



MURRAY
CITY COUNCIL

Committee of the Whole Meeting March 4, 2025



Murray City Municipal Council Committee of the Whole Meeting Notice March 4, 2025

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 3:45 p.m. on Tuesday, March 4, 2025 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

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

Meeting Agenda

3:45 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes

Committee of the Whole – February 4, 2025

Discussion Items

1. Murray Traffic Calming Manual presentation. Chris Zawislak, Jeremy Searle, and Ian MacGregor presenting. (30 minutes)
2. Report on wildland fire deployments. Joey Mittelman and Steve Olson presenting. (20 minutes)
3. Discussion on an ordinance enacting Chapter 3.58 of the Murray City Municipal Code relating to donations and sponsorships. Kim Sorensen presenting. (15 minutes)
4. Discussion on an ordinance enacting Chapter 3.60 of the Murray City Municipal Code relating to fees for use of preserving the Murray City Theater and Murray Park Amphitheater. Kim Sorensen presenting. (15 minutes)
5. Discussion on an ordinance amending Section 17.156.020 (C-N Commercial Neighborhood District) to allow Land Use No. 7410 “Sport Activities” as a permitted use. Zachary Smallwood presenting. (15 minutes)
6. Discussion on an ordinance relating to Land Use; amends the Zoning Map from R-1-10 (Single Family Low-Density) to R-1-6 (Single Family Medium-Density) for the properties located at 1504 and 1508 East Vine Street, Murray City. Zachary Smallwood presenting. (15 minutes)
7. Legislative Updates and discussion on the Utah Housing Strategic Plan. Pam Cotter and Adam Hock presenting. (15 minutes)

Adjournment

NOTICE

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

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

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 Poplar Meeting Room will be able to hear all discussions.

On Friday, February 28, 2025, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

A handwritten signature in black ink, reading "Jennifer Kennedy". The signature is written in a cursive, flowing style.

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole Minutes

**MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, February 4, 2025
Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
Kim Sorensen	Parks and Recreation Director	Russ Kakala	Public Works Director
Craig Burnett	Police Chief	Amanda Maudsley	Deputy Recorder
Mark Shepherd	Shepherd Realty Group	Brooke Smith	City Recorder
Marcus Jessup	Realtor	Brenda Moore	Finance Director
Elvon Farrell	Economic Development Specialist	Shawn Pour	Developer
Cullen Doherty	Lotus	John Blacker	Developer
Andrea Palmer	Lotus	Isaac Zenger	IT
Citizens & Guests			

Conducting: Council Chair Cotter called the meeting to order at 5:00 p.m.

Approval of Minutes: Committee of the Whole, January 7, 2025. Mr. Pickett moved to approve, and Mr. Hock seconded the motion. All in favor 5-0.

Discussion Items:

- **An ordinance relating to land use; amends the General Plan from Office to High Density Residential and amends the Zoning Map from G-O (General Office) to R-M-25 (Multi-Family High Density Residential) for the property located at 825-865 East 4800 South, Murray City.** Planning Manager Zac Smallwood displayed an aerial map to review the request made by the Lotus Company. Mr. Smallwood recapped that land owners proposed to change the existing General Office zone to an R-M-25 high density residential zone where the existing Spring Pines Office Complex is located.

Mr. Goodman felt improvement was needed to the area and asked if the Lotus intention to construct a maximum of 64 housing units for purchasing, could be easily changed to rentals after the zone was changed. Mr. Smallwood said that was possible.

Ms. Turner agreed buildings on the site needed refurbishing and emphasized that regardless of what a developer intends to construct Council Members should focus on building standards of the R-M-25 zone.

Mr. Goodman pointed out that Lotus developers had requested an R-M-15 zone change two years ago, but it was denied. Mr. Smallwood confirmed there were two previous zone change requests from Lotus prior to this one.

Mr. Hock asked if there was a public bus route in the area and it was confirmed that the Utah Transit

Authority operates bus #209, through the area every 30 minutes.

Mr. Pickett preferred an R-M-15 zone over the higher-density R-M-25 and was concerned that Lotus might sell the property without a committed plan if R-M-25 was approved. He questioned why Lotus would request a higher density after their previous R-M-15 request was denied due to citizen opposition and asked about the process if R-M-25 was denied and they reapplied for R-M-15.

Mr. Smallwood said rising costs in market housing construction made the R-M-15 no longer feasible to build. If Lotus moves the current R-M-25 request forward to a council meeting, another zone change request was not possible for one year. Withdrawing the current application would allow for an R-M-15 request to be made.

Mr. Hock expressed concern with the City flipping all commercial and general office parcels into residential housing projects.

Ms. Cotter asked whether Lotus could submit a new rezone request for additional land they own east of the subject property that was not part of the current request and expressed concern about a 40 foot tall project. Mr. Smallwood confirmed an additional request on the excluded parcel was possible however Lotus conveyed their plan was to make that parcel greenspace for the proposed project.

Council Members expressed further concern about the rezone, but there was consensus to move the item forward to a council meeting.

- **Legislative updates.** Ms. Cotter described several pending bills that would affect Murray City. She noted bills supported, monitored and tracked by the ULCT (Utah League of Cities and Towns) this year. She noted the bill tracking link on the ULCT website for anyone interested in knowing the position of the ULCT on specific bills and said another legislative update would be provided at the Committee of the Whole meeting.
- **Reports from Interlocal Boards and Commissions:**
 - Trans-Jordan Cities Board – Public Works Director Russ Kakala said TJL (Trans-Jordan Landfill) operations were running great and the completion date of the new STS (Sandy Transfer Station) is May 19, 2025. He anticipated learning more about the STS at an upcoming board meeting. One major concern noted was that the estimated tipping fee price looks to be set at \$36 per ton, which is \$10 higher than the TJL tipping fees. Mr. Kakala explained that the City extended its current contract with ACE Disposal until a decision is made about whether the City would pay the higher rate at STS or continue to travel further to TJL to save money. The price difference in tipping fees would have significant financial impact on the budget so cost levels must be carefully weighed and compared.
 - Jordan River Commission – Parks and Recreation Director Kim Sorensen said the Equestrian trail between 5400 South and the Nature Center was recently covered in a granite base material. The cost of \$48,000 was provided by State funding. Mr. Sorensen reported that the JRC (Jordan River Commission) recommended the City install lighting along the trail between 5400 South and the Nature Center. He believed the City would use solar lighting which is better for wildlife and either a budget request or grant funding would be used to cover the cost. Mr. Sorensen said the JRC is also looking at concerns related to E-bikes on the trail. The JRC would consider safety of pedestrians, commuters traveling to work daily on E-bikes and those who would not otherwise use the trail if not for an E-bike.

- Central Valley Water – Mayor Hales said a final bond of \$87 million was purchased on December 24, 2024 to complete all aspects of the CVW (Central Valley Water) rebuild project. Financially, CVW closed the 2024 budget year having spent 88% of their allocated funds, they completed \$52 million in Capital projects, and six major construction projects are still underway to meet new State mandated water quality phosphorus limits.
- NeighborWorks and Murray Chamber of Commerce – Economic Development Specialist Elvon Farrell shared 2024 year end financials regarding, funding for downpayment assistance, home improvements, employee downpayment assistance, public service projects, and the real estate development on Tripp Lane. Mr. Farrell discussed membership information, business opening events, learning opportunities and community outreach events. An outline of the upcoming events was noted.
- Association of Municipal Councils – Ms. Turner had nothing to report as the group was reorganizing for the 2025 calendar year.

Adjournment: 6:04 p.m.

Pattie Johnson
Council Administrator III



Discussion Items



Discussion Item #1



MURRAY

Murray Public Works

Murray Traffic Calming Manual

Council Action Request

Committee of the Whole

Meeting Date: March 4, 2025

Department Director Russ Kakala Phone # 801-270-2404 Presenters Chris Zawislak Jeremy Searle (WCG) Ian MacGregor (WCG) Required Time for Presentation 25 Minutes Is This Time Sensitive No Mayor's Approval Date February 18, 2025	Purpose of Proposal Present guidance document on traffic calming to Council Action Requested Informational only, this document will be utilized by staff to determine appropriate actions in regards to resident requests for Attachments Traffic Calming Manual Budget Impact No impact. Document is guidance for staff. Description of this Item Murray City Public Works, in collaboration with the Traffic Safety Committee hired WCG to help create a guidance document for traffic calming. This document contains background information on traffic calming measures, an application for residents, and observation-based methods for staff to determine appropriate implementations of traffic calming.
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MURRAY

MURRAY

TRAFFIC CALMING MANUAL

FEBRUARY 2025

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I. INTRODUCTION

Traffic Calming refers to the use of physical design or other measures to improve safety for roadway users. It aims to promote responsible driving and reduce vehicle speeds, and volumes on the road in some cases.

The purpose of the Murray Traffic Calming Manual is to provide directions on when traffic calming is recommended and the appropriate measures that should be installed. This Manual outlines a process that allows for a consistent approach to traffic calming requests and projects. It is intended to be used by the Murray City staff and the Traffic Safety Committee, which includes members from the following organizations:

- Mayor's office
- City planning
- Police department
- Fire department
- City engineering
- Murray public works

Implementing the right traffic calming measure is important as it impacts the safety and livability of a community.

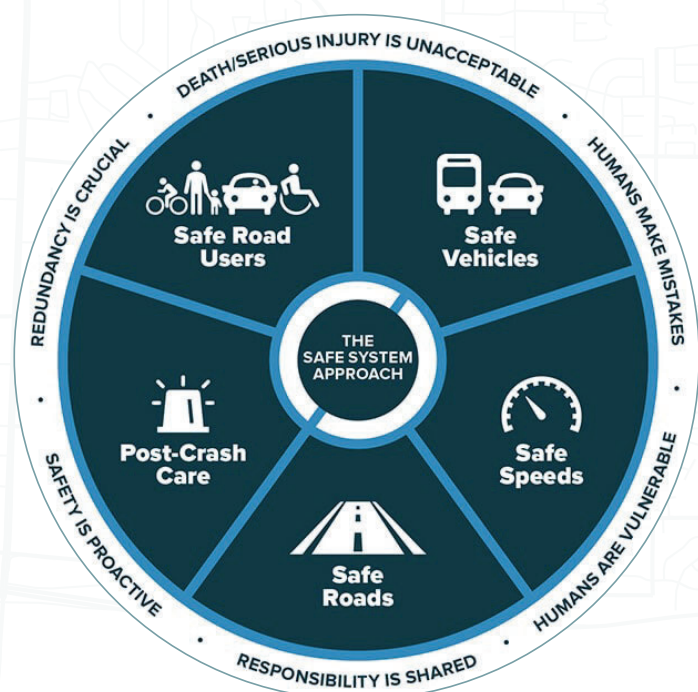
Implementing the right traffic calming measure is vitally important to the safety and livability of a community. Installing an inappropriate calming measure can result in unintended consequences or be an inefficient use of resources. The guidelines presented in this manual aim to help Murray City use appropriate measures to most efficiently improve safety with available funding and to be supported by the community.

The Safe System Approach

In recent years, the Federal Highway Administration (FHWA) has adopted the Safe System Approach, shown in Figure 1. This approach deviates from traditional safety practices as it acknowledges that humans make mistakes and that crashes will occur. However, it is the responsibility of system designers and those in the system to ensure that those crashes do not result in a fatality or a serious injury.

A traffic crash results in the transfer of kinetic energy. The human body can only absorb so much energy before a serious injury or fatality occurs. Therefore, the goal of the Safe System principles and elements is to reduce the transfer of kinetic energy onto the human body. One crucial element of kinetic energy is speed. As speed is reduced, kinetic energy is also reduced. The goal of traffic calming is to reduce vehicle speeds, and consequently the kinetic energy should a crash occur. Thus, traffic calming fits within the Safe System Approach, particularly the Safe Roads and Safe Speeds elements.

FIGURE 1: The Safe System Approach



The goal of traffic calming is to reduce vehicle speeds, and consequently the kinetic energy should a crash occur.

II. TRAFFIC CALMING MEASURES APPROVED FOR MURRAY CITY

This section outlines the traffic calming measures the Murray City Traffic Safety Committee have determined appropriate for Murray City roadways. Traffic calming measures should only be installed when recommended by an engineering study and determined appropriate by the Traffic Safety Committee.

When installing traffic calming measures, it is important to note that often one single measure will not result in lower speeds. Combining multiple traffic calming measures creates a cumulative effect on speed reduction. Individual calming measures can have certain limitations or be less effective when operating independently. Installing multiple measures allows for the weaknesses of certain measures to be compensated by the strength of others. This comprehensive approach increases the chances of achieving goals of speed reduction.

Traffic calming measures can be categorized as passive, active, or temporary. The following subsections define each of these categories and outline the measures that Murray City has determined to be appropriate for their roadways.

Passive Measures

Passive traffic calming measures help to lower speeds by altering driver behavior through visual cues such as signage and roadway striping. These measures do not physically change the roadway. Passive measures can be installed on any roadway, and in combination with active measures. They are often less expensive and can be a cost-effective solution to increasing safety. However, effectiveness varies when compared to active measures. Listed below are passive measures that Murray City has determined are acceptable to use on city roadways. Details regarding these passive measures are included in **Appendix A**.

- Radar speed sign
- Variable message sign (VMS)
- Pavement speed limit marking
- Optical speed bars
- Additional speed limit signs
- Striping narrower lanes
- Landscaping
- Enforcement
- Education



Active Measures

Active traffic calming measures include physical changes to the roadway such as a vertical or horizontal deflection. The driver must actively engage and lower their speed when interacting with the traffic calming measure. Active measures are more expensive than passive measures but can be more effective in reducing vehicle speeds. However, these physical changes in the roadway can also impact emergency vehicles or maintenance vehicle operations. Therefore, active traffic calming measures are not recommended on roadways identified as emergency routes.

Active traffic calming measures can be categorized as horizontal or vertical deflections. Both are described below. Murray city prefers horizontal measures to vertical measures.

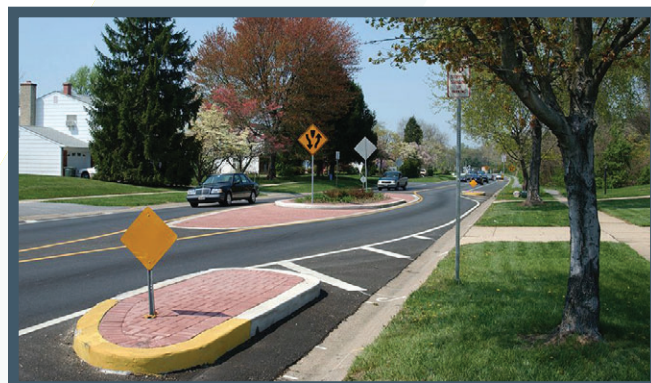


Horizontal Deflection

Horizontal deflection refers to active traffic calming measures that alter vehicle direction. By creating a horizontal shift in the roadway, they prevent drivers from traveling in a straight line and cause them to lower their speeds as they navigate the measure.

Murray City has determined that the following active traffic calming measures are appropriate for horizontal deflection on its roadways. Details regarding these horizontal deflection measures are included in **Appendix A**.

- Traffic circles
- Bulb-outs
- Roundabouts
- On-street parking
- Chicanes
- Medians



Active measures are more expensive than passive measures but can be more effective in reducing vehicle speeds.



Vertical Deflection

Vertical deflection refers to active traffic calming measures that change pavement elevation over short distances, causing vehicles to slow down. While effective at lowering speeds at specific locations, drivers may speed up after passing over the measure. Additionally, vertical measures can impact emergency and snow removal vehicles.

Murray City has determined that the following active traffic calming measure is appropriate for vertical deflection on its roadways.

- Raised crosswalks

Further information regarding this vertical deflection measure is included in **Appendix A**.

Temporary Measures

Temporary traffic calming measures can serve as substitutes for permanent active traffic calming measures. These options can be more cost effective and can be relocated if necessary. They require less construction time, providing a quick response to urgent issues. Temporary measures can be implemented as a trial period before installing a permanent active measure. However, it is worth noting they may not be as durable or effective. The following temporary measures have been determined to be appropriate by Murray City:

- Rubber raised crosswalks
- Rubber curbs
 - » Traffic circle
 - » Bulb-out

Further information regarding these traffic calming measures is included in **Appendix A**.



Inappropriate Measures for Murray City

The following measures are deemed inappropriate for Murray City Roadways.

- Speed bumps
- Speed cushions
- Diagonal divertors
- Rumble strips

Although these measures may be appropriate for other cities, the Murray Traffic Safety Committee has determined these measures to be inappropriate for Murray City due to their ineffectiveness, difficulty for maintenance and emergency vehicles, restricting access, or noise pollution.



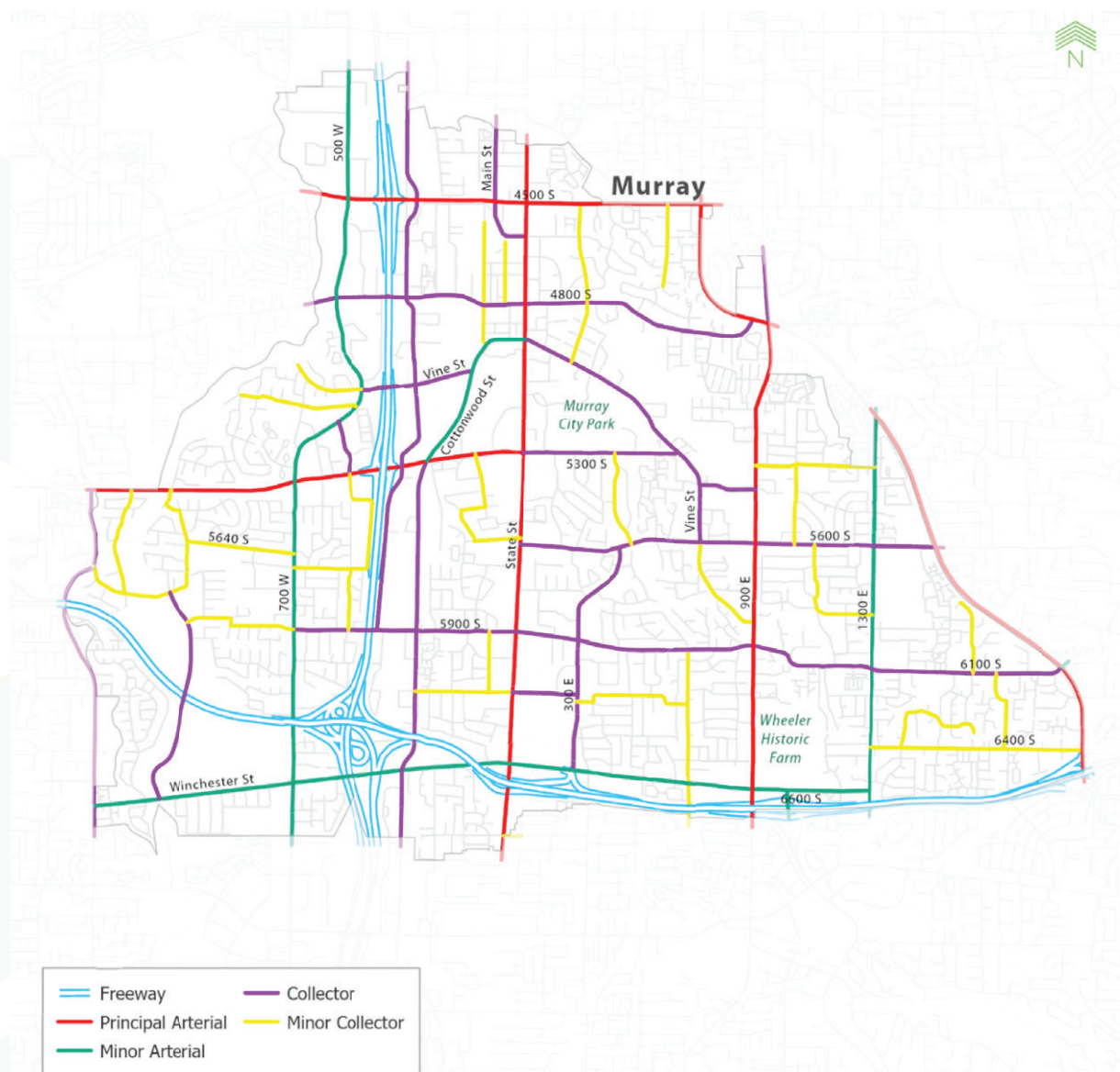
III. ROADWAYS ELIGIBLE FOR TRAFFIC CALMING

Roadway context is important when considering which traffic calming measures should be installed. Roadways have different classifications based on attributes such as speed, access, and their role in the transportation system:

- Freeways have very limited access and much higher speeds.
- Arterial roadways have higher speeds and low access.
- Collector roadways have a balance between speed, mobility, and access.
- Local roadways have more access and lower speed.

A functional classification map of Murray’s roadways is shown in Figure 2.

FIGURE 2: Murray City Functional Class Map (Murray City Transportation Master Plan 2021)

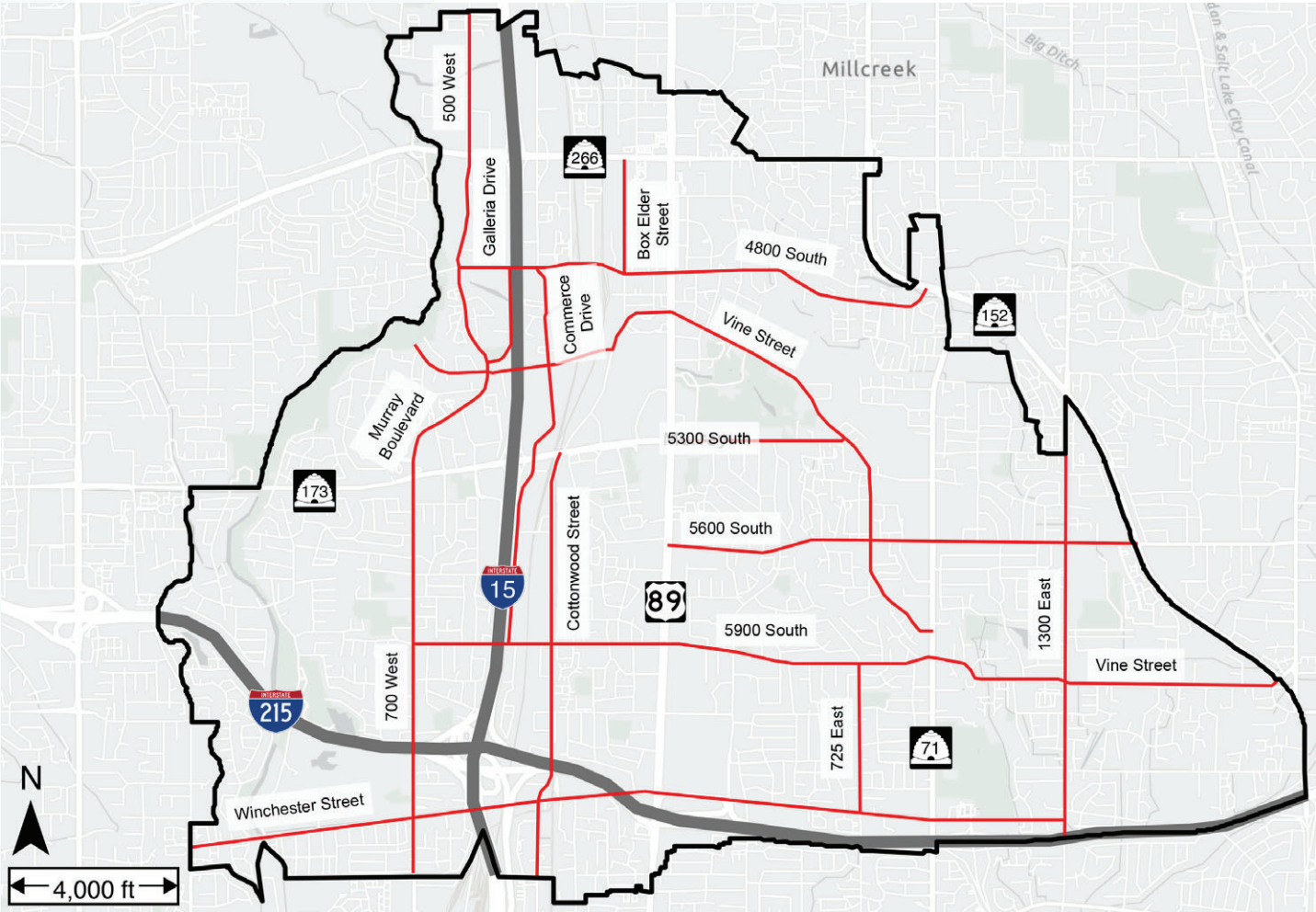


In addition to functional class, there are additional factors to consider, including whether the roadway has been identified as an emergency route, is under UDOT jurisdiction, or is part of a Safe Route to School Plan.

Emergency Routes

Murray City Police and Fire departments identified roadways that are used as key routes when responding to emergencies. Vertical deflection is not recommended on emergency routes as they can increase response time. Faster response times are critical for saving lives and minimizing property damage during emergencies. Any active measures installed on emergency routes require special approval from Murray City Engineering and Fire. The identified emergency routes are shown in Figure 3.

FIGURE 3: Emergency Routes in Murray City (Limited Active Measures Recommended)



Roadway Jurisdiction

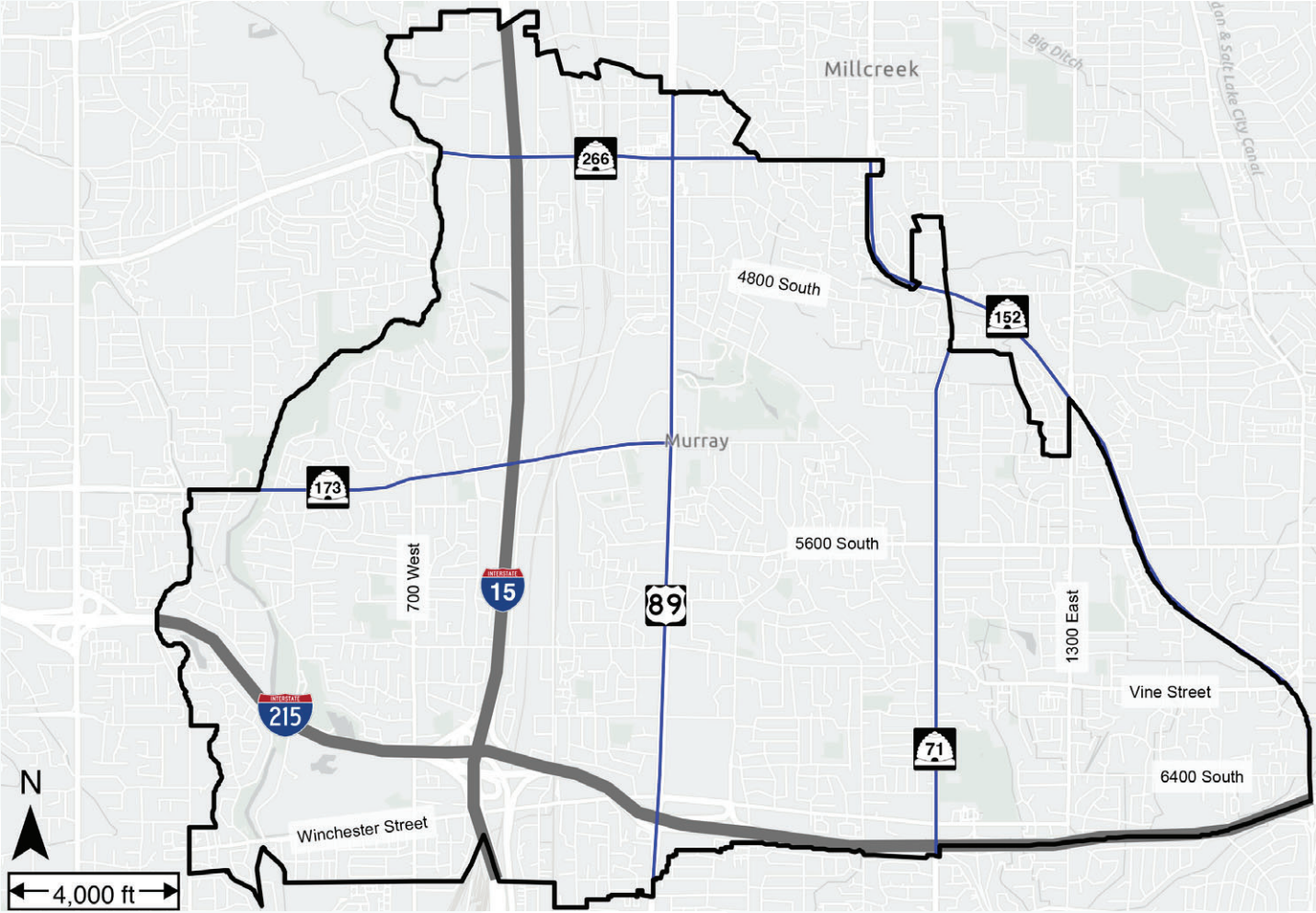
There are roadways within Murray that are not within their jurisdiction and are overseen by other governing bodies such as UDOT. UDOT has jurisdiction over the following roadways in Murray:

- 4500 South (SR-266)
- Van Winkle Expressway (SR-152)
- 5300 South (SR-173)
- 900 East (SR-71)
- State Street (US-89)

These roadways are shown in Figure 4. Murray City cannot install traffic calming on UDOT roads without permission or cooperation from UDOT first. UDOT has its own procedures for installing traffic calming measures as outlined in UDOT Policy 06C-25¹.

Murray City has limited budgets and resources for traffic calming measures. Focusing efforts on roadways within their jurisdiction is the most effective allocation of resources and provides the greatest benefit to their neighborhoods.

FIGURE 4: UDOT Roadways in Murray City (Cooperation with UDOT Required)



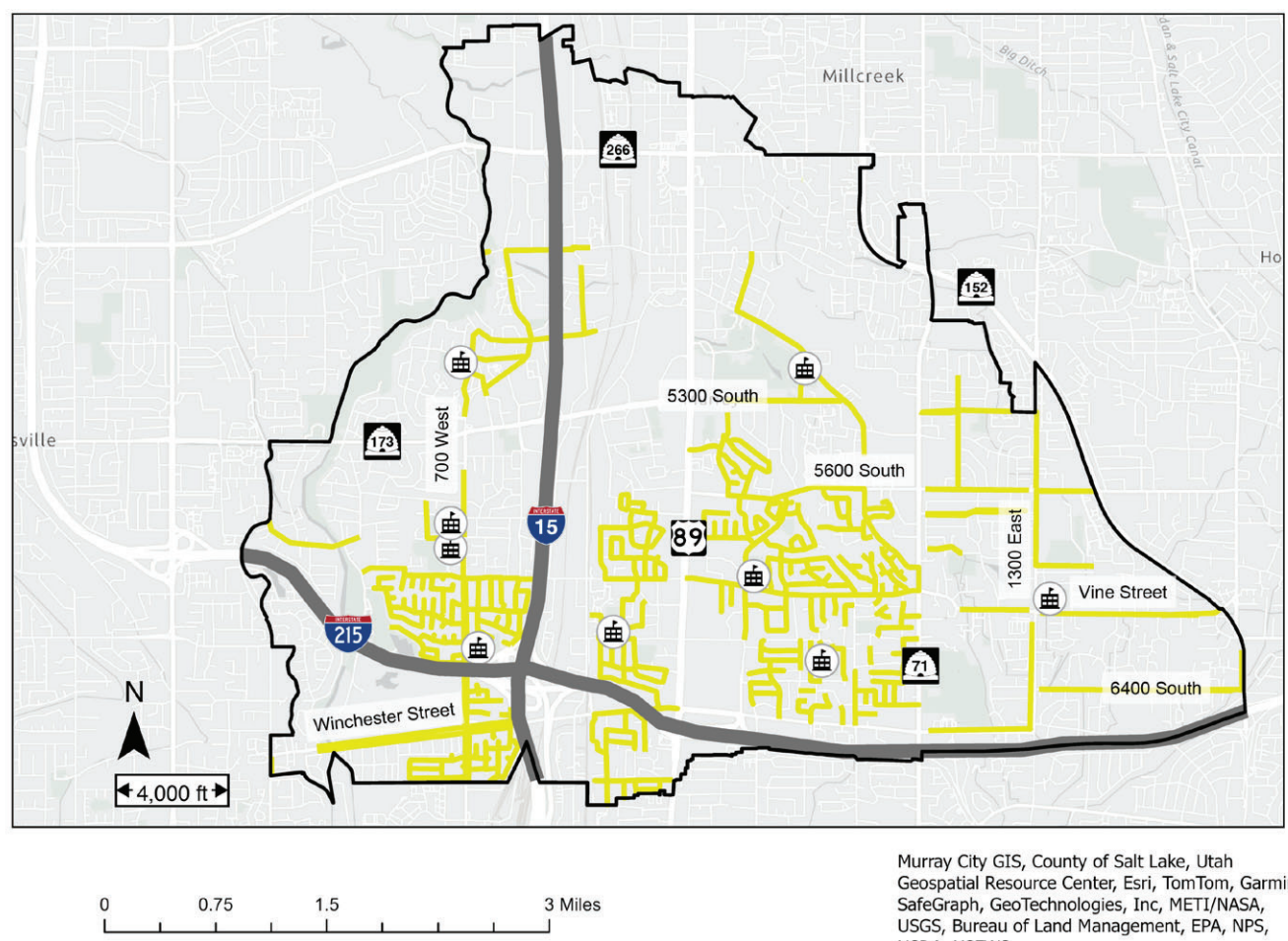
¹ UDOT Policy 06C-25 Establishment of Speed Limits on State Highways, November 2023



Safe Routes to School

A Safe Route to School is a designated route for students to use when walking or biking to school. These designated routes are identified on schools’ Safe Routes to School Plans.² Roadways that are part of a Safe Route to School Plan are shown in Figure 5. There is a greater need for traffic calming along these roadways as there will be more children walking along these routes when school is in session. Routes along a Safe Routes to School Plan are given additional points when evaluating the need for a traffic calming measure. The evaluation form is included in **Appendix C**.

FIGURE 5: Safe Routes to School in Murray City

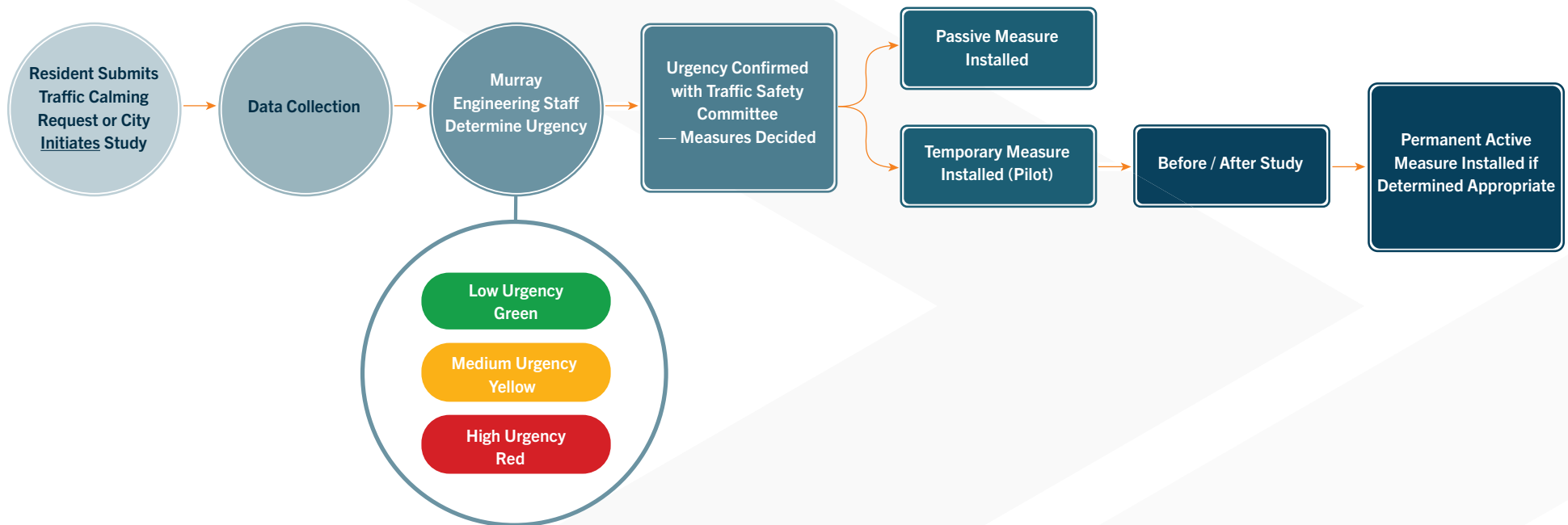


²Utah Safe Routes to School <https://saferoutes.utah.gov/>

IV. TRAFFIC CALMING IMPLEMENTATION PROCESS

The implementation process for traffic calming projects in Murray is outlined in Figure 6. The purpose of this implementation process is to establish a fair, consistent, and data-driven approach for all traffic calming projects. This process is an administrative process for the Murray City staff and the Traffic Safety Committee.

FIGURE 6: Murray City Traffic Calming Implementation Process Flowchart



* Permanent active measures are subject to budget and funding approval

The purpose of this implementation process is to establish a fair, consistent, and data-driven approach for all traffic calming projects

Each step is discussed below.

Application Submittal

Any resident of Murray City may request a traffic calming study on their street of residence. This is done by completing a “Traffic Calming Request” form included in **Appendix B**. The form requires the following information:

- Applicant information
- Study location information
- Description of issue
 - » What is the main concern?
 - » What time of day is the issue most prominent?
- Names and signatures of at least five other residents who live on the same street
- A \$25 fee

Murray City staff may also initiate a traffic calming study at locations they or the Traffic Safety Committee determine necessary locations that have been evaluated within the last two years are not eligible for a new study except in cases of recent crashes or significant changes in development such as a new neighborhood or roadway configuration.



Data Collection

After a study request has been received or initiated, Murray City staff will collect 48 hours of data. This will be collected during the midweek (Tues-Thurs), unless special circumstances require it to be collected on a different day. The following data will be collected:

- **Speed Data**
 - » Average speed
 - » 85th percentile speed
 - » Percent of drivers driving 10 MPH over the posted speed limit
- **Vehicle Counts**
 - » Daily traffic volume
- **Crash Data**
 - » Previous five years
- **Sight Distance**
 - » Stopping sight distance at study location
- **Roadway Context**
 - » Bike lanes
 - » Crosswalks or trail crossings
 - » Bus route
 - » Nearby schools or Safe Routes to School Plans
 - » Nearby pedestrian generators (public parks, library, etc.)

This data will be used to evaluate the need for traffic calming at the study location.

Project Scoring and Evaluation by Murray City Staff

The collected data will be evaluated by the Murray City staff to determine the need for traffic calming at the study location. This data will be evaluated using the “Project Evaluation” form included in **Appendix C**. This evaluation form allows for a consistent approach for all traffic calming requests. The evaluation form includes a scoring categories for the collected data, with a higher score given for higher recorded speeds and areas with more pedestrian activity.

Low Urgency (Green)

A study location that scores less than 45 points is considered low urgency (green). Traffic calming is not required at this location. Passive measures may be installed if the city engineering staff and Traffic Safety Committee feel it is appropriate.

Medium Urgency (Yellow)

A study location that scores between 45 and 84 points is considered medium urgency (yellow). Passive measures are recommended at this location. Temporary measures may be installed if the city engineering staff and Traffic Safety Committee determine it is appropriate.

High Urgency (Red)

A study location that scores 85 points or higher is considered high urgency (red). Both passive measures and temporary measures are recommended at this location. The temporary measures may eventually be replaced with permanent active measures if deemed appropriate by the city engineering staff and Traffic Safety Committee.



**— GREEN —
LOW URGENCY**

Projects scoring
under 45 points

Traffic Calming not required,
passive measure may
be installed.

**— YELLOW —
MEDIUM URGENCY**

Projects scoring
between 45 and 84 points

Passive measures
recommended at this location.
Temporary measures may
be installed.

**— RED —
HIGH URGENCY**

Projects scoring
84 or more points

Both passive and temporary
measures recommended at
this location. Temporary
measures should eventually
be replaced with permanent
active measures.

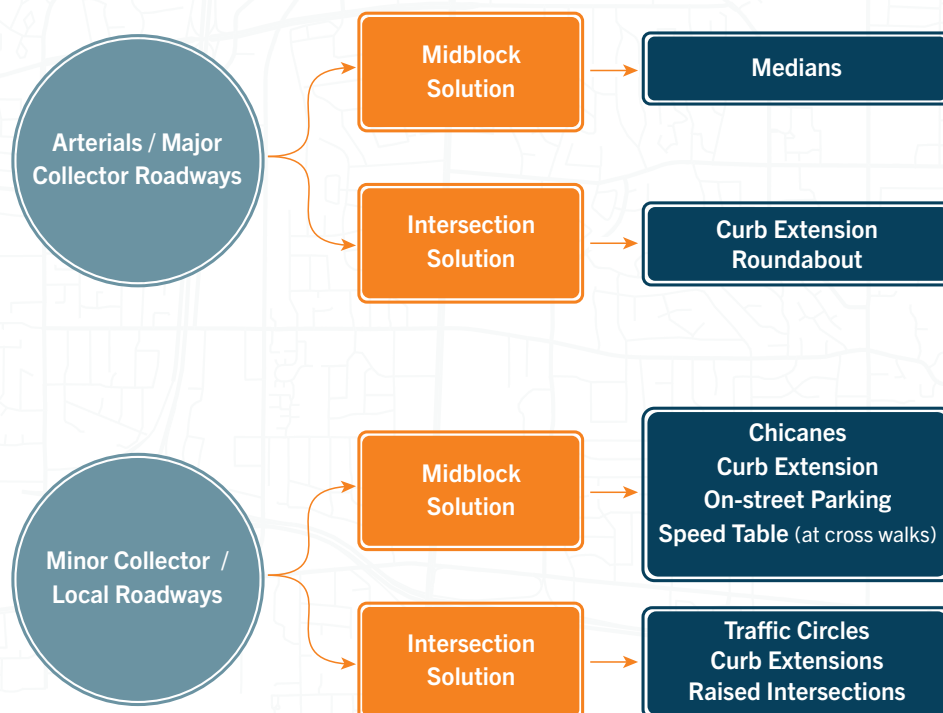
Urgency Confirmed by Traffic Safety Committee and Measures Determined

After the city engineering staff determine an urgency level for the study location, their findings will be presented to the Traffic Safety Committee. The committee can provide additional insights that are not evaluated in the study form and confirm the urgency level of the location. The committee may also discuss possible traffic calming solutions at the study location.

When temporary or active traffic calming solutions are determined appropriate, flowchart presented in Figure 7 can provide guidance on which measure to install based on the roadway classification and proximity to intersections. A roadway classification map of Murray City is presented in Figure 2.

It is important to note that often one single measure will not result in lower speeds. Combining multiple traffic calming measures creates a cumulative effect on speed reduction.

FIGURE 7: Active Traffic Calming Measure Guidance Flowchart



Before/After Study

After the traffic calming measure is installed, resident feedback and traffic data will be collected to determine the effectiveness of the measure and next steps. The after-study data will be collected under the discretion of the Murray City staff. The “Before and After Study” form is included in **Appendix D**. Based on the results of this before and after study, Murray City staff and the Traffic Safety Committee will determine if the temporary measure should be replaced with a permanent active measure.

V. RECOMMENDATIONS FOR INITIAL STUDIES

During the development of this manual in 2024, the following locations within Murray were identified by the City staff as locations where a traffic calming study would be beneficial:

- 725 East
- Bullion Street
- Atwood Boulevard
- Loch Hawkins Drive
- Green Oaks
- 5290 South

These locations can serve as the first locations to implement the process and measures outlined in this Manual. Insights gained from these initial studies can guide further efforts, helping to ensure that Murray City’s neighborhoods are safer and more comfortable for all residents.



VI. APPENDICES

Appendix A – Approved Traffic Calming Measures for Murray City

Appendix B – Murray City Traffic Calming Request Form

Appendix C – Murray City Traffic Calming Project Prioritization Form

Appendix D – Traffic Calming Before and After Form

Appendix A — Approved Traffic Calming Measures for Murray City

The costs presented are a general estimate and should be viewed as approximate figures. Cost estimates are based on 2024 dollars. It is important to recognize that these costs can vary significantly based on various factors, including but not limited to the manufacturer, geographic location, market conditions, and inflation rates.

SLOW

Passive Measures

RADAR SPEED SIGN

2-10 MPH

REDUCES SPEEDS FROM
2 TO 10 MILES PER HOUR

AVERAGE INSTALL COST IS
APPROXIMATELY \$10,000

\$10,000

5%

REDUCES CRASHES UP TO 5%



ADVANTAGES

Relatively quick installation and low cost.
Aren't physically located in the road, thus they do not affect the roadway surface maintenance, emergency vehicle operations, drainage, etc.



DISADVANTAGES

Overuse could result in a loss of effectiveness.
Passive measure which doesn't require driver to alter behavior, so over time effectiveness could wear off.



TYPICAL LOCATIONS

Collector Roadways
Rapid decrease in posted speed limit.
Where 85th percentile speeds are > 10 MPH above posted speed limit.



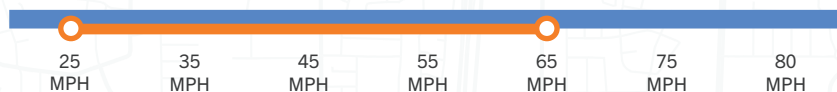
EXAMPLE LOCATIONS

700 West
Vine Street



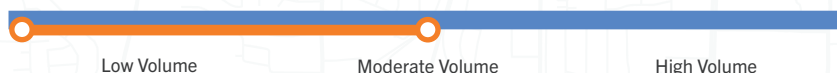
TRAVEL SPEEDS

Radar Speed Signs are appropriate for roadway speeds between 25 and 65 miles per hour.



TRAFFIC VOLUMES

Radar Speed Signs are appropriate for Low to Moderate traffic volumes.



NUMBER OF LANES

Radar Speed Signs are appropriate for 1 to 2 lanes of traffic in each direction.



Source: UDOT Speed Info Management Sheets, March 2022

VARIABLE MESSAGE SIGN (VMS)



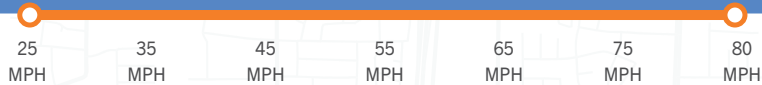
APPROXIMATELY
\$20,000-\$35,000

Source: Macgen.co



TRAVEL SPEEDS

Appropriate for all speeds.



TRAFFIC VOLUMES

Low to moderate volumes



NUMBER OF LANES

Appropriate for 1-2 lanes



ADVANTAGES

- Can be relocated
- Can convey a variety of messages



DISADVANTAGES

- Effectiveness can wear off as it is a passive measure
- Unclear messages can result in driver distraction

SPEED REDUCTION DOWNSTREAM OF POLICE VEHICLE



ADVANTAGES

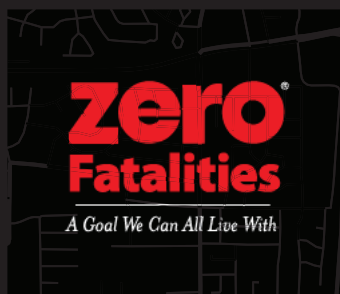
- Can be applied on majority of roadways
- Can result in compliance of additional traffic laws besides



DISADVANTAGES

- Requires police labor hours
- Can result in driver frustration or mistrust

EDUCATION



RAISES COMMUNITY AWARENESS AND PRIORITIZES SAFETY



ADVANTAGES

- May result in more defensive drivers
- Increased awareness of road rules



DISADVANTAGES

- Requires driver commitment outside of the vehicle
- Most education focuses on younger drivers

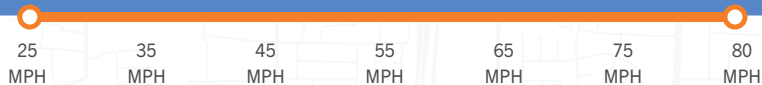


Source: ksl.com

APPROXIMATELY
\$1,000

TRAVEL SPEEDS

Appropriate for all speeds.



TRAFFIC VOLUMES

Appropriate for all volumes



NUMBER OF LANES

Appropriate for 1-2 lanes



ADVANTAGES

Increased driver awareness of speed limit

Quick installation



DISADVANTAGES

Effectiveness can wear off as it is a passive measure

Over-saturation of signs can result in drivers ignoring them

1-2 MPH REDUCES SPEEDS FROM 1 TO 2 MILES PER HOUR

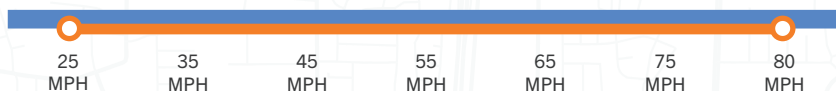
50% + REDUCTION IN VEHICLES TRAVELING 10+ MPH OVER THE POSTED SPEED LIMIT **50%**

\$5,000 AVERAGE INSTALL COST IS LESS THAN \$5,000



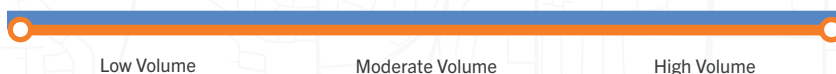
TRAVEL SPEEDS

Pavement Speed Limit Markings are appropriate for ALL roadway speeds.



TRAFFIC VOLUMES

Pavement Speed Limit Markings are appropriate for ALL traffic volumes.



NUMBER OF LANES

Pavement Speed Limit Markings are appropriate for ALL lanes of traffic.



Source: UDOT Speed Info Management Sheets, March 2022



ADVANTAGES

Relatively quick installation and low cost.

Pavement markings only, thus they do not affect plowing, emergency vehicle operations, drainage, etc.



DISADVANTAGES

Passive measure which doesn't require driver to alter behavior, so over time effectiveness could wear off.

In the traveled way, thus wear off over time.



TYPICAL LOCATIONS

Any location where additional emphasis is needed. (curves, entering developed areas, reduction in posted speed limit).



EXAMPLE LOCATIONS

Atwood Boulevard near 4600 South

OPTICAL SPEED BARS

TRANSVERSE MARKINGS WITH REDUCING SPACING
TO PROVIDE THE VISUAL ILLUSION
OF INCREASING SPEEDS

REDUCES SPEEDS FROM
0 TO 3 MILES PER HOUR

0-3 MPH

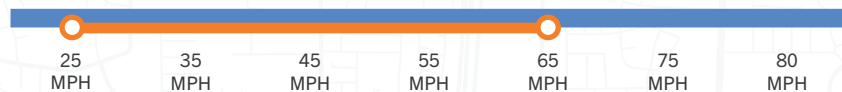
\$5,000

AVERAGE INSTALL COST
IS LESS THAN \$5,000



TRAVEL SPEEDS

Optical Speed Bars are appropriate for roadway speeds between 25 and 65 miles per hour.



TRAFFIC VOLUMES

Optical Speed Bars are appropriate for Low to Moderate traffic volumes.



NUMBER OF LANES

Optical Speed Bars are appropriate for 1 to 2 lanes of traffic in each direction.



Source: UDOT Speed Info Management Sheets, March 2022



ADVANTAGES

Relatively quick installation and low cost.

Pavement markings only, thus they do not affect plowing, emergency vehicle operations, drainage, etc.



DISADVANTAGES

Passive measure which doesn't require driver to alter behavior, so over time effectiveness could wear off.

In the traveled way, thus wear off over time.



TYPICAL LOCATIONS

Curves and entering rural communities.



EXAMPLE LOCATIONS

None within Utah

**STARTING AT \$20,000
PER MILE (STRIPING ONLY)**

0-3 MPH MINOR (0 TO 3 MILES PER HOUR)
EFFECT ON VEHICLE SPEED
WITHOUT OTHER CHANGES

**PROVIDES SPACE FOR
BIKE LANES OR PARKING**



ADVANTAGES

Potentially improved bike facilities or increased on-street parking.

Low cost.



DISADVANTAGES

Without other changes has not been shown to drastically vehicle speeds.



TYPICAL LOCATIONS

Combined with other treatments. Where treatments are needed for bicycle activity, high demand for parking, etc. and not just lowering vehicle speeds.

Roadways with wider pavement section than needed.



EXAMPLE LOCATIONS

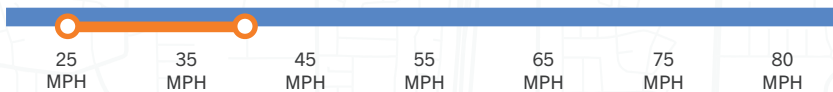
200 South @ 800 East, SLC

Daybreak Parkway, South Jordan



TRAVEL SPEEDS

Roadway Narrowing is appropriate for roadway speeds between 25 and 40 miles per hour.



TRAFFIC VOLUMES

Roadway Narrowing is appropriate for Low to Moderate traffic volumes.



NUMBER OF LANES

Roadway Narrowing is appropriate for 1 to 3 lanes of traffic in each direction.



Source: UDOT Speed Info Management Sheets, March 2022



0-4 MPH REDUCES SPEEDS
0-4 MILES PER HOUR

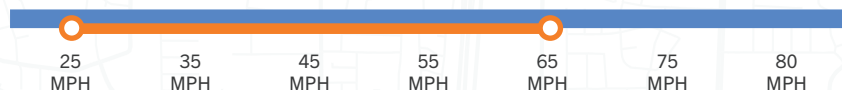
AVERAGE INSTALATION
COSTS ARE \$5,000
TO \$10,000 **\$5-10,000**

INCREASES SPEED COMPLIANCE



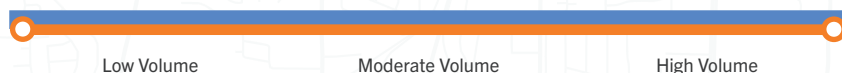
TRAVEL SPEEDS

Landscaping is appropriate for roadway speeds between 25 and 65 miles per hour.



TRAFFIC VOLUMES

Landscaping is appropriate for LOW to HIGH traffic volumes.



NUMBER OF LANES

Landscaping is appropriate for 1 to 4 lanes of traffic in each direction.



Source: UDOT Speed Info Management Sheets, March 2022



ADVANTAGES

Mid-level treatment provides a physical change without rebuilding a road

Provides continuous narrowing of perceived width

Improves streetscape aesthetics and reduces heat-island effect

Works well in conjunction with other treatments



DISADVANTAGES

Must be designed to avoid creating sight distance triangle obstructions

Often requires maintenance

May be challenging in a dry climate



TYPICAL LOCATIONS

Along transition zones

At gateways

Within developed areas



EXAMPLE LOCATIONS

St George S.R. 34

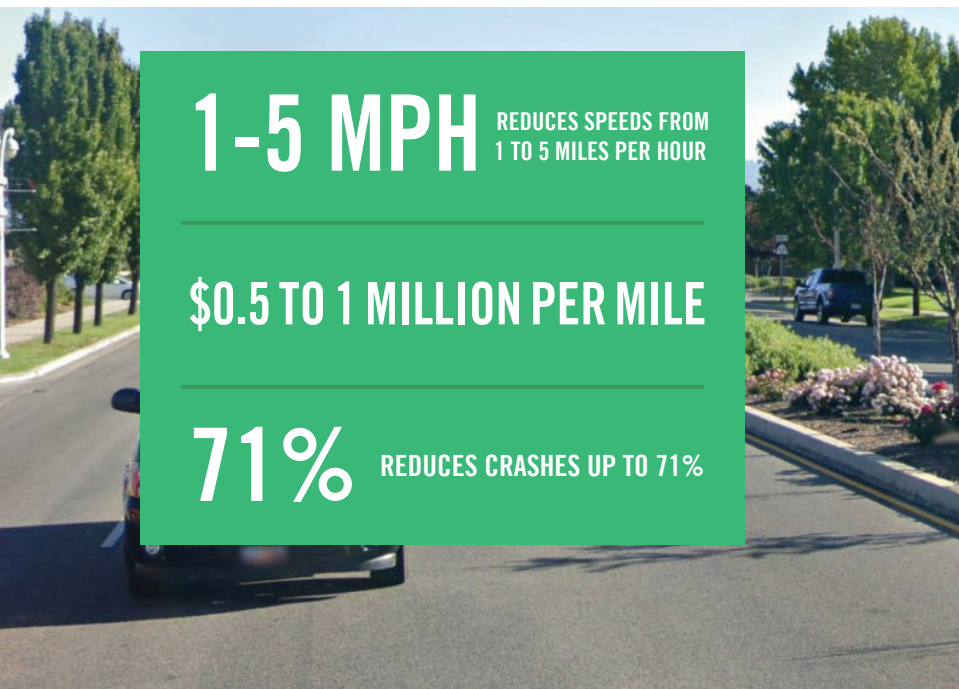
Hurricane S.R. 9

Brigham City S.R. 13

Park City S.R. 248

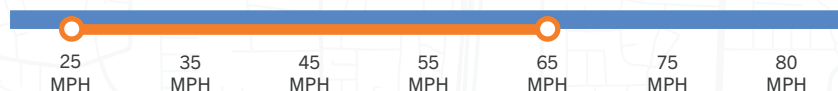
Farmington S.R. 106

Active Measures



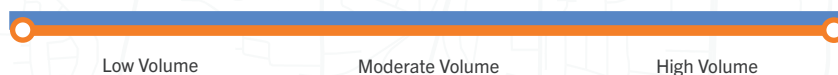
TRAVEL SPEEDS

Median Islands are appropriate for roadway speeds between 25 and 65 miles per hour.



TRAFFIC VOLUMES

Median Islands are appropriate for ALL traffic volumes.



NUMBER OF LANES

Median Islands are appropriate for All lanes of traffic.



Source: UDOT Speed Info Management Sheets, March 2022



ADVANTAGES

Physical treatment so effectiveness does not wear off with time.

Provides improved pedestrian crossing.

Landscaped medians improve aesthetics as well as reduce travel speeds.



DISADVANTAGES

Increased maintenance. Could require additional right-of-way.

Back to back curb medians without landscaping have not been shown to reduce travel speeds.

Blocks driveway access and turning



TYPICAL LOCATIONS

Roadways with two-way left-turn lanes and where u-turns, alternate access, or median openings can be accommodated. Existing and potential pedestrian crossing locations.



EXAMPLE LOCATIONS

US-89, downtown Ogden

US-89 @ 50 North, SLC

S.R. 68 @ 5500 South, Taylorsville

S.R. 34, St. George

1300 East, Sandy

US-89 and 5th Avenue, Murray

TRAFFIC CIRCLE



Source: Scott Batson



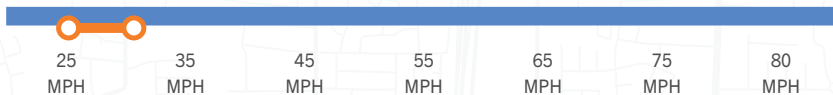
Source: Scott Batson

\$13,000-\$32,000

APPROXIMATELY 10% SPEED REDUCTION
AND A REDUCTION IN CONFLICT POINTS

TRAVEL SPEEDS

25-30 MPH



TRAFFIC VOLUMES

Low to moderate volumes



NUMBER OF LANES

Traffic circles are appropriate at intersections that have a single in each direction



ADVANTAGES

Can be combined with roads that have on street parking

Requires drivers to slow to navigate around measure



DISADVANTAGES

Bicyclists and motorist may share lane due to narrowed roadway

May require additional street lighting

Left turns for larger vehicles can be difficult



TYPICAL LOCATIONS

Local roadway and minor collector intersections

Not used at intersections with a large number of trucks and buses turning left

ON-STREET PARKING



Source: PennDOT Local Technical Assistance Program

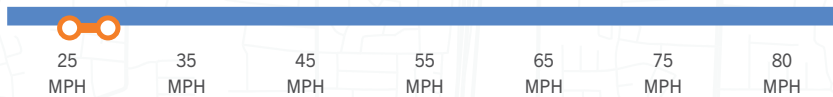


Source: Google Earth, Fort Collins, CO

APPROXIMATELY
\$7,500
BUT VARIES GREATLY
DEPENDING ON
DESIGN AND LENGTH
OF APPLICATION

TRAVEL SPEEDS

25 MPH



TRAFFIC VOLUMES

Low to moderate volumes



NUMBER OF LANES

1 lane in each direction



Source: ITE Traffic Calming Fact Sheets May 2018



ADVANTAGES

Creates a buffer between vehicles and pedestrians



DISADVANTAGES

Can be blocked by snow during snow removal

Can limit sight distance



TYPICAL LOCATIONS

Along bus transit routes

Urban or suburban settings



EXAMPLE LOCATIONS

Provo, Center Street



REDUCTION OF UP TO 5 MPH

\$10,000-\$32,000

APPROXIMATELY 10% SPEED REDUCTION

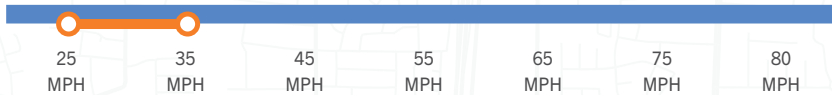
Source: summitcountyutah.gov



Source: summitcountyutah.gov

TRAVEL SPEEDS

25 - 35 MPH



TRAFFIC VOLUMES

Low to moderate volumes



NUMBER OF LANES

1 lane in each direction



Source: ITE Traffic Calming Fact Sheets May 2018



ADVANTAGES

Forces drivers to slow down to navigate measure



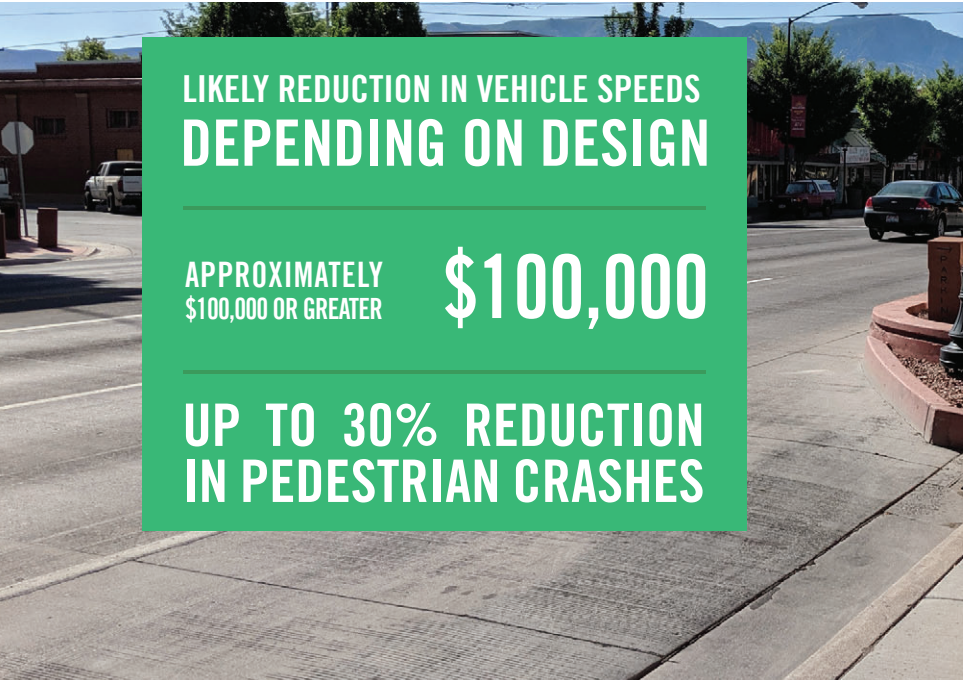
DISADVANTAGES

Impacts street sweepers



TYPICAL LOCATIONS

Midblock locations on minor collectors and local roadways



LIKELY REDUCTION IN VEHICLE SPEEDS
DEPENDING ON DESIGN

APPROXIMATELY
\$100,000 OR GREATER

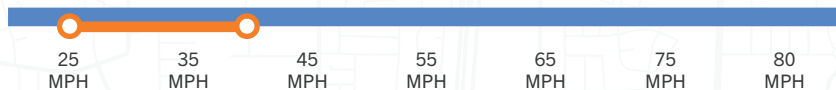
\$100,000

UP TO 30% REDUCTION
IN PEDESTRIAN CRASHES



TRAVEL SPEEDS

Curb Extensions are appropriate for roadway speeds between 25 and 40 miles per hour.



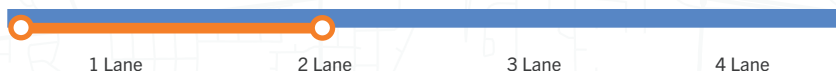
TRAFFIC VOLUMES

Curb Extensions are appropriate for Low to Moderate traffic volumes.



NUMBER OF LANES

Curb Extensions are appropriate for 1 to 2 lanes of traffic in each direction.



Source: UDOT Speed Info Management Sheets, March 2022



ADVANTAGES

Physical treatment so effectiveness does not wear off with time.

Provides improves pedestrian crossing.



DISADVANTAGES

Increased maintenance. Could interfere with large vehicle movements.



TYPICAL LOCATIONS

Corridors with on-street parking.
Intersections with pedestrian activity and a small number of turning heavy vehicles.

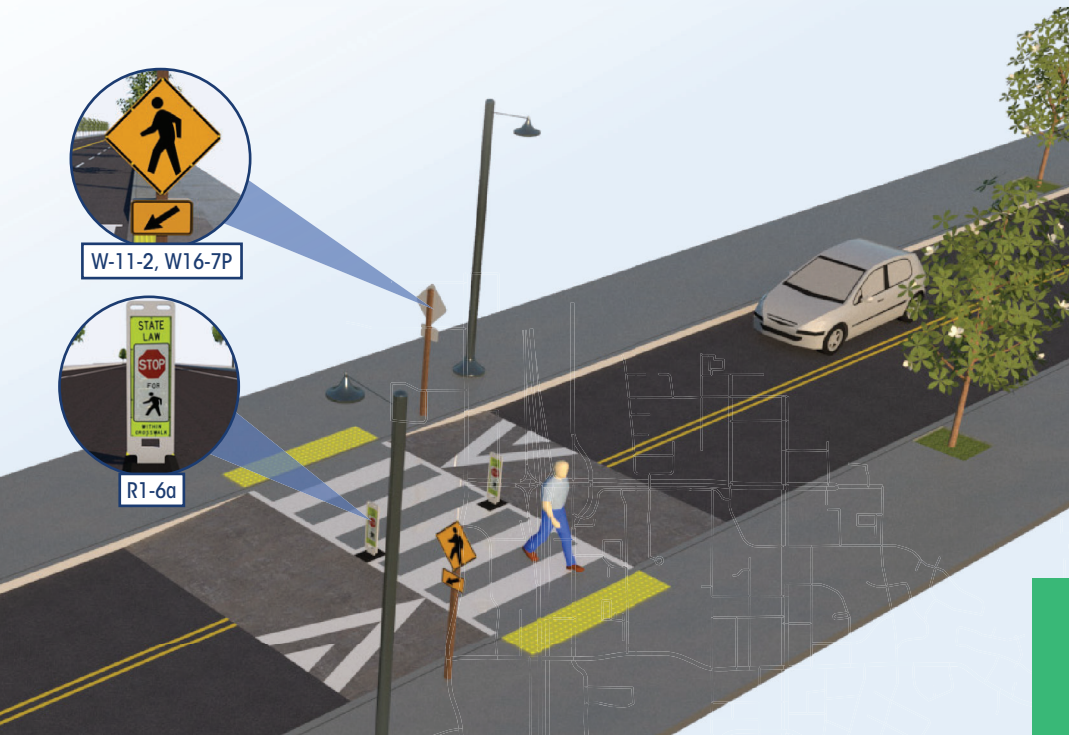


EXAMPLE LOCATIONS

US-89, downtown Ogden
US-89 & 500 N, SLC
US-40, downtown Ogden
S.R. 120, Richfield
US-89, Gunnison
S.R. 12, Triopick

RAISED CROSSWALK

Safe Transportation For Every Pedestrian A Counter Measure Tech Sheet



Local and collector roads with high speeds pose a significant challenge for pedestrians crossing the roadway.



A raised crosswalk can reduce vehicle speeds and enhance the pedestrian crossing environment.

45% REDUCES PEDESTRIAN CRASHES BY 45%

AVERAGE INSTALLATION COSTS FROM
\$8,000 - \$32,000

Raised crosswalks are ramped speed tables spanning the entire width of the roadway, often placed at midblock crossing locations. The crosswalk is demarcated with paint and/or special paving materials. These crosswalks act as traffic-calming measures that allow the pedestrian to cross at grade with the sidewalk.

In addition to their use on local and collector streets, raised crosswalks can be installed in campus settings, shopping centers, and pick-up/drop-off zones (e.g., airports, schools, transit centers).

Raised crosswalks are flush with the height of the sidewalk. The crosswalk table is typically at least 10 feet wide and designed to allow the front and rear wheels of a passenger vehicle to be on top of the table at the same time. Detectable warnings (truncated domes) and curb ramps are installed at the street edge for pedestrians with impaired vision.

FEATURES:

- Elevated crossing makes the pedestrian more prominent in the driver's field of vision, and allows pedestrians to cross at grade with the sidewalk
- Approach ramps may reduce vehicle speeds and improve motorist yielding

OFTEN USED WITH:

- Crosswalk visibility enhancements

Source: FHWA Raised Crosswalk Tech Sheet June 2018



Boston, MA. Photo: Peter Furth / nacto.org

CONSIDERATIONS

Raised crosswalks are typically installed on 2-lane or 3-lane roads with speed limits of 30 mph or less and annual average daily traffic (AADT) below about 9,000. Raised crossings should generally be avoided on truck routes, emergency routes, and arterial streets.

Drainage can be an issue. Raised crosswalks may be installed with curb extensions where parking exists. They may also be used at intersections, particularly at the entrance of the minor street.

Since this countermeasure can cause discomfort and noise (especially with larger vehicles), it may be appropriate to get public buy-in. Raised crosswalks may not be appropriate for bus transit routes or primary emergency vehicle routes. For States that experience regular snowfall, snowplowing can be a concern.

COST

The cost associated with a raised crosswalk ranges from \$7,110 to \$30,880 each, with the average cost estimated at \$8,170.

References

- Federal Highway Administration. (2013). "Raised Pedestrian Crossings" in PEDSAFE: Pedestrian Safety Guide and Countermeasure Selection System. Available: http://www.pedbikesafe.org/PEDSAFE/countermeasures_detail.cfm?CM_NUM=7
- Thomas, L., Thirsk, N. J., & Zegeer, C. (2016). NCHRP Synthesis 498: Application of Pedestrian Crossing Treatments for Streets and Highways. Transportation Research Board, Washington D.C.
- Bushell, M., Poole, B., Zegeer, C., & Rodriguez, D. (2013). Costs for Pedestrian and Bicyclist Infrastructure Improvements: A Resource for Researchers, Engineers, Planners, and the General Public. Pedestrian and Bicycle Information Center.
- Elvik, R., Christensen, P., and Amundsen, A. (2004). "Speed and Road Accidents An Evaluation of the Power Model." Transportøkonomisk Institutt, Oslo, Norway.

Source: <https://www.fhwa.dot.gov/innovation/everydaycounts/edc-4.cfm>

SIGNIFICANT SPEED REDUCTIONS

AVERAGE INSTALL COST
OF 1-3 MILLION

\$1-3 MILLION

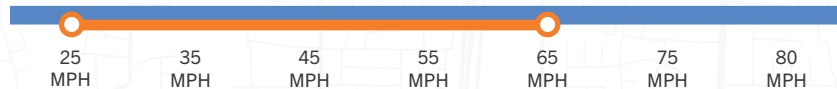
88%

REDUCE FATAL AND SERIOUS
INJURY CRASHES BY UP TO 88%



TRAVEL SPEEDS

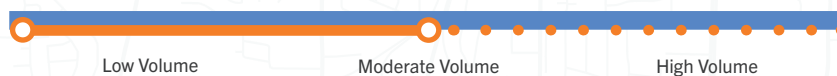
Roundabouts are appropriate for roadway speeds between 25 and 65 miles per hour.



TRAFFIC VOLUMES

Roundabouts are appropriate for Low to Moderate traffic volumes.

**High volume roadways may be possible with additional review / design.*



NUMBER OF LANES

Roundabouts are appropriate for 1 to 2 lanes of traffic in each direction.

**3 lane roadways may be possible with additional review / design.*



Source: UDOT Speed Info Management Sheets, March 2022



ADVANTAGES

Alters vehicle path thus necessitates major reductions in speed.

Major safety improvements.

Can handle a wide range of mainline and turning traffic.

Pedestrian safety improved due to lower speeds.



DISADVANTAGES

Relatively expensive. May require additional right-of-way.



TYPICAL LOCATIONS

Intersections with available right-of-way. Where speeds, safety, and congestion are all concerns.



EXAMPLE LOCATIONS

I-80 interchange, Jeremy Ranch Park City

S.R.63, Oljato-Monument Valley

S.R. 12 & S.R. 63, Bryce Canyon

S.R. 130, Enoch

PEDESTRIAN REFUGE ISLAND

Safe Transportation For Every Pedestrian A Counter Measure Tech Sheet



A pedestrian refuge island is a median with a refuge area that is intended to help protect pedestrians who are crossing a multilane road. This countermeasure is sometimes referred to as a crossing island, refuge island, or pedestrian island. The presence of a pedestrian refuge island at a midblock location or intersection allows pedestrians to focus on one direction of traffic at a time as they cross, and gives them a place to wait for an adequate gap in oncoming traffic before finishing the second phase of a crossing.

Refuge islands are highly desirable for midblock pedestrian crossings on roads with four or more travel lanes, especially where speed limits are 35 mph or greater and/or where annual average daily traffic (AADT) is 9,000 or higher. They are also a candidate treatment option for uncontrolled pedestrian crossings on 3-lane or 2-lane roads that have high vehicle speeds or volumes. When installed at a midblock crossing, the island should be supplemented with a marked high-visibility crosswalk.



The combination of a long crossing distance and multiple lanes of oncoming traffic can create an unsafe pedestrian environment.



A pedestrian refuge island can improve safety and comfort by providing pedestrians with the option of waiting in the median area before beginning the next stage of the crossing.

32% REDUCES PEDESTRIAN CRASHES BY 32%

AVERAGE INSTALLATION COSTS FROM
\$5,000 - \$45,000

FEATURES:

- Median can enhance visibility of the crossing and reduce speed of approaching vehicles.
- Refuge area provides a place to rest and reduces the amount of time a pedestrian is in the roadway

OFTEN USED WITH:

- Crosswalk visibility enhancements
- Curb extensions (where road width allows)

Source: FHWA Raised Crosswalk Tech Sheet June 2018



Asheville, NC. Photo: Lyubov Zuyeva, pedbikeimages.org

CONSIDERATIONS

The design must accommodate pedestrians with disabilities. Islands should be at least 4 feet wide (preferably 8 feet) and of adequate length to allow the anticipated number of pedestrians to stand and wait for gaps in traffic before crossing. The cut-through must include detectable warnings if island width is at least 6 feet.

Islands should be illuminated or highlighted with street lights, signs, and/or reflectors to ensure that they are visible to motorists. They can be constructed so that crossing pedestrians are directed to the right, so they can more easily view oncoming traffic after they are halfway through the crossing. If applicable, evaluate the impact of the island on bicycle facility design.

COST

The cost of a median island depends on its size and construction materials. The costs range from \$2,140 to \$41,170 per island, depending on the length of the island, with an average cost of \$13,520. The average cost per square foot is approximately \$10. Costs will be higher for concrete islands versus asphalt islands, though the lifespan of concrete is longer compared to the lifespan of asphalt. Cost reductions may be realized if the refuge island can be incorporated into planned roadway improvements or utility work.

References

Zegeer, C., R. Srinivasan, B. Lan, D. Carter, S. Smith, C. Sundstrom, N.J. Thirsk, J. Zegeer, C. Lyon, E. Ferguson, and R. Van Houten. (2017). NCHRP Report 841: Development of Crash Modification Factors for Uncontrolled Pedestrian Crossing Treatments. Transportation Research Board, Washington, D.C.

Federal Highway Administration. (2013). "Crossing Islands" in PEDSAFE: Pedestrian Safety Guide and Countermeasure Selection System. Available: http://www.pedbikesafe.org/PEDSAFE/countermeasures_detail.cfm?CM_NUM=6

Federal Highway Administration. "Medians and Pedestrian Crossing Islands in Urban and Suburban Areas." Proven Safety Countermeasures. Available: https://safety.fhwa.dot.gov/provencountermeasures/fhwa_sa_12_011.cfm

Bushell, M., Poole, B., Zegeer, C., & Rodriguez, D. (2013). Costs for Pedestrian and Bicyclist Infrastructure Improvements: A Resource for Researchers, Engineers, Planners, and the General Public. Pedestrian and Bicycle Information Center.

Source: FHWA Crosswalk Visibility Enhancements Tech Sheet June 2018

<https://www.fhwa.dot.gov/innovation/everydaycounts/edc-4.cfm>

Appendix B — Murray City Traffic Calming Request Form

MURRAY CITY TRAFFIC CALMING REQUEST FORM

APPLICANT INFORMATION

Applicant Name: _____

Applicant Address: _____

Applicant Phone Number: _____

Applicant Email: _____

STUDY LOCATION INFORMATION

Street Name: _____

Beginning address or cross street: _____

Ending address or cross street: _____

Locations that have been evaluated less than 2 years ago are not viable for consideration **UNLESS** a recent crash has happened, or development has changed (new neighborhood, roadway lane configuration, change in speed limit).

DESCRIPTION OF ISSUE

What is the concern at this location? When is the issue the worst (dates, times)? Is this a speed, pedestrian safety, or volume concern?

SUPPORTING SIGNATURES

Supporting signatures must be residents on the same street as the request for traffic calming. Only one signature is allowed per property owner.

Name	Address	Signature	Phone Number	Email
1)				
2)				
3)				
4)				
5)				

FEE

The required application fee is \$25.

Please attach any relevant documents or photographs to this request form.

Appendix C — Murray City Traffic Calming Project Prioritization Form

MURRAY CITY TRAFFIC CALMING EVALUATION FORM

PROJECT INFORMATION

Project Location: _____ Project Number: _____

Date of Evaluation: _____

Date(s) of Data Collection: _____

HISTORY

Locations that have been evaluated less than 2 years ago are not viable for consideration **UNLESS** a recent crash has happened, or development has changed (new neighborhood, roadway lane configuration, change in speed limit).

Date of Previous Evaluation (if applicable): _____

AVERAGE SPEED

Posted Speed Limit: _____

Recorded Average Speed: _____

Average speed equal to or less than the speed limit?	0 points
Average speed less than 5 mph over the speed limit?	5 points
Average speed 5-10 mph over the speed limit?	10 points
Average speed 11+ mph over the speed limit?	15 points

Points from Average Speed: _____

85TH PERCENTILE SPEED

Posted Speed Limit: _____

Recorded 85th Percentile Speed: _____

85th percentile speed less than 5 mph over the speed limit?	0 points
85th percentile speed 5-10 mph over the speed limit?	5 points
85th percentile speed 11-15 mph over the speed limit?	10 points
85th percentile speed 16+ mph over the speed limit?	15 points

Points from 85th percentile speed: _____

PERCENT DRIVERS 10 MPH OVER LIMIT

Posted Speed Limit: _____

Percent of drivers that are 10 mph over posted speed limit: _____

Less than 10% drivers 10 mph over speed limit?	0 points
10%-15% drivers 10 mph over speed limit?	5 points
16%-20% drivers 10 mph over speed limit?	10 points
20% or more drivers 10 mph over speed limit?	15 points

Points from percent speeders: _____

If any of the above factors receive a score of 15 points individually, then traffic calming should be considered at this location.

DAILY TRAFIFC VOLUMES

Two directional daily vehicle volume: _____

Less than 500 vehicles	0 points
Between 500 and 749 vehicles	5 points
Between 750 and 999 vehicles	10 points
Between 999 and 1,249 vehicles	15 points
Greater than 1,250 vehicles	20 points

Points from Volume: _____

STOPPING SIGHT DISTANCE

85th Percentile speed: _____

Required stopping sight distance for 85th Percentile speed: _____

Available Sight Distance: _____

Adequate stopping sight distance?	0 points
Inadequate stopping sight distance?	15 points

Points from stopping sight distance: _____

CRASH HISTORY (5-YEAR PERIOD)

If more than 1 of the following applies, choose the value with the most points.

Number of Crashes: _____

Are there any speed related crashes?	15 points
Are there any severe (fatal/suspected serious injury) crashes?	30 points
Do any of the crashes involve ped/bike?	30 points

Points from crash history: _____

ROADWAY CONTEXT

Shared Roadway

If more than 1 of the following applies, choose the value with the most points.

Bus route	10 points
Bike lanes	15 points
Pedestrian crossing	15 points
Trail crossing	20 points
School crossing	25 points

Points from Shared Roadway: _____

Schools

If more than 1 of the following applies, choose the value with the most points.

School within 1/2 Mile of Study Location	
Elementary (or is this location on a Safe Routes to School Plan?)	20 points
Middle School	15 points
High school	10 points

Points from Schools: _____

Pedestrian Generator

Pedestrian generator includes facilities with high pedestrian volumes (public park, library, etc.)

Pedestrian generator within ¼ mile	15 points
------------------------------------	-----------

Points from Pedestrian Generator: _____

ADDITIONAL INSIGHTS FROM THE TRAFFIC SAFETY COMMITTEE

Total Points _____

If the average speed, 85th Percentile speed or percentage of drivers 10 mph over speed limit reaches 15 points independently, traffic calming should be considered at this location.

— GREEN —

LOW URGENCY

Projects scoring
under 45 points

Traffic Calming not required,
passive measure may
be installed.

— YELLOW —

MEDIUM URGENCY

Projects scoring
between 45 and 84 points

Passive measures
recommended at this location.
Temporary measures may
be installed.

— RED —

HIGH URGENCY

Projects scoring
84 or more points

Both passive and temporary
measures recommended at
this location. Temporary
measures should eventually
be replaced with permanent
active measures.

Appendix D — Traffic Calming Before and After Form

MURRAY CITY TRAFFIC CALMING BEFORE / AFTER EVALUATION FORM

PROJECT INFORMATION

Project Location: _____

Project Number: _____

Date(s) of Original Data collection: _____

Date(s) of Original Evaluation: _____

Date(s) of After Data Collection: _____

Date(s) of After Evaluation: _____

AVERAGE SPEED

Average speed before traffic calming measure	Average speed after traffic calming measure	Difference

85TH PERCENTILE SPEED

85th percentile speed before traffic calming measure	85th percentile speed after traffic calming measure	Difference

PERCENT DRIVERS 10 MPH OVER LIMIT

Percent drivers 10 mph over limit before traffic calming measure	Percent drivers 10 mph over limit after traffic calming measure	Difference

DAILY TRAFFIC VOLUMES

Two directional daily volume before traffic calming measure	Two directional daily volume after traffic calming measure	Difference

CRASHES

Number of crashes that have occurred since traffic calming measure: _____

RESIDENT FEEDBACK

Resident response to the traffic calming measure: _____

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Murray City Fire Department

Wildland Fire Report

Council Action Request

Committee of the Whole

Meeting Date: March 4, 2025

Department Director Joseph Mittelman	Purpose of Proposal Report on the 7 wildland deployments in 2024 and 1 recent California deployment
Phone # 801-264-2775	Action Requested Informational only
Presenters Joseph Mittelman Steve Olson	Attachments 4-5 slide presentaion will be delivered ASAP
	Budget Impact \$196,322 income moved to support equipment and fire department budget areas
Required Time for Presentation 20 Minutes	Description of this Item Reporting on the 7 deployments of 2024 and able to explain the purposes, benefits, and risks. Discuss the fiscal process of how Utah's shared resources work. Report on the recent California fires, lessons learned and briefly answer how Murray and the Salt Lake area resources respond to similar events.
Is This Time Sensitive No	
Mayor's Approval	
Date February 13, 2025	





Discussion Item #3



MURRAY

Parks and Recreation

Sponsorship Ordinance

Council Action Request

Committee of the Whole

Meeting Date: March 4, 2025

Department Director Kim Sorensen Phone # 801-264-2619 Presenters Kim Sorensen Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval Date February 14, 2025	Purpose of Proposal Sponsorship ordinance Action Requested Discussion only Attachments proposed ordinance Budget Impact Budget will have a positive increase based on sponsorship donations. Description of this Item New policy allowing the Parks and Recreation Department to obtain sponsorship funds that will be used to supplement or pay for programs and events. Any additional space needed is available on second page.
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ORDINANCE 25-__

AN ORDINANCE ENACTING CHAPTER 3.58 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO DONATIONS AND SPONSORSHIPS.

PREAMBLE

Pursuant to this ordinance, the City may accept donations and seek sponsors that further the City's mission by providing monetary or in-kind support for the City in a manner that respects the nature of City property and services. Donations or sponsorships that are aesthetically displeasing, politically or religiously oriented, or are inconsistent with the City's properties and services, or are otherwise inappropriate for, or offensive to, the community, may harm the public's trust. Therefore, the City will only accept donations and permit sponsorship of certain City property, facilities, events, activities, programs, and services in limited circumstances and pursuant to the standards and purposes set forth herein.

Whenever possible, sponsorships should be linked to a specific City facility or service. The City will neither seek nor accept sponsors that manufacture or provide services or products or take positions that are inconsistent with local, state or federal law or with City policies, positions or resolutions. Acceptance of a donation or the establishment of a sponsorship is not intended to and does not constitute an endorsement by the City of the donor or sponsor, its organization, products or services.

This ordinance sets the standards, guidelines and approval criteria for solicitation, consideration and acceptance of donations and sponsorships. This ordinance is designed to protect the mission, image and values of the City, to protect the image and value of its facilities and services, to protect the City from risk and to uphold the City's stewardship role to safeguard City assets, programs and interests. No donation or sponsorship shall be approved that will compromise or damage the public trust or conflict with or compromise the City's reputation, mission, image, values or aesthetic interests. Sponsorship agreements must conform to all ordinances established by the City prior to and during the life of the agreement.

It is the City's express intent that its acceptance of donations and sponsorships as set forth herein does not act as the creation of a nontraditional public forum for public discourse and debate. Rather, the City's purpose and intent is to secure additional means of generating revenue to support the City in its efforts to develop, maintain, improve, support, market and sustain its assets, facilities and programs. In furtherance of that objective, the City retains the right to make distinctions in access on the basis of subject matter and speaker identity without regard to viewpoint. The City's purpose is to limit donations and sponsorships to a nonpublic forum compatible with the intended purposes of the City's property and programs and according to the terms of this chapter and with any administrative policy developed or amended by the Mayor through executive order.

The City Council has thus determined that it is in the best interest of the City's residents to adopt this ordinance to establish the process to accept donations and to solicit sponsorships that further the City's mission and benefit the community.

NOW THEREFORE, BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to enact chapter 3.58 of the Murray City Municipal Code relating to donations and sponsorships.

Section 2. Enact chapter 3.58. Chapter 3.58 of the Murray City Municipal Code shall be enacted as follows:

Chapter 3.58 DONATIONS AND SPONSORSHIPS

3.58.010 Purpose.

The purpose of this chapter is to establish criteria by which the City may accept donations or sponsorships that further the City's mission by providing monetary or in-kind support for the City's programs or services. The City accepts donations and permits private sponsorship of limited programs or services to generate funds for improving or expanding those programs and services. The City exercises sole discretion over donations and sponsorships as set forth and according to the terms of this chapter.

3.58.020 Definitions.

Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter.

"Director" means the Finance and Administrative Services Director.

"Donation" means any monetary or nonmonetary gift, devise, or bequest to the City. A monetary donation includes cash or a check, money order, or any other negotiable instrument. A nonmonetary donation includes any real or personal property, goods, or services. As used in this chapter, "donation" does not refer to any money or property, real or personal, that may be reasonably classified as a grant.

"Sponsorship" means a financial or in-kind support from a person, business or organization for a specific property, facility, event, activity, program, or service in return for certain benefits.

3.58.030 Guiding Principles.

A. Donations and sponsorships will be accepted only in accordance with the criteria and procedures set forth in this chapter.

B. Donations and sponsorships must support the mission and policies of the City.

C. Whenever possible, donations or sponsorships should be linked to a specific property, facility, event, activity, program, or service.

D. The City will neither seek nor accept donations or sponsorships from donors or sponsors that manufacture products or take positions that are inconsistent with local, State, or Federal law or with City policies, positions, or resolutions.

E. The acceptance of a donation or a sponsorship shall not constitute an endorsement by the City of the donor's or sponsor's organization, products, services, positions, or statements.

F. The City may accept, deny or refuse any donation or sponsorship in its sole discretion as limited by the intent and purposes of this chapter.

3.58.040 Donations.

A. Acceptance of Donations.

1. Donations of Real Property or Monetary Donations Exceeding \$100,000. Monetary donations exceeding \$100,000 or any donation of real property, shall be approved by the City Council before acceptance. Upon such approval by the City Council, the Director or designee is authorized to accept such donation to the City, and to carry out the terms or conditions of the donation if such terms and conditions are within the powers granted to the City by law and this chapter.

2. Monetary Donations Up To \$100,000. The Mayor is hereby authorized to accept donations up to \$100,000 or less, increase department revenues and appropriations accordingly and execute related agreements as long as departments do not require additional funding for ongoing maintenance costs or future replacement costs. Unspent appropriations that are authorized and funded by donations from prior fiscal year shall be carried forward. The Finance Director shall report as part of the periodic financial report the acceptance of any donations under the Mayor's authority.

3. Nonmonetary Donations Directly Supporting City Events or Community Activities. The Director or designee is authorized to accept nonmonetary donations that support specific City events and other community activities.

4. Other Nonmonetary Donations. The Director or designee will assess the utility to the City and value of other nonmonetary donations offered to the City. The Director or designee is authorized to accept such donation to the City, and to carry out the terms or conditions of the donation if such terms and conditions are within the powers granted to the City by law and this chapter.

B. Procedure for acceptance of donations.

1. All donations shall be offered in writing to the City. The Director or appropriate staff will review the acceptability of any donation and determine if the benefits to the City are appropriate and acceptable under all City ordinances and policies and applicable federal and state law.

2. At a minimum, evaluation criteria shall include:

- a. consideration of any immediate or initial expenditure to accept the donation,
- b. the potential and extent of the City's obligation to maintain the donation,
- c. the community benefit received from the donation, and
- d. the appropriateness of the donation when considered in relation to the intent and purpose of this chapter.

C. Use of Donations. Donations shall be designated as either Designated or Undesignated. Designated donations are those that the donor specifically designates for a particular purpose, use, or location. Undesignated donations are donated for an unspecified purpose, use, or location.

D. Donations not approved. The City may accept or decline any donation as set forth herein. If a donation is not approved or accepted by the City, such donation shall be immediately returned by the City to the private citizen, business group, or private organization attempting to make such donation in a manner that properly documents the return of such donation.

E. Limitations.

1. Limitation on Acceptance of Donations. The City may accept and use donations only for purposes related to those powers granted or implied to the City by law. The City may decline to accept any donation that is inconsistent with the policies, plans, goals, any other ordinance of the City.

2. In the event a donor has indicated a desire for a particular use of a donation by the City, or has placed conditions upon the donation, the City shall consider such desired use or condition. If the Mayor or City Council determines that the desired use or condition is acceptable and is consistent with the policies, plans, goals or ordinances of the City, such donation may be accepted with the desired use or condition attached. Any donation to the City that is accompanied with any contingency, term, or condition on the use by the City of such donation that is inconsistent with this chapter or contrary to law shall be declined by the City. If a donor has not specified a particular desired use or has not attached any conditions to the donation and/or the City has not accepted such use or conditions, the donation may be used for any municipal purpose.

3. The Mayor or designee shall dispose of any property donated in accordance with any terms and conditions of said donation. If the donation is without conditions, the City shall dispose of the property in the manner deemed most appropriate under the laws, policies, goals and plans of the City. The Mayor shall refer to the City Council the matter of disposition of a significant parcel of real property.

3.58.050 Sponsorships.

Where sponsorship of a community event or program will require special recognition, corporate or organized sponsors may be recognized by the use of the company name or logos on certain event banners, signage and advertising. Signs and literature at all special events and programs shall be at the discretion of the Mayor or designee and appropriate staff. The size, scale and location of corporate logos and names should not dominate the facilities or area. Sponsor logos or names shall not be displayed in such a manner that would, in any way, suggest the endorsement of the City or any employee or representative of the City.

3.58.060 Naming rights.

Offers of sponsorship that involve naming rights for any City facilities, shall require the approval of the City Council. The Mayor shall have the authority to approve sponsorships for naming rights of designated portions of City facilities, such as naming rights for a specific room, or fixture within a City facility. Sponsors may receive certain naming rights on projects for which any donation matches or exceeds a threshold determined by the Mayor in consultation with the Director and appropriate Department Head and staff.

3.58.070 Special privileges.

Making a donation or entering into a sponsorship agreement shall not allow, permit, enable, impose, oblige, or entitle a sponsor or donor to any special privileges or convey any special status other than those stated in this chapter or in policies developed by the Mayor pursuant to 3.58.080. Special privileges may include, but are not necessarily limited to, City recognition, allowing certain displays at special events, or receipt of plaques.

3.58.080 Policies and procedures.

The Mayor is authorized to develop policies, procedures, and forms as necessary to effectuate the purpose of this chapter.

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 _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____,
2025.

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025

Brett A. Hales, 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 _____, 2025.

Brooke Smith, City Recorder



Discussion Item #4



MURRAY

Parks and Recreation Murray Theater

Preservation Fee

Council Action Request

Committee of the Whole

Meeting Date: March 5, 2025

Department Director Kim Sorensen Phone # 801-264-2619 Presenters Kim Sorensen Katie Lindquist Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval Date February 14, 2025	Purpose of Proposal Preservation Fee for Murray Theater and Outdoor Amphitheater Action Requested Discussion only Attachments proposed ordinance Budget Impact Funds will be collected for future maintenance. Description of this Item Preservation fee charged per seat at paid events. Fees will be earmarked and used for future maintenance and preservation of the Murray Theater and Murray Park Outdoor Amphitheater. Any additional space needed is available on second page.
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ORDINANCE NO. _____

AN ORDINANCE ENACTING CHAPTER 3.60 OF THE MURRAY CITY
MUNICIPAL CODE RELATING TO FEES FOR USE OF PRESERVING THE
MURRAY CITY THEATER AND MURRAY PARK AMPHITHEATER.

PREAMBLE

Cultural Arts provide means for exploring self-expression, cultural identity, and promoting unity, diversity, and social change. Preserving and promoting art within the community helps maintain a cultural heritage and historical narratives. Murray City prides itself on its many programs and facilities which provide community members with means to experience the cultural arts.

The Murray City Theater was originally built in 1938 by Tony Duvall and Joseph L. Lawrence. It was run as a first-run and second-run venue for motion pictures, as well as a venue for live entertainment. In 2015, Murray City purchased the Theater and engaged in extensive renovations. The renovated theater will contribute to Murray City's identity and cultural history and will provide a space for promoting the cultural arts. However, the Parks and Recreation Master Plan notes that there "is a need to consider revenue-generating opportunities" to support the maintenance and future repairs for the theater.

The Murray Park Amphitheater was built by 1985. The Amphitheater underwent a remodel in 2016-2017 which included the addition of a roof over the stage, changing rooms and a green room. Each year it acts as a venue for an array of theater productions, concerts, and live entertainment events. In regard to the Amphitheater, the Parks and Recreation Master Plan contemplates the need for funding for "continued reinvestment in ongoing repair and replacement."

Restoring and maintaining the Murray City Theater and the Murray Park Amphitheater has been a major focus for Murray City to promote and preserve cultural arts. However, historic buildings come with unique challenges, and as their stewards, Murray City has a responsibility to preserve them for future generations. The Parks and Recreation Master Plan indicates that admission fees help generate some revenue for this preservation, however, "[t]he revenues collected have been insufficient to offset the facility impacts." The Master Plan later states that add-on charges may be needed "to obtain funding that is set aside for future asset management, repair and replacement."

By adding a preservation fee to each ticket purchased, a dedicated fund for major capital expenses can be created, to help with the cost of maintenance and repair, as well as reducing the risk of future emergencies. This is particularly crucial during economic downturns when budgeting for such expenses becomes more difficult. Additionally, this approach ensures that all facility users—residents and non-residents alike—contribute to its ongoing maintenance and improvement of the venue to ensure the benefits to the community can continue long into the future.

Section 1. Purpose. The purpose of this ordinance is to enact chapter 3.60 of the Murray City Municipal Code relating to fees for use in repair, maintenance, and preservation of the Murray City Theater and Murray Park Amphitheater.

Section 2. Enactment of Section 3.60 of the Murray City Municipal Code. Chapter 3.60 of the Murray City Municipal Code relating to Cultural Arts Preservation Fund Fee shall be enacted to read as follows:

Chapter 3.60
CULTURAL ARTS PRESERVATION FUND FEE

3.60.010 Purpose.

The purpose of this chapter is to create a preservation fund and establish authority to collect a preservation fund fee in connection with ticket sales at the Murray Theater and Murray Park Amphitheater.

3.60.020 Preservation Fund Fee.

A. The Parks and Recreation Department, as part of its ticketing fees for its venues, specifically the Murray City Theater and Murray Park Amphitheater, is authorized to charge and collect a preservation fund fee on all paid admissions except as otherwise provided in this section.

B. The preservation fund fee for the Murray Theater shall be as follows:

Single Ticket Price	Preservation Fee Per Ticket
\$0.01 - \$15.00	\$1.00
\$15.01 or higher	\$2.00

C. The preservation fund fee for the Murray Park Amphitheater shall be as follows:

Single Ticket Price	Preservation Fee Per Ticket
All ticket prices	\$1.00

D. Fees for private rentals, shall be established by the Parks and Recreation Director pursuant to a written schedule, provided, however, that such fees shall not be more than necessary to preserve the condition and character of the Murray City Theater and Murray Park Amphitheater.

E. The preservation fund fee shall not be charged with complimentary tickets, or tickets for educational performances or free rehearsals.

F. All fees shall not be more than necessary to recoup the City's cost for repair, maintenance and necessary updates to preserve the condition and character of the Murray City Theater and Murray Park Amphitheater.

G. From time to time, the City is authorized to offer discounts and promotions as long as the discounts and promotions are first approved in writing by the Parks and Recreation Director, the Mayor and the Director of Finance; provided, however, that no such discounts or promotions shall be in violation of section 10-8-2 of the Utah Code, and that, at a minimum, all such discounts or promotions shall cover the costs of running the discounts or promotions.

3.60.030 Preservation Fund.

A. Preservation fund fees collected shall be deposited into a special preservation fund and used with other funding annually budgeted and appropriated, to enhance and accelerate capital maintenance and improvement projects at these venues.

B. The preservation fund shall be used solely and exclusively for capital equipment and capital improvements for the preservation of the Murray City Theater and Murray Park Amphitheater.

C. Expenditures from the preservation fund shall require written approval from the Mayor, the Finance Director, and the Parks and Recreation Director.

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 _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

City Council Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025.

Brett A. Hales, 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 _____, 2025.

Brooke Smith, City Recorder

25 February 2025

Murray City
10 East 4800 South
Murray, UT 84107

RE: PRESERVATION FEE STUDY

Zions Public Finance, Inc. (ZPFI) has reviewed Murray City's ("City") preservation expenses associated with the maintenance and operations of its Theater and Amphitheater and has calculated a maximum fee that may be charged to generate sufficient revenues to cover these expenses. It is anticipated that the preservation fees would be attached to ticket prices.

Expenses

Expenses are based on the City's experience with maintaining and preserving the Theater and Amphitheater and include average costs for capital improvements and replacement over time.

TABLE 1: ANNUAL PRESERVATION OPERATING EXPENSES

Expenses	Theater
Carpet cleaning - lobby and auditorium	\$36,000
Recarpet	\$2,000
Concrete reseal - auditorium and green room	\$2,000
Tile in bathrooms - regrout	\$1,000
HVAC	\$12,500
Water heater	\$1,500
TOTAL Annual Direct Costs - Theater	\$55,000
	Amphitheater
Cleaning	\$12,150
Painting stage	\$650
Stadium seating (20-year life)	\$6,233
Replacement of sound system	\$6,500
Replace stage pit with a retractable cover (20-yr life)	\$9,850
TOTAL Annual Direct Costs - Amphitheater	\$35,383
TOTAL – Theater and Amphitheater	\$90,383
<i>Source: Murray City</i>	

Average annual costs, recognizing that expenses may vary from year to year, are estimated at \$90,383.

Ticket Sales

Ticket sales over the past 3 years at the Amphitheater have averaged 8,285 tickets sold per year.

TABLE 2: AMPHITHEATER TICKET SALES

Year	Amphitheater Ticket Sales
2024	7,380

Year	Amphitheater Ticket Sales
2023	9,062
2022	8,414
Average	8,285

Source: Murray City

The City estimates that future Theater ticket sales will reach 12,428 tickets annually. This is calculated based on half of the seats at the Amphitheater, yet open year round (3 x longer than the Amphitheater). Combined with the Amphitheater ticket sales (8,285) this results in a total estimate of 20,713 tickets sold annually.

Calculation of Maximum Fee

Based on the above expenses and ticket sales, the maximum preservation fee per ticket would be \$4.36.

TABLE 3: MAXIMUM FEE PER TICKET

Total Expenses	\$90,383
Tickets	20,713
Max Fee per Ticket	\$4.36

The City has indicated a desire not to charge the maximum fee but to charge more proportionate fees relative to ticket price and has proposed \$1.00 per ticket for all tickets to Amphitheater events and a sliding scale for tickets at the Theater as follows:

- \$1.00 tickets priced \$15.00 or less
- \$2.00 tickets priced \$15.00 and higher

TABLE 4: FEES BASED ON TICKET PRICE

	\$1.00	\$2.00	Total
Amphitheater			
Tickets	8,285		8,285
Revenue	\$8,285.33		\$8,285.33
Theater			
Percent of Tickets	60%	40%	100%
Tickets	7,457	4,971	12,428
Revenue	\$7,456.80	\$9,942.40	\$17,399.20
TOTAL Amphitheater and Theater	\$15,742.13	\$9,942.40	\$25,684.53

All of the preservation fees proposed to be charged (\$1.00 and \$2.00) are less than the maximum fee of \$4.36 per ticket.

The sliding scale of fees proposed by Murray City will only generate an estimated \$25,685 in revenue which is far less (28 percent) than the total annual costs of \$90,383 annually.

TABLE 5: SUGGESTED FEES AS PERCENT OF MAXIMUM FEE

Preservation Fee per Ticket	Percent of Maximum Fee
\$1.00	23%
\$2.00	46%

Please let us know if we can provide you with further information.

Best Regards,

A handwritten signature in black ink that reads "Susie Becker".

Susie Becker
Senior Vice President | **Zions Public Finance**



Discussion Item #5



MURRAY

Community and Economic Development

Another Round Golf: Land Use Text Amendment

Council Action Request

Committee of the Whole

Meeting Date: March 4, 2025

Department Director Chad Wilkinson	Purpose of Proposal Request addition of Land Use Code 7410 "Sport Activities" as a permitted use in the C-N, Commercial Neighborhood Zone.
Phone # 801-270-2427	Action Requested Add Land Use Code 7410 - Sport Activities as a permitted use in the C-N Zoning District.
Presenters Zachary Smallwood	Attachments Slides
	Budget Impact None Anticipated
Required Time for Presentation 15 minutes	Description of this Item Mr. Marolf owns Another Round Golf, a disc golf retail establishment in Murray. As part of the business he also hosts events where patrons may watch competitions and practice their sport indoors.
Is This Time Sensitive No	 The applicant has worked with Planning Staff to propose the amendment to allow the sport activities land use in spaces that are less than 2,500 square feet. This meets the intent of the C-N Zoning District and allows for a more flexible zoning ordinance to changing tastes in retail.
Mayor's Approval	 The Planning Commission conducted a public hearing on December 19, 2024 and voted 5-0 recommending that City Council approve the requested changes.
Date January 31, 2018	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th day of March, 2025, at the hour of 6:30 p.m., in the City Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to text amendments to section 17.156.020 of the Murray City Municipal Code relating to the C-N (Commercial Neighborhood) Zoning District to allow Land Use No. 7410 (Sport Activities) as a permitted use.

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

DATED this 13th day of February 2025.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATES OF POSTING: March 7, 2025
PH25-06

LOCATIONS OF POSTINGS – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Utah Public Notice Website
2. Murray City Website
3. Posted at Murray City Hall
4. Mailed to Affected Entities

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.156.020 (C-N COMMERCIAL NEIGHBORHOOD DISTRICT) TO ALLOW LAND USE NO. 7410 "SPORT ACTIVITIES" AS A PERMITTED USE.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Section 17.156.020 of the Murray City Municipal Code relating to the C-N Commercial Neighborhood District to allow Land Use No. 7410 "Sport Activities" as a permitted use.

Section 2. Amend section 17.156.020 of the Murray City Municipal Code. Section 17.156.020 of the Murray City Municipal Code shall be amended to read as follows:

17.156.020: 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 C-N zone:

Use No.	Use Classification
---------	--------------------

....

6814	Charter school.
6817	Schools for disabled; residential facility for disabled.
6900	Miscellaneous service organizations (office only)
<u>7410</u>	<u>Sport Activities (in no more than 2,500 square feet, indoor only)</u>
8224	Pet Grooming

....

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 _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION:

DATED this ____ day of _____, 2025.

Brett A. Hales, 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 _____, 2025.

Brooke Smith, City Recorder

Commissioner Henrie made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Another Round Golf - Project # 24-128 - Request to add Land Use Code 7410 Sports Activities to the list of Permitted Uses in the C-N, Commercial Neighborhood in conjunction with a retail use in less than 2,500 sq ft.

Benjamin Marolf was present to represent the request. Zachary Smallwood presented the application requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District. Mr. Smallwood described the request and stated that the request is in alignment with the city’s goals for economic development. Notices were sent to affected entities for this amendment, with no comments being received. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment.

Benjamin Marolf approached the podium. He described the business that he will be opening.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, January 2nd, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:34 p.m. MST.

Zachary Smallwood, Planning Manager
Community & Economic Development Department



AGENDA ITEM # 07 Another Round Golf Add LU 7410 as a Permitted Use in the C-N Zone

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	December 19, 2024
APPLICANT:	Benjamin Marolf, Another Round Golf	STAFF:	Zachary Smallwood, Planning Division Manager
PARCEL ID:	N/A	PROJECT NUMBER:	24-128
REQUEST:	Mr. Marolf is requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District.		

I. STAFF REVIEW & ANALYSIS

History & Background

Mr. Marolf owns Another Round Golf, a disc golf retail establishment at 6092 South 900 East. As part of the business, he allows people to try throwing frisbees before purchasing. The business owner also hosts events where they watch competitions. The applicant would like the ability to serve beer on site.

The state does not allow for serving alcohol in relation to a standalone retail establishment. The applicant would like to expand the recreational and entertainment side of the business to allow people to attend competition watching, playing ultimate frisbee, and sell merchandise. This is not currently allowed in the C-N zone.

Review of Proposed Changes

The applicant has worked with staff to propose an amendment that would allow for small sports and recreational uses in the C-N Zoning District. Staff recommends adding LU 7410 Sport Activities as a permitted use with the addition that it is in spaces less than 2,500 square feet.

The C-N Zone was developed to allow smaller uses that are more appropriate at a neighborhood scale. Adding this use class and requiring it to be in a small space will prohibit

large sport and recreational users from impacting the neighborhood aesthetic that the C-N promotes.

The Standard Land Use Code lists multiple uses under 7410. Staff has provided a screenshot showing the types of allowed uses in the category. Though it encompasses a lot of items, the restriction of 2,500 ft² will render things like traditional golf courses ineligible but would allow for things like miniature golf as long as it is indoors.

7410 Sport Activities

- 7411 Golf courses, open to public (without country club).
- 7412 Golf courses, private membership (with country club).
- 7413 Tennis courts (indoor or outdoor).
- 7414 Ice skating.
- 7415 Roller skating.
- 7416 Riding academies, schools, and stables.
- 7417 Bowling alleys.
- 7418 Skiing and tobogganing. (Includes independent chair lifts and rope tows, etc.)
- 7419 Other sports activities, NEC.

Figure 1: Screenshot of the Standard Land Use Code

II. DEPARTMENT REVIEWS

The proposed addition to the permitted uses was provided to each department for their review. All departments recommended approval with no comments or concerns.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this amendment. As of the date of this report, no comments have been received.

IV. FINDINGS

Based on the analysis of the proposed amendment and review of the Murray City General Plan, staff concludes the following:

1. The proposed text amendment promotes flexibility for businesses to encourage more experiential activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support retail businesses is supported by the General Plan.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: ☒

Map Amendment: ☐

Applicant Information

Name: BENJAMIN MAROLF

Mailing Address: 2147 E. PINNACLE TERRACE WAY ^{APT #303} City: COTTONWOOD HEIGHTS State: UT ZIP: 84121

Phone #: 320-292-4551 Fax #: _____ Email Address: ANOTHERROUNDSALT LAKE @ GMAIL.COM

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Application Information

For Map Amendments:

Property Address: _____

Parcel Identification (Sidwell) Number: _____


Parcel Area(acres): _____ Existing Zone: _____ Proposed: _____

Request Complies with General Plan: Yes: _____ No: _____

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

SEE ATTACHED FOR TEXT AMENDMENT.

Authorized Signature:  Date: 11/8/24

For Office Use Only

Project Number: 24-128 Date Accepted: 11/8/24

Planner Assigned: _____



NOTICE OF PUBLIC HEARING

December 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

An amendment to Section 17.156.020 Permitted Uses in the Commercial Neighborhood (C-N) Zoning District. The request by Another Round Golf would amend the permitted uses to allow Land Use Code 7410 Sport Activities as a permitted use in the C-N Zone in conjunction with a retail use in spaces less than 2,500 square feet.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record and provided to the Planning Commission and City Council.

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

17.156.020: 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 C-N zone:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
4800	Utilities (lines and rights of way only).
5230	Paint, glass, and wallpaper.
5240	Electrical supplies.
5251	Hardware.
5256	Swimming pool supplies.
5330	Variety stores (not department stores).
5390	Dry goods and general merchandise (not department stores).
5400	Food (except 5412).
5600	Apparel and accessories.
5711	Furniture.
5712	Floor coverings.
5713	Draperies, curtains, and upholstery.
5714	China, glassware, metalware.
5716	Window shades.
5718	Picture frames, mirrors, etc.
5719	Other furniture, home furnishings, and equipment.
5720	Household appliances.
5730	Radios, televisions, and music sound systems.
5740	Office equipment, furniture, machines, and supplies.
5810	Eating places.
5910	Drug and propriety.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5969	Garden supplies (no farm supplies).
5970	Jewelry.

CURRENT CODE

5984	Ice (ice dispensing machine only).
5990	Miscellaneous retail trade (except bait shops, monuments and tombstones).
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6110	Banking and bank related services.
6121	Savings and loan associations.
6122	Agricultural, business, and personal credit services.
6140	Insurance carriers, agents, brokers and services.
6150	Real estate and related services.
6213	Dry cleaning.
6220	Photographic services.
6230	Beauty and barber services.
6250	Pressing, alteration, and garment repair (except 6256).
6254	Shoe repair.
6296	Massage therapy.
6311	Advertising services (office only).
6320	Consumer credit services.
6332	Photocopying.
6360	Employment services.
6390	Business services (office only).
6493	Watch, clock, jewelry repair, engraving.
6496	Locksmiths and key shops.
6500	Professional services (office only) (except 6513, 6516, 6518, 6540).
6516	Convalescent, rest home services and sanatoriums.
6720	Protective functions and related activities.
6730	Postal services.
6814	Charter school.
6817	Schools for disabled; residential facility for disabled.
6900	Miscellaneous service organizations (office only).
8224	Pet grooming.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-N zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)

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5969	Garden supplies (no farm supplies).
5970	Jewelry.

- 5984 Ice (ice dispensing machine only).
- 5990 Miscellaneous retail trade (except bait shops, monuments and tombstones).
- 6100 Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
- 6110 Banking and bank related services.
- 6121 Savings and loan associations.
- 6122 Agricultural, business, and personal credit services.
- 6140 Insurance carriers, agents, brokers and services.
- 6150 Real estate and related services.
- 6213 Dry cleaning.
- 6220 Photographic services.
- 6230 Beauty and barber services.
- 6250 Pressing, alteration, and garment repair (except 6256).
- 6254 Shoe repair.
- 6296 Massage therapy.
- 6311 Advertising services (office only).
- 6320 Consumer credit services.
- 6332 Photocopying.
- 6360 Employment services.
- 6390 Business services (office only).
- 6493 Watch, clock, jewelry repair, engraving.
- 6496 Locksmiths and key shops.
- 6500 Professional services (office only) (except 6513, 6516, 6518, 6540).
- 6516 Convalescent, rest home services and sanatoriums.
- 6720 Protective functions and related activities.
- 6730 Postal services.
- 6814 Charter school.
- 6817 Schools for disabled; residential facility for disabled.
- 6900 Miscellaneous service organizations (office only).
- 7410 Sport Activities (in no more than 2,500 square feet, indoor only)
- 8224 Pet grooming.

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C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-N zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)



MURRAY CITY COUNCIL



Another Round Golf

Land Use Text Amendment

Request to add Land Use Code to list of
Permitted Uses in the C-N Zone



7410 Sport Activities

- 7411 Golf courses, open to public (without country club).
- 7412 Golf courses, private membership (with country club).
- 7413 Tennis courts (indoor or outdoor).
- 7414 Ice skating.
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- 7416 Riding academies, schools, and stables.
- 7417 Bowling alleys.
- 7418 Skiing and tobogganing. (Includes independent chair lifts and rope tows, etc.)
- 7419 Other sports activities, NEC.







Findings:

1. The proposed text amendment promotes flexibility for businesses to encourage more experiential activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support retail businesses is supported by the General Plan.
4. The Murray City Planning Commission held a public hearing on December 19th, 2024 and voted 5-0 to forward a recommendation of approval for the requested text amendment.



Staff Recommendation

Staff and the Murray Planning Commission recommend that City Council **APPROVE** the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.



THANK YOU!





MURRAY
CITY COUNCIL

Discussion Item #6



MURRAY

Community and Economic Development

Mohammed Pourkazemi

1504 & 1508 East Vine Street

Council Action Request

Committee of the Whole

Meeting Date: March 4, 2025

Department Director Chad Wilkinson	Purpose of Proposal Applicant requests a Zoning Map Amendment from R-1-10, Low Density Single Family to R-1-6, Medium Density Single Family.
Phone # 801-270-2427	Action Requested Zoning Map Amendment from R-1-10, Low Density Single Family to R-1-6, Medium Density Single Family.
Presenters Zachary Smallwood	Attachments Slides
	Budget Impact None Anticipated
Required Time for Presentation 15 Minutes	Description of this Item Mr. Mohammed Pourkazemi has requested an amendment to the Zoning Map in order to allow a residential development of his property. The properties are currently owned by Mr. Pourkazemi and his daughter.
Is This Time Sensitive No	The subject properties are comprised of two parcels approximately .79 acres in the R-1-10, Residential Single Family Zoning District on the south side of Vine Street. The existing two properties are currently nonconforming to the required 80' lot width of the R-1-10 zone. The R-1-10 designation was applied to many properties when Murray annexed a large number of properties east of 900 East. Staff is supporting the map amendment noting the variability in zoning on nearby property that includes R-1-6 and R-M-10.
Mayor's Approval	
Date January 31, 2018	The Planning Commission held a public hearing on December 19th, 2024 and voted 5-0 to forward a recommendation of approval to the

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th Day of March, 2025, at the hour of 6:30 p.m. in the Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the R-1-10 (Single-Family Low Density Residential) zoning district to the R-1-6 (Single Family Medium Density Residential) zoning district for the properties located at 1504 and 1508 East Vine Street, Murray, Utah.

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

DATED this 13th day of February 2025.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATE OF PUBLICATION: March 7, 2025
PH25-05

UCA §10-9a-205(2)

LOCATIONS OF POSTING – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Mailed to Each Affected Entity
2. Utah Public Notice Website
3. City's Official Website
4. City Hall - Public Location Reasonably Likely to be Seen by Residents
5. Mailed to each property owner within 300 feet (*Murray City Code 17-04-140*)

ORDINANCE NO. 25-_____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM R-1-10 (SINGLE FAMILY LOW-DENSITY) TO R-1-6 (SINGLE FAMILY MEDIUM-DENSITY) FOR THE PROPERTIES LOCATED AT 1504 & 1508 EAST VINE STREET, MURRAY CITY

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

WHEREAS, the owner of the real property located at 1504 & 1508 East Vine Street, Murray, Utah, has requested a proposed amendment to the Zoning Map to designate the property in an R-1-6 (Single Family Low-Density) zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation for the described property located at 1504 & 1508 East Vine Street, Murray, Utah be amended from the R-1-10 (Single Family Low Density) zone district to the R-1-6 (Single Family Medium-Density) zone district:

Legal Description

Beginning north 631.18 feet and west 1922.81 feet and south 89 degrees 01 minutes 15 seconds east 38.46 feet and south 0 degrees 58 minutes 15 seconds west 33 feet and south 89 degrees 01 minutes 45 seconds east 71.67 feet and south 7 feet from the south 1/4 corner of section 16, township 2 south, range 1 east, salt lake base and meridian; thence south 0 degrees 45 minutes 21 seconds west 260.5 feet, more or less, thence south 89 degrees 01 minutes 45 seconds east 69.09 feet; thence north 0 degrees 03 minutes west 260.5 feet; thence north 89 degrees 01 minutes 45 seconds west 65.33 feet to the point of beginning.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 18TH day of March, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2025.

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____ day of _____, 2025.

Brooke Smith, City Recorder

twenty-four-foot (24') access easement across the north end of the southern parcel, in the M-G zone.

Mr. Rodgers described the subject lots, including showing the site plan. He showed on a map where the lots are located. He explained how the current lots will be re-divided, which will add a 25-foot access easement to one of the lots. Notices were sent to nearby property owners and affected entities, with no comments being received. Staff recommended that the Planning Commission approve the proposed subdivision amendment.

Chair Patterson confirmed with Mr. Rodgers that the applicant would be able to comply with the conditions. Mr. Rodgers stated that the applicant indicated that they would comply.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission approve the proposed Subdivision Amendment for Murray Zevev Park Lane Subdivision, adjusting Lots 3A and 3B for the properties addressed 4272 and 4260 South Zevev Park subject to the following conditions:

1. Meet the requirements of the City Engineer, including:
 - a. Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - b. Address all engineering review comments prior to printing the plat to mylar.
2. Meet the Water, Wastewater, and Fire Department requirements.
3. Meet all requirements of Section 17.152 of the Murray Land Use Ordinance for the M-G Zone.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Mohammed Pourkazemi - Project # 24-134 - 1504 & 1508 East Vine Street - Amendment from R-1-10, Single Family Low Density to R-1-6, Single-Family Medium Density

Mohammed Pourkazemi was present to represent the request. Zachary Smallwood presented the application to amend the zoning map of the subject properties to facilitate a residential development. Mr. Smallwood showed a map highlighting the two properties. He provided a history of the R-1-10 zone. He described surrounding zoning. He said that surrounding properties are similar in zoning. He said that the Future Land Use Map and the General Plan do support the requested zone change. Notices were sent to nearby property owners and affected entities. A few

email comments were received. Staff is recommending that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map.

Chair Patterson asked Mohammed Pourkazemi to approach the podium. Mr. Pourkazemi explained his request, stating that he does not have sufficient frontage on the front of his property. He would like to build additional housing.

Commissioner Hristou asked if Mr. Pourkazemi's intent is to develop the back part of the parcel. He said, yes.

Chair Patterson opened the public comment period for this agenda item.

Jacob Perry and Jeremy Scow expressed their concerns about their property value if Mr. Pourkazemi develops his property the way he wants to. Mr. Scow said they are conflicted because they care about Mr. Pourkazemi personally and his desire to develop his property. Mr. Scow said the traffic flow to the nearby school would be worsened by building more homes in the neighborhood.

Keith Lufkin, representing Cottonwood Presbyterian Church, said that he sent an email previously. Mr. Smallwood said staff did not receive the email. Mr. Lufkin provided him with a printed copy to be added into public record. Mr. Lufkin provided additional comment regarding the application. He said he's concerned because they are supporting a community garden adjacent to Mr. Pourkazemi's property. He felt that he doesn't have enough information to support the request.

Mr. Smallwood read an email from Marshall Smith, board member of Village Three Condominium Association and chairman of Soul Garden Community Garden. He wanted to know if the homes built will be single-family residence only. He wanted to know if the existing homes will be removed.

Mr. Smallwood read an email from Richard and Beverly Crangle requesting that the Planning Commission defer approval of this application. She felt there are too many zoning changes in the city that are taking place at the same time. She said that some time needs to pass in order to assess the effects of these changes. She said the neighborhood can't accommodate additional traffic or city utility vehicles. Increased density will make that situation worse. She does not support this request.

Mr. Smallwood read an email from Keith Lufkin of Cottonwood Presbyterian Church. He is concerned about the potential implications of the rezoning and future plans for the property. They have a childcare center, a community garden, and many other events at the church. He said that very few details were provided, and that Mr. Pourkazemi doesn't communicate with the church. He spoke regarding an opening in the fence that's used informally for access by Mr. Pourkazemi. The church wants to ensure that this unauthorized encroachment doesn't expand. He wants to make sure that the adjacent areas don't become staging areas for construction. He said that the church has never granted any legal right of way or easement to Mr. Pourkazemi – his sole legal access to his property is via his own driveway.

Chair Patterson closed the public comment period for this agenda item.

Mr. Smallwood responded to the public comments. Explaining the process for rezoning requests to the public, which included the roles of staff and the Planning Commission in the process. He stated the Planning Commission doesn't come to the meeting with any prior knowledge or decisions already made. He described the application process for rezoning, which does not include specific plans for a property and explained the reasoning for that approach.

Mr. Smallwood addressed the question regarding what will happen to the existing dwellings. He said that, because Mr. Pourkazemi doesn't have to present plans, they don't know what will happen.

Mr. Smallwood addressed the question regarding density for the rezone. He said the maximum is four homes for this zone.

Chair Patterson asked to confirm the types of homes that can be built. Mr. Smallwood said that the development is limited to single-family homes. There's no possibility of condominiums or duplexes.

Chair Patterson asked Mr. Smallwood to address the comment regarding noticing. He said they are bound by state code, which requires 10 days' notice of the meeting.

Commissioner Richards asked about the confusion regarding sending emails to be read into public comment. Chair Patterson said that it states at the bottom of the notice that the public may call or email the Planning Commission if they have comments or questions. She said that maybe planning staff could also add that the public may comment in person at the meeting. Mr. Smallwood agreed.

Chair Patterson added that this is just the first step in the process. The next step is that the request will be forwarded to the City Council, where the public will have the opportunity to comment on this item.

Commissioner Henrie asked about the depth of the property frontage as well as the driveway requirement for a flag lot. Mr. Smallwood said the driveway can be an easement across the property, which could be included as part of the width of the existing lot. He also added that the frontage requirement is 35 feet.

Chair Patterson asked Mr. Pourkazemi if he has plans to improve the fencing between his property and the Presbyterian Church. She asked if he'll be enclosing the fence to remove access to neighboring properties. Mr. Pourkazemi said he's willing to do what is asked of him. He said that he believed there was an easement based on a verbal agreement he had with the church when he bought the property 15 - 20 years ago. Chair Patterson said that the church does not wish to allow the easement. Mr. Pourkazemi said he will stop using it.

Commissioner Richards commented that the commissioners are also Murray City residents and that their goal is to look out for everybody. He said they try to look at both side of these kinds of requests and they don't always forward requests on to the City Council.

Chair Patterson said that this annexed part of Murray is unique, and that makes the zoning challenging. She described the circumstances behind the zoning for the annexed area. This requires the Planning Commission to look at each request individually. She said the city supports a variety of housing in order to accommodate a diverse population.

Commissioner Henrie made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Another Round Golf - Project # 24-128 - Request to add Land Use Code 7410 Sports Activities to the list of Permitted Uses in the C-N, Commercial Neighborhood in conjunction with a retail use in less than 2,500 sq ft.

Benjamin Marolf was present to represent the request. Zachary Smallwood presented the application requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District. Mr. Smallwood described the request and stated that the request is in alignment with the city’s goals for economic development. Notices were sent to affected entities for this amendment, with no comments being received. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment.

Benjamin Marolf approached the podium. He described the business that he will be opening.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0



AGENDA ITEM # 06 - Mohammed Pourkazemi

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	1504 & 1508 East Vine Street	MEETING DATE:	December 19, 2024
APPLICANT:	Mohammed Pourkazemi	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-16-358-030 & 031	PROJECT NUMBER:	24-134
CURRENT ZONE:	R-1-10, Single Family Low Density	PROPOSED ZONE:	R-1-6, Single Family Low/Medium Density
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	N/A
SIZE:	0.23 and 0.56 acres Total 0.79 acres		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development.		



I. BACKGROUND

Mr. Mohammed Pourkazemi has requested an amendment to the Zoning Map in order to allow a residential development of his property. The properties are currently owned by Mr. Pourkazemi and his daughter.

The subject properties are comprised of two parcels totaling approximately .79 acres in the R-1-10, Residential Single Family Zoning District on the south side of Vine Street. The existing two properties are currently nonconforming to the required 80' lot width of the R-1-10 zone. One parcel is sixty five feet (65') wide and the other is sixty four feet (64') wide.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multifamily Residential	R-M-10
South	Religious Facility	R-1-10
East	Religious Facility	R-1-10
West	Single Family Residential	R-1-10

IV. ANALYSIS

Zoning Considerations

The subject properties are in the R-1-10, Residential Single Family Zoning District. This zoning designation was applied to most of the area east of 1300 East when Murray City annexed a majority of the properties east of 900 East to Van Winkle/Highland Drive. Most of the properties nearby have been developed as single-family residential subdivisions. Staff supports the proposed zone map amendment noting that there is variability in zoning designations nearby including R-1-6, R-M-10, and multiple nonconforming duplexes.

Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-10 Zone and the proposed R-1-6 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

- **Existing R-1-10, Single Family Low Density Residential Zone:**
Permitted Uses in the R-1-10 Zone include single-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-10 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.
- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**

Permitted Uses in the proposed R-1-6 include single-family detached dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	R-1-10 (existing)	R-1-6
Single-Family Lot Size	10,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zone.

General Plan & Future Land use Designation Considerations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These "Future Land Use Designations" are intended to help guide decisions about the zoning designation of properties.

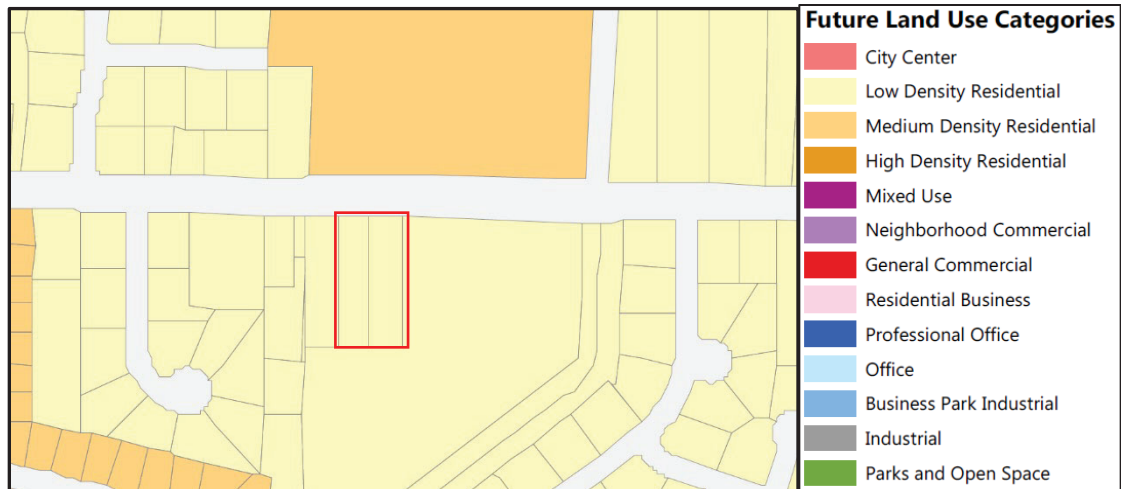


Figure 2: Future Land Use Map

The subject property is currently designated “Low Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-10 Zone and the proposed R-1-6 Zone meaning that the proposed rezone is supported by the General Plan. Staff supports this proposal for a Zone Map amendment to R-1-6.

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 lands/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-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family

Figure 3: General Plan showing the corresponding Zoning Districts

General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-1-6 Zone. The overall goal of Chapter 5, Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

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 applicant’s proposed zone amendment, which is supported by the amended land use designation, will result in a development that provides for widely asked for single family housing with smaller yards that can contribute to lower costs overall. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

The overall goal of Chapter 8, Neighborhoods and Housing is to “provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents”.

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

Strategy: Protect the character and integrity of residential neighborhoods through landscape buffers, use, and visual buffer transitions.

Strategy: Continue detailed landscape buffer requirements to commercial and institutional zoning codes.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Support residential infill projects of a compatible scale and form.

The first objective, shown above, encourages supporting residential infill projects and housing transitions that integrate well with the surrounding neighborhoods.

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.

Strategy: Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

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

Strategy: Continue to support ADUs (Accessory Dwelling Units) in all single-family residential zones and allow ADUs for single-family homes located in multi-family zones.

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types and reducing setbacks in implementing the plan. An R-1-6 Zone would allow the two properties to potentially be subdivided into flag lots.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. All approved of the rezone request with no comments except for the Fire Department that wanted it noted that “Dead ends in excess of 150’ length will require a turnaround to meet fire and city regulations.”

III. PUBLIC COMMENTS

Seventy-three (73) notices of the public hearing for the requested amendment to the Zone Map were sent to all property owners within 300’ of the subject property and to affected entities. As of the writing of this report one comment has been received with a general inquiry as to Mr. Pourkazemi’s future plans.

IV. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-10 to R-1-6 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 Zone.

3. The proposed Zone Map Amendment from R-1-10 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

V. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application(check one): _____ Text Amendment: _____ Map Amendment: X

Applicant Information

Name: Mohammad Pourkazemi

Mailing Address: 8120 South Royall City: Offenwald Heights State: UT ZIP: 84093

Phone #: 801-230-2120 Fax #: _____ Email Address: mr.pourkazemi@yahoo.com

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Application Information

For Map Amendments:

Property Address: 1508 and 1504 E Vine St.

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Existing Zone: R-1-10 Proposed: R-1-6⁶

Request Complies with General Plan: Yes: ~~Yes~~ No: _____

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

Authorized Signature: M. Pourkazemi Date: 12-02-24

For Office Use Only

Project Number: P2-24-134 Date Accepted: ~~12-2-24~~ 12-2-24

Planner Assigned: _____

Property Owners Affidavit

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

M. Pourkazemi 12/02/24
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

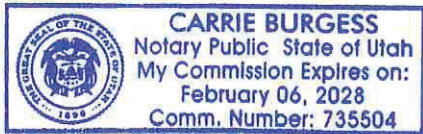
County of Salt Lake

Subscribed and sworn to before me this 2nd day of December, 2024.

Carrie Burgess
Notary Public

Residing in Salt Lake County

My commission expires: 2/6/28



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

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____



NOTICE OF PUBLIC HEARING

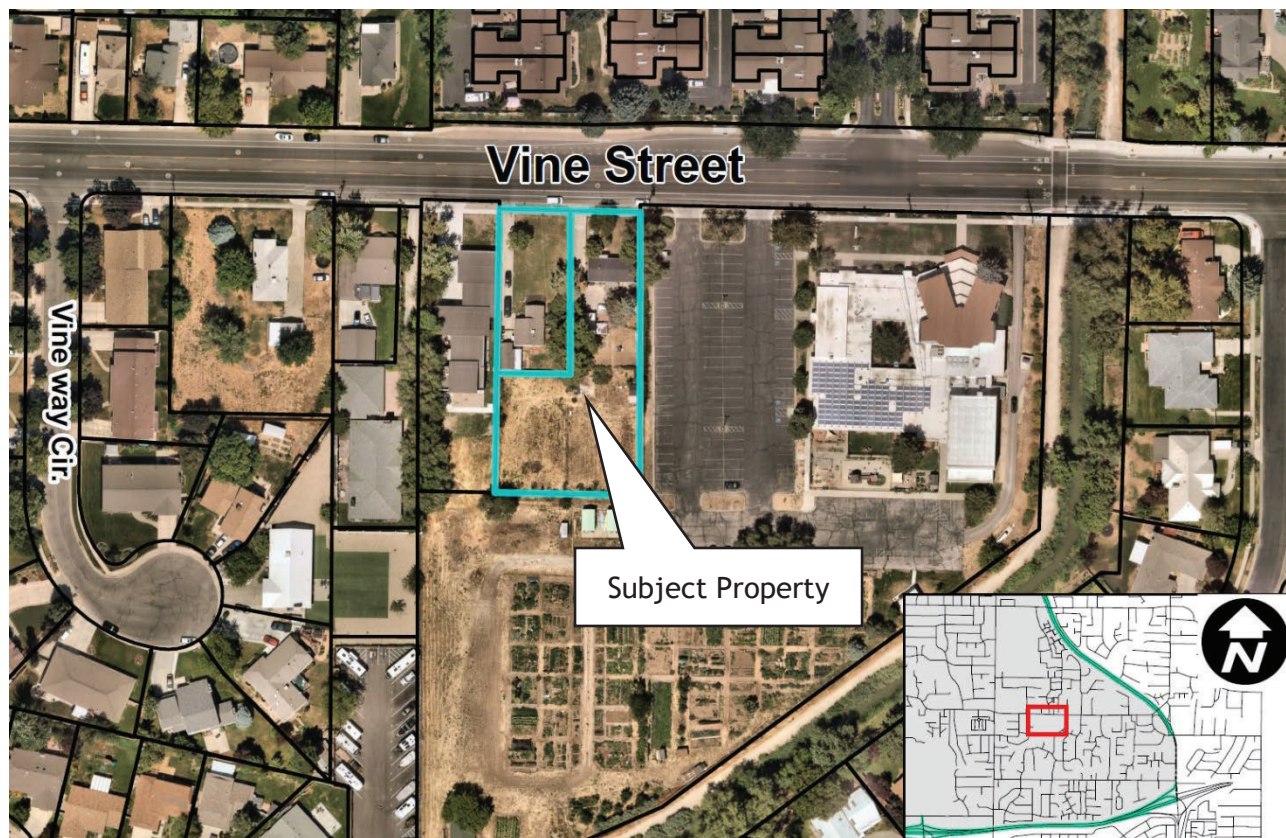
December 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on the following application:

Mohammad Pourkazemi is requesting a zone map amendment for the properties located at **1504 & 1508 East Vine Street**. The applicant is requesting a Zone Map Amendment from R-1-10, Low Density Single Family Residential to R-1-6, Medium Density Single Family Residential. The requirements of the zone are located on our website at www.murray.utah.gov.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record and provided to the Planning Commission and City Council.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to 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.

Public Notice Dated | December 6th, 2024

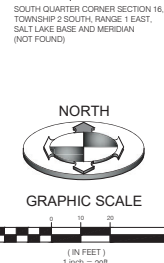
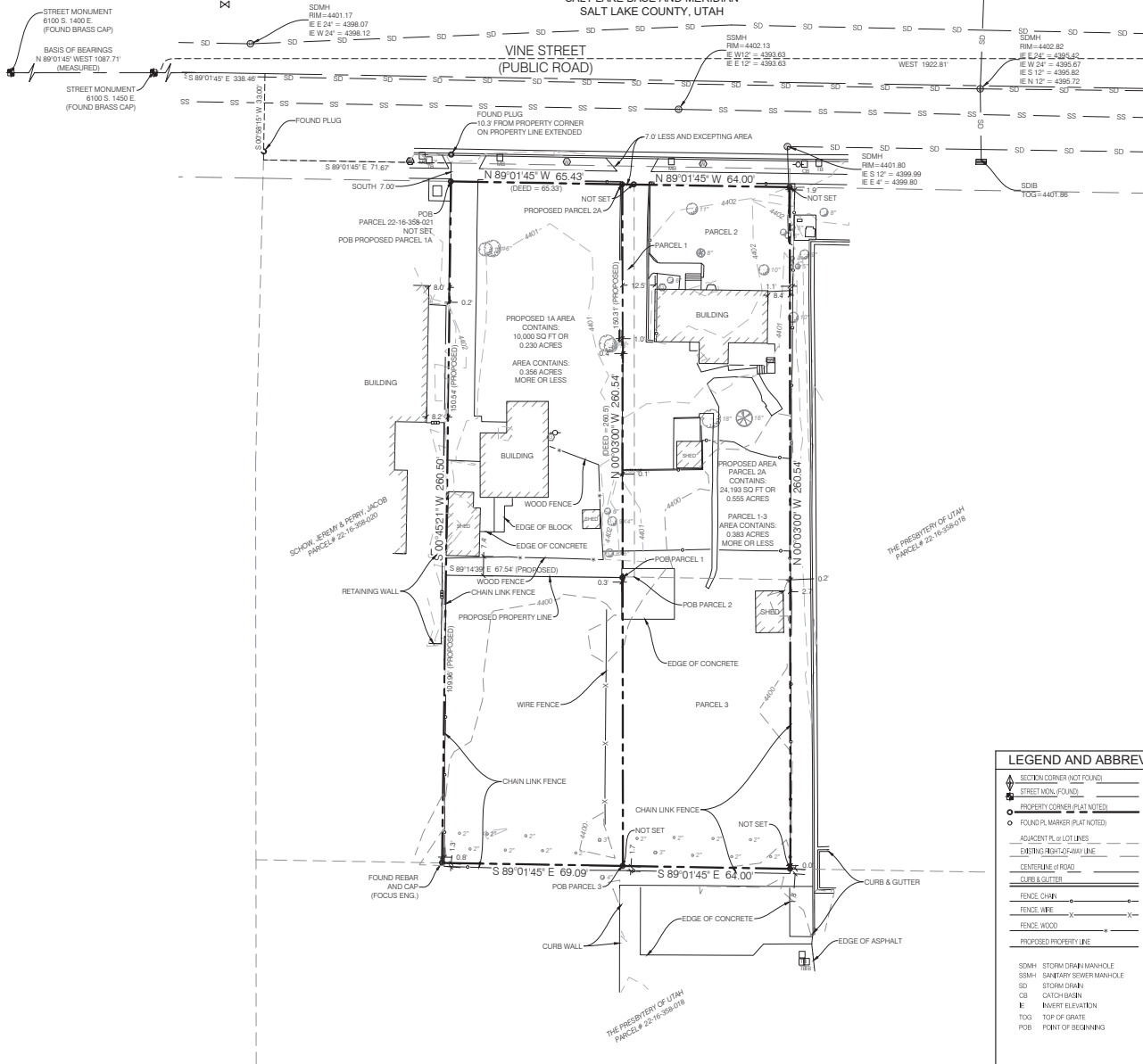
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

1504 & 1508 South Vine Street



BOUNDARY SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



LEGEND AND ABBREVIATIONS:	
	SECTION CORNER (NOT FOUND)
	STREET MON. FOUND
	PROPERTY CORNER (AT VOTED)
	ROUND PL. MARKER (NOT FOUND)
	ADJACENT PL. OF LOT LINES
	CENTERLINE OF ROAD
	EDGE OF CONCRETE
	EDGE OF ASPHALT
	CURB & GUTTER
	CHAIN LINK FENCE
	WIRE FENCE
	FOUND REBAR AND CAP (FOCUS ENG.)
	NOT SET
	STORM DRAIN MANHOLE (LINED)
	STORM DRAIN MANHOLE (OPEN)
	CULVERT (OFF LINE)
	WATER VALVE
	FIRE HYDRANT
	POWER POLE OVERHEAD POWER
	UNDERGROUND POWER
	GAS LINE
	FIBER OPTIC
	COMMUNICATION LINE
	ATM LINE
	ATM LINE
	STORM DRAIN INLET BOX
	STORM DRAIN MANHOLE (LINED)
	STORM DRAIN MANHOLE (OPEN)
	CULVERT (OFF LINE)
	WATER VALVE
	FIRE HYDRANT
	POWER POLE OVERHEAD POWER
	UNDERGROUND POWER
	GAS LINE
	FIBER OPTIC
	COMMUNICATION LINE
	ATM LINE
	ATM LINE
	STORM DRAIN INLET BOX

SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240581 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



RECORD DESCRIPTIONS:

PARCEL 22-16-358-021
BEGINNING NORTH 631.18 FEET AND WEST 1922.81 FEET AND SOUTH 89 DEGREES 01 MINUTES 15 SECONDS EAST 38.46 FEET AND SOUTH 0 DEGREES 58 MINUTES 15 SECONDS WEST 33 FEET AND SOUTH 89 DEGREES 01 MINUTES 45 SECONDS EAST 71.67 FEET AND SOUTH 7 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 0 DEGREES 45 MINUTES 21 SECONDS WEST 260.5 FEET, MORE OR LESS, THENCE SOUTH 89 DEGREES 01 MINUTES 45 SECONDS EAST 69.09 FEET, THENCE NORTH 0 DEGREES 03 MINUTES WEST 260.5 FEET, THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS WEST 65.33 FEET TO THE POINT OF BEGINNING.

PARCEL 22-16-358-022
PARCEL 1:
BEGINNING AT A POINT 1447.25 FEET WEST AND 444 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 4.5 FEET; THENCE NORTH 150 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF A PUBLIC ROAD COMMONLY KNOWN AS VINE STREET; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID ROAD 4.5 FEET; THENCE SOUTH 150 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT 1442.75 FEET WEST AND 444 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 58.5 FEET; THENCE NORTH 150 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF A PUBLIC ROAD COMMONLY KNOWN AS VINE STREET; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID ROAD 58.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM PARCEL 1 AND PARCEL 2 THE FOLLOWING:
SAID PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN FEET FOR A HIGHWAY KNOWN AS PROJECT NO. CR014, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS NORTH 89.4 FEET RECORDED 199.12 FEET CALCULATED; AND WEST 1447.25 FEET RECORDED (1446.84 FEET CALCULATED) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, THENCE EAST 64.0 FEET RECORDED (SOUTH 89 DEG. 01'45" EAST 64.0 FEET CALCULATED) TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 1.0 FEET TO A POINT 40.0 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE PROJECT CENTER LINE OF VINE STREET; THENCE NORTH 89 DEG. 01'45" WEST 64.0 FEET TO THE WEST PROPERTY LINE OF SAID ENTIRE TRACT; THENCE NORTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
COMMENCING NORTH 89 DEG. 48'20" WEST 96 FEET, MORE OR LESS, AND 323.5 FEET NORTH AND SOUTH 89 DEG. 01'45" EAST 113 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89 DEG. 01'45" EAST 64 FEET; THENCE NORTH 117.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT HERETOFORE DECEDED TO DAN CECILIA; THENCE NORTH 89 DEG. 01'45" WEST 64 FEET, MORE OR LESS, TO A POINT DUE NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 117.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROPOSED DESCRIPTIONS:

PARCEL 1A:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VINE STREET, SAID POINT BEING NORTH 631.18 FEET AND WEST 1922.81 FEET TO A STREET MONUMENT AND SOUTH 89° 01'15" EAST 38.46 FEET AND SOUTH 0° 58'15" WEST 33.00 FEET AND SOUTH 89° 01'45" EAST 71.67 FEET AND SOUTH 7.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89° 01'45" EAST 69.09 FEET; THENCE NORTH 0° 03'00" EAST 150.31 FEET; THENCE NORTH 89° 14'30" WEST 67.54 FEET; THENCE NORTH 0° 42'21" EAST 150.54 FEET TO THE POINT OF BEGINNING.
CONTAINS 10,000 SQ FT OR 0.230 ACRES

PARCEL 2A:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VINE STREET, SAID POINT BEING NORTH 631.18 FEET AND WEST 1922.81 FEET TO A STREET MONUMENT AND SOUTH 89° 01'15" EAST 38.46 FEET AND SOUTH 0° 58'15" WEST 33.00 FEET AND SOUTH 89° 01'45" EAST 71.67 FEET AND SOUTH 7.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89° 01'45" EAST 69.09 FEET; THENCE NORTH 0° 03'00" EAST 260.54 FEET; THENCE NORTH 89° 01'45" WEST 133.09 FEET; THENCE NORTH 0° 42'21" EAST 150.96 FEET; THENCE SOUTH 89° 14'30" EAST 67.54 FEET; THENCE NORTH 0° 03'00" WEST 150.31 FEET TO THE POINT OF BEGINNING.
CONTAINS 24,198 SQ FT OR 0.555 ACRES

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY MOHAMMED POURKAZEMI TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASE OF BEARINGS
THE BASES OF BEARINGS FOR THIS SURVEY IS NORTH 89° 01' 45" WEST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) QUIT CLAIM DEED, RECORDED SEPTEMBER 27, 2004 AS ENTRY NO. 9182704 IN BOOK 9041 AT PAGE 6268 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R2) WARRANTY DEED, RECORDED SEPTEMBER 26, 2001 AS ENTRY NO. 8013547 IN BOOK 8504 AT PAGE 3868 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R3) RECORD OF SURVEY PREPARED BY FOCUS ENGINEERING AND LAND SURVEYING, LLC ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS 22017-01-0074.

BENCHMARK
THE STREET MONUMENT AT VINE STREET AND WINDWAY CIRCLE.
ELEVATION = 4398.36

PROJECT NO.	2311202
BOUNDARY SURVEY	
SVB.01	
1 OF 1	

BENCHMARK ENGINEERING & LAND SURVEYING

MOHAMMED POURKAZEMI

1504 & 1508 EAST VINE STREET
MURRAY CITY, UTAH



MURRAY CITY COUNCIL



Mohammed Pourkazemi

Zoning Map Amendment from R-1-10 to R-1-6

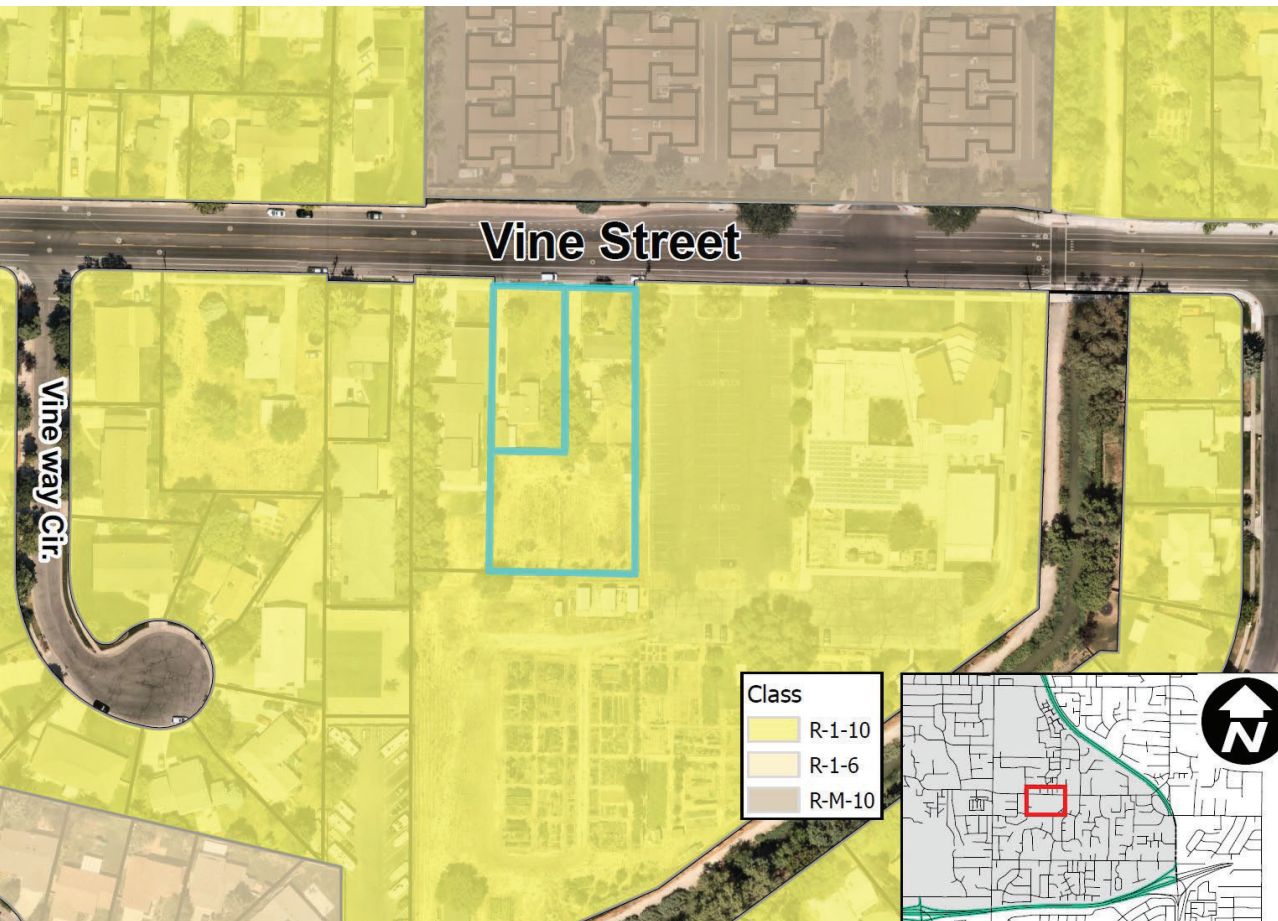
1504 & 1508 East Vine Street





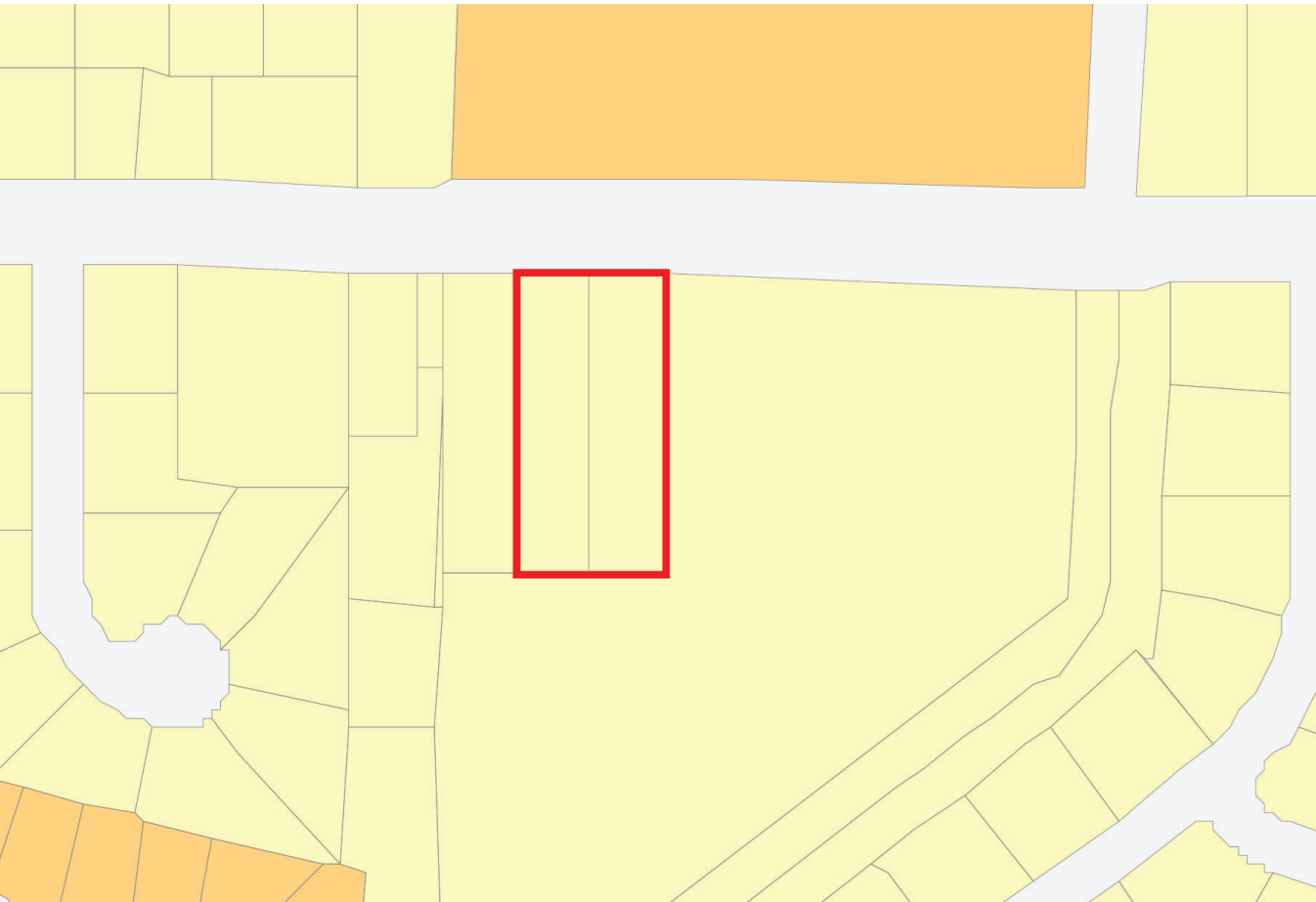
Site Information:
0.23 & 0.56 Acres

Zone Map
Amendment



Site Information:
0.23 & 0.56 Acres

Zone Map
Amendment



Site Information:
0.23 & 0.56 Acres

Future Land Use Map

Zone Map Amendment

Future Land Use Categories	
■	City Center
■	Low Density Residential
■	Medium Density Residential
■	High Density Residential
■	Mixed Use
■	Neighborhood Commercial
■	General Commercial
■	Residential Business
■	Professional Office
■	Office
■	Business Park Industrial
■	Industrial
■	Parks and Open Space

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 lands/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-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family





Zoning Standards

	R-1-10 (existing)	R-1-6
Single-Family Lot Size	10,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling



Findings:

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-10 to R-1-6 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 Zone.
3. The proposed Zone Map Amendment from R-1-10 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.
4. The Murray City Planning Commission held a public hearing on December 19th, 2024 and vote 5-0 to forward a positive recommendation to the City Council.



Staff Recommendation

Staff and the Murray City Planning Commission recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential as described in the Staff Report.



THANK YOU!





Discussion Item #7



MURRAY

City Council

Legislative Updates and Utah Housing Strategic Plan Discussion

Council Action Request

Committee of the Whole

Meeting Date: March 4, 2025

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Pam Cotter Adam Hock Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval Date January 22, 2025	Purpose of Proposal Update on the 2025 Legislative Session Action Requested Information Only Attachments None Budget Impact None Description of this Item Provide the council with an update on the 2025 Legislative Session and discuss the Utah Housing Strategic Plan.
--	---

GOVERNOR COX

UTAH LEGISLATURE

Utah Housing

STRATEGIC PLAN

Built here.



UTAH HOUSING STRATEGIC PLAN
PHASE I - DRAFT
EXECUTIVE SUMMARY

DRAFT
JANUARY 24, 2025

EXECUTIVE SUMMARY

Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.

- Governor Spencer J. Cox

Defining the Problem

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes and more improve with housing stability, and decline with housing instability.

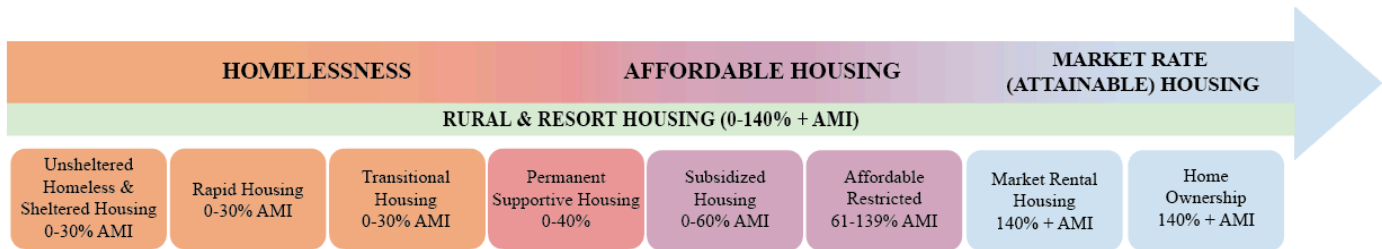
We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will result in predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. The primary focus of this strategic plan is to address the deficit in Utah's supply of housing, which is the main driver of unaffordability and housing instability in our state.

The Gap

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels

under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.



This housing gap is a crisis for our state, and must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

Defining Success

Vision

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

Commitment

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state’s executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

Administration Priorities

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in [Wasatch Choice Vision](#), by the end of his second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a [National Housing Crisis Task Force](#), which centers on actions that can be taken at the federal level. Our plan focuses on what can be done at the state and local level.

About the Plan

This document outlines an actionable work plan for policymakers across the state, with a prioritized list of tactics to move us toward achieving our collective housing vision.

Target Audiences

- Public capital and policy influencers - State legislature, executive branch
- Private capital and executors - Developers, banks, philanthropic entities
- Analysts and researchers - Housing and demographic experts
- Program executors - Executive branch agencies, targeted housing programs
- Local officials - Municipal and county government elected and appointed leaders responsible for planning communities
- Residents - Current and prospective homeowners, renters, and members of the public at large

Phased Approach

- *Phase I, September 2024 - January 2025* - Commence steering and technical committees; determine plan framework; establish a shared vision, guiding principles, and goals; gather information about potential strategies.
- *Phase II, January 2025 - August 2025* - Solicit input on Phase I deliverable; incorporate legislative, stakeholder, and public feedback; align plan with other housing efforts; analyze and prioritize recommended actions including performance metrics and tactics.
- *Ongoing Implementation and Updates* - Regularly review and update the plan in response to progress made and the changing environment. The housing plan is meant to be a living document to guide discussions about housing policy and strategies at the state and local levels.

Utah's Housing Solutions

This strategic plan is being developed through a collaborative process that engages a broad spectrum of stakeholders. This first phase focuses on the establishment of a set of shared goals, guiding principles, and framework for additional dialogue and consensus-based decision making.

Goals

Stakeholders have identified three overarching goals for Utah's housing strategy:

- Goal 1: Improve housing availability, affordability, and stability
- Goal 2: Foster community well-being and quality of life
- Goal 3: Seek consensus- and evidence-based policy and housing support solutions

Guiding Principles

The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the "Utah Way" of problem solving and desired long-term outcomes for the state.

- Prioritize Collaboration Over Preemption
- Promote a Holistic and Regional Approach
- Collaborate Across Sectors



- Enable Connected Communities and Center-Based Development
- Acknowledge Cross-Issue Policy Alignment
- Maintain a Long-Range Vision
- Promote Opportunity and Inclusivity
- Recognize Complex Market Forces
- Consider Rural Context

Prioritized Tactics

Stakeholders have begun to identify numerous potential tactics to address housing needs across the spectrum. Phase II of this plan will include a prioritized list of potential tactics (policy changes, investments, or initiatives) available to the state’s decision makers to address our housing challenges. The plan aims to advance tactics for further consideration and development by policymakers that:

- Align with the overall goals and guiding principles
- Have potential to deliver the most significant impact
- Enjoy preliminary support by all stakeholder groups

The image below is an *example* of the final tactic formatting envisioned for the Phase II Executive Summary.

AT-A-GLANCE PRIORITIZED TACTICS MENU			
TACTIC #	CHARACTERISTICS	LEAD	DESCRIPTION
54		State	Provide State-funded supplemental weatherization and repair grants or loans to improve the energy efficiency and livability of affordable housing units.
67		State	Implement a FAIR Plan to provide insurance coverage for residential properties that are typically denied by other carriers.
...

Metrics and Data

Achieving the state’s housing goals requires focusing our resources and policies where we can make the greatest impact. The following **Lead Metrics** have been preliminarily identified as key data points to track Utah’s progress toward meeting our housing goals. Terms in *italics* are defined in the glossary found in Appendix D.

Affordable Housing Metrics

- Number, location, and composition of deed restricted rental units produced or preserved as affordable to Utahns at or below 60% of AMI
- Number of moderate to low income household homes rehabilitated and preserved
- Number of units created for 30-60% AMI

Market-Rate Housing Metrics

- Percentage of Utahns that are housing *cost-burdened*
- Number of new *starter homes* delivered to market
- Percentage of *households* that can afford the median-priced home

General Housing Supply

- Total number of new housing units currently entitled, but limited by *infrastructure* deficiencies
- Total number of new housing units *permitted*
- Total number of *certificates of occupancy* issued
- Acreage of identified *non-productive public land*

Housing Location and Connectivity

- Number of housing units within areas designated as city or town centers identified in regional visions, such as *Wasatch Choice*
- The proportionate share of different housing types (housing mix) available in any given municipality or area
- Comparison of housing stock against local jobs and wage data—including job openings in rural Utah

Phase II will outline the details of how the data will be collected, analyzed, and reported.

Audit Recommendations Crosswalk

While broader in scope and purpose, the Housing Strategic Plan is also a response to the [*Performance Audit of Utah Housing Policy - A Case for Statewide Strategic Planning and Accountability*](#) published by the Office of the Legislative Auditor General in November 2023. Specifically, this document responds to audit recommendations 1.1 and 3.1:

1.1 The Legislature should require the creation of a state-level strategic plan for housing in Utah. This plan should define success and include goals that specifically address the current housing shortage and forecasted population growth.

3.1 As part of any statewide housing strategic planning, the Legislature should consider metrics to better track both actual and potential housing production.

Phase II of the plan will include a crosswalk of the full list of audit recommendations and how they are addressed in this plan. Additionally, the Commission on Housing Authority (CHA) and the informal Land Use Task Force (LUTF) are actively working in conjunction with this plan development to create policy solutions to respond to the audit.

PLAN CONTENT	TIMELINE
EXECUTIVE SUMMARY	
Summary of Plan	Phase I
Audit Recommendations Crosswalk	Phase II
1. INTRODUCTION	
Defining the Problem	Phase I
An Action-Oriented Strategy	Phase I
Need for Ongoing Work	Phase I
2. VISION, GOALS, & GUIDING PRINCIPLES	
Utah's Housing Vision	Phase I
Strategic Housing Goals	Phase I
Guiding Principles	Phase I
3. METRICS, DATA, & HOUSING SUPPORT STRUCTURES	
Lead Metrics	Phase I
Recommendations: Metric Collection, Analysis, and Reporting	Phase II
Current Data Inventory	Phase I
Recommendations: Data Development Needs	Phase I
Housing Support Structures Inventory	Phase I
Recommendations: Housing Support Structures Alignment	Phase II
4. PRIORITIZED TACTICS MENU	
Recommendations: Prioritized Tactics Menu	Phase II
5. IMPLEMENTATION PLAN	
Recommendations: Implementation and Ongoing Updates	Phase II

**UTAH HOUSING STRATEGIC PLAN
PHASE I - DRAFT**

JANUARY 24, 2025

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UTAH HOUSING STRATEGIC PLAN

Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.

- Governor Spencer J. Cox

1. INTRODUCTION

Defining the Problem

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes and more improve with housing stability, and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will result in predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

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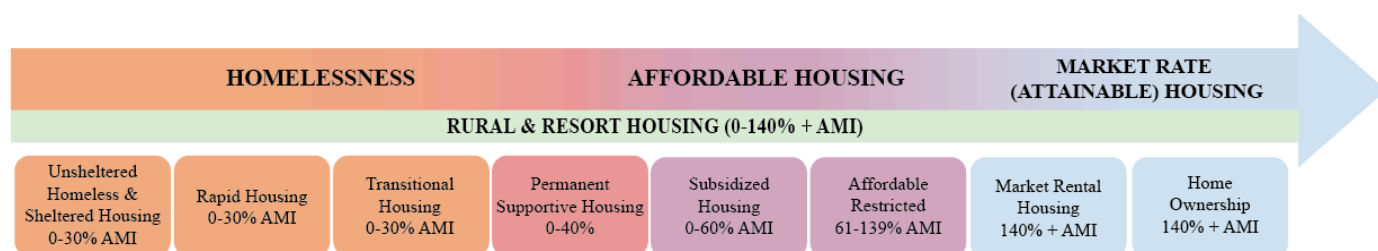
The Gap

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are considered. In addition to being short on housing units overall, Utah has a significant undersupply

of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.

The Spectrum of Housing Needs

Utah’s housing needs span a spectrum of housing types and affordability levels—from those experiencing or at risk of falling into homelessness, those who are employed but struggle to find safe, affordable, and stable housing, to those where market-rate housing is just out of reach or consumes an unsustainable portion of their household budgets. Additionally, rural areas have unique housing needs, especially areas that serve as gateways to major recreation destinations.



This housing gap is a crisis for our state, and must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

An Action-Oriented Strategy

This document is designed to serve as a work plan for policy and decision makers at all levels. The vision aims to keep us focused on the outcomes we want to achieve, the goals define success for the state, the guiding principles provide a policy evaluation rubric and guide collaborative decision-making, and the tactics offer a list of vetted, prioritized, and actionable next steps for policymakers.

Development and implementation of this Housing Strategic Plan is a collaborative effort championed by the Governor’s Senior Advisor for Housing Strategy and Innovation, in partnership with the state legislature and other relevant state agencies and offices, local governments, and the private and nonprofit sectors.

This plan is intended to guide and inform future policy discussions regarding housing, including updating the Moderate Income Housing Plan (MIHP) requirements and the work of the CHA and the LUTF.

Need for Ongoing Work

Just as it took a decade to reach this crisis point, it will take time to achieve our housing vision. This is the first of two phases of this housing strategic planning effort. Phase I defines shared goals, establishes a framework for how the state will tackle our housing challenges, and inventories available data, housing support structures, and potential implementation tactics. Phase II will focus on recommending specific implementation tactics and strategies to accomplish our housing goals.

This plan will be updated, at least every four years, with new findings, tactics, best practices, case studies, and statutory guidance.

2. VISION, GOALS, & GUIDING PRINCIPLES

Vision

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

Commitment

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state’s executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

Administration Priorities

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in [Wasatch Choice Vision](#), by the end of the second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a [National Housing Crisis Task Force](#), which centers on actions that can be taken at the federal level. Our plan focuses on what can be done at the state and local level.

Additionally, Utah continues to streamline government, [improve permitting efficiency](#), and reduce unnecessary regulatory burdens, to accelerate the development of new housing and critical infrastructure—while still protecting public health and safety.

Strategic Housing Goals

Goal 1: Improve housing availability, affordability, and stability

Achieving success for this goal means:

- Increasing the number of smaller, less expensive, for-sale units to promote homeownership for all Utahns.
- Increasing Utah's housing stock to meet projected demand, population growth, and cultural and demographic shifts.
- Expanding housing supports and products to provide stable, safe, and affordable housing options for moderate- to low-income Utahns.
- Preventing homelessness by helping those with moderate- to low-incomes stay housed.
- Partnering across private and public sectors to utilize publicly-owned lands to expand housing potential.
- Identifying and improving process inefficiencies.

Goal 2: Foster community well-being and quality of life

Achieving success for this goal means:

- Coordinating housing, land acquisition, and infrastructure planning to provide essential services, maintain financial sustainability, and promote good asset management.
- Improving access to jobs, education, daily needs, and recreation; reducing overall household housing and transportation costs by focusing the most intense development in areas with existing or planned public investments.
- Designing neighborhoods that have diverse housing options to meet the needs of residents throughout their life stages.
- Expanding both infill and greenfield development, while promoting efficient development patterns that preserve natural and agricultural lands, clean air, and water.
- Understanding and sharing the regional impacts of local decisions.

Goal 3: Seek consensus- and evidence-based policy and support solutions

Achieving success for this goal means:

- Using data and evidence to guide policymaking.
- Striving for context- and people-sensitive solutions (consider geographic setting, Area Median Income (AMI) level, infrastructure capacity, etc.).
- Advancing solutions that have been vetted through this collaborative process.

Guiding Principles

The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the “Utah Way” of problem solving and desired long-term outcomes for the state.

Prioritize Collaboration Over Preemption - Utah’s housing stakeholders should aim for solutions that deliver mutual gains for a diverse set of stakeholders. Discussions should first fully exhaust the potential for collaborative, consensus-based solutions prior to state-mandated policy interventions.

Promote a Holistic and Regional Approach - Addressing housing challenges requires a comprehensive view, while still being sensitive to the context of local communities. This means coordinating efforts across municipalities and counties, as the decisions of one can affect another. It is necessary to consider how infrastructure investments and housing decisions can best serve a region’s immediate and future needs. This coordination should include identifying cross-jurisdictional infrastructure financing opportunities.

Collaborate Across Sectors - Bringing together various sectors such as government, private industry, and non-profit organizations encourages shared responsibility and resource pooling. This collaborative approach leads to more effective and inclusive housing policies that benefit all community members. Collaboratively-developed decisions typically have greater implementation feasibility, buy-in, longevity, and are resistant to challenge.

Enable Connected Communities and Center-Based Development - Developments that are accessible, well-connected, and aligned with community resources enhance residents' quality of life. Development patterns should maximize existing and planned transportation and utility investments, create community anchors and gathering places, and serve as connection points to jobs and education. Enabling more growth to occur in centers also helps to preserve the character of surrounding suburban and agricultural areas. Centers in urban areas may include major intersections or transit station areas, while traditional “main streets” and historic settlements can serve as centers in more rural areas.

Acknowledge Cross-Issue Policy Alignment - [HCR 11 \(2024\), Concurrent Resolution Recognizing the Importance of Cross-Issue Growth Impacts \(B. Bolinder\)](#), encourages private, public, and community partners to consider a broad range of growth issues when making policy or funding decisions, including: water, natural ecosystems, housing, economic development, and transportation. When new housing is planned, stakeholders will consider the connections between housing and other policy areas and strive to advance shared goals.

Maintain a Long-Range Vision - Utah's housing strategy will take a long-term approach that anticipates future growth, demographic shifts, and meets the needs of future generations—while also striving for short-term wins.

Promote Opportunity and Inclusivity - Utah will strive to offer housing choices and opportunities for Utahns at all life stages and circumstances. This includes a diverse range of affordable housing options that are accessible to all income levels, age groups, physical abilities, and household sizes.

Recognize Complex Market Forces - Housing and financial markets are complex, and the interests of one sector may compete with that of another. Priority should be placed on fostering an environment that supports a fair balance. This means maximizing housing production, lowering the cost of housing, maintaining community safety, strengthening residential stability, protecting existing property values, and supporting profitable private investment—ultimately enhancing the success of communities, residents, and businesses.

Consider Rural Context - Rural communities may require housing solutions distinct from those in urban areas. Housing policy developed to target urban-specific challenges or opportunities should not be pushed forward as a statewide strategy. Rather, policy for rural areas should prioritize context-sensitive designs that integrate housing with local economies, agriculture, and natural landscapes. Densities should reflect the scale of rural areas, with flexibility to accommodate growth where infrastructure allows. Lot sizes should be appropriately sized for their intended purposes (single-family, backyard animals, or farming) to avoid inefficient use of land while preserving rural character and lifestyles. Implementation tactics should consider tiered requirements to reflect the varying capacity, infrastructure, and applicability to different municipal classifications. Recommended tactics for rural Utah should also reflect the pressures of tourism and the market forces influencing the construction industry in rural and resort-type communities.

3. METRICS, DATA, & STATE SUPPORT STRUCTURES

Metrics

Achieving the state's housing goals means that our resources and policies must focus on the opportunities that will have the greatest impact. Good data, performance metrics, accountability, and coordinated programs and supports will be critical to evaluating the success of our efforts.

Lead Metrics

The following Lead Metrics have been preliminarily identified as key data points for tracking Utah's progress toward meeting our housing goals. These metrics are proposed as key, top-level indicators of Utah's housing situation. Responsibility for collecting, analyzing, and reporting on metrics will be determined in Phase II of this effort. Terms in *italics* are defined in the glossary found in Appendix D.

LEAD HOUSING METRICS				
Goal	Metric	Reporting Entity (Phase II)	Reporting Frequency (Phase II)	Data Source
Homelessness				
1, 2, 3	Refer to Utah’s Homelessness Strategic Plan for metrics addressing shelter and transitional housing for the homeless.			
Affordable Housing				
1, 2	Number, location, and composition of deed restricted rental units produced or preserved as affordable to Utahns at or below 60% of <i>AMI</i>			Utah Affordable Housing Dashboard ; Utah Housing Corporation ; National Housing Preservation Database
1	Number of moderate to low income household homes rehabilitated and preserved			Utah Division of Housing and Community Development - HEAT and Weatherization Program Data
1	Number of units created for 30-60% <i>AMI</i>			Utah Affordable Housing Dashboard ; Utah Housing Corporation
Market-Rate Housing				
1, 2	Percentage of Utahns that are housing <i>cost-burdened</i>			Utah Affordable Housing Dashboard
1	Total number of new <i>starter homes</i> delivered to market starting January 2024			Utah Association of Realtors Database ; Utah Affordable Housing Dashboard

LEAD HOUSING METRICS				
Goal	Metric	Reporting Entity (Phase II)	Reporting Frequency (Phase II)	Data Source
1, 3	Percentage of <i>households</i> that can afford the median-priced home by: <ul style="list-style-type: none"> • Key household age groups • Renter vs. ownership 			Utah Affordable Housing Dashboard ; Home Mortgage Disclosure Act Data
General Housing Supply				
1	Total number of new housing units currently entitled, but limited by <i>infrastructure</i> deficiencies			Currently unavailable; would require manual collection and compilation, potentially by land advisors; could be included in MIHP reporting
1	Total number of new housing units permitted			Ivory-Boyer Construction Database
1	Total number of <i>certificates of occupancy</i> issued			Currently unavailable
1, 3	Total acreage of identified non-productive public land, excluding SITLA, US Forest Service and BLM			Currently under development
Housing Location and Connectivity				
1, 2	Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice , <i>SAP</i> , <i>HTRZ</i>			Housing Unit Inventory Dataset ; Utah Redevelopment Agency (RDA) Database

LEAD HOUSING METRICS				
Goal	Metric	Reporting Entity (Phase II)	Reporting Frequency (Phase II)	Data Source
1, 2	The proportionate share of different housing types (housing mix) available in any given municipality or area			Housing Unit Inventory Dataset (available for urban counties)
1	Comparison of housing stock against local jobs and wage data— including job openings in rural Utah			Housing Unit Inventory Dataset ; Kem C. Gardner Policy Institute ; US Census Bureau ; Occupational Employment and Services Wage Statistics

Other Possible Metrics

In addition to the list above, several additional metrics have been identified as potentially useful for tracking the state’s housing progress. The following list of other possible metrics will be reviewed, refined, and updated as specific tactics are selected in Phase II. Some of these metrics may be elevated to be Lead Metrics and regularly monitored by the state, while others may be identified as supporting metrics to be tracked by other stakeholders for purposes of their specific focus areas.

OTHER POSSIBLE METRICS				
Goal	Metric	Reporting Entity (Phase II)	Reporting Frequency (Phase II)	Data Source
3	Amount of time from a completed development application to the issuance of a building permit by project type, such as: <ul style="list-style-type: none"> • Single-family detached • Townhome project • Typical podium-style apartment at 18-30 units/acre • Master-planned development • Condo 			Currently unavailable; would require all municipalities to be on the same reporting system and necessitate funding to develop the reporting system
1, 3	Rates of foreclosure <i>or</i> delinquency rate			Mortgage Bankers Association ; Utah Housing Corporation ; data is published quarterly at the state level
1, 3	Rates of <i>eviction</i> and <i>judgements</i>			Utah Courts Data Filing ; Utah Housing Coalition ; data does not indicate location
1	County median sales prices for both new and existing homes			Utah Association of Realtors Database
1, 2, 3	Housing + Transportation Cost Index			Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index

OTHER POSSIBLE METRICS				
Goal	Metric	Reporting Entity (Phase II)	Reporting Frequency (Phase II)	Data Source
1, 2	Number of for-sale, family-sized (3+ bedroom) units in Weber, Davis, Salt Lake, and Utah counties by type: <ul style="list-style-type: none"> • Single-family detached • Townhome project • Condominium 			Multiple Listing Service
3	Percentage of corporately-owned housing units			Utah Affordable Housing Dashboard
3	Percentage of vacant/second homes			US Census Bureau
3	Demographic data on homeowners (age, income, race, ethnicity, household size)			Kem C. Gardner Policy Institute; US Census Bureau
1	Median square foot size of homes by year constructed and county			US Census Bureau; County Assessors
1	Number of external and internal ADUs permitted			MIHP Reporting
1, 2, 3	Number of housing units approved within <i>master-planned developments</i>			Currently unavailable; would require manual collection and compilation
2	<i>Walkability</i> scores for areas of new development			walkscore.com

OTHER POSSIBLE METRICS				
Goal	Metric	Reporting Entity (Phase II)	Reporting Frequency (Phase II)	Data Source
2	Amount of acreage zoned for <i>mixed-use development</i> within <i>urbanized</i> cities			Utah Redevelopment Agency (RDA) Database ; a more comprehensive inventory would require manual collection and compilation
2	Number of homes within a 10-minute walk to parks and trails for areas of new development			Access to Parks and Trails ; Utah Housing Inventory Explorer
2, 3	Number of building permits issued within unincorporated counties as compared to within municipalities			Ivory-Boyer Construction Database
2, 3	Number of homes served by wells and septic vs. utility mains			Currently unavailable; would require manual collection and compilation
1, 2, 3	Local government minimum requirements for lot size, setbacks, etc.			Currently unavailable; would require manual collection and compilation

Recommendations: Metric Collection, Analysis, and Reporting

Phase II of this strategic planning effort will outline how the datasets will be collected, by whom, and how they will be reported to the legislature and public. Collecting and reporting data requires time. Any new data policy or reporting considerations should balance the time and financial resources needed to achieve the data objective with the limited capacity of stakeholders to advance other steps of the housing process.

Data Availability

Having good data is critical to be able to evaluate the effectiveness of any housing initiative or policy. Utah is fortunate to have many useful data sources available (see Appendix C). However, there are still data gaps and a lack of critical information necessary for a full understanding of the state's housing picture. Additional research and data are needed in order to determine the factors that influence the construction or delay of construction of homes and the effectiveness of recent housing policy.

Recommendations: Data Development

Data needs that should be prioritized for future investment and development include:

Certificates of Occupancy - A Certificate of Occupancy (C of O) is the final step in the process of planning, zoning, designing, approving, constructing, and making a new home available to prospective residents. Currently, tools exist to track many key steps of this process but not C of O, which would provide policymakers with the clearest picture of our progress toward our goal of increasing the state's housing supply. This could potentially replace or streamline other reporting efforts.

Approval Process Time - For private homebuilding companies that must turn a profit, the faster a home can move from concept to sale, the better. At the same time, cities have a responsibility to their residents to protect health, safety, and welfare through the careful review and consideration of proposed projects, which takes time. Better understanding the amount of time taken from a development application to the issuance of a building permit could highlight imbalances between thoughtful review and moving projects forward. Providing this data source would require a new statewide system of reporting process milestones, and would need to be broken down into project types.

For-Sale, Family-Sized, Multi-Family (3 bedrooms +) Units - As cities densify over time, the number of households with young children tends to decline as families move out of cities in search of larger, for-sale homes. Tracking progress toward creating more ownership options for families in legacy cities is challenging due to lagging data sources with a high margin of error. A system to inventory and track the number of newly constructed family-sized, multi-family units would help inform policy making to address this goal.

Underground Infrastructure Location and Capacity - The availability and capacity of drinking, waste, storm, and secondary irrigation water infrastructure is a limiting factor to development potential. Impact fees can help cover the cost of infrastructure when development occurs in locations adjacent to existing development and the needed infrastructure connections are shorter in distance. However, these existing systems can only be extended so far and there is a threshold at which an entirely new system, including lift stations and treatment facilities, is needed.

Building regionalized infrastructure systems that are designed to meet the needs of both immediate and anticipated growth in the area can have significant capital, operational, and regulatory savings over time. However, constructing systems with the capacity necessary to meet future demands is often cost prohibitive and places an unfair burden on existing residents.

There is a need for a comprehensive and regional inventory of existing and needed infrastructure in areas projected for significant growth. This inventory would help decision makers better understand the impact infrastructure deficiencies have on development potential, as well as delineate locations where regionalized systems would be beneficial. In addition to infrastructure, availability of water supply should also be considered.

Existing Housing Support Structures

The State of Utah has multiple housing support structures in place today. These include boards, grants and loans, other incentives, regulatory roles, and financing partners. There are also many regional, local, private, and non-profit organizations providing additional housing support. Each program has funding and capacity limitations and some are limited in focus to specific populations. These constraints impact the number of families and individuals that can be supported by these programs.

The following pages include an inventory of known housing support structures, their capacity, focus areas, and AMI targets.

Recommendations: Housing Support Structures Alignment

Phase II will include an analysis of existing structures and make recommendations for better program alignment, coordination, and investment.

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
<i>* Federal funds administered by state or local partners</i> <i>** State funds administered by local partners</i>													
FEDERAL PROGRAMS													
Funding Source	HUD VASH Vouchers *	Veterans Experiencing Homelessness	702 vouchers statewide		X	X		X	X	X			
Funding Source	Low Income Housing Tax Credit		2024: 9%: ~\$106MM 4%: ~\$140MM	Need to confirm these numbers				X	X	X			X
Funding Source	HUD/Federal Financing Bank Risk Share Loan Program			This program might be threatened by the incoming administration.				X	X	X			
Funding Source	Housing Opportunities for Persons With Aids (HOPWA)	People with AIDS and their families	\$361,347	not likely to be renewed in FY26	X	X	X	X	X	X	X		
Funding Source	USDA Single Family Housing Programs	Low to very low income households in Rural Areas of Utah		Limited capacity to take on additional mortgages					X	X			X
Funding Source	Private Activity Bond		\$427 M						X	X		X	
Funding Source	USDA Mutual Self-Help Housing *	Low to very low income households in Rural Areas of Utah		9 Grantees in Utah / Limited Funds					X	X			X
Funding Source	Emergency Solutions Grant *	Homelessness	Utah: \$1.38 M SLC: \$298,628 SLCO: \$213,884		X	X	X						
Funding Source	Recovery Housing Program (RHP)	Addiction Recovery					X						
Funding Source	Community Development Block Grants *							X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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Funding Source	Section 8 Landlord Incentive Program								X				
Funding Source	HOME Investment Partnerships		\$2,998,928							X			
Funding Source	National Housing Trust Fund		\$2,830,350							X			
Funding Source, Project	Salt Lake Valley Coalition to End Homelessness (Salt Lake County Continuum of Care)	All individuals experiencing homelessness in the Salt Lake Valley	\$10.3M	Federally designated body	X	X	X	X	X				
Funding Source, Project	Mountainland Continuum of Care	All individuals experiencing homelessness in Utah, Wasatch, and Summit Counties	\$1.9M	Federally designated body	X	X	X	X	X				
Funding Source, Project	Balance of State Continuum of Care	All individuals experiencing homelessness in 25 counties	\$2.5M	Federally designated body; subdivided into 11 local homeless councils	X	X	X	X	X				
STATE PROGRAMS (Funding Information from cobi.utah.gov)													
Funding Source	State Low-Income Housing Tax Credit		\$10 M/year for 10 years					X	X	X			
Funding Source	Misc. State Owned Land		~96 acres of UDOT land, unknown for other state agencies	DNR, DFCM, UDOT, SITLA, etc.	X	X	X	X	X	X	X	X	X
Funding Source	Pamela Atkinson Homeless Account	Homeless	\$1.8 M FY25		X	X	X	X					
Funding Source	Homeless to Housing Account	Homeless	\$12.9 M FY25		X	X	X	X					
Funding Source	Office of Homeless Services - General Fund	Homelessness	\$29.5 M Ongoing FY25 \$35.5 M One-time FY25		X	X	X	X					

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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Funding Source	Homeless Shelter Cities Mitigation Account	Homelessness	\$7.5 M GF FY25	Local governments that do not host an eligible shelter deposit a portion of their local sales and use tax revenue into the account	X	X							
Funding Source	Olene Walker Housing Loan Fund		\$218.6 million 823 current loans							X			
Funding Source	Utah Housing Corporation Down Payment Assistance	Low- and Moderate-Income Homebuyers	\$55MM (5 year annual average)	This is funded predominantly off of UHC's balance sheet. We now carry ~\$200MM in outstanding DPA loans.								X	
Funding Source	First Time Homebuyer Program	First-Time Homebuyers	~\$14MM remaining	This figure needs to be confirmed								X	
Funding Source	Law-Enforcement First Time Homebuyer Program	Law Enforcement or Correctional Officers	~\$3MM remaining	This figure needs to be confirmed								X	
Funding Source	Utah Homebuyer Veteran Grant	Veterans	\$X M remaining									X	
Funding Source	Utah Homes Investment Program	Small to Medium Sized Builders	\$300 M \$X M remaining									X	
Funding Source	Deeply Affordable Housing Grants		State: \$20 M Federal: \$85 M					X					
Funding Source	Attainable Housing Grants		\$5 M annually					X					
Funding Source	Rural Single Family Revolving Loan Fund	Rural Housing Devel	\$2.25 M annually										X
Funding Source	Rural Single Family Rehab	Housing Rehab	\$500k annually										X

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
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Project	The Point (POMSLA)	Foster innovation and technological advancement, provide parks and open space, support economic opportunity and enhance Utahns’ quality of life.	Total project area: 600 acres Total units: 7,850 840 for sale 7,010 for rent	Currently going through a "rethink" will likely increase the number of for sale units					X	X	X	X	
Project	Mayflower (MIDA)	Honor military service members with recreational opportunities, boost local economy, and enhance community life	Total project area: 34 acres 140 affordable units, and up to 660 market rate units							X	X	X	X
Project	Falcon Hill Aerospace Research Park (MIDA)	Drive innovation and growth outside of Hill Air Force Base, support military readiness, and support aerospace industry											
Project	Utah Fairpark Area Investment and Restoration District	HB562 (2024) : Encouraging and facilitating development to provide economic and other benefits to the area, region, and state	Total project area: 276 acres	Includes lands not expected to be available for housing, such as state office buildings and Fairpark						X	X	X	
Project	Capital City Revitalization Zone	SB272 (2024) : improvement, or restoration of project area for pedestrian and traffic flow, aesthetic, entertainment, recreational, and safety purposes	Total project area: No greater than 100 acres	Includes lands not expected to be available for housing, such as Salt Palace, Delta Center, Abravanel Hall						X	X	X	

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	Utah Inland Port & Satellite Project Areas (UIPA)	Use of Tax Differential to Support Housing	Housing may be included within any of the UIPA Project Areas	Includes lands not expected to be available for housing					X	X	X	X	X
REGIONAL / LOCAL PROGRAMS													
Funding Source	Local CRA/RDA funding		unknown	TIF financing to incentivize new multi-family housing construction				x	x	x	X	x	
Funding Source	Municipal, School, or Utility Owned Land		unknown										
Funding Source	UAC Housing Foundation	Varies based on individual county needs	Unknown, growing						X	X	X	X	X
Project	Housing Connect Salt Lake County	Low Income							X				
Funding Source	Housing and Transit Reinvestment Zones (HTRZ)	Transit Oriented Development	80K potential new units	TIF financing to incentivize new multi-family housing construction						X	X		
Funding Source	First Home Investment Zone (FHIZ)			TIF financing to incentivize starter home construction							X	X	
Funding Source	Home Ownership Promotion Zone (HOPZ)			TIF financing to incentivize starter home construction								X	X
Project	Salt Lake City Housing Stability											X	
Project	Utah Regional Housing												
Mutual Self Help Programs:													

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	Mutual Self Help R6 AOG	Self-Help/ Sweat equity ownership	~6 homes/year	Limitations:: cost of land & infrastructure									X
Project	Self Help Homes – Utah, Wasatch, and Washington Counties	Self-Help/ Sweat equity ownership	~65 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Mutual Self Help Ground Up Construction / Single Family Housing Rehab (SERDA)	Self-Help/ Sweat equity ownership	~6+ homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Community Rebuilds Self Help Program	Self-Help/ Sweat Equity ownership	~6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Self Help – Neighborhood Nonprofit Housing	Self-Help/ Sweat equity ownership; Repairs; Counseling	~20 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Self Help – Housing Authority of Southeastern Utah (HASU)	Self-Help/ Sweat equity ownership	6 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Self Help Tooele County Housing Authority	Self-Help/ Sweat equity ownership; CROWN	6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Mutual Self Help – Mountainlands Community Housing Trust (MCHT)	Self-Help/Sweat equity ownership	6 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Mutual Self-Help – Uintah Basin Association of Government (UBAOG)	Self-Help/Sweat equity ownership	6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			
Local Housing Authorities:													
Project	Salt Lake City Housing Authority		3,635 families 6,960 on waitlist 5-6 year wait					X	X	X		X	
Project	West Valley Housing Authority		537 families 3,426 on waitlist 3-5 year wait					X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
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Project	Tooele County Housing Authority		200 families 800 on waitlist 3.5 year wait					X	X	X			
Project	Housing Authority of Utah County		1,047 families 6,312 on waitlist 3+ year wait					X	X	X			
Project	Provo Housing Authority		893 families 2,022 on waitlist 9-18 month wait					X	X	X			
Project	Davis County Housing Authority		900 families 1,200 on waitlist 2+ year wait					X	X	X			
Project	Weber County Housing Authority		243 families 1,380 on waitlist 2 year wait					X	X	X			
Project	Cedar City Housing Authority		282 families, 104 on waitlist 12-14 month wait					X	X	X			
Project	St George Housing Authority		375 families, 83 on waitlist 3-5 year wait					X	X	X			
Project	Housing Authority of Ogden		1,127 families 3,300 on waitlist 2+ year wait					X	X	X			
Project	Logan City and Bear River Housing Authority AOG		612 families 700 on waitlist 1+ year wait					X	X	X			
Project	Housing Authority of Carbon-Emery Counties		244 families 107 on waitlist 6-9 month wait					X	X	X			
Project	Beaver City Housing Authority		33 families 41 on waitlist 6-12 month wait					X	X	X			
Project	Roosevelt Housing Authority		65 families 30 on waitlist 1-5 year wait					X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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Project	Housing Authority of Southeastern Utah		73 families 39 on waitlist 1-4 month wait					X	X	X			
Project	Millard County Housing Authority							X	X	X			
Project	Myton City Housing Authority			435-722-5002 Helps those who are 50% of the AMI or less in the specific area				X	X	X			X
Project	Navajo Nation Housing Authority	Most popular programs: Public Rental Program and the Homeownership Program						X	X	X			
Project	NW Band of Shoshone Nation Housing Authority	Rental assistance, housing assistance, closing costs						X	X	X			
Project	Paiute Tribal Housing Authority	Rental assistance, Low Rent Program	Low rent programs serves 163 units; Rental assistance program serves 86 households	Also offers Resident Opportunity and Self Sufficiency program				X	X	X			
Project	White Mesa Ute Council							X	X	X			
Project	Ute Indian Tribe	Low income Native American families		Offers rental assistance, homeownership opportunities, housing rehabilitation, emergency shelter assistance				X	X	X			
PRIVATE & NON-PROFIT PROGRAMS													
Funding Source	Philanthropic organizations and private donations				X	X	X	X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
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Funding Source	Utah Housing Preservation Fund	Grant for repair or rehabilitation of housing owned or occupied by low and very low-income rural citizens	768 units preserved to date, no upper cap of potential	Awarded annually 10:1 leverage rate for state investment				X					
Project	Utah Community Action & Head Start								X				
Project	Utah Non-Profit Housing Corporation								X				
Funding Source	CROWN (Credits-to-Own)		32 homes in progress									X	
Funding Source	Rocky Mountain Homes Fund	Healthcare, education, public service employees and veterans	120 families in homes now, no upper cap of potential	10:1 leverage rate for state investment						X			
Funding Source	Community Development Corporation of Utah											X	
Funding Source	NeighborWorks SLC - Down Payment Assistance											X	
Funding Source	NeighborWorks SLC - Home Improvement Loans / Grants											X	
Funding Source	NeighborWorks SLC - Affordable Housing Mission Investment Loan Fund											X	
Funding Source	Rocky Mountain Community Reinvestment Corporation	Low- and moderate-income families	Has originated over \$189 million in 129 CRA-qualified loans to fund the development of 7,500+ apartment homes						X	X			
Project	NeighborWorks Mountain County Home Solutions	Renter and Owner Counseling							X	X	X	X	X

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

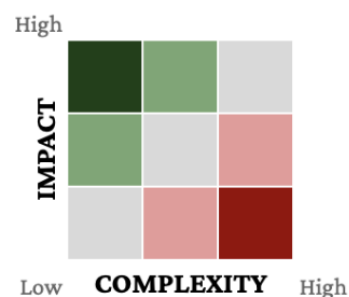
FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
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Community Land Trusts:													
Project	NeighborWorks SLC - Community Land Trust											X	
Project	Moab Area Community Land Trust											X	X
Project	Mountainlands Community Land Trust											X	X
Project	Utah Community Land Trust											X	X
Habitat for Humanity Chapters:													
Project	Northern Utah Habitat for Humanity	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity of Southern Utah	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity Utah County	Sweat equity home ownership and repair							X	X			
Project	Habitat for Humanity Summit and Wasatch Counties	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity for the Greater Salt Lake Area	Sweat equity home ownership and repair							X	X			
Project	Fuller Center for Housing (Castle Country Chapter)	Home repair							X	X			X

4. PRIORITIZED TACTICS MENU

Phase I of this strategic planning process included a literature review and the identification of over 200 individual tactics (policy, investment, or education initiatives) that could be employed to address Utah’s housing needs. This list continues to be refined and consolidated, analyzed, and reviewed by a broad spectrum of stakeholders.

Recommendations: Prioritized Tactics Menu

Phase II will include a short list of prioritized tactics recommended by stakeholders for further exploration and discussion by policymakers. The included tactics will have been evaluated based on potential impact, relative complexity, alignment with this plan’s goals and guiding principles, and level of preliminary support from key stakeholders.



Below is an *example* of anticipated final formatting for the prioritized Tactics Menu:

Tactic #54: *Provide State-funded supplemental weatherization and repair grants or loans to improve the energy efficiency and livability of affordable housing units.*

	GOAL: <i>Policy and Support</i>	LEAD: <ul style="list-style-type: none"> State
	GOAL: <i>Community Well-being & Quality of Life</i>	STAKEHOLDERS: <ul style="list-style-type: none"> Legislature Executive Branch Non-profit partners Local government Residents
High Impact	Short-term (1-4 years)	
Low Complexity	31-60% AMI 61-80% AMI	

Description:
 The federally-funded [Weatherization Assistance Program \(WAP\)](#) helps low-income individuals and families reduce energy costs and increase comfort and safety in their homes. The Utah Division of Housing and Community Development administers the program statewide through eight government and nonprofit agencies.

Participating households average nearly 35 percent in savings, or approximately \$583 per year, after the completion of weatherization improvements.

Program capacity is limited by available federal funding, but could be expanded to support additional households through additional state funding.

5. IMPLEMENTATION PLAN

Recommendations: Implementation and Ongoing Updates

Phase II of this planning effort will include a recommended approach to implementation of this strategic plan.

APPENDICES

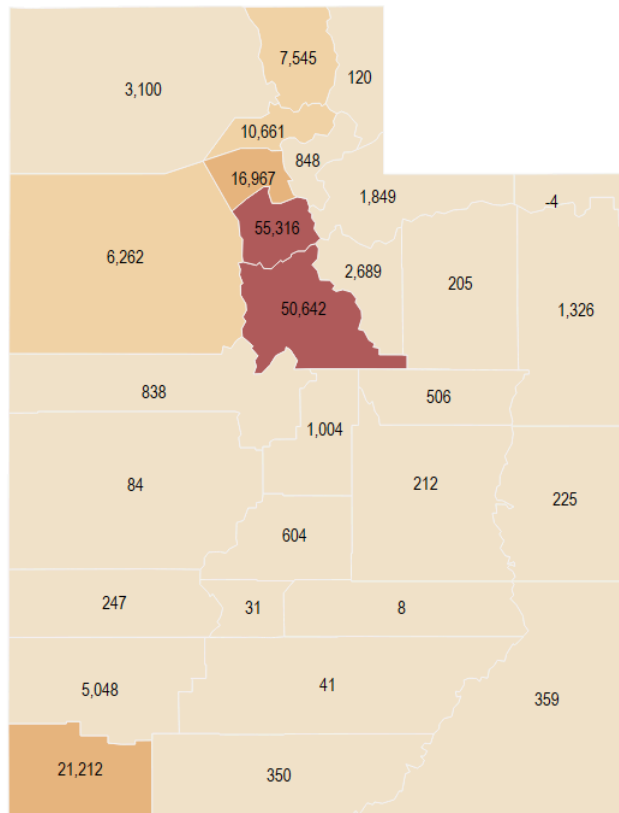
Appendix A - BACKGROUND

BACKGROUND

Today's Housing - Too Few and Too Expensive

Across the country, rapid population growth coupled with decades of housing underproduction has resulted in a critical shortage of housing units and rising housing costs. While this issue is felt nationwide, Utah stands out as it is one of the fastest growing states in the nation and faces unique pressures on its housing market. Despite years of strong growth, the number of homes being built in Utah has not kept pace with need overall. GPI estimates that Utah has a cumulative shortage of 35,000 homes in 2024, and a projected demand of 188,000 new homes by 2030.

Projected housing demand by county from 2024-2030
Kem C. Gardner Policy Institute



This shortage has increased the cost of housing for both renters and prospective homebuyers. In 2023, 45% of renters and nearly 20% of homeowners are housing cost-burdened, with most low-income households spending more than 30% of their household income on housing (GPI). As a result, high housing costs affect health outcomes, upward mobility, and can require difficult household tradeoffs.

Utah's housing needs include a spectrum of housing types and services. These needs include crisis shelters and services for the unsheltered, affordable housing for low- to moderate-income Utahns to prevent homelessness, and market-rate rental and ownership options. Rural areas face unique housing challenges that will require different strategies than urban areas.

There is a significant lack of housing programs and funding aimed specifically at the 30-60% AMI range. This lack of targeted support creates a major barrier, making it more difficult for families in this income bracket to secure safe, affordable, and stable housing. Affordable housing is not being produced by the market because it does not meet the financial requirements of private builders, even if all regulatory requirements were removed. In order to increase the supply of affordable housing for the lower AMI ranges, public subsidy will be necessary. Utah's lower income renters are challenged with finding housing that meets current health and safety standards; multiple costly application fees, credit, and background checks; threat of eviction; court judgements; lengthy lease commitments; cost prohibitive damage deposits; and monthly rents that do not match available wages.

Those looking to purchase a home face challenges as well. The year-over-year median sales price of a home peaked in February 2022 with a record 28.2% increase, according to [GPI](#). Price increases have since leveled and are increasing at more reasonable rates, but housing continues to remain out of reach for many. [GPI](#) found that in 2023, only 15% of Utah's renter households had enough income to purchase a modestly priced \$300,000 to \$400,000 home, and there are very few housing options available at this price point for those that are ready to purchase.

Utah's housing challenges are not unique, and states across the nation are facing similar housing shortages and affordability constraints. The Covid-19 pandemic sparked a national surge in relocation trends, with more people moving to Utah due to its desirable quality of life, strong economy, and growing job opportunities. This influx of residents has placed additional pressure on an already tight housing market. Economic factors, including historically high interest rates, a persistent labor shortage, and supply chain disruptions, have further constrained housing development. While these challenges echo some of those seen during the Great Recession, they are compounded by new and unique pressures.

Utah's distinctive approach to problem solving, the "Utah Way," provides a model for addressing these challenges. Grounded in collaboration, innovation, and a proactive mindset, this approach works to confront the housing challenges in a way that brings all stakeholders together to find viable and long-term solutions.

Tomorrow's Housing - A Variety of Housing Types and Price Points

During the summer of 2023, over 28,000 Utah residents shared their vision for the future of the state in the [Guiding Our Growth](#) survey. Utahns in urban and rural areas consistently responded that they wanted to see their communities offer a variety of housing options and price points, and in locations where they can easily reach desired opportunities. They overwhelmingly favored building up rather than out, and when new greenfield development was necessary, they favored thoughtfully designed master-planned communities complete with parks, trails, community gathering places, and good public transit access.

Utahns want housing that offers opportunities for safe and dignified living regardless of economic status, location, physical ability, or stage of life. This means ensuring that our communities include a mix of single-family detached homes, townhomes, twin homes, condos, accessory dwelling units (ADUs), and apartments. It also means housing options that are priced to not overly-burden households across the spectrum of economic levels.

Communities with a mix of housing types and price points allow Utahns to stay within their same neighborhoods and social networks even as their needs change, e.g. young adults, families with children, empty nesters, or retirees. This means a mix of attached and detached units, large and small lots, rental and for-sale options.

Prior to interest rate increases, Utah was a [leader in the nation](#) for the number of new building permits issued per capita. Utah can again be a housing solutions leader if we work together.

Appendix B - TIMELINE & CONTRIBUTORS

TIMELINE

KEY MILESTONES	START	COMPLETE
Project Management	Sept 2024	Ongoing
PHASE I		
Project Kickoff	Sept 8, 2024	Sept 28, 2024
Project Charter	Sept 10, 2024	Sept 24, 2024
Plan Development		
Technical and Steering Committee meetings	Oct 4, 2024	Jan 10, 2025
Stakeholder Engagement		
Legislature and key stakeholder interviews	Dec 2024	Jan 2024
Legislative session committee presentations	Jan 10, 2025	Mar 7, 2025
Public review and feedback	Jan 24, 2025	Mar 7, 2025
PHASE II		
Phase Kickoff - Review and Confirm Charter	Apr 2025	Apr 2025
Plan Development		
Technical and Steering Committee meetings	Apr 2025	June 2025
Stakeholder Engagement		
Legislature and key stakeholder interviews	Jul 2025	Jul 2025
Public comment period	Aug 2025	Aug 2025
Revise and Finalize Phase II Deliverable	Aug 2025	Aug 2025
Publish Final Plan	Sept 2025	

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Rep. Gay Lynn Bennion
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Appendix C - DATA SOURCES

DATA SOURCES

The successful development and implementation of the Housing Strategic Plan will rely on future collaboration among key state agencies, local governments, and stakeholders. By leveraging insights, resources, and data from these diverse partners, the plan will address housing challenges across the state and align efforts to meet shared housing goals, ensuring a comprehensive and sustainable approach to housing solutions.

[Housing Unit Inventory \(HUI\) Dataset](#) - Specified in Utah Code [63A-16-506, 4a](#), this dataset is published by the Utah Geospatial Resource Center (UGRC) in collaboration with the County Assessors and MPOs. This GIS dataset builds on the tax parcels maintained by the County Assessors and Recorders that includes the parcels' geographic location and built year, by adding a count of housing units and housing type for each residential property. The HUI dataset has been completed for Davis, Salt Lake, Utah, Washington, and Weber (Wasatch Front portion) counties since [HB 433 Public Land Geographic Data Amendments \(R. Spendlove\)](#) passed in the 2023 General Session. HB433 does not specify an update frequency for the HUI but it could certainly be updated annually by Utah's larger counties with additional support funding (perhaps to UGRC).

[Housing Inventory Explorer Web Map](#) - This is an online platform for viewing the HUI dataset. The map includes filters for centers and transit proximity, as well as year built, making the derivation of statistics for specific time periods relatively straightforward. Parcel records in the housing inventory usually correspond to January 1 or a specific year and updated data for each year becomes available after assessors finalize the property tax roll in the summer of the same year.

[Utah Affordable Housing Dashboard](#) - The Kem C. Gardner Policy Institute developed the Utah Housing Affordability Dashboard in partnership with the Utah Department of Workforce Services. The dashboard tracks moderate and affordable housing needs and supply across Utah communities. The information identifies the number of lower-income renter households who cannot find a moderate or affordable residence in the current market by comparing the number of renter households with the number of moderate, affordable, and available rental homes. The dashboard measures home purchase affordability by area at various income levels and tracks existing, deed-restricted, affordable housing supply.

[Ivory-Boyer Construction Database](#) - GPI, in partnership with the Ivory-Boyer Real Estate Center, tracks building permit activity across the state, publishing updates quarterly. The construction report provides an in-depth analysis of both residential and non-residential trends. The public-use database contains 40 years of detailed monthly permit data for Utah localities.

[Utah Association of Realtors Database](#) - The Utah Association of Realtors maintains a restricted-access database of real estate market statistics of all home sales and prices. They produce an aggregated report every month reporting on the total number of units sold and the median sales price by county during the reporting period.

[MIHP Reporting](#) - Most jurisdictions must adopt a moderate-income housing element (MIHP) in their general plan which includes an “analysis of how the jurisdiction will provide a realistic opportunity for development of moderate-income housing within the next five years”. As part of required annual reporting, municipalities must demonstrate how they are implementing the MIHP.

[Paragon, Utah Mass Appraisal \(PUMA\)](#) - State legislation mandates that county assessors physically inspect and evaluate every property in their jurisdiction at least once every five years to determine its full market value. The Utah Association of Counties is working toward bringing all county assessors into a new mass appraisal system called Paragon Utah Mass Appraisal (PUMA). This new system will allow for annual updates of all real property parcel data across the state using accepted valuation methodologies. The process will also facilitate other enhancements to the assessment process and access to centralized, standardized data. Data will include current land use, ownership, and taxable value.

[American Community Survey](#) - The U.S. Census publishes this detailed dataset, which includes data on housing affordability, construction, vacancy and financing patterns. In addition the survey data includes housing characteristics such as bedroom count, units in structure, building age, facilities, and utility access. Estimates are reported yearly, but sample sizes vary and do not encompass every community. Error margins on these data should be taken into consideration.

[Comprehensive Housing Affordability Strategy \(CHAS\)](#) - Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of the American Community Survey data. These data demonstrate the extent of housing programs and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

[Utah Redevelopment Agency \(RDA\) Database](#) - The Governor’s Office of Economic Opportunity maintains a database of all RDA project areas within the state. The database includes data on developed and undeveloped acreage, percentage of project set aside for residential, number of housing units authorized, taxable value, and more.

[Redfin](#) - Redfin is a real estate brokerage that publishes aggregated housing market data collected from multiple listing services and real estate agents from across the country. Data includes the number of new listings, median sales prices, home price index, and median asking rent by region,

state, and metro area. Redfin also publishes [WalkScore](#), an index of how walkable a neighborhood is. Walkability refers to the ability to safely walk to services and amenities within a reasonable distance.

[Access to Parks and Trails](#) - WFRC maintains an interactive map that highlights the ability for residents of the Wasatch Front to reach a park or trail system within a 5- or 10-minute walk.

[Housing + Transportation Cost Index](#) - The traditional measure of affordability recommends that housing cost no more than 30% of household income. This benchmark does not account for transportation costs, which are typically a household's second-largest expenditure. The Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45% of household income. Costs can be seen from the regional down to the neighborhood level.

[Multiple Listing Service](#) - Popularly known as the MLS, this service is a free, nationwide database of real estate listings. MLS also features foreclosures, new construction, resale homes, acreage, lots, land, commercial properties, and investment properties.

[Utah State Tax Commission](#) - For tax collection and distribution purposes, the Tax Commission currently collects data from each county assessor on the parcels of land within each county. Data includes current land use, ownership, and taxable value.

[National Housing Preservation Database](#) - The *National Housing Preservation Database (NHPD)* The *NHPD* is an address-level inventory of federally assisted rental housing in the US. The data in the *NHPD* come from the US Department of Housing and Urban Development (HUD) and the US Department of Agriculture (USDA), and include ten federally subsidized programs. The *NHPD* is updated four times a year in January, April, August, and October.

[Occupational Employment and Wage Statistics \(OEWS\)](#) - The Occupational Employment and Wage Statistics (OEWS) program produces employment and wage estimates for nonfarm establishments throughout the United States. It utilizes the Standard Occupational Classification (SOC) system to categorize jobs into occupations based on their job duties. The visualization below represents the OEWS data for the State of Utah, including its metropolitan and nonmetropolitan areas. This data is published annually. For a comprehensive analysis of Utah occupational data, please visit [Utah Economic Data Viewer](#).

[Home Mortgage Disclosure Act Data](#) - The Home Mortgage Disclosure Act requires financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. These data help show whether lenders are serving the housing needs of their communities; give a

range of stakeholders information that helps them make recommendations, decisions, and policies; and shed light on lending patterns that could be discriminatory. Among the data points are loan type, loan purpose, demographic information of the borrower or co-borrowers including race, ethnicity, sex and age, the location of the dwelling, the action the financial institution took on the application, the loan amount, the interest rate, any points and fees charged in connection with the loan, and the property value.

Appendix D - GLOSSARY

GLOSSARY

Accessory Dwelling Unit (ADU) - A small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities and connections needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. ADUs can be [internal](#) or external to the primary home.

Active Transportation - Refers to the modes of human-powered mobility, such as biking, walking, etc.

Affordable Housing - Affordable housing has a range of connotations and meanings in different policy areas. Utah Code commonly refers to “affordable housing” as housing offered for sale or rent to households at or below 80% of county median income.

Affordable Housing Density Bonuses - Zoning allowances that permit additional building units or height in exchange for providing affordable housing.

Affordable Housing Financing Tools - Financial programs and incentives (e.g., tax credits, grants, low-interest loans) designed to support the development or preservation of affordable housing.

Affordable Housing Funding Sources - Public and private funding options (e.g., federal tax credits, local subsidies, philanthropy, non-profit programs, low-interest loans) available to finance the construction or renovation of affordable housing.

Affordable Housing Preservation - The effort to maintain or improve existing affordable housing stock to prevent displacement and preserve affordability.

Affordable Housing Rehabilitation - The process of renovating existing properties to preserve habitability and affordability, often through government programs.

Affordable Housing Set-Aside - A percentage of units in a new development reserved for lower-income residents at affordable rates.

Affordable Housing Shortage - The gap between the demand for affordable housing and the available supply.

Affordable Housing Tax Credits - Tax incentives provided to developers or investors for the construction or renovation of affordable housing.

Affordable Housing Trust Fund (AHTF) - A public fund dedicated to financing affordable housing development, typically sourced from public funds or private contributions. The [Olene Walker Housing Loan Fund](#) is a local example.

Annexation - Incorporation of land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Area Median Income (AMI) - The midpoint of a specific area's income distribution which is calculated on an annual basis by the Department of Housing and Urban Development.

Association of Governments (AOG) - A voluntary association of local governments formed under the authority of the [Utah Interlocal Cooperation Act](#) to provide a common forum to identify, discuss, study, and resolve area or region-wide problems.

Attainable Housing - A term defined by the state in Utah Code [51-12-101](#) and [63H-8-501](#) as for-sale homes not exceeding a purchase price of \$450,000.

Availability - A measure of how many suitable housing options are present for people who need them, taking into account both the physical supply of homes and broader market dynamics.

Building Codes - Standards typically recommended by the International Code Council and adopted by the state that govern the construction, alteration, demolition, occupancy, or other use of buildings used for habitation.

By-Right Development - A zoning term indicating that certain types of development are permitted without the need for local legislative approvals, conditional use permits, or variances, if they comply with zoning laws.

Center - An area within a community that contains a mix of uses (live, work, and play), is more intense in development than the surrounding area/neighborhoods, and has transportation choices and connectivity that give people access to opportunities.

Certificates of Occupancy - A document that indicates that a building complies substantially with the applicable building codes, plans and specifications that have been submitted to, and approved by, the local authority.

Commission on Housing Affordability (CHA) - A subcommittee of the Unified Economic Opportunity Commission, identified in Utah Code [35A-8-22](#), that addresses housing affordability through data-driven and collaborative methods to identify housing needs, gaps, and opportunities throughout the State of Utah.

Community Land Trusts (CLTs) - Nonprofit organizations that own land and lease it to individuals or organizations for affordable housing, ensuring long-term affordability.

Community Reinvestment Area (CRA) - As authorized by Utah Code [Title 17C](#), CRAs are political subdivisions of the state, created by the legislative body of a county or municipality for the purpose of stimulating redevelopment. A CRA is authorized to create project areas and use

property tax increments from a project area to help pay for infrastructure improvements, affordable housing, or other development projects.

Complexity - How much political, social, environmental, and other factors play into implementing tactics.

Condo Owners Association (COA) - An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing COAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the state. COA registration is mandatory in Utah.

Constructed - A new housing unit that has been built, but not yet awarded a certificate of occupancy.

Construction - Refers to the process of building or assembling housing units.

Cost-burdened - A household is considered cost-burdened if it spends more than 30% of its gross income on housing-related costs, including rent or mortgage payments and utilities.

Deed - A document that gives parties, a seller (grantor) and a buyer (grantee), the right to exchange ownership of property for consideration or a purchase price. The deed must include a valid legal description of the property being conveyed, be notarized, and otherwise comply with state regulations.

Deed Restrictions - Legal agreements that limit the use or resale of a property, often used to maintain affordability or prevent speculation.

Density Bonus - A zoning incentive that allows developers to build more units than normally allowed in exchange for community benefits, including affordable housing, in their projects.

Easement - A process that permits the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals, allowing for the installation and maintenance of utilities.

Economic Integration - The process of creating mixed-income communities by promoting a range of housing options for various income levels.

Eminent Domain - Sometimes referred to as condemnation; the power to compel the sale of private property to a condemning agency for a public purpose, subject to payment of just compensation.

Entitlement - Refers to a legally established right to develop, occupy, or use a property, typically as determined through zoning laws, property rights, or contracts.

Eviction - Legal process used by landlords to regain possession of their real property when a tenant refuses to leave. Eviction can occur due to nonpayment of rent, damages, illegal activity, violating the terms of a lease, or the landlord's desire to take possession of the property.

Eviction Protections - Eviction laws are legal protections that make the lease renewal process more predictable, empower tenants to advocate for better living conditions without fear of retaliation, provide limits on exorbitant rent increases to prevent renters from becoming extremely rent-burdened or experiencing displacement, and promote long-term housing stability for low-income and marginalized renters.

Exaction - A mandatory contribution required by a governmental entity as a condition of approval for a development application which may include items such as the dedication of property for utilities, the construction and dedication of public improvements, and monetary payments (including impact fees).

Fair Housing Act - A federal law that prohibits discrimination in housing based on race, color, religion, sex, disability, familial status, or national origin.

Fair Housing Ordinance - Laws that prohibit discrimination in housing based on race, gender, disability, family status, or other protected categories.

First Home Investment Zone (FHIZ) - A tax-increment financing housing program created in 2024 by [SB 268, First Home Investment Zone Act \(W. Harper\)](#).

First-Time Homebuyer Program - A Utah program created in 2024 by [SB 240 First-time Homebuyer Assistance Program \(W.A. Harper\)](#) and designed to help first-time homebuyers access homeownership by providing down payment assistance, tax incentives, or interest rate buy-downs.

Gap financing - Financial assistance is provided to make up the difference between the available funding and the total cost of a housing project, often to assist with affordable housing development.

Goal - A broad statement of intent that describes a desired future state.

GPI - See Kem C. Gardner Policy Institute.

Greenfield - Natural or agricultural lands that are currently undeveloped.

Guiding Principles - Broad, strategic guidelines that provide a framework for how stakeholders agree to work together.

Home Ownership Promotion Zone (HOPZ) - A tax-increment financing housing program created in 2024 by [SB 168, Affordable Building Amendments \(L. Fillmore\)](#).

Homeless Resource Center - A facility that provides essential services, support, and temporary shelter to individuals and families experiencing homelessness.

Homeowners Association (HOA) - An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing HOAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the State. HOA registration is mandatory in Utah.

Household - The U.S. Census Bureau defines a household as all people who live in a housing unit, such as an apartment or house, as their primary residence. This includes people who are related by family, as well as unrelated people who share the housing unit, such as employees, foster children, or lodgers. A household can also be made up of a single person or a group of unrelated people, such as roommates or partners.

Housing and Transit Reinvestment Zone (HTRZ) - A tax-increment financing housing and transit program amended in 2024 by [SB 208, Housing and Transit Reinvestment Amendments \(W. Harper\)](#).

Housing Choice Vouchers - A federal program that provides rental assistance to low-income individuals and families, allowing them to rent from private landlords.

Housing Stability - The ability for Utahns to have access to safe, clean, affordable housing without fear of losing it.

Housing Subsidy - Government or private investments to help lower the price of housing. This may refer to individual assistance or development of new housing.

Housing Supply - The number of homes available for rent or sale in a given market.

Impact Fees - Fees charged to developers to offset the cost of public infrastructure and services required to support new development (e.g., roads, utilities).

Inclusionary Zoning - Zoning regulations that require developers to include a certain percentage of affordable units in new residential developments. Except as part of a master development agreement, inclusionary zoning is prohibited in Utah by Utah Code [10-9a-535](#) (municipalities), Utah Code [17-27A-531](#) (counties).

Income Restricted Affordable Housing - Refers to housing units where the rent is set based on the area's median income. These units are designed for low-income individuals or families who may not be able to afford market rent units.

Infill Development - The process of developing vacant or redeveloping underused land within existing urban areas, often as a means to increase housing density and reduce urban sprawl.

Infrastructure - Infrastructure refers to the essential facilities and utility systems needed to support a community.

Internal Accessory Dwelling Units (IADU) - Defined in Utah Code [10-9a-530](#) (municipalities) and Utah Code [17-27a-526](#) (counties); an accessory dwelling unit created within a primary dwelling, within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created, and for the purpose of offering a long-term rental of 30 consecutive days or longer.

Judgments - Legal decisions related to unpaid debts secured by property. It can result in eviction or other actions.

Just-Cause Eviction - A policy that prevents landlords from evicting tenants without a valid reason, offering tenants more stability and protection.

Kem C. Gardner Policy Institute (GPI) - The University of Utah's Kem C. Gardner Policy Institute, housed in the David Eccles School of Business, is Utah's premier economic and public policy research institute. The institute develops and shares economic, demographic, public finance, and public policy research that sheds light and helps state leaders make informed decisions.

Land Banking - The practice of acquiring and holding land for future development, often used to secure land for affordable housing before it is developed.

Land Use Academy of Utah (LUAU) - This is an [online resource library](#) compiled through a joint effort between the Utah League of Cities and Towns and the Office of the Property Rights Ombudsman.

Land Use Authority - A person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

Land Use Regulations - Refers to the set of rules, standards, and guidelines established by governmental authorities or planning bodies that govern land use, development, and urban growth. These regulations are designed to guide how land is developed, used, and managed to ensure organized, sustainable, and balanced growth while promoting public safety, welfare, and environmental protection.

Land Value Tax - A tax that is levied only on the value of land, not buildings, encouraging land development and reducing speculation.

Legacy Cities - A city that has been largely built out, or has developed all available land within its borders. These are well-established, older cities.

Limited-Equity Cooperatives (LEC) - A homeownership model in which residents purchase a share in a development. The share is sold at a price determined by formula, which is designed to maintain affordability at purchase and over the long term.

Low-Income Housing Tax Credit (LIHTC) - A federal tax incentive program used to encourage the development and rehabilitation of affordable rental housing for low-income households.

Land Use, Development, and Management Act (LUDMA) - The state law for land use which applies to all cities, towns, and counties throughout Utah. Municipal LUDMA (for cities and towns) can be found in Utah Code [Title 10, Chapter 9a](#). County LUDMA is contained within Utah Code [Title 17, Chapter 27a](#).

Market-Rate Housing - Refers to non-subsidized properties that are rented or owned by those who pay market-rate rents or who paid market value to purchase the property.

Master-Planned Developments - See Master-Planned Communities.

Master-Planned Communities - Defined in Utah Code [72-1-102](#), as a land use development designated by the city as a master-planned community; and comprised of a single development agreement for a development larger than 500 acres.

Metrics - Specific measurements used to track progress toward achieving the goals and objectives outlined in a strategic plan.

Metropolitan Planning Organization (MPO) - A federally-required regional transportation organization to conduct coordinated transportation planning, and to receive and distribute federal transportation funding. MPO membership is composed of representatives of the local governments within the MPO boundaries.

Micro-Units - A compact, self-contained living space designed to accommodate a sitting space, sleeping space, bathroom, and kitchenette.

Missing Middle Housing - A term popularized by Opticos/Dan Parolek, that refers to multi-unit, low-rise housing comparable in feel to single-family homes at a middle scale between lower-density detached single-family houses and higher-density multifamily complexes. Because this type of development is scarce in many communities, it is referred to as “missing middle.” It is critical to note that missing middle housing types will look different in every community, as a key component of their placement is being designed to fit into and enhance existing communities. However, common examples include cottages, bungalows, courtyard apartments, duplexes, triplexes, fourplexes, townhouses, and live-work units.

Mixed-Use Developments - See Mixed-Use.

Mixed-Use - Refers to development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Moderate-Income Housing Plan (MIHP) - Utah Code [10-9a-408](#) requires certain municipalities and counties to include an MIHP element in their general plan. Cities and counties must outline their preferred strategies and implementation progress toward advocating for long-term affordability and preservation.

Modular Housing - Housing built using pre-fabricated components that are assembled on-site, often used for both affordable and emergency housing. Modular housing units must be connected to a foundation.

Multifamily Housing - Residential buildings that contain multiple separate housing units, such as duplexes, triplexes, or apartment complexes.

Naturally Occurring Affordable Housing (NOAH) - Existing market-rate housing that is affordable to low- and moderate-income households without government subsidies.

Non-Governmental Organization (NGO) - A voluntary group of individuals or organizations, usually not affiliated with any government, that is formed to provide services or to advocate a public policy. Although some NGOs are for-profit corporations, the vast majority are nonprofit organizations.

Non-productive public land - Land owned by a any public entity that is not currently a part of an identified, specific current or future use, excluding State Trust Lands, US Forest Service, or US Bureau of Land Management

Ordinance - A written law duly adopted by the local legislative body that regulates land development in a community. Each community's land use laws are unique, and each community has significant flexibility within state law to adopt land use laws that fit their community's needs.

Owner-Occupancy Requirement - A policy requiring that the homeowner live in the property as their primary residence, often applied to ADUs.

Permanent Supportive Housing (PSH) - PSH is a model that combines low-barrier access to affordable housing and dedicated supportive services in an effort to help individuals and families lead more stable lives. PSH targets people, particularly the homeless or chronically homeless, and those with psychiatric disabilities, chronic health challenges, or other barriers to accessing or retaining stable housing. PSH provides robust supportive services to reduce instability in housing. PSH projects deliver supportive services through a combination of on-site services and linkages to available community services. PSH projects have tenant selection policies that prioritize people who have been homeless the longest or have the highest service needs as evidenced by vulnerability assessments. PSH units are rent restricted at or below 35% of Area Median Income and are required to have a minimum 15-year commitment of project based rent subsidy. Owners and operators of PSH for the chronically homeless must utilize the Coordinated Entry System (CES) from the applicable Continuum of Care, if available, though not exclusively.

Permitted Use - The type of development use that has been approved by the local planning authority through the issuance of a building permit.

Planned Unit Development (PUD) - A planned unit development (PUD) is a flexible zoning tool that allows developers to create a community with a mix of land uses, buildings, and open spaces. A PUD can be part of a Master-Planned Community or a smaller, stand-alone project.

Pre-Approved Housing Designs - Standardized building designs that have been approved by an applicable government entity in advance, making the permitting and approval process faster and more streamlined for developers.

Prefab Housing - See Modular.

Private Activity Bond (PAB) - A tax-exempt security issued by or on behalf of a local or state government. PABs are issued for projects that carry special financing benefits, such as funding hospitals or airports.

Progressive Property Tax - Tax system that increases the tax rate on higher-value properties, often used to discourage land speculation and promote affordable housing.

Public Housing Authority - State, county, municipality or other governmental entity or public body or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the United States Housing Act of 1937 in accordance with 24 CFR §5.100.

Public Services - Essential resources and facilities provided by government agencies or other organizations to promote the well-being, safety, and quality of life of the general public. These include healthcare facilities, educational institutions, libraries, emergency services like police and fire departments, and other community support systems.

Public-Private Partnerships (P3s or PPPs) - Collaborative agreements between government agencies and private developers to fund and build affordable housing projects.

Rapid Housing - Permanent housing intervention designed to help individuals and families quickly exit homelessness by obtaining and remaining in permanent housing.

Rent Buyout - A financial offer made by a landlord to tenants, often in the context of gentrification, to incentivize them to leave their units.

Rent Stabilization - Local policies that limit rent increases for specific types of housing to protect renters from excessive rent hikes during periods of high demand. Rent control policies that limit the amount landlords can increase rent, are often applied to older housing units to prevent displacement.

Rental Assistance - Programs that provide support to low-income households by helping them pay rent. These programs offer a monthly subsidy to cover the gap between what the household can afford (usually around 30% of their income) and the actual rent.

Right of First Refusal - A policy that gives tenants the first opportunity to purchase their rental unit before it is sold to a third party.

Right-Sizing Zoning Policies - Zoning adjustments that make it easier to develop affordable housing in areas where there is demand but outdated regulations.

Setbacks - The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Shared Equity Housing - A model where homebuyers purchase a share of a property and the remaining equity is owned by a nonprofit or other organization, ensuring long-term affordability.

Single Room Occupancy (SRO) - A type of affordable housing where individual rooms are rented out, often in buildings that were originally designed for hotels or boarding houses. Typically, facilities like restrooms and kitchens are shared amongst tenants.

Site Plan - A site plan is a drawing, to scale, showing uses and structures proposed for a parcel of land. It typically includes lot lines, streets, building sites, public open spaces, buildings, major landscape features (both natural and man-made), and locations of proposed utility lines.

Split-Rate Property Tax - A tax system that taxes land at a higher rate than buildings to encourage land development and reduce speculation.

Stakeholders - All individuals and groups that must be engaged in the tactic for it to be successful and/or who will lead the implementation.

Starter Homes - New construction, for sale at \$450,000 or below.

Station Area Plans (SAPs) - Development plans required to be created by [HB 462, Utah Housing Affordability Amendments \(S. Waldrip\)](#) that focus on areas surrounding transit stations, promoting housing, access to opportunity, environmental sustainability, and transportation connectivity.

Subsidized Housing - Housing that is partially or fully subsidized by government programs or non-profit organizations, typically to make it more affordable for low-income households.

Sustainable Development - Housing development that minimizes environmental impact, often incorporating energy-efficient designs, renewable materials, and green infrastructure.

Tactics - Specific actions or steps taken to implement a strategy.

Tax Increment Financing (TIF) - A development financing tool in which local taxing bodies make a joint investment in the redevelopment of an area with the intent that any short-term gains be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future. The funds for this investment come from future tax revenues, not otherwise expected to occur but for economic activity enabled by the increased public and private investment in the area. The state has multiple TIF programs that could be used to increase housing including CRA, HTRZ, FHIZ, and HOPZ.

Tenant Protections - Legal provisions aimed at protecting renters from unfair eviction, rent increases, or substandard living conditions.

Transit-Oriented Development (TOD) - A type of mixed-use development within walking distance (up to one-half mile) of a fixed-rail transit stop. TODs typically have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to engage in active transportation methods.

Transitional Housing - Broadly refers to a supportive community that offers temporary housing for different segments of the homeless population or those experiencing a crisis.

Unsheltered Homeless - Refers to homeless individuals who live outside or in a building not intended for human habitation, or in which they have no legal right to occupy.

Upzoning - The process of changing zoning laws to allow higher-density development, often to increase housing availability in growing urban areas.

Urbanized - Urbanization refers to the increasing population shift from rural to urban areas, resulting in the growth of cities and towns.

Utah Association of Counties (UAC) - The Utah Association of Counties (UAC) is a voluntary, statewide organization whose members are the 29 counties of Utah. The counties, through their elected officials, direct UAC activities in providing services to county officials. UAC's purpose is to improve the operation of Utah's county governments and thereby improve the quality of services which counties provide to their residents.

Utah Department of Transportation (UDOT) - State agency charged with maintaining the more than 6,000 miles of roadway that constitute the network of state highways in Utah.

Utah Homes Investment Program (UHIP) - A three-year program managed by the Office of State Treasurer and created in 2024 by [HB 572, State Treasurer Investment Amendments \(R. Spendlove\)](#). It provides low-cost deposits to financial institutions, enabling them to offer low-interest loans to developers building attainable homes.

Utah Housing Corporation (UHC) - Created by the legislature in 1975, Utah Housing Corporation is Utah's housing finance agency. It develops and finances safe and affordable housing for low- and moderate-income Utahns and their families. By providing down payment assistance and working with over 65 financial institutions in Utah, UHC acquires and services over \$1 billion in single family mortgages each year, most of which are for first-time homebuyers throughout the state.

UHC also serves as the state's designated allocator of federal and state Low-Income Housing Tax Credits, which along with bonds issued by UHC provide hundreds of millions of dollars each year in financing for rental housing affordable to low-income Utahns and their families.

UHC also serves as a developer on select (mostly rural) housing projects, helping communities throughout the state to address their affordable workforce housing needs.

Utah League of Cities and Towns (ULCT) - A nonpartisan, inter-local government cooperative first organized in 1907. The organization serves 255 cities and towns in the State of Utah, representing municipal government interests with a unified voice at the state and federal levels. ULCT also provides information, training, and technical assistance to local officials on municipal issues and works to create a greater public awareness and understanding of municipal responsibilities, governance, and administration.

Walkability - Describes general pedestrian access and layout of an area related to the safety, comfort, and convenience of the walking environment.

Wasatch Choice Vision - A shared [regional vision](#), developed by public and private sector stakeholders, for coordinated transportation investments, development patterns, and economic opportunities on Utah's Wasatch Front and Back. The Wasatch Choice Vision includes a map and key strategies for enhancing quality of life as Utah grows.

Water-Efficient Landscaping - A term used for low-water requirement landscaping. Also known as localscaping, xeriscaping, or water-wise landscaping.

Zoning - Legislative act of designating areas of a city or county into areas (or zones) that specify allowable uses for real property and size restrictions for buildings within these areas.

Zoning Incentives - Changes in zoning laws or the introduction of incentives (e.g., density bonuses, relaxed parking requirements) to encourage developers to include affordable housing.



MURRAY
CITY COUNCIL

Adjournment