

ORDINANCE NO. 26-07

AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATION PURSUANT TO UTAH CODE ANN. SECTION 10-20-504 RELATING TO MULTI-FAMILY DEVELOPMENTS WITHIN THE CITY.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

PREAMBLE

Section 10-20-504 of the Utah Code Annotated grants the City authority to enact an ordinance establishing a temporary land use regulation for all of the area within the City without prior consideration or recommendation from the Planning Commission for a period not to exceed 180 days.

The City Council ("Council") is concerned with the potential conflicts between multi-family zoning districts and adjacent single-family zoning districts, including ensuring sufficient setbacks as well as orderly development of multi-family projects that harmonize with neighboring single-family zoning districts.

The City's multi-family zoning districts are intended to encourage opportunities for varied housing styles and character. However, the Council has concerns that recent developments may not properly balance adjacent neighborhood character. The Council is concerned that the multi-family zoning districts have regulatory deficiencies that may not adequately protect existing surrounding residential neighborhoods from the potential adverse effects of these more intense land uses.

The Council finds that the current regulations could allow development applications to be submitted and approved that may result in development patterns inconsistent with the City's long-term planning goals and may create adverse impacts that are difficult or impossible to mitigate after construction. The City Council finds further that revisions or amendments to the multi-family zoning districts are necessary to encourage orderly development of multi-family projects that harmonize with neighboring single-family zoning districts.

The Council affirms its support in the development of various housing types across the city and desires to amend the regulations to enhance the usability and applicability in multi-family developments.

The Council has determined it is in the best interests of the City, in the protection of public health, safety and welfare, that the regulations of multi-family developments should be analyzed by the City staff, the regulated development community and the residents of the City for the purpose of determining the best possible approach for such development under the Constitution of the United States and the laws of the State of Utah.

In order to preserve the status quo pending further analysis of the regulation of multi-family developments, the Council has determined that a temporary land use regulation regarding developments in multi-family zoning districts should be imposed prohibiting the acceptance of any land use or subdivision applications or other required approvals (“approvals”) for developments within the multi-family zoning districts.

BE IT ENACETED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to establish a temporary land use regulation prohibiting the acceptance of applications for land use or subdivision approvals within multi-family zoning districts.

Section 2. That there be and hereby is imposed for a period not to exceed one hundred eighty (180) days from the effective date of this ordinance a temporary land use regulation prohibiting the acceptance of applications for land use or subdivision approvals for multi-family developments within the Medium Density Residential District (R-2-10), Multiple-Family Low Density Residential District (R-M-10), Multiple-Family Medium Density Residential District (R-M-15), Multiple-Family High Density Residential District (R-M-20), and the Multiple-Family High Density Residential District (R-M-25). The City shall not accept, process or approve any application for any proposed development.

Section 3. That during the one hundred eighty (180) day temporary land use regulation period, the City staff shall work to develop and present to the City Council a proposed ordinance or ordinances regulating multi-family developments and present to the City Council in sufficient time that the ordinance(s), if adopted, may take effect prior to the expiration of the one hundred eighty (180) day temporary land use regulation.


Section 4. In order to protect the public health, safety, and welfare and allow sufficient time to implement the policy goals and objectives of the City as more fully described above, the Murray City Municipal Council hereby expressly invokes the Pending Ordinance Doctrine with respect to this Temporary Land Use Regulation.

Section 5 . Effective date. This Ordinance shall take effect April 21, 2026.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 21st day of April 2026.



MURRAY CITY MUNICIPAL COUNCIL


Adam Hock, Chair

ATTEST:

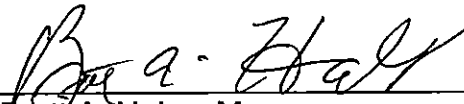


Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this 1st day of May, 2026.

MAYOR'S ACTION: Approved

DATED this 1st day of May, 2026.



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 5th day of May, 2026.



Brooke Smith, City Recorder