greenoaks neighborhood which will hopefully assist in your decision making.

Murray City never planned for Willow Grove Lane to connect to Trip Lane. In the July 16, 2020 Murray Planning Commission meeting, commission members and Jared Hall mentioned several times that Murray City must have intended for this connection or they would not have approved the stub at the end of Willow Grove Lane. Had they reviewed the May 2004 Planning Commission documentation for this development (Murray Oaks phase IV), they would have learned that when Willow Grove Lane was built, the plan for the property now owned by NeighborWorks was to add a cul-de-sac from the stub road and build 5 additional homes. In addition, back in 2004 there was no option to connect Willow Grove Lane and Tripp Lane because there was a house at the North end of the property that would have prevented a connection. That house was not torn down until 2019 by Neighborworks. This is also why only 5 homes were originally planned vs. the 10 that NeighborWorks can now build.

Because Murray City did not intend Willow Grove Lane to connect, it was built at a width to support only a cul-de-sac. I believe Neighborworks has discussed a limit to parking on their intended connection, but this is simply a bandaid and does not solve the error in this design. This road along with Greenoaks will be overwhelmed by traffic commuting to Riverview and Viewmont schools from throughout Murray.

This error in design, if approved, will add to the numerous errors made in the Greenoaks neighborhood. Greenoaks Drive originally ended at the corner of Normandy Oaks Circle. When Murray City proposed extending Greenoaks to Riverside Drive, residents were strongly opposed. They believed it would turn into a commuter street, used as another route to get to Redwood Road. Murray City proceeded to connect the road, but residents were right and the traffic came. When city officials later agreed that resident traffic concerns were valid, they approved and built several concrete islands just off of 5900 South to serve as traffic calming devices. These islands were bandaids, not really solving the problem, and the traffic continued. At this time the city estimated there were approximately 2,600 commuter trips per day passing through Greenoaks.

Years later residents filed a petition with Murray City in regards to the continued traffic problems. In response, the city added rubberized speed bumps along Greenoaks Drive and a stop sign. However, the fire department didn't like the speed bumps and they eventually wore out and were removed. The traffic continued.

In 2004 Murray City approved the Murray Oaks subdivision which included Willow Grove Lane. Residents requested a barrier on the stub road so vehicles could not drive from the ballpark and Riverview Junior High

onto Willow Grove lane. This was approved and the developer, Gough Construction, built a fence across the stub, to be removed only when the cul-de-sac was to be added (Gough had a first right of refusal to develop the cul-de-sac and 5 additional homes). Another stop sign was also added between Greenoaks and Willow Grove Lane which was done due to a traffic study requested by the residents. That study (included in the May 2004 Planning Commission packet) assumed there would only be 21 homes coming from Willow Grove Lane/Cherry Oak Circle (16 homes from the Murray Oaks development plus 5 from the future cul-de-sac on land now owned by Neighborworks). This intersection was not designed to handle another connecting street. I travel down this road every day from my home and have witnessed multiple accidents and consistently see drivers ignoring the stop sign.

Hopefully you can see that this area has had a history of planning errors, and a history of Murray City trying to correct these errors with band aid solutions. Please don't create another planning error by connecting Willow Grove Lane and Trip Lane. This road will push even more commuter traffic onto Greenoaks, and Willow Grove Lane isn't designed to accommodate this type of traffic pattern.

Please do not condemn the Livingstons Property for this development.

Thank you for your time.

Jason Roberts

[Roberts4234@yahoo.com](mailto:Roberts4234@yahoo.com)

## Jennifer Kennedy

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**From:** Emilee Barnett <emileebarnett@msn.com>  
**Sent:** Tuesday, June 29, 2021 7:54 PM  
**To:** Kat Martinez; Rosalba Dominguez; Brett Hales; Dale Cox; Diane Turner; Council Citizen Comments  
**Subject:** [EXTERNAL] Eminent Domain use on Jim and Wendy Livingston's property, Willow Grove Lane  
**Attachments:** April 15, 2004 Murray Oaks 4-prelimin cntd[1931].pdf; May 20, 2004 Murray Oaks 4 preliminary.pdf

**Categories:** Purple Category

Dear Murray City Council Members,

We have written to you several times over the last year in regards to the Tripp Lane subdivision development. We live directly adjacent to the South-end of the NeighborWorks property and directly across the street from the Livingstons. We have a road-side view of the daily use of the area being considered for eminent domain. And while we can see both sides of this argument, we believe the council **should not** condemn the Livingston's property for the following reasons:

- 1. The Use of Eminent Domain without exhausting options:** We do not believe Murray City should take private property from a resident to benefit a private developer *when there is an alternative*. The property can easily be developed into a cul-de-sac off Willow Grove Lane or Tripp Lane, resulting in the same number of lots. The developer would earn the same profit per lot and the city would receive the same property tax dollars from a cul-de-sac. The use of eminent domain to take private property should only be used when there is no reasonable alternative.
- 2. Murray City School District has not approved:** NeighborWorks has said the school district approves of their plans, when in fact, the district has expressly told us that they do not comment on such matters. As an employee of Viewmont Elementary School, I, Emilee Barnett, spoke with the principal, Jenn King, in June of 2021 and she was instructed by the superintendent, Jennifer Covington, to offer **no** comments on the development. Emilee also received an email from Doug Perry, Communications/Public Information Department Coordinator for Murray City School District, with a similar "no comment" response.
- 3. Traffic:** Connecting Tripp Lane to Willow Grove Lane will change the traffic pattern for residents that drive to Riverview Junior High, Viewmont Elementary and the softball fields. Drivers that currently use 700 West and Bullion Street (defined as collector roads) will begin commuting through a residential area where families and children are biking, walking and playing. This increases the risk of pedestrian-vehicle accidents. We feel this proposed connection diverts traffic from higher volume roads and displaces it on to a smaller road, unequipped to handle the increase. The narrowness of a small residential road and the high volume of sudden traffic at school drop off and pick up times creates a bottleneck, not a solution.
- 4. Inadequate Design:** Willow Grove Lane was ended with a "stub road" in the hope that a future development at the South end of the Galvan's property (now owned by NeighborWorks) might occur. But, after the Murray Oaks subdivision was built, the developer, Gough Construction, was unsuccessful in purchasing the field behind the Galvan's home. Our good neighbors on Tripp Lane always hoped for a through connection but documentation for any planned connection is not supported in city records or in the following information found in the May 2004 Murray Planning Commission meeting notes:



This project will be located north of Greenoaks Drive at the west end of Riverview Park. The access road into the project will tie into Greekoaks Drive immediately east of a church where the road makes a 90-degree bend. The initial plan consists of 16 units with the possibility of five additional units to be built if the road through the project is continued northward. The site plan is attached at the end of this report.

The Murray Oaks phase IV subdivision extension planned for only five additional homes which tied in from Green Oaks Drive only with no mention of Tripp Lane. Five homes between the Galvan home and the stub road would have been a cul-de-sac, not a through street. The current proposal is for ten homes which can be accomplished now that the Galvan's home has been removed.

**5. Narrowness of the road:** Comparing Willow Grove Lane to other streets in this area:

- Willow Grove Lane: 26 feet wide
- Green Oaks Drive: 36 feet wide
- Walden Ridge Drive: 36 feet wide
- Bullion Street: 41 feet wide

While the width of Willow Grove Lane meets the minimum requirements for Murray City, and has been fully vetted for emergency vehicles, the street width is much smaller than other streets that currently connect subdivisions. As a comparison, Salt Lake City requires streets be 36 feet wide for a residential street and 30 feet wide for a cul-de-sac.

Here is a link to a short video we filmed which shows what the traffic is like on Willow Grove Lane during large events: <https://youtu.be/EUKjv0el8l4>

You can see, when cars are parked on the street there is room for only one vehicle at a time to pass through. We do not believe this situation is acceptable once the volume of traffic that flows through the street during student pick up and drop off and for sporting events at the park increases by 300-400%. We do not expect to live on a street with no traffic issues but we also cannot do anything about the narrowness of Willow Grove Lane.

**6. Emergency & Safety:** Safety concerns have been expressed by proponents of this road, citing that the new connection is required to allow for emergency vehicle access. The initial concerns for fire and police departments are understandable and appreciated. However, in the sixteen years we have lived on Willow Grove Lane, the road has never limited a safety response from the police, the fire department or any other emergency vehicles. And if the dead ends at Willow Grove Lane and Tripp Lane were truly a hindrance to emergency services, our wonderful city would have resolved the matter before now. And when emergency vehicles are called to the surrounding streets, Tripp Lane and Green Oaks Drive are and will continue to be the preferred routes of responders.

**7. Neighborhood Walkway:** A walkway was requested by the existing neighbors when the Murray Oaks subdivision was built as a safe, convenient way for children to get to the nearby schools and residents also wanted to limit traffic in the area (see attached City Planning Meeting notes from April and May of 2004). The builder, Gough Construction, put in the walkway for the neighborhood children and the fence to prevent vehicles from accessing the softball park via Willow Grove Lane.

This is a well-maintained neighborhood and the walkway is hazard free. The Northeastern portion of this walkway is on school district property and is maintained by their ground keepers. In it's current form, the walkway is much safer than having students walk along a congested street to get to the schools. Children walk through the softball parking lot free from the danger of passing cars. The parents whose children use Willow Grove Lane to walk to school appreciate this safe direct path to the

schools. Many joggers, cyclists, and dog walkers prefer to use the walkway over 700 West for safety reasons as well.

Those who drive to the schools have other routes available to use. These other driving routes are not as safe for walking children as Willow Grove Lane currently is. The proposed through-street also creates new safety issues for students who use the this street and walkway to get to school: it creates a new crossing point at corner of 800 West and Tripp Lane where students will be forced to cross amongst a stream of vehicles.

- 8. Original Development plan and Preferred Design is a Cul-de-sac:** During the Planning Commission meeting last year regarding this development, twenty-three resident comments were submitted regarding this proposed development. Seventeen of the commenters, or 74%, asked for a cul-de-sac. In an email sent to Wendy Livingston from Doug Hill in the mayor's office, after hearing feedback from residents, the mayor's office asked NeighborWorks to submit a new set of plans for a cul-de-sac. Below is an excerpt from an email Doug Barnett personally received from Maria Garcia, the CEO of NeighborWorks confirming the original plan for a cul-de-sac:

*"Our initial intent with Tripp Lane was a cul de sac and when we submitted a preliminary plan to previous Mayoral and economic development administration, they rejected it stating Murray city wanted a through street to better connect the neighborhoods. As a result, we developed our subdivision based on Murray City request. As the City started to hear concerns from residents about a through street, Murray City then asked us to withdraw and start the process over for a cul de sac."*

It's understandable why a city planner, looking at an aerial map, would want to connect roads but viewing this development at the street level reveals that this isn't as simple as connecting two points. Due to the proximity to Viewmont Elementary School, Riverview Junior High, and a four-plex of softball fields, this road will become a major transportation path to three large destinations points. This is a monumental undertaking for such a small residential street.

We look forward to welcoming our new neighbors who build in the NeighborWorks subdivision and we have no issues with the number of homes proposed or the additional traffic generated by those residents. However, the use of eminent domain while viable options exist, the safety concerns we have for our neighborhood children, and the sudden, significant increase of traffic to Willow Grove Lane alarm us greatly. We ask that you consider these issues and vote **no** to the proposed use of eminent domain in this instance.

Thank you for your time and for your continued service to Murray City. We know you have the best interest for Murray City and its residents at heart and you sincerely desire the safety and well being of Murray's citizens.

Sincerely,

Doug and Emilee Barnett

5856 S. Willow Grove Ln  
Murray, UT 84123  
[emileebarnett@msn.com](mailto:emileebarnett@msn.com)

Easements shown on the plan to meet subdivision regulations and fire flow requirements.

Seconded by David Hunter.

6 Ayes

0 Nays

MURRAY OAKS SUBDIVISION PHASE 4 - 5880 South 860 West

Chris McCandless was present to represent this request. Ray Christensen reviewed the location and request for preliminary subdivision approval for a 16 lot subdivision on 5.6 acres within the R-1-8 zone. All of the lots meet the area and width requirements, but the buildable area on lot #1 is substandard to the usual buildable area depth. Approving a lot with that buildable area in most cases leads to needing a variance which would not be recommended. The footprint of the lot is narrow (about 11 feet wide at the west side) and a standard house plan would not fit on the lot. The property could be reconfigured to have the lots so that lot #1 has a larger buildable area which may reduce the total lots to 15. The City Engineer indicated that bonding for the street improvements will be required. A formal drainage plan will need to be submitted and be approved. Meet all building and fire codes required by the Building Official and soils reports. Meet all Fire Department requirements. Meet all Power, Water and Sewer Department requirements including easements. He stated the homes will have three car garages. He stated there will be a 10 foot wide concrete sidewalk that will connect the subdivision through to the school without having to walk along 700 West Street. He stated that typically he has about 25 builders that buy the lots from him who build the homes and the subdivisions build out rapidly. He stated the anticipated sales price of the homes is \$285,000 to \$400,000.

Hugh Zumbro asked if the area Mr. McCandless has referred to is identified as Riverview Park. Mr. McCandless responded that Salt Lake County owns the property, but has surplused this property through the public hearing process in an effort to take three of their surplus properties and combine them in a land exchange so that the County can get 65 acres of property, which is part of a 120 acre open space park and trail system on the south end of the valley. He stated that as a result of the land exchange and surplusing of this property, this would create an additional 4.5 miles along the trail system of the Jordan Parkway.

Hugh Zumbro asked if the subdivision access is off Greenoaks Drive. Mr. McCandless stated that the City Engineer recommended that the access be amended to be a "T" intersection and they purchased a small portion of property from the LDS church to meet this requirement of the City Engineer.

Hugh Zumbro asked the anticipated price of the lots. Mr. McCandless responded the lots will sell between \$90,000 to \$110,000.

Mr. Zumbro read into the record a letter received from Michelle Carter, 832 West Greenoaks Drive, indicating her concern that this subdivision has already been approved. She expressed concern that Greenoaks Drive was to be a dead end at Normandy Oaks Drive and was not to be a



through street, but was anyway. She expressed concern with increased traffic with this proposal and concern for school children walking to school in this area.

Mr. Zumbro read into the record a petition received in opposition of this proposed subdivision signed by residents in this area. Mr. Zumbro stated that a letter was also received from Ann S. Peterson and Holly Price residents in this area, expressing concern with this proposal.

Deon Hansen, 6539 South Alfred Circle, stated he is President of Murray Girls Softball Association. He stated the girls softball field has been at the west end of Riverview Junior High Schools property for the past 25 years. He stated this is a non-profit organization and they built their own field. He stated this proposal would eliminate 85% of the parking for the softball fields. He stated that on a nightly basis there are at least 100 cars parked here and that they have been told that they could use the property for parking and they will now be forced to park along Tripp Lane.

Mr. Zumbro asked if there is any parking available at the junior high school. Mr. Hansen responded that the school does allow them to park on the school grounds.

Mr. Hansen stated in 1995, Don Davis and Carl Nelson of Salt Lake County, approved the parking for the softball fields by a verbal agreement and they fenced in the area based on that agreement. He stated that the county was also going to install soccer fields and grass in this area, but it has never transpired. He stated that none of the residents in this area were aware that the county surplused this property. He indicated that the residents are under the impression that this subdivision is already a done deal. David Hunter stated this meeting tonight is for preliminary subdivision approval and is not a done deal.

Sheri VanBibber asked Mr. Hansen how much parking there is for the softball fields. Mr. Hansen responded that they currently have parking available for approximately 150 cars.

Hugh Zumbro asked Mr. Hansen if there is parking easement granted by the County. Mr. Hansen responded that the area that is fenced in has been designated by the county and Murray City as parking for the softball fields which is 200-300 feet from the homes on Greenoaks Drive.

Jeff Evans asked if the softball fields would have been affected if the county had built the soccer fields instead of selling this property and having this development. Mr. Hansen responded that the soccer field improvements would have been a better situation because the county would have created a parking area for access both for the softball fields and the soccer fields. He stated that the county did not notify them that they were going to surplus this property.

Ed Brass, 175 East 400 South #400, Salt Lake City, stated he is representing 3 of the households that are on Greenoaks Drive which are the Cowans, the Lawsons and the Carters. He stated this proposal will have an impact on the police, fire, streets, gas, water and power departments. He asked that the Commission consider the loss of green space with this proposal. He stated the land exchange that is to occur with this property in question is with property outside of the city along the Jordan River. He stated this field that has existed for at least 14 years and prior to that was a bicycle track is now going to be gone. He stated this is an area that kids now play. He stated a 12 year old kid went around the neighborhood 6-7 years ago with a petition to have

soccer fields and football fields installed at this location by the county, but the county apparently did not have the funds to do so, and the county has never represented anything different to the residents in this area. He stated that there were promises made by the county that have been unkept. He stated that Greenoaks Drive has become a thoroughfare from 700 West to Bullion Street to Redwood Road. He stated that the practical speed limit is 40-50 mph and speeding is a police enforcement problem.

Hugh Zumbro commented that there is a traffic safety committee and the issues or hazards of Greenoaks Drive could be brought up at a safety committee meeting. Mr. Brass stated that he is aware that there are other bodies to address traffic safety issues, but questioned whether the Commission should be reviewing this application at all and because the traffic would be increased, and the Commission is in the most immediate best position to make that decision whether this development should be allowed or not. He stated that he is aware that this development has not yet received city approval, but that it is offensive to see that the property has already been cleared off and staked off prior to this meeting even occurring.

David Hunter indicated that no grading has occurred on this property, but that the property can be cleared off without requiring Planning Commission approval. Mr. Hunter stated that he is somewhat uncomfortable with this proposal in regards to the traffic situation, the 90 degree right turn on Greenoaks Drive, and because the subdivision only has one access.

Roger Fry, 808 West Greenoaks Drive, stated that he has lived on Greenoaks Drive for the past 10 years and the traffic has increased dramatically. He stated that Greenoaks Drive has a traffic problem in terms of volume and inadequate speed control. He stated that approval of this proposed subdivision would only add to these existing problems.

Hugh Zumbro asked Mr. Christensen if there were any concerns expressed by the Police Department during the city department review of this proposal. Mr. Christensen responded that there were no specific concerns brought up by the police department.

Ann Peterson, 5980 South Murray Oaks Drive, stated the north side of her home is on Greenoaks Drive. Ms. Peterson stated she had submitted the petition of 35 of the 46 residents that are on Greenoaks Drive who are opposing this development and only 35 of the 46 residents were home at the time the petition was circulated. She concurred with the traffic concerns previously expressed. She read the petition:

"We, the residents who reside upon Murray Oaks Drive, request the city of Murray to carefully consider the current traffic condition on Greenoaks Drive, specifically:

1. The high number of vehicles using this street as a through way.
2. Excessive speeding.
3. The new intersection for the proposed 16 new houses.

Given the current dangerous traffic conditions we feel the addition of the new development will only exasperate an already troubling situation. We ask that a study of the current problem be conducted and that measures be taken to return this street to its intended use as a residential street, not a speed lane. Possible solutions that could be considered are

the additional concrete islands that act as traffic calming devices, speed bumps and signage."

Mrs. VanBibber indicated that this area may have had traffic problems over the past several years and that this proposed development does not generate a new traffic problem. She stated that any traffic concerns should be addressed through the proper channel such as the traffic safety committee. Ms. Peterson stated she understands this process, but felt the Commission does have authority by requesting that a review be conducted of the traffic issue prior to approval of this development. She further stated that she spoke with Lauren Gibbs of the Murray Police Department who indicated to her that Greenoaks Drive is a thoroughfare to Wal-mart on Redwood Road and the police can monitor the traffic but that is not a long term solution. She stated there needs to be more thought and study done on the traffic situation prior to approval of this development.

Mrs. VanBibber commented that this proposal is similar to one in her own neighborhood on 5300 South and 135 residents showed up opposing the development but the development was approved anyway. She stated they also had asked for a traffic study to be done before the development was approved.

Kim Christensen, 836 West Greenoaks Drive, stated that he has lived in this area for 12 years. He concurred with the traffic concerns previously expressed. He stated another concern of his is the site plan that was submitted is incorrect and incomplete. He stated he would like to see plans for the entire area in scale so they can determine how it will affect the baseball diamond, the parking and the existing park.

Mrs. VanBibber asked Deon Hansen if the baseball diamond is now part of Murray Parks & Recreation. Mr. Hansen responded that they are unofficially. He clarified that Murray Parks & Rec. Department takes care of their fields. He stated that he spoke with Kim Sorensen of Murray Parks Department this morning who indicated to him that he had no idea about this proposed development. He expressed concern that their ball program will be discontinued if this subdivision is approved.

Hugh Zumbro asked who owns the property where the ball fields are located. Deon Hansen responded that the school district owns the property. He stated that they pay a \$1.00 lease fee per year for the property.

David Hansen commented that he is not comfortable with the way the roads are laid out in order to get the desired 16 lots. He stated he would like to see a more detailed scaled site plan showing the area as a whole and the impacts to the area. He stated that he questioned the accuracy of the site plan. He stated the traffic is an already existing situation, but felt a study may be justified.

Mrs. VanBibber suggested that an additional condition be added for approval which would be that a formal traffic study be conducted. Mr. Hunter concurred with this suggestion. He stated that a traffic study is relevant to the single access onto a 90 degree intersection which is proposed for this development. He suggested that the study should be done prior to preliminary subdivision approval.



Deon Hansen commented that the proposed development does affect the impact on the school, the housing, the ball fields, etc. and the staff recommended conditions of approval do not address those issues. Mr. Hunter responded that the staff recommended conditions for approval can only affect this development and are only planning and zoning issues. Mr. Christensen stated that when an application is submitted to the planning department for approval, the various city departments review the applications and can make comments or conditions relating to their specific department. This city department review occurs prior to Planning Commission review.

Lynden Cheshire commented that Riverview Park is owned by Salt Lake County. Mr. Hansen stated that they were told by the county that this area was to be converted into soccer fields and football fields 5-7 years ago and they were unaware that the county had sold the property to Mr. McCandless and now their parking for the ball fields will be diminished.

Brian Cambern, 858 West Greenoaks Drive, concurred with the traffic concerns previously expressed. He stated that there are huge warning signs posted along the road. He asked if the property is owned by the county, does Murray City have any control over the property. Lynden Cheshire responded if the county owns property, or anyone owns property, they have the right to develop the property within the zoning guidelines and the city cannot control the sale of property. He stated if a development meets the zoning requirements, the Commission cannot legally deny the development.

Mr. Cambern indicated that he checked on this property with the county last fall and the county represented to him that the property was already under contract but would not divulge who the contract was with or the intended purpose.

Hugh Zumbro asked Chris McCandless if a title search was done for easements, etc. for this property that the county had granted in regards to the ball fields. Mr. McCandless responded that he brought it to Mayor Snarr's office and did quite a bit of research on this project. He stated this project actually started 22 years ago in conjunction with the county's mandate and their general plan to get the Jordan River Parkway through. He stated that the State of Utah did not own the water channel that was along the parkway south of Bangerter Highway and the property owners were anxious to see something happen where they could have open space. He stated this property has been complicated and that there have been public hearings with the State of Utah and Salt Lake County and worked with the Army Corp of Engineers, Wildlife Services and State Parks & Rec., County Parks & Rec., etc. He stated there are 23 governmental agencies that they have worked with in order to get this project to this point. He stated that the county exchanged 3 pieces of property for 65 improved acres of the Parkway system. He stated this property in question is one of those 3 pieces of property.

Mr. McCandless agreed that traffic in this area is a problem. He stated that Greenoaks is a cut through street and by passes the other roads to get across the valley, but that is a problem that is outside the scope of this proposed 16 lot subdivision. He suggested that a stop sign and a "T" intersection would make the traffic situation better with the three-way intersection. He stated the problem is not this proposed 16 lot subdivision, it is the existing condition in this community. He stated there are 46 homes on Greenoaks Drive and there are 200-300 homes in the area extended beyond the borders of the proposed 16 lots. He stated that he would be happy to

have a traffic study conducted to show the impacts of this proposed subdivision on Greenoaks Drive and the area.

Hugh Zumbro asked Mr. McCandless if he would agree to adding a condition for approval that a traffic study be conducted. Mr. McCandless agreed to have a traffic study conducted for this proposed subdivision. He indicated that he would prefer to contract with Fehr and Peers & Associates to conduct the traffic study, or any other traffic engineer that the city felt would do an adequate study.

Mr. McCandless stated that they have not closed on the property, but it is under contract for purchase. He stated that they have purchased a small portion of property from the LDS Church in order to meet the access for the three-way intersection as required by the City Engineer. Mr. McCandless stated that he appreciates the concerns regarding the parking situation for the ball fields, but he struggles with private property owners being responsible for a solution to a problem that is not theirs. He stated there is no recorded lease agreement for parking at the ball fields for the girls softball league. Mr. McCandless stated this property is presently owned by Salt Lake County and the required public hearings have occurred and he has invested \$4.5 million in the project, and they are going to close on the property. He stated that this parcel is intricate to the completion of the Jordan River Parkway and it is sad that this community is going to lose this small piece of open space for the greater good of the overall Park and Trail System. He apologized for the immediate impact of this proposal. He stated this proposal meets all of the city's specifications and standards that are required by ordinance for subdivisions. He stated that private property owners have rights to develop their properties using the zoning guidelines. He stated that they are not doing anything out of the ordinary and are not even asking for a planned unit development and are simply proposing a subdivision similar to the surrounding subdivisions.

Deon Hansen commented that the stub road will be gone with this proposal and would then eliminate the driveway into the park, all their parking, and would eliminate the girls softball program that has been in operation for 25 years. Mr. McCandless stated that the cul-de-sacs are better from a developers perspective and that he was instructed to stub the cul-de-sac from the city staff.

Evan Cowan, 826 West Greenoaks Drive, stated the stub road as presented on the site plan does not show a true relationship of how this area fits into this area. He asked about the distance from the stub road to the proposed "T" intersection. Mr. McCandless responded that their driveway is on the east side that property.

Mr. Hunter asked Mr. McCandless if he has a general vicinity map that would show more of the area around this proposed subdivision. He commented that if the road is opened up with this subdivision, the traffic will then be coming through onto Greenoaks Drive from the ball fields, but that Mr. McCandless cannot be held hostage with this proposal because of the already existing conditions. Mr. McCandless responded that he could make a map available at the next commission meeting. He stated it would be the city's decision as to how to handle the road situation in relationship to Mr. Cowan's property. He stated that the existing condition of the roads and previously made promises in regards to ball field parking occurred prior to this

development and this is not his responsibility to remedy. He stated that he would not be providing parking for the ball fields with this development.

The request was made that a better scaled site plan be submitted with the ball field, parking and school, etc. on the map. Mr. McCandless responded that he would do so. He also indicated that he could have a traffic study conducted in regards to how this proposal will impact Greenoaks Drive and could be done within a couple of weeks.

G.L. Critchfield commented that the Commission could request that a traffic study be conducted showing the impact of this development and that could be done by either continuing this item to another date awaiting the study, or make a condition for preliminary subdivision approval requiring that the traffic study be done. Mr. Hunter indicated that the issue of concern expressed tonight for this subdivision is the traffic impact and that it seems it has not been addressed to anyone's satisfaction at this time.

Lynden Cheshire made a motion that this proposal of Murray Oaks Subdivision Phase 4 be continued to the May 20, 2004 Planning Commission meeting, or a later date if necessary, pending a traffic study analysis having been conducted and that the following city representatives be present at that meeting: the City Engineer, Public Services Director, a member of the Traffic Safety Committee and/or Chief of Police, Parks & Recreation Superintendent, and a representative of the School District. That the traffic study be reviewed by the respective city officials prior to the rescheduled planning commission meeting. Seconded by David Hunter.

6 Ayes

0 Nays

Meeting adjourned.

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Ray Christensen, AICP  
Senior Planner



5 Ayes  
0 Nays

David Hunter commented that the Commission members should discuss requirements imposed on applicants where improvements need to be made on a property and that the owner is typically responsible for the improvements and not the tenant.

MURRAY OAKS PHASE 4 - 5880 South 860 West

Chris McCandless was present to represent this request. This is a request for Murray Oaks Phase 4 preliminary subdivision approval for a 16 lot residential subdivision. This application was continued from the April 15, 2004 Planning Commission meeting. All of the lots meet the area and width requirements, but the buildable area on lot #1 is substandard to the usual buildable area depth unless the house front is located to the west and the house plan is submitted for a permit to meet the setback requirements. The City Engineer noted he has reviewed the traffic study and has no traffic concerns with the additional 16 lots. Bonding for the street improvements will be required. A formal drainage plan will need to be submitted and be approved. Meet all building and fire codes required by the Building Official and soils reports. Meet all Fire Department requirements. Meet all Power, Water and Sewer Department requirements including easements.

Scott Stanger, City Engineer, indicated the traffic study analysis was conducted by Korve Engineering and submitted to his office and he has reviewed the study. He indicated that the findings concluded that the street and intersection is operating at a level of service B, which is pretty good. He stated that after this development there might be opportunity for an additional 20 units and development to the north and it would still operate at a level of service B and there is no significant impact to the traffic. He stated the peak hour of traffic for this area is 311 cars in the morning and 356 in the evening peak hours. He stated the 16 lot subdivision would add a total of 12 cars in the morning peak hours and 16 cars in the evening peak hours. The 21 units would add 21 cars in the morning peak hours and 21 cars in the evening peak hour, but the level of service would not change from its current level.

Mr. Aoki asked about the change over in regards to traffic increase from a B to a level C of service. Mr. Stanger responded he was unsure of this and that Korve Engineering would need to respond to this issue, but felt the traffic would need to be considerably more than what is proposed and the study is based on the peak hours and total traffic per day.

Mr. Hunter read from the traffic study:

The proposed 16-unit Murray Oaks Phase IV development is expected to generate approximately 153 daily trips (half inbound, half outbound), with 12 (3 inbound, 9 outbound) and 16 (10 inbound, 6 outbound), of them occurring during the a.m. and p.m. peak hours, respectively. If 21 units are built, the project would generate an estimated 201 daily trips (half inbound, half outbound), with 16 (4 inbound, 12 outbound) and 21 (14 inbound, 7 outbound) of them occurring during the a.m. and p.m. peak hours, respectively.

AThe project traffic was distributed to the Greenoaks Drive/Project access intersection. The intersection is expected to operate at an acceptable Level of Service (LOS B or better) with the completion of 16 or 21 units.@

Chris McCandless, stated he is representing CW Management 9071 South 1300 West #201. Mr. McCandless stated that he had submitted an expanded site plan showing the surrounding area as requested at the April 15, 2004 meeting. He stated that the information obtained from the Korve Engineering was not surprising and the level of service presently is at a level of service B and will remain at a level B with this proposed development. Mr. McCandless commented about the accessibility for the softball diamond. He stated that after the April 15<sup>th</sup> meeting they took inventory for 7 days of the parking for the softball diamond and found that the facility is horribly under parked in its present use, but it is there and needs to stay there. He stated that the softball program for this area is a great amenity and asset to the kids. He stated that they decided to relocate the pedestrian trail that would better accommodate the kids and the use of the property.

Roger Fry, 808 West Greenoaks Drive, stated the residents along Greenoaks Drive and adjoining streets have formed a coalition to address the concerns regarding traffic and this proposed subdivision does lead into the traffic problem on Greenoaks. He stated it is unclear the scope of the traffic study that was conducted and issues such as when the metering was done, what method was used and what duration period was taken into account. He stated that he did not see any type of measuring devices or measuring strips across the road for the traffic counts. He stated that it appears that the city does have some concern about the traffic congestion and has agreed to have a traffic survey starting yesterday or today, but he still has not seen any evidence of the traffic survey. He stated that traffic along Greenoaks Drive is heavy and making a decision on this proposed subdivision, may be premature without understanding its total implication on the study. He stated the study is unclear as to the scope of the study. Mr. Fry stated that an access from the north by the dead end and ball park should be considered to help distribute some of the traffic up to the street on the north rather than funneling it all through Greenoaks and it is the Commission=s responsibility to hold off approving this subdivision until the city's findings of the traffic survey is complete and the traffic study should be done in terms of volume of traffic and speed on Greenoaks. He stated that the residents are not objectionable to the subdivision but are objectionable to the added traffic it will bring if it is not done in a proper way and distribution of the traffic.

Mr. Hunter responded that the methodology of the study conclusions indicate that the subdivision will not impact the level of service for this area. Mr. McCandless stated the study was done by a professional engineering firm, Korve Engineering, and is based on true statistics. He stated that the study concluded that the traffic counts have actually decreased over the last several years, but the speed may or may not be a problem, but the proposed 16 lots certainly will not have an impact on the speeds. He stated with the proposed stop sign for the T intersection, the speeds will probably decrease.

Ed Brass, 175 East 400 South #400, Salt Lake City, asked for a definition of the level of service of B. He stated that this terminology is incomprehensible and should be clarified. He stated that there is a speed problem and the law enforcement resources are limited to enforce the speeding. He stated that the traffic increases every year along Greenoaks Drive. Lynden Cheshire concurred with the speeding problem on Greenoaks Drive.

Craig Burnett, Murray Police Sergeant, stated the police department does not determine the location of stop signs or traffic control devices. He stated the police department is waiting for the city's traffic study before they proceed on the enforcement issue in regards to Greenoaks Drive. He stated that during the week of April 27<sup>th</sup>, the traffic police officers spent about 12 hours during the peaks times (morning and afternoon) in this area. During that time the police traffic officers recorded over 800 cars and had 17 violations. He stated the majority of the violations were running the stop sign and speeding. Of the 17 violations given, 9 were for residents of the neighborhood. The highest speed recorded at that time was 41 m.p.h.

Lynden Cheshire asked Sergeant Burnett how often do officers patrol a certain street awaiting traffic violations. Mr. Burnett responded that there are a couple dozen streets in the city that are of equal concern and complaints, but they do not typically station officers on a street waiting for violators. He was unsure if 17 violations was a high percentage for 800 cars during that time period, but indicated that Greenoaks Drive can be a high traffic residential street.

Ray Black asked if speed bumps would help with the speeding problem along Greenoaks Drive. Mr. Burnett stated that the police department has not had any experience with speed bumps, and just recently the city has had some temporary ones and are in the process of putting together a protocol where they can define an area to have speed bumps placed and in what manner and would be part of the traffic study.

Vilare Michael, 773 West Greenoaks Drive, stated that she has to back out onto Greenoaks Drive each time she wishes to leave her home. She stated that for years the residents of Greenoaks Drive have approached Murray City to try to deal with the speeding problems on Greenoaks. Last year they had to deal with additional traffic with the park, the soccer and baseball fields, and the fishing pond and the construction for I-15 freeway and the traffic has not decreased since all these projects were completed because people have discovered an additional route for east-west commute. She stated that she has witnessed teenagers having drag races down Greenoaks. She stated that the speed island off of 700 West into Greenoaks has helped tremendously, but does not help with the area beyond that. She stated that they are desperate for a speed bump or some type of traffic calming device.

Blaine Gough, representing Gough Construction in Draper, indicated that he is the developer of the lots for this proposed subdivision. He stated that they are currently involved with a 700 lot subdivision in Salt Lake County. Mr. Gough indicated that the County asked them to install speed bumps in the first five of seven phases. He stated the county spent a lot of time designing the concrete speed bumps that are about 15 feet long and have a specific ramp and hump and cost about \$5,000 per bump. He stated that they installed 8 speed bumps. He stated that the speed bumps work very well and that he would be willing to install a speed bump in this area if the city and residents desired.

Kurtis Aoki indicated that Greenoaks Drive is outside of the proposed subdivision. He indicated that Salt Lake City is currently going through a law suit in regards to speed bumps.

G.L. Critchfield commented that at the April 15<sup>th</sup> Planning Commission meeting the Commission requested that a traffic study be done for this subdivision and the study has been done. The study indicates that the traffic will not significantly change with this proposed subdivision and



traffic is an existing problem. Mr. Critchfield stated that the problems that are being discussed tonight about the traffic are already existing and have been there for sometime and the developer has not even broken ground. The question is if this development will have such an adverse impact on the area that there is no way to approve the subdivision. The traffic study indicates that is not the case, but there are opinions and observations from the residents who indicate that it would be an adverse affect. Mr. Critchfield stated that if that there was a way to require or a justification to require some type of calming device, the Commission could require such. As far as speed bumps, there is no ordinance opposing or promoting speed bumps, but it has been the city's policy to not install speed bumps and would need to have approval from the appropriate individuals such as the City Engineer or traffic safety committee, etc. Mr. Hunter concurred.

Phil Roberts, Fire Marshall, indicated that the fire department does have concern in regards to speed bumps and safety time delays because of the speed bumps. He stated that fire engines are heavy and the value of the fire engines are between \$350,000-\$850,000 and speed bumps are a damage issue to the fire apparatuses and response time. He stated that the speed bump issue should be reviewed through traffic studies and the Fire Chief has had concerns in regards to speed bumps.

Brian Cambern, 858 West Greenoaks Drive, commented that traffic would probably increase if the cars came down Greenoaks to access the church parking lot to the ball field. He asked if there will be a two-way or three-way stop at the proposed intersection with this development. Mr. Hunter responded that three-way stops are not allowed by the state of Utah.

Scott Stanger stated that the two-way stop would be on the north bound leg and there will not be a stop sign for eastbound traffic from 1300 West. He stated the rule according to MUTCD is to stop the major leg on a T intersection. Mr. Stanger stated that the city is looking at studying the area in regards to speed bumps. He stated that the city's opinion, along with the traffic study from Korve Engineering, is that the proposed 16 lots is not significant enough to affect the traffic on Greenoaks Drive. He stated that the city has a policy for studying traffic area, which is outlined in the city's Master Transportation Plan, which could be amended with a policy change. He stated the intent is to put down traffic counters at both ends of the subdivision which also records the speeds and the 85% speeds. He stated by having traffic counters at both ends of the subdivision, they could estimate what is cut through traffic. He stated when the counts were done in 1993 it was around 2,700, and in 1996 it was 2,500 per day. He stated that the speeds did increase a little from 1993 to 1996, but the city has not had the counters out since 1996. He stated that based on those counts, the number of cut through traffic was around 1,000-1,200. He stated as a result of the April 15<sup>th</sup> Planning Commission Meeting, the police department put out the speed sign trailer on Greenoaks Drive, which showed a reduction in speeders and the police also did some enforcement for traffic violations. Mr. Stanger stated that the engineering department would like to determine the conditions for this area and then install rubberized speed bumps and then recount the traffic patterns to determine the impact of speed bumps. Mr. Stanger stated there have been a couple of studies in the past 5 years regarding speed bumps and fire trucks. These studies indicated that speed bumps would not be installed if a route was a designated emergency route for the fire department. He stated the length of a speed bump is about 14 feet and has a 3 inch rise and because of the length of the fire engines it can cause problems. He stated in some cases they installed speed tables which worked fine. He stated that speed tables work similar to speed bumps but are about 6 feet on each end and 15 feet of flat

on the top so that the fire engine can go over in a smoother fashion. He stated the rubberized speed bumps can be placed on a temporary basis and would allow the residents to experience the affect of the speed bumps and would allow a study to be done to determine the results of having a speed bump.

Mr. Stanger stated that level of service is based on delay that is caused on a street and not the number of cars on a street. He stated that level of service A and B is what exists in most subdivisions throughout the United States. He stated that level of service C is generally major collector roads. He stated that the freeway was designed to operate, after the recent reconstruction, at a level of service D.

Ed Brass indicated that if this subdivision generates an additional 200 cars per day, it is 200 more cars per day going through the Greenoaks Drive area and will impact the traffic as a whole regardless of whether the level of service will remain at a level B. Mr. Aoki stated that this proposed subdivision will have a new stop sign where there is currently no stop sign and that in and of itself will help slow the traffic. The traffic study does not indicate that the level of service will decline. He indicated that the speed and traffic concerns need to be addressed regardless whether this subdivision is or is not approved, but the Commission is obligated to view this subdivision application based on its own merit.

The issue of the softball field parking was discussed. It was indicated that the parking used for the softball field is not on their property and is being allowed in kindness, but the Commission does not have the authority to allocate the church=s parking lot to the softball use. The softball parking has been occurring on the county=s property as a verbal approval from the county, but is unpaved and unstriped and does not have any criteria of a legal parking lot.

Ed Brass commented that there are warning signs on the corner near the softball fields and there are reduced speed limit signs as you come up the hill, and 200 more cars are going to be generated in this area as a result of this subdivision, which will decrease the function and increase the safety hazard of the intersection.

Holly Price, 842 West Greenoaks Drive, commented that Greenoaks Drive is not affected by the softball field parking because they access from the street north of Riverview Drive. She stated if the cars park at the church or along the street, that would affect the traffic study that was done because the impact would be a lot greater on Greenoaks and there are about 150 cars per night for the softball fields.

Roger Fry clarified that the residents are not attempting to hold the developer hostage with the proposed subdivision and the existing traffic conditions. He stated that the residents are concerned that there are problems with traffic throughout the city, but there are incremental affects that have occurred such as the parkway development, the ball fields on Parkway Drive, the fishing pond, etc. and each one of those developments add to the traffic problem and now this subdivision is being proposed. He stated it would help the traffic situation if some of the traffic were funneled to the north on Tripp Lane. He stated the city=s traffic study should really focus on the incremental affect of this proposed subdivision if all the traffic is forced onto Greenoaks Drive. He stated that east bound traffic is coming up a hill which is a blind stop and is a safety concern.

Lynden Cheshire commented that the existing stub road could remain a stub road for many years to come and may never go through to Tripp Lane because the property owners to the north may never want to sell their property.

Mr. Aoki commented that the parking that is occurring at the church parking lot is on private property and is an attempt to help accommodate the softball use, but does not have an impact on the proposed subdivision and the developer is attempting to help the situation but is not obligated to accommodate softball parking. He stated that any parking on the streets will be dealt with by the police department. Mr. Evans concurred. Mr. Evans commented that a lot of this discussion is out of the realm of the Planning Commission.

Chris McCandless indicated that the residents are concerned for safety on Greenoaks Drive. He stated that the new stop sign is a right hand turn and many people do not make a complete stop, but roll on through. He stated the proposed stop sign will create left hand turns and this should help the traffic situation. He stated that the access on the stub road could possibly be fenced off but then that would prevent pedestrian traffic and potential parking at the church. He stated that the main concern is for safety rather than convenience and he is willing to do what is best. He stated that if the church does not allow the parking for the softball fields, that is their right, but he has no responsibility in this regard. He complimented Blaine Gough on his offer to install a speed bump, at the sole discretion of the city, but that has nothing to do with this particular subdivision. Mr. McCandless commented that this proposal for 16 lots on a 5-acre parcel is below the allowed density in the R-1-8 zoning and is an effort to have nicer homes with three car garages.

Lynden Cheshire made a motion that preliminary subdivision approval be granted subject to the following conditions:

1. Meet all the requirements of the City Engineer including a formal grading and drainage plan. The street improvements curb, gutter and sidewalk will need to be installed and bonding to meet the approval of the City Engineer.
2. All of the dwellings meet the setbacks required with the zoning regulations and recommend that no variances be approved. All of the lots to meet the area and lot width requirements of the R-1-8 zone.
3. Meet all Power, Fire, Water and Sewer Department requirements including easements.
4. The structures shall meet all building and fire code requirements of the Building Official and soils reports.

Seconded by Kurtis Aoki.

5 Ayes  
0 Nays

Mr. Evans was excused from the meeting.



## Jennifer Kennedy

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**From:** Dana Cowan <danacowan@me.com>  
**Sent:** Wednesday, June 30, 2021 5:35 PM  
**To:** Dale Cox  
**Cc:** Council Citizen Comments  
**Subject:** [EXTERNAL] Will Grove Lane should stay closed

**Categories:** Purple Category

Good Evening,

I want to voice my opinion about opening Willow Grove Lane as a through street. There is absolutely no reason this should happen. Willow Grove is not a wide street. The increased traffic is going to get a child hurt or killed. Children need this area to walk to school in safety. And you are putting them at risk for the benefit of a development firm. Willow Grove ends and the new subdivision should end their street in a cul-de-sac

This street is not needed for first responders they can use Tripp Lane. It makes more sense to use 700 West this road is designed to move traffic.

You allowed Greenoaks to open up as a through street and it was never designed as one. It is a neighborhood street.

Please put our children first!

Dana Cowan  
5869 Cherry Oak Circle  
Murray, Utah 84123  
801.560.7434

## Jennifer Kennedy

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**From:** Kathy Milne <kjlmilne@yahoo.com>  
**Sent:** Thursday, July 1, 2021 3:12 PM  
**To:** Council Citizen Comments  
**Subject:** [EXTERNAL] Fw: Citizen Comments

**Categories:** Purple Category

**Subject:** Citizen Comments

Dear Murray City Council Members,

My name is Kathy Milne and I live in the last house on Tripp Lane. While I am excited and happy that the old Galvin property, kitty corner from me, is going to be developed, I do have concerns about the future traffic problems. If the road is developed from Willow Grove Lane to Tripp Lane there will be much more congestion and it will be less safe for our children. In talking with one person at the Planning Division they said that it would only be around a hundred more cars a day. I think that is way understated. A neighbor talked to the city engineer and they say that it will be between 200-300 more cars which I find to be more reasonable and truthful. Just the 10+ new homes in a cul-de-sac will add 20-30 cars traveling back and forth numerous times a day.

One of the reasons we built our home on Tripp Lane is that it was on a dead end street and because of road and congestion issues we had where we lived in Sandy. There are parking issues with the ball park, football and with both Riverview Junior High and Viewmont Elementary. Although things have gotten slightly better with the added parking at Riverview, there is still a parking issue. Because of this issue, people park on both sides of Tripp Lane and on 800 West. There have been numerous times that I cannot get up the street or down the street because of the parking issue and vehicles trying to travel up or down the street. Tripp Lane is slightly wider than Willow Grove. People park extra cars in front of their houses. There is not room for homeowner parking and 2 lanes of through traffic on either street!

Our neighborhoods consist of many cul de sacs and circles. This makes it a safer place for our children to play outside. I am asking you to please consider the safety of our children, as they walk to and from school. If you put a road in, it will be narrow, congested and people will speed. There will be continuous traffic which can bring in more crime.

Let us stay in with the design of the rest of the neighborhood. Put in a cul de sac, with a walkway if needed. Let's keep our neighborhood and our children safe. No through street!!

I have had a few conversations with individuals who have either bought the property or are developing it, etc. While they have stated they do not know if a through street is in the plans, a couple of the individuals have told me that they would prefer a cul de sac. Reason one, would be able to put in more homes and reason two, they said it would be safer and not only fit in with the neighborhood, but less congestion of traffic.

I agree with them. A little more traffic from a cul de sac is preferable over the traffic a through street would bring.

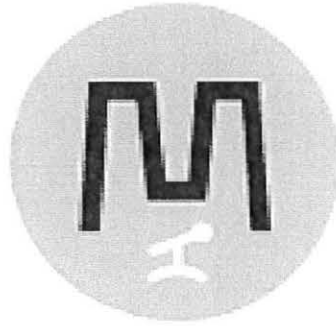
I also understand that there are other contingencies that need to be taken care of before the street can go through. NeighborWorks was aware of these contingencies when they bought the property.

I also understand that at the time Gough was building homes, they were trying to get the Galvin property on the south and wanted to put 5 homes in a cul-de-sac at the end of Willow Grove, but the Galvin's were not interested in selling. It was not going to be a thru street.

I am hoping that you will listen, hear and take heed of how we feel concerning this development. Please consider our concerns and the issues a through street will bring into our neighborhood.

Thank you,  
Kathy Milne  
846 West Tripp Lane





MURRAY  
CITY COUNCIL

# Consent Agenda



**MURRAY**

## Mayor's Office

### Appointment of Kimberlee Bird to the Parks and Rec. Advisory Board.

#### Council Action Request

#### Council Meeting

Meeting Date: July 6, 2021

<b>Department Director</b> Kim Sorensen  <b>Phone #</b> 801-264-2619  <b>Presenters</b> Mayor Camp          <b>Required Time for Presentation</b>       <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b> Jennifer Heaps <small>Digitally signed by Jennifer Heaps DN: cn=Jennifer Heaps, o, ou, email=jheaps@murray.utah.gov, c=US Date: 2021.06.24 15:57:44 -06'00'</small> <b>Date</b> June 22, 2021	<b>Purpose of Proposal</b> Appointment of board member.  <b>Action Requested</b> Consider confirmation of the Mayor's appointment of Kimberlee Bird to the Parks and Recreation Advisory Board.  <b>Attachments</b> Resume  <b>Budget Impact</b> None    <b>Description of this Item</b> Kimberlee Bird will be appointed as a member of the Parks and Recreation Advisory Board 7/6/2021 to 1/1/2024. Kim will be filling the position that was vacated by Mindy Canova.
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# Kimberlee M. Bird

Murray, Utah 84107

## EDUCATION

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### **University of Utah**

*Bachelor of Science, Human Development and Family Studies  
Minor, Consumer and Community Studies  
Emphasis, Child Life*

Salt Lake City, UT  
May 2014

### **Salt Lake Community College**

*Associates Degree, Elementary Education*

Salt Lake City, UT  
May 2012

## EXPERIENCE

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*I have been very grateful for the opportunities that I have been given and strive hard to continue to learn and grow each day. The last 6 years I have had the opportunity to be a mother to 4 amazing boys, ages 6-2, in the wonderful city of Murray. We love this City, the community, and our neighbors so much. With our family's deep roots here, going back generations, I hope to contribute to its success and look forward to serving and learning where I can.*

### **Settebello Pizzeria**

*Server/ Hostess*

Salt Lake City, UT  
February 08-November 2015

- Part of the inaugural staff of Settebello first opening.
- Assisted in the transition of opening the new Farmington location at Station Park
- Helped train new employees at its sister restaurant "Bocata" located at City Creek
- Interacted close with customers to ensure they have a good experience
- Managed and organized large and small groups of parties

### **Child and Family Development Center**

*University of Utah  
Teacher's Assistant*

Salt Lake City, UT  
August 2013-June 2014

- Assisted in the mentoring of University of Utah lab students with their weekly lesson plans
- Designed and implemented developmentally appropriate lessons guided by the children's interests
- Created a community within the classroom by working closely with parents and giving them purpose in the classroom
- Responsible for each child's exploration and meeting their personal goals and objectives set by caretakers

### **Shriners Children's Hospital**

*Child Life Volunteer*

Salt Lake City, UT  
November 2013-January 2014

- Mentored by the full time Child Life Specialist
- Provided patients with company and activities to ensure a comfortable hospital stay

### **ASUU Child Care**

*University of Utah  
Teacher's Assistant*

Salt Lake City, UT  
April 2013-August 2013

- Created opportunities that encouraged curiosity and a desire to learn
- Ensured a positive developmentally appropriate learning experience



**Spiegelhalter Family**  
*Full Time Nanny*

Washington, DC  
May 2012- August 2012

- Worked daily with a three month old infant and assisted in developmental milestones
- Took care of the child's daily needs and other requests given by parents
- Organized and maintained weekly social interactions with other nannies and their respective children

**Salt Lake Community College**  
*Eccles Early Childhood Development Lab*  
*Lab Student*

Taylorsville, UT  
August 2011- May 2012

- Prepared and implemented preschool lesson plans tailored to the Eccles School curriculum
- Developed skills for using developmentally appropriate practices while using an integrated curriculum

**Odyssey House Utah**  
*Drug Rehab Program: Children Services*  
*Child Development Specialist*

Salt Lake City, UT  
May 2010-February 2011

- Assisted in creating a secure attachment between the child and primary caregiver
- Specialized in engaging infants from birth to 18 months, in developmentally appropriate activities

**Ready Set Grow**  
*Day Care and Preschool*  
*Teacher's Assistant*

Bountiful, UT  
February 2006- February 2008

- Aided in the creation, planning, and teaching of preschool lessons
- Tutored school age children with their school work and reading skills

**SKILLS / INTERESTS**

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-Effective in Multitasking	-Classroom Organization/Management	-Time Management
-Child Guidance and Development	-Typing and Data Input	-Microsoft Office

**ACCOMPLISHMENTS/ CERTIFICATIONS**

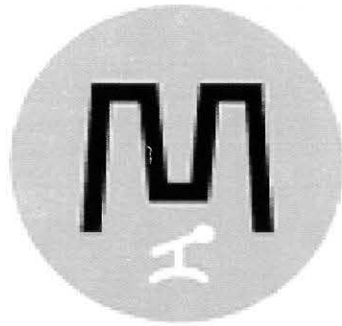
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- Selected to be a part of an Education Panel to represent Salt Lake Community Colleges Family Studies Alumni
- Food Handlers Permit (2014)
- Adult and Infant CPR Certified (2014)



**MURRAY**  
CITY COUNCIL

# Public Hearings



**MURRAY**  
CITY COUNCIL

# Public Hearing #1





**MURRAY**


## Community & Economic Development

### Text Amendment Height of Residential Detached Structures

#### Council Action Request

Council Meeting

Meeting Date: July 6, 2021

<b>Department Director</b> Melinda Greenwood  <b>Phone #</b> 801-270-2428  <b>Presenters</b> Melinda Greenwood Jared Hall  <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>   <b>Date</b> June 6, 2021	<b>Purpose of Proposal</b> Discuss a text amendment to allow all residential detached structures (garages) to a height of 20 feet.  <b>Action Requested</b> Discussion only  <b>Attachments</b> Presentation slides  <b>Budget Impact</b> None.  <b>Description of this Item</b> Murray resident, Brad Lambert, submitted an application requesting a text amendment to allow all residential accessory structures (detached garages) be constructed to a height of 20 feet.  Currently the code states: <i>An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.</i>  The proposal removes the consideration of the height of the primary dwelling in determining the allowable height for accessory structures on the property. The amended text would read simply: <b><i>"An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof."</i></b>
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### **Continued from Page 1:**

The applicant's proposed revisions would apply to the following zones:

- Chapter 17.92, Agricultural District A-1
- Chapter 17.96, Single-Family Medium Density Residential District R-1-6
- Chapter 17.100, Single-Family Low-Density Residential District R-1-8
- Chapter 17.104, Single-Family Low-Density Residential District R-1-10
- Chapter 17.108, Single Family Low Density Residential District R-1-12
- Chapter 17.112, Medium Density Residential District R-2-10
- Chapter 17.116, Multi-Family Low Density Residential District R-M-10
- Chapter 17.120, Multi-Family Medium Density Residential District R-M-15
- Chapter 17.124, Multi-Family High Density Residential District, R-M-20
- Chapter 17.128, Multi-Family High Density Residential District R-M-25

With requirements for yard area coverage and setbacks in place, staff does not find meaningful benefit of limiting the height of accessory structures by relation to the height of the primary dwelling.

### **City Department Review**

The proposed ordinance was made available for review by City Staff from various departments on April 23, 2021. Specifically, Planning staff supports the proposed text amendment as it would eliminate the need to verify the height of the primary structure prior to issuing a building permit. No other issues or comments were received.

### **Planning Commission**

A public hearing was held on Thursday, May 6, 2021. No comments were received and the Planning Commission voted 7-0 to forward a recommendation of approval to the City Council.

### **Findings**

1. The proposed text amendments are consistent with the purpose of Title 17, Murray City Land Use Ordinance.
2. The proposed text amendments are consistent with the goals and objectives of the Murray City General Plan.
3. The proposed text amendments will allow Murray City residents more flexibility in the reasonable use of accessory structures in residential zoning districts.
4. The Planning Commission forwarded a recommendation of approval.

### **Recommendation**

Based on the background, staff review, findings both Planning Commission and Staff recommends City Council APPROVE the proposed text amendment to Chapters 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, 17.128 regarding the allowed height of accessory structures as presented.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to a text amendment to sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code, relating to the height of residential zone accessory structures.

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

DATED this 17<sup>th</sup> day of June 2021.



MURRAY CITY CORPORATION

A handwritten signature in black ink, appearing to read "B. Smith", written over a horizontal line.

Brooke Smith  
City Recorder

Date of Publication: June 20, 2021  
UCA § 10-9a-205

- (1) Mail (applicant; surrounding property owners)
- (2) Post (city's website)
- (3) Post (Utah Public Notice Website)



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, AND 17.128.060 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO THE HEIGHT OF RESIDENTIAL ZONE ACCESSORY STRUCTURES

NOW, THEREFORE, BE IT ORDAINED by the Murray City Municipal Council as follows:

*Section 1. Purpose.* The purpose of this Ordinance is to amend sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures.

*Section 2. Amendment.* Sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures is amended to read as follows:

#### **Chapter 17.92**

##### **AGRICULTURAL DISTRICT A-1**

17.92.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.96**

##### **SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-1-6**

17.96.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.100**

##### **SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-8**

17.100.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not

exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.104**

##### **SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-10**

###### **17.104.090 USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.108**

##### **SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-12**

###### **17.108.090 USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.112**

##### **MEDIUM DENSITY RESIDENTIAL DISTRICT R-2-10**

###### **17.112.090 USE RESTRICTION FOR YARD AREA**

F. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.116**

##### **MULTIPLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-M-10**

###### **17.116.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.120**

##### **MULTIPLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-M-15**

###### **17.120.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not



exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.124**

#### **MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-20**

##### **17.124.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

#### **Chapter 17.128**

#### **MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-25**

##### **17.128.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

*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



Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_ day of \_\_\_\_\_, 2021.

MAYOR'S ACTION: Approved.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
D. Blair Camp, Mayor

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

The Planning Commission met on Thursday, May 6, 2021, at 6:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair determined that conducting a meeting with an anchor location presented 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 was able to view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item at the meeting registered at: <https://tinyurl.com/pc050621> or submitted comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

Present: Maren Patterson, Chair  
Ned Hacker, Vice Chair  
Travis Nay  
Sue Wilson  
Lisa Milkavich  
Jeremy Lowry  
Jake Pehrson  
Jared Hall, Planning Division Manager  
Susan Nixon, Associate Planner  
Zac Smallwood, Associate Planner  
Briant Farnsworth, Deputy City Attorney  
Citizens

The Staff Review was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

#### APPROVAL OF MINUTES

Ned Hacker made a motion to approve Minutes from April 1, 2021 and April 15, 2021 and Lisa Milkavich Seconded. A voice vote was made, motion passed 7-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Sue Wilson made a motion to approve the Findings of Fact for a Conditional Use Permit for ProVue Windows 4649 S Cherry Street and Stroker Diesel for Auto Sales at 364 West 6100 South #A. Seconded by Jake Pehrson. A voice vote was made, motion passed 7-0.

#### LAND USE ORDINANCE TEXT AMENDMENT – Project #21-040

The applicant, Brad Lambert, was present to represent his request to amend the text regulating the allowed height of accessory structures in residential zoning districts in the Murray City Land Use Ordinance. Susan Nixon presented the request, stating that there are regulations for the height of accessory structures in the A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-M-10, R-M-15, R-M-

20, and R-M-25 Zones. The requested amendment is applicable to Sections 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, and 17.128. Mr. Lambert applied for a detached garage in his rear yard. The current code allows accessory structures to be either 16 feet or 20 feet in height as related to the height of the main dwelling. Prior to 2019 the code allowed up to 20 ft. in height but stated that no accessory structure was to exceed the height of the main dwelling. In 2019 the code was amended "*An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.*" The text amendment proposed by the applicant would fully remove any consideration of the height of the primary dwelling in determining the allowable height for accessory structures on the property. The amended text would simply read: "*An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.*" Ms. Nixon added that many Americans like their recreational toys like boats, trailers, and motorhomes which do not fit in a garage with a shorter height and there are numerous homes in Murray that were built many years ago with heights ranging from 12-17 feet high. Ms. Nixon stated that Mr. Lamberts home is approximately 16 feet in height and that the only other option for Mr. Lambert, aside from this text amendment, is to raise the roof of his home to a minimum of 20 feet in height. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed text amendments in the stated chapters of the Murray City Land Use Ordinance regarding Accessory Structure Height.

Brad Lambert stated his address 980 East Searle Avenue and stated he agrees with the proposal and believes it makes more sense to have a set height for residents as well as staff.

Ms. Patterson opened the meeting for public comments. No comments were made and the public comment portion was closed. Ms. Nixon stated that since this is a text amendment that would apply city-wide and therefore mailings were not mailed to residents surrounding Mr. Lambert's property. Mailings were sent to the affected entities as required with all legislative actions.

Mr. Hacker asked for clarification that this is for accessory structures and whether it includes sheds and would they also include accessory dwelling units. Ms. Nixon stated that it does include accessory dwelling units, but that accessory dwelling units do have a limit of 1,000 sq ft. and also a limit of 40% of the main dwelling square footage.

Travis Nay stated this is a very practical solution to a problem, the idea of having to raise the roof on his home in order to build a garage is government getting in the way of what people need to do to live in the modern world.

Travis Nay made a motion to forward a recommendation of approval to the City Council for the proposed text amendment in the stated chapters of the Murray City Land Use Ordinance regarding height of accessory structures in residential zoning districts. Seconded by Jeremy Lowry.

Call vote recorded by Mr. Smallwood.

    A     Maren Patterson  
    A     Lisa Milkavich



A Travis Nay  
A Sue Wilson  
A Ned Hacker  
A Jeremy Lowry  
A Jake Pehrson

Motion passed 7-0.

GENERAL PLAN AMENDMENT AND ZONE MAP AMENDMENTS – 935 West Bullion Street –  
Project #20-034 and #20-035

The applicant, Michael Brodsky, was present to represent this request. The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a planned residential development of single-family detached homes and townhouses. Jared Hall reviewed the location and request for a General Plan Amendment and Zone Map Amendment. An exhibit of the proposal was presented showing they are in the A-1 Zone. They are in 2 different Future Land Use Categories of Parks & Open Space and Low Density Residential. The applicant is applying to re-designate the properties on the Future Land Use Map from Low Density and Open Space to Medium Density Residential because he is also applying to rezone the back 4.64 acres to R-M-15 and the front 3.36 acres to R-1-6. The reason he is making this change is a result of a neighborhood meeting he held where many comments were made about the density. He has dialed back the project based on those concerns. The resulting overall density is about 9.2 units per acre. The application is for the zone change not the project. The development of the property will require additional applications and another public meeting with the Planning Commission even if the zone is changed as requested. There were significant numbers of comments in the first round of applications as well as the current round. Many commenters asked why there is a General Plan if it is not being followed and remarked about how the General Plan took a long time to put together. Mr. Hall agreed that it did but stated that the plan is not intended to be static regardless. They are reviewed every 5-10 years and in a growing city it is expected that such applications for changes will be considered. The city should work to ensure that the zoning of residential areas does not prohibit compatible types of housing as recommended in the General Plan. Mr. Hall reviewed the buffers that surround the site of power corridor and utility uses for Murray City. A slide of the Balintore Subdivision near 900 East on 5600 South was displayed to give a visual idea of the type of density and housing mix that this zone change would represent. Mr. Hall went over the requirements for parking stating 2.5 parking spaces are required per unit. The traffic study findings resulted in no significant impacts to the streets or traffic in this area. Planning staff had met with school district personnel, and there were not concerns with this application and possible project. This change represents an opportunity to add the missing middle housing components.

Ms. Milkavich asked about the traffic study stating that according to the report there may be some impacts. Mr. Hall stated that the level of service does drop a little but not in a significant way. The traffic calming study did suggest better sidewalks and filling in some missing space and moving the flashing speed signs to different locations. Bullion Street has what traffic engineers refer to as visual cues that at times can entice drivers to speed. It is a fairly wide street with open space around it. The traffic calming study does mention narrowing the lanes with the striping which visually helps people remember to slow down. Ms. Milkavich read from the report that the current average daily trips is 1,900 and that road is built to handle 4,000-6,000 average daily trips, so it is not at full capacity currently or with the development. Mr. Lowry asked why different types of housing is desirable in developments. Mr. Hall explained that as a



## AGENDA ITEM #4

ITEM TYPE:	Text Amendment - Accessory Structure Height in Residential Zones		
ADDRESS:	City wide	MEETING DATE:	May 6, 2021
APPLICANT:	Brad Lambert	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	Not Applicable	PROJECT NUMBER:	21-040
APPLICABLE TO:	Code Sections 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, 17.128		
REQUEST:	Brad Lambert is requesting a text amendment to the allowed height of accessory structures in residential zoning districts in the Murray City Land Use Ordinance.		

### I. BACKGROUND & STAFF REVIEW

#### Background

In December of 2019 the City Council adopted an amendment to the allowed height of accessory structures in residential zones which stated: ***“An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.”*** Prior to the 2019 amendment, no accessory structure was allowed to exceed the height of the primary dwelling on the property. The 2019 amendment removed that consideration, separating the primary dwellings instead into two broad categories of greater than and less than twenty feet.

The text amendment proposed by the applicant would fully remove the consideration of the height of the primary dwelling in determining the allowable height for accessory structures on the property. The amended text would read simply: ***“An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.”***

The applicant's proposed revisions would apply to the following zones:

- Chapter 17.92, Agricultural District A-1
- Chapter 17.96, Single-Family Medium Density Residential District R-1-6
- Chapter 17.100, Single-Family Low-Density Residential District R-1-8

- Chapter 17.104, Single-Family Low-Density Residential District R-1-10
- Chapter 17.108, Single Family Low Density Residential District R-1-12
- Chapter 17.112, Medium Density Residential District R-2-10
- Chapter 17.116, Multi-Family Low Density Residential District R-M-10
- Chapter 17.120, Multi-Family Medium Density Residential District R-M-15
- Chapter 17.124, Multi-Family High Density Residential District, R-M-20
- Chapter 17.128, Multi-Family High Density Residential District R-M-25

### Current & Proposed Language

Regulations for the height of accessory structures in the A-1, R-1-6, R-1-8, R-1-10, and R-1-12 Zones are found in subsection 090(G) and in 090(F) for the R-2-10 Zone, and currently state:

*“Height: An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.”*

The proposed text would replace the subsections, reading:

***“Height: An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.”***

Regulations for the height of accessory structures in the R-M-10, R-M-15, R-M-20, and R-M-25 Zones are found in subsection 060(I) of those chapters, and currently state:

*“Height: An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.”*

The proposed text would replace the subsections, reading:

***“Height: An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.”***

### Research & Comparison

Planning Division Staff contacted multiple municipalities along the Wasatch Front to compare regulations for the height of accessory structures. The results are summarized in the table below.

Municipality	Allowed	Setback	Height	Additional Height	Coverage
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Murray City	Side and Rear yards	6' from dwelling & 1' side & rear	16' – 20'	in relation to dwelling	25% of the rear yard area
Cottonwood Heights	Side and Rear yards	6' from dwelling & 3' side & rear	14' +	20' max w/a 1:1 height/setback	
Draper City	Side and Rear yards	6' from dwelling & 10' side & rear	25' max	25' max (includes a max exterior wall 15' + roof)	8% of total lot area
Herriman	Side and Rear yards	3' from property line	16'	20' for <1/2 acre lots 25' for >1/2 acre w/10' min setback	25% of the rear yard area
Holladay	Side and Rear yards	3' from property line	20'	Graduated height in relation to main dwelling and setback up to 40 ft	
Lehi	Side and Rear yards	6' from dwelling & 1.5' side & rear	24'		30% of the rear yard area
Midvale	Side and Rear yards	6' from dwelling & 2' side & rear	20' w/pitched roof or 16' w/flat roof		960 ft <sup>2</sup> or 13% of lot
Millcreek	Side and Rear yards	6' from dwelling & 3' side & rear	14'	24' max w a 1:1 height/setback	35% total lot area
Riverton	Side and Rear yards	10' behind dwelling & 1' side & rear	20'	25' (w/15' rear setback) *may not exceed height of dwelling	10% of total lot area
Sandy City	Side and Rear yards	10' behind dwelling & 2' side & rear	20'	*CUP for 1:1 additional height up to the height of dwelling	25% of the rear yard area
South Jordan	Side and Rear yards	3' from property line	16'	25' max w/1:1 height/setback. *CUP for structure that exceed dwelling height	< 60% of dwelling footprint
Taylorsville City	Side and Rear yards	6' behind dwelling & 3' side & rear	16' w/max of 675 ft <sup>2</sup>	*Administrative CUP for up to 20'	25%
West Jordan	Side and Rear yards	3' access path from dwelling	17'	20' max w/a 1:1 height/setback	20%
West Valley	Side and Rear yards	3' from main dwelling & 1' side & rear	14'	20' max w/a 1:1 height/setback	25%

### Summary

Staff supports the proposed text amendment. Neither the 2019 amendment nor the applicant's proposed amendment in this case impact the allowable area of accessory structures (no more than 25% of the rear yard area), placement on the property, the required setbacks, or the maximum allowed height of twenty feet for accessory structures. *The current and previous (pre-2019) code required the allowable height of an accessory structure to be related to the height of the primary dwelling on the property.*

The proposed amendment will allow for increased accessory structure height in cases where the primary dwellings may have lower roof heights. With requirements for yard area coverage and setbacks in place, staff does not find limiting the height of accessory structures by relation to the height of the primary dwelling to be meaningful when weighed against the potential benefits to property owners if a simple twenty foot maximum is allowed. If the amendment is approved, not all property owners will elect to build an accessory structure to the 20' allowed height, but those that would like such a structure *and whose property has the physical space to accommodate it within the regulations* will be allowed a fuller use of their property.

## II. CITY DEPARTMENT REVIEW

The proposed ordinance was made available for review by City Staff from various departments on April 23, 2021. No issues or comments were received.

## III. PUBLIC COMMENTS

Notices of the public hearing for the requested text amendment to affected entities, the City's website and posted on the State's public notice website. No comments have been received as of the writing of the Staff Report.

## III. FINDINGS

- i. The proposed text amendments are consistent with the purpose of Title 17, Murray City Land Use Ordinance.
- ii. The proposed text amendments are consistent with the goals and objectives of the Murray City General Plan.
- iii. The proposed text amendments will allow Murray City residents more flexibility in the reasonable use of accessory structures in residential zoning districts.

## IV. 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 proposed text amendments in the stated chapters of the Murray City Land Use Ordinance regarding Accessory Structure Height.**



April 23, 2021

**Notice of Public Hearing**  
**Electronic Meeting Only - May 6 , 2021, 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 public may view the meeting via the live stream at [www.murraycitylive.com](http://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/pc050621>. You may submit comments via email at [planningcommission@murray.utah.gov](mailto: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, May 6, 2021 at 6:30 p.m., to a Land Use Ordinance Text Amendment regarding Accessory Structure Height in Residential Zoning Districts: A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10, R-M-10, R-M-15, R-M-20 & R-M-25 Zones.

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 [planningcommission@murray.utah.gov](mailto:planningcommission@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.



## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-040

☐ Zoning Map Amendment

☒ Text Amendment

☐ Complies with General Plan

☐ Yes

☐ No

Subject Property Address: \_\_\_\_\_

Parcel Identification (Sidwell) Number: \_\_\_\_\_

Parcel Area: \_\_\_\_\_ Current Use: \_\_\_\_\_

Existing Zone: R-1-B Proposed Zone: \_\_\_\_\_

Applicant Name: Bradley R Lambert

Mailing Address: 980 E Searle Ave

City, State, ZIP: Murray UT, 84117

Daytime Phone #: 801-450-6403 Fax #: \_\_\_\_\_

Email address: blbradlambert@aol.com

Business or Project Name : \_\_\_\_\_

Property Owner's Name (If different): Same

Property Owner's Mailing Address: 980 E Searle Ave

City, State, Zip: Murray, Ut 84117

Daytime Phone #: 801-450-6403 Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Height: An accessory structure may consist only of a one-story building and 20' to the peak of the roof.

Sect 17-100-0906

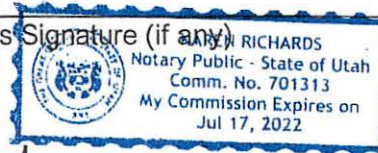
Authorized Signature: [Signature] Date: 4/21/21

Property Owners Affidavit

I (we) Bradley R Lambert, 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.

Bradley R Lambert  
Owner's Signature

Co- Owner's Signature (if any)



State of Utah

\$ 500.00

County of Salt Lake

Subscribed and sworn to before me this 21 day of April, 2021.

James Richards  
Notary Public  
Residing in Tooele Utah

My commission expires: 7/17/2022

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: \_\_\_\_\_

## **Chapter 17.92**

### **AGRICULTURAL DISTRICT A-1**

#### **17.92.090: USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.96**

### **SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-1-6**

#### **17.96.090: USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.100**

### **SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-8**

#### **17.100.090: USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.104**

### **SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-10**

#### **17.104.090 USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.



## **Chapter 17.108**

### **SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-12**

#### **17.108.090 USE RESTRICTION FOR YARD AREA**

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.112**

### **MEDIUM DENSITY RESIDENTIAL DISTRICT R-2-10**

#### **17.112.090 USE RESTRICTION FOR YARD AREA**

F. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.116**

### **MULTIPLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-M-10**

#### **17.116.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.120**

### **MULTIPLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-M-15**

#### **17.120.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## **Chapter 17.124**

### **MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-20**

#### **17.124.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ ~~to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

## **Chapter 17.128**

### **MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-25**

#### **17.128.060: YARD REQUIREMENTS**

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ ~~to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

**P/C AGENDA MAILINGS**

"AFFECTED ENTITIES"

Updated 10/2020

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: 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 UT 84117

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

OLYMPUS SEWER  
3932 500 E,  
Millcreek, UT 84107

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111

WASATCH FRONT REG CNCL  
PLANNING DEPT  
41 North Rio Grande Str, Suite 103  
SLC UT 84101

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114



MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of May 2021, 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 regarding Accessory Structure Height in Residential Zoning Districts: A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10, R-M-10, R-M-15, R-M-20 & R-M-25 Zones.. If you would like to comment on this agenda item at the meeting please register at:

<https://tinyurl.com/pc050621> or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/). No physical meeting location will be available.

Jared Hall, Manager  
Planning Division

Published: Utah Public Notice Website - Friday, April 23, 2021  
Murray City Website – Friday April 23, 2021

# **Text Amendment:** Accessory Structure Height in Residential Zoning Districts

**Applicant:** Brad Lambert



## Zones Impacted

- A-1
- R-1-6
- R-1-8
- R-1-10
- R-1-12
- R-2-10
- R-M-19
- R-M-15
- R-M-20
- R-M-25



# Proposed Text Amendment

## Existing

An accessory structure may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height.

If the primary dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

## Proposed

An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.

Municipality	Setback	Height	Additional Height	Coverage
Murray City	6' from dwelling & 1' side & rear	16' – 20'	In relation to dwelling	25% of rear yard
Cottonwood Heights	6' from dwelling & 3' side & rear	14' +	20' max w/a 1:1 height/setback	
Draper City	6' from dwelling & 10' side & rear	25' max	25' max (includes a max exterior wall 15' + roof)	8% of total lot
Herriman	3' from property line	16'	20' for <1/2 acre lots 25' for >1/2 acre w/10' min setback	25% of rear yard
Holladay	3' from property line	20'	Graduated height in relation to main dwelling and setback up to 40 ft	
Lehi	6' from dwelling & 1.5' side & rear	24'		30% of rear yard
Midvale	6' from dwelling & 2' side & rear	20' w/pitched roof or 16' w/flat roof		960 ft <sup>2</sup> or 13% of lot
Millcreek	6' from dwelling & 3' side & rear	14'	24' max w a 1:1 height/setback	35% total lot
Riverton	10' behind dwelling & 1' side & rear	20'	25' (w/15' rear setback) *may not exceed height of dwelling	10% of total lot
Sandy City	10' behind dwelling & 2' side & rear	20'	*CUP for 1:1 additional height up to the height of dwelling	25% of rear yard
South Jordan	3' from property line	16'	25' max w/1:1 height/setback. *CUP for structure that exceed dwelling height	< 60% of dwelling footprint
Taylorsville City	6' behind dwelling & 3' side & rear	16' w/max of 675 ft <sup>2</sup>	*Administrative CUP for up to 20'	25%
West Jordan	3' access path from dwelling	17'	20 'max w/a 1:1 height/setback	20%
West Valley	3' from main dwelling & 1' side & rear	14'	20' max w/a 1:1 height/setback	25%

# Planning Commission

- A public hearing was held on Thursday, May 6, 2021.
- No public comments were received.
- The Planning Commission voted 7-0 to forward a recommendation of **approval**.



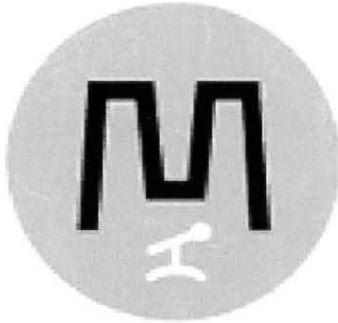
# Findings

1. The proposed text amendments are consistent with the purpose of Title 17, Murray City Land Use Ordinance.
2. The proposed text amendments are consistent with the goals and objectives of the Murray City General Plan.
3. The proposed text amendments will allow Murray City residents more flexibility in the reasonable use of accessory structures in residential zoning districts.
4. The Planning Commission voted 7-0 to recommend approval of the proposed text amendments.

# Recommendation

Staff and the Planning Commission recommend the City Council **APPROVE** the proposed text amendment to Chapters 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, 17.128 regarding the allowed height of accessory structures as presented in the staff report.





**MURRAY**  
CITY COUNCIL

# Public Hearing #2





**MURRAY**

## Power Department

### Vacate Municipal Utility Easement

#### Council Action Request

Committee of the Whole and Council Meeting

Meeting Date: 07/06/2021

<b>Department</b> <b>Director</b> Blaine Haacke  <b>Phone #</b> 801-264-2715  <b>Presenters</b> Bruce Turner          <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Jennifer Heaps <small>Digitally signed by Jennifer Heaps DN: cn=Jennifer Heaps, o, ou, email=jheaps@murray.utah.gov, c=US Date: 2021.06.24 15:58:45 -06'00'</small> <b>Date</b> 06/24/2021	<b>Purpose of Proposal</b> Vacate Municipal Utility Easement to Cell Tower Holdings LLC.  <b>Action Requested</b> Releasing the Municipal Utility Easement to Cell Tower Holdings LLC.  <b>Attachments</b> Map showing the easement.  <b>Budget Impact</b> No Budget impact   <b>Description of this Item</b> To get approval from the City Council to vacate the Municipal Utility Easement to Cell Tower Holdings LLC. at 20 East Winchester St.
--	--



MURRAY CITY CORPORATION  
CITY POWER

Blaine Haacke, General Manager  
801-264-2730 FAX 801-264-2731

To: Murray City Council  
From: Blaine Haacke *BH*  
Date: June 24, 2021  
Subject: Municipal Easement

Please let this letter serve as a request to vacate the Municipal Easement at 20 East Winchester St. The Municipal Easement is being requested so that the owner Cell Tower Holdings LLC, may utilize this property for their needs.

Please let me know if there is anything else required to obtain an approval for the Municipal Easement vacate.

**MURRAY CITY CORPORATION**  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 20 East Winchester Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

DATED this 25<sup>th</sup> day of June 2021.



MURRAY CITY CORPORATION

Brooke Smith, City Recorder

DATE OF PUBLICATION: June 25, 2021

UCA §10-9a-208

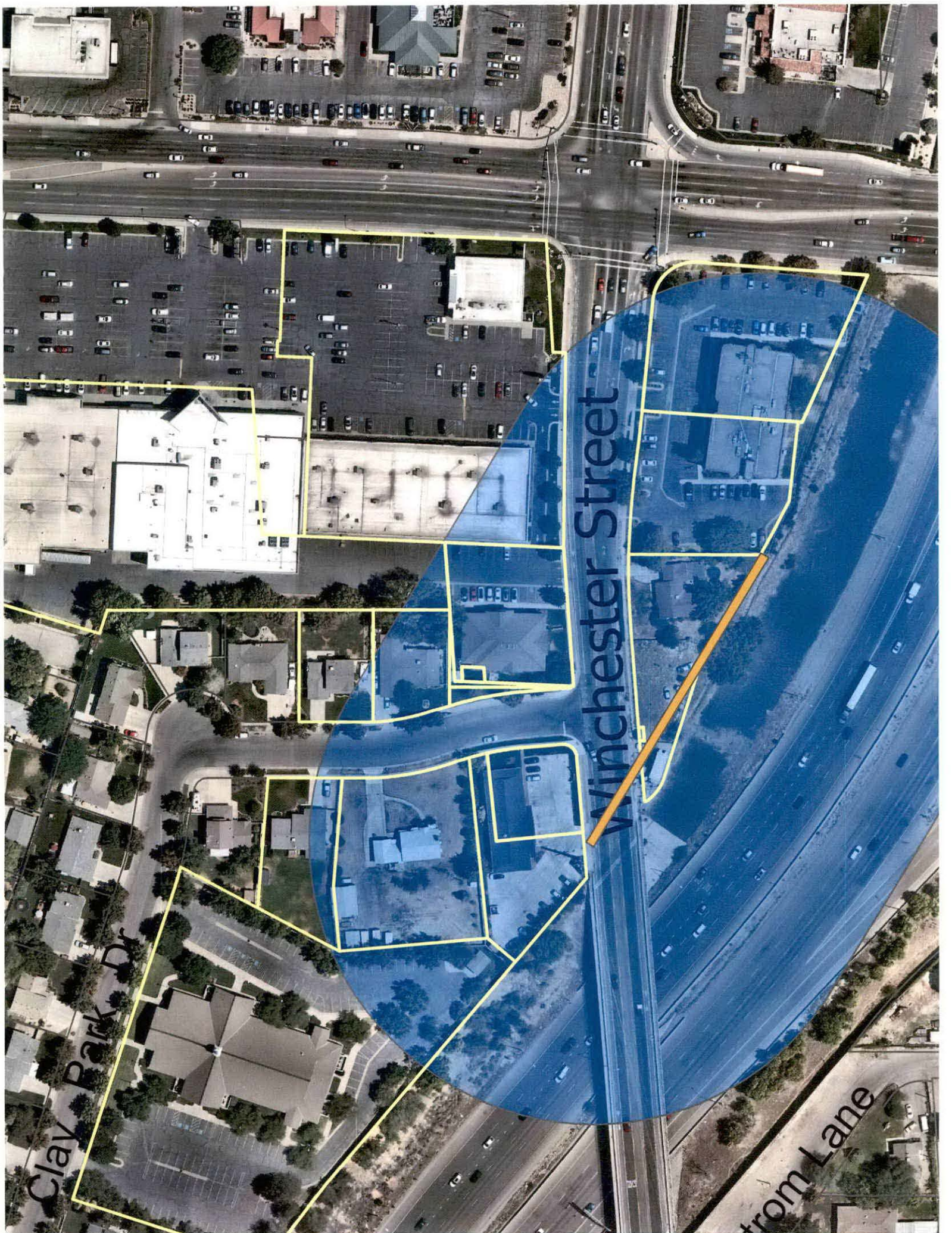
MAILED: To Affected Entities

MAILED: To record owners of land accessed by the municipal utility easement

POSTED: On or near the municipal utility easement, on the City's website, and the Utah Public Notice Website

PH21-23



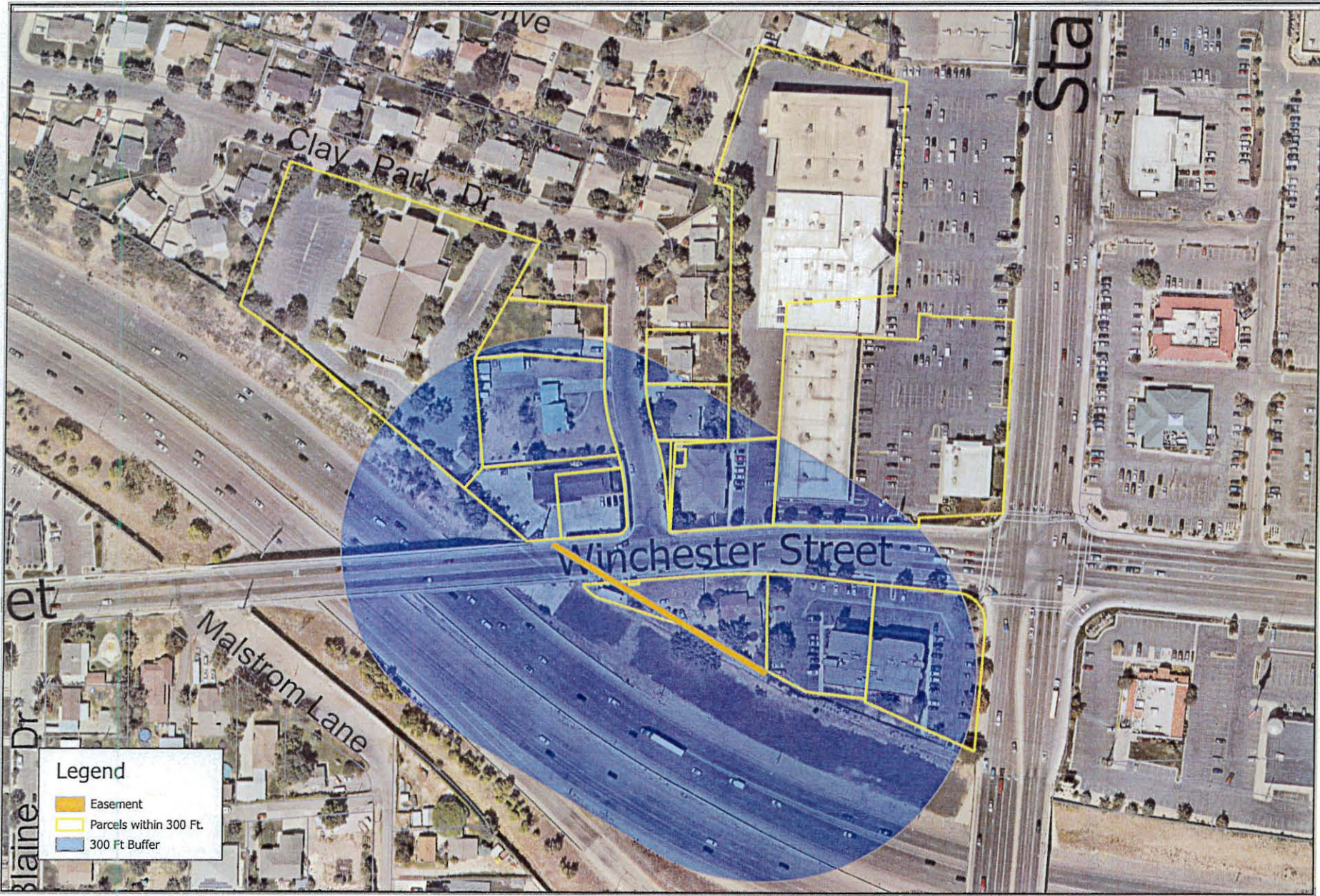


Winchester Street

Clay Park Dr

from Lane





**MURRAY**

Murray City  
GIS Division  
4444 South 500 West  
Murray, Utah 84123  
[www.murray.utah.gov](http://www.murray.utah.gov)  
4377022 2:31 PM  
City of Murray  
Copyright 2013, Murray City  
Map Date:  
This document is the property of the City of Murray, Utah. It is to be used for the purpose intended and is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the City of Murray, Utah.

# Winchester Corner Easement Vacate



UTAH

## WINCHESTER CORNER

20 EAST WINCHESTER STREET MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH 84107  
 SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST  
 AND THE NORTHEAST QUARTER OF SECTION 24  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

**SURVEYOR'S CERTIFICATE**

I, MATTHEW C. STONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 717671 DO HEREBY CERTIFY THAT THIS PLAT OF A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LAND BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDERS AND SURVEYORS OFFICES AND AS SURVEYED ON THE GROUND.

DATE: 8-24-2020

MATT STONES  
UT PLS #717671

**NARRATIVE**

THIS SUBDIVISION WAS DONE UNDER THE AUTHORITY OF CELL TOWER HOLDINGS, LLC (THE PROPERTY OWNERS). THE BASIS OF BEARING FOR THIS PLAT IS N 00°01'02" E BETWEEN THE EAST QUARTER CORNER OF SECTION 24 AND THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

**OVERALL PARCEL DESCRIPTION:**

BEGINNING AT A POINT 121.85 FEET WEST AND 648.64 FEET NORTH FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°01'02" EAST 1.01 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 85°02'09" EAST 140.4 FEET, TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 84.81 FEET (CHORD BEARS N88°18'15"E A DISTANCE OF 84.77 FEET); THENCE SOUTH 0°01'02" WEST 140.45 FEET, MORE OR LESS, TO THE FREEWAY NO ACCESS LINE; THENCE ALONG SAID NO ACCESS LINE NORTH 87°27'07" WEST 106.06 FEET TO A POINT ON A 48.18 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 8.91 FEET (CHORD BEARS N57°27'10"W A DISTANCE OF 8.89 FEET); THENCE NORTH 72°19'45" WEST 153.30 FEET, TO A POINT ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 30.91 FEET (CHORD BEARS N52°01'02"W A DISTANCE OF 30.91 FEET) TO THE POINT OF BEGINNING, CONTAINING 185/5 SQUARE FEET OR 0.428 ACRES, MORE OR LESS.

LESS AND EXCEPTING THAT PORTION DEED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN WARRANTY DEED, RECORDED JUNE 22, 2010 AS ENTRY NO. 1007491 IN BOOK 9304 AT PAGE 4759 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WINCHESTER STREET, WHICH POINT IS NORTH 0°01'02" EAST 1.01 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 24, 654.30 FEET AND NORTH 89°54'40" WEST 42.74 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24; AND RUNNING THENCE SOUTH 0°01'02" EAST 8.43 FEET; THENCE SOUTH 84°50'12" WEST 14.50 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 03°45'22" EAST 14.50 FEET ALONG SAID FENCE LINE, 5.58 FEET TO SAID SOUTH RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE NORTH 87°10'27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF WINCHESTER STREET, 13.74 FEET TO THE POINT OF BEGINNING.

**LINE TABLE**

LINE	COURSE	LENGTH
L1	S84°59'40" E	2.43
L2	S84°59'40" E	16.56
L3	N84°40'27" E	5.96
L4	N84°40'27" E	13.74

**OWNER: CELL TOWER HOLDINGS, LLC**  
 2853 EAST COUNTY ROAD, SALT LAKE CITY, UTAH 84121  
**SURVEYOR: MATT STONES, PLS**  
 842 SOUTH 1150 WEST, CLEARFIELD, UT 84015  
 801-201-5699

**MURRAY CITY ENGINEER:**

I CERTIFY THAT THIS OFFICE HAS THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

MURRAY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SALT LAKE COUNTY HEALTH DEPARTMENT:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY SALT LAKE COUNTY HEALTH DEPARTMENT.

BY: \_\_\_\_\_

**MURRAY CITY WATER:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY MURRAY CITY WATER.

BY: \_\_\_\_\_

**EASEMENT APPROVAL:**

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
 CENTURY LINK (QWEST) \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL AS TO FORM:**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

MURRAY CITY ATTORNEY \_\_\_\_\_

**WINCHESTER CORNER**

MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH 84107  
 SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**REORDER INFORMATION**

RECORD # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_  
 TIME \_\_\_\_\_  
 IN BOOK \_\_\_\_\_  
 AT PAGE \_\_\_\_\_  
 FILE # \_\_\_\_\_

SALT LAKE COUNTY REORDERER \_\_\_\_\_

**MURRAY CITY GIS:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY MURRAY CITY GIS.

BY: \_\_\_\_\_

**MURRAY CITY FIRE DEPARTMENT:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY MURRAY CITY FIRE DEPARTMENT.

BY: \_\_\_\_\_

**CITY PLANNING COMMISSION:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY MURRAY CITY PLANNING COMMISSION.

BY: \_\_\_\_\_

**MURRAY POWER:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY MURRAY CITY POWER.

BY: \_\_\_\_\_

**MURRAY CITY SEWER:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY MURRAY CITY SEWER.

BY: \_\_\_\_\_

**UTILITY NOTE:**

PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC, AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND, AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA DESCRIBED ON THIS PLAT. THERE MAY BE NECESSARY OR DESIRED BY PUBLIC UTILITIES SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO INSTALL, MAINTAIN, AND OPERATE SUCH FACILITIES. ANY OR ALL STRUCTURES INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT, AT THE RISK OF ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER STRUCTURE WITHIN THE EASEMENT WITHIN THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS, CONSIDERED WITHIN THE EASEMENTS AND LOT AREA AND PRIVATE SANITARY SEWER, SEWER, WATER, AND WATER FACILITIES, THE INSTALLATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, SEWER, WATER, AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. SUCH FACILITIES ARE NOT OFFERED TO ANY AND ARE THEY ACCEPTED FOR DISPOSITION BY MURRAY CITY.



After recording, return to:  
City Attorneys Office  
Murray City Corporation  
5025 South State Street  
Murray UT 84107

Mail tax notice to:

Affected Parcel ID No: 22-19-152-006

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE VACATING A MUNICIPAL UTILITY EASEMENT  
LOCATED AT APPROXIMATELY 20 EAST WINCHESTER STREET,  
MURRAY, UTAH, MURRAY CITY, SALT LAKE COUNTY, STATE OF  
UTAH.

WHEREAS, pursuant to state law (Utah Code Annotated §10-9a-609.5), the City has the authority to vacate some or all of a public street or municipal utility easement; and

WHEREAS, the City received a petition to vacate a municipal utility easement for a power line; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5; and

WHEREAS, the petition requested that a municipal utility easement located at approximately 20 East Winchester Street, Murray, Utah, 84107, Salt Lake County, State of Utah be vacated; and

WHEREAS, the easement was initially granted for the purpose of constructing and maintaining a power line at that location; and

WHEREAS, the request to the City to vacate the easement has been made because the power line at this address is in a different location that identified in the recorded easement; the property owner and City have agreed in principle to relocate the

easement to the location where the line actually is (the "relocated easement"); and once relocated there is no need to continue holding the current easement; and

WHEREAS, the Murray City Municipal Council finds good cause to vacate the municipal utility easement and finds that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Murray City Municipal Council finds that proper notice was posted and was provided to owners of record of each parcel accessed by the municipal utility easement and to the Affected Entities and, pursuant thereto, a public hearing has been held on July 6, 2021, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1.* That the municipal utility easement located at approximately 20 East Winchester Street, Murray, Utah, 84107 Salt Lake County, State of Utah, is vacated upon the entry and recording of the relocated easement, and that the City releases any and all title, right or interest it may have in the municipal utility easement described below. The municipal utility easement hereby vacated is particularly described as follows:

An Easement created by instrument recorded March 30, 1981 as Entry No. 3548663 in Book 5230 at Page 107 of Official Records for the erection, operation and continued maintenance of the electric transmission and distribution circuits over and across a tract of land located in Salt Lake County, Utah, along and 5 feet on either side of the below described center line:

Beginning South 160.40 feet and West 370.04 feet from the monument at the interstation of 6400 South and State Street, said point being also South 2126.13 feet and East 147.35 feet from the Northwest Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 50°43'33" West 304.66 feet.

*Section 2.* This Ordinance shall take effect upon the first publication and filing of a copy thereof in the office of the City Recorder.

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

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

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 or a summary hereof was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Recorder



**MURRAY CITY CORPORATION**  
NOTICE TO AFFECTED ENTITIES OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 20 East Winchester Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY CORPORATION

\_\_\_\_\_  
Brooke Smith, City Recorder

DATE OF PUBLICATION: \_\_\_\_\_, 2021

UCA §10-9a-208

MAILED: To Affected Entities

**MURRAY CITY CORPORATION**  
NOTICE TO PROPERTY OWNERS OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of July, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to vacating a municipal utility easement located at approximately, 20 East Winchester Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY CORPORATION

\_\_\_\_\_  
Brooke Smith, City Recorder

DATE OF PUBLICATION: \_\_\_\_\_

UCA §10-9a-208

MAILED: To record owners of land accessed by the municipal utility easement

When Recorded Return To:  
2893 East County Road  
Holladay, UT 84121

## **VACATAION, ABANDONMENT AND RELOCATION OF EASEMENT**

This Instrument is made by and between Cell Tower Holdings, LLC, a Utah limited liability company (herein CTH) and Murray City Corporation, a municipality (herein Murray City). For good and valuable consideration, the adequacy of which is hereby acknowledged, the parties hereto understand and agree as follows:

1. WHEREAS, CTH is the owner of the following described property located in Salt Lake County, Utah (herein referred to as the "servient/burdened property"):

See attached Exhibit "A"

Property ID No. 22-19-152-006

2. WHEREAS, an Easement for the erection, operation and continued maintenance of the electric transmission and distribution circuits over and across a portion of the servient/burdened property was granted by the predecessor of CTH by instrument recorded March 30, 1981 as Entry No. 3548663 in Book 5230 at Page 107 of Official Records (herein referred to as the "1981 Easement").

3. WHEREAS, the parties hereto have agreed to vacate the original Easement as set forth below and desire to set forth in writing for the record the Relocated Easement as set forth below.

NOW, THEREFORE, for good and valuable consideration the adequacy of which is hereby acknowledged the parties hereby agree as follows:

4. Murray City and CTH do hereby vacate and abandon the 1981 Easement as set forth above which is more particularly described as follows:

See Exhibit "B" attached hereto for the description of Easement being Vacated and Abandoned.

5. CTH, as Grantor, does hereby convey and grant to Murray City Corporation, a municipality, as Grantee, their successors, assigns, lessees, licensees and agents, a perpetual easement and right of way for the operation and continued maintenance of electric transmission and distribution lines and circuits, 20 feet in width, over and across a portion of the servient property, which new and relocated Easement is located in Salt Lake County, Utah and is more particularly described as follows:

See Exhibit "C" attached hereto for the description of the Relocated Easement.



The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of June, 2021, by \_\_\_\_\_, the \_\_\_\_\_ of Murray City

Corporation, a municipality, who duly acknowledged that it was executed by authority.

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NOTARY PUBLIC

Exhibit "A"

Beginning on the southerly line of 6400 South Street, at a point 122.10 feet North 89°51'53" West and 647.77 feet North 0°01'25" East from the East Quarter Corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 85°09'25" East 98.93 feet along said southerly line; thence South 0°01'25" West 52.46 feet, more or less to the northeasterly no-access line of Interstate 215, said point is 10 feet perpendicularly distant northeasterly from the existing no-access fence; thence North 72°19'45" West 77.87 feet along said no-access line; thence Northwesterly along a curve to the right 30.91 feet; thence North 0°01'25" East 1.45 feet to the point of beginning.

ALSO, Beginning North 89°51'53" West 122.1 feet and North 0°01'25" East 528.7 feet and South 83°43'35" East 176.14 feet and North 0°01'25" East 153.15 feet from the Southwest corner of the Northwest quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 85°09'29" East 4.64 feet; thence Southerly along a curve to the right 85.21 feet; thence South 0°01'14" West 141.97 feet to the freeway no-access line; thence Northwesterly along said freeway no-access line 104.28 feet; thence North 0°01'25" East 85.71 feet to the point of beginning.

ALSO, beginning North 89°51'53" West 122.1 feet and North 0°01'25" East 647.77 feet from the East quarter corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 85°09'29" East 175.73 feet; thence South 0°01'25" West 85.71 feet; thence Northwesterly along a curve to the right 8.89 feet; thence North 72°19'45" West 150.3 feet; thence Northwesterly along a curve to the right 30.91 feet; thence North 0°01'25" East 1.45 feet to the point of beginning.

LESS AND EXCEPTING that portion deeded to the Utah Department of Transportation in that certain warranty deed, recorded June 22, 2010 as Entry No. 10975461 in Book 9834 at Page 6739 of official records, being more particularly described as follows: A parcel of land in fee for the purpose of constructing and operating a bus stop and shelter, being part of an entire tract of property situate in the Northeast quarter of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is more particularly described as follows: Beginning at a point on the south right of way line of Winchester Street, which point is North 00°01'20" East along the east line of said Northeast quarter of Section 24, 654.30 feet and North 89°58'40" West 42.74 feet from the East quarter corner of said Section 24; and running thence South 04°59'48" East 5.43 feet; thence South 84°55'10" West 14.59 feet to a point on an existing fence line; thence North 03°45'22" East along said fence line, 5.56 feet to said south right of way line of Winchester Street; thence North 85°10'20" East along said south right of way line of Winchester Street, 13.74 feet to the point of beginning.

Property ID No. 22-19-152-006



Exhibit "B"  
DESCRIPTION OF EASEMENT TO BE VACATED:

An Easement created by instrument recorded March 30, 1981 as Entry No. 3548663 in Book 5230 at Page 107 of Official Records for the erection, operation and continued maintenance of the electric transmission and distribution circuits over and across a tract of land located in Salt Lake County, Utah, along and 5 feet on either side of the below described center line:

Beginning South 160.40 feet and West 370.04 feet from the monument at the interstation of 6400 South and State Street, said point being also South 2126.13 feet and East 147.35 feet from the Northwest Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 50°43'33" West 304.66 feet.

Exhibit "C"

RELOCATED EASEMENT:

NEW EASEMENT DESCRIPTION:

A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE OPERATION AND CONTINUED MAINTENANCE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND CIRCUITS, 20 FEET IN WIDTH, BEING 10 FEET EITHER SIDE OF THE BELOW DESCRIBED CENTERLINE:

BEGINNING AT AN EXISTING UTILITY POLE, SAID POLE BEING 2059.74 FEET, MORE OR LESS, SOUTH 00°01'02" WEST ALONG THE SECTION LINE AND 145.12 FEET, MORE OR LESS, EAST FROM THE WITNESS CORNER OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 59°06'35" EAST 270.41 FEET, MORE OR LESS, TO AN EXISTING UTILITY POLE WITHIN THE RIGHT OF WAY OF WINCHESTER STREET AND THE POINT OF TERMINUS.

CONTAINING: 2,690 SQ. FT. OR 0.062 ACRES, MORE OR LESS.



**MURRAY**  
CITY COUNCIL

# Business Item





**MURRAY**

# Murray City Council

## Council Action Request

Committee of the Whole and Council Meeting

Meeting Date: July 6, 2021

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> G.L. Critchfield, City Attorney	<b>Purpose of Proposal</b> To authorizing and approving proceeding in eminent domain as necessary.  <b>Action Requested</b>   <b>Attachments</b> Resolution, Acquisition File, Appraisals, Letter to the Livingstons, Traffic Study.  <b>Budget Impact</b>     <b>Description of this Item</b>  On July 16, 2020, the Murray Planning Commission considered the preliminary subdivision approval for the property at 871 West Tripp Lane.  An approved motion to grant the preliminary subdivision approval included a condition that the applicant meet City engineering requirements including obtaining the private property that extends into the existing Willow Grove right-of-way or provide a cul-de-sac at the south end of the subdivision.  Eminent domain would be required to obtain the private property that extends into the right-of-way, thereby allowing for the street extension.
<b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>     <b>Date</b> June 24, 2021	



Please refer to supporting documentation in  
Committee of the Whole  
Discussion Item #4.



**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions





**MURRAY**  
CITY COUNCIL

**Adjournment**