

ORDINANCE NO. 26-14

AN ORDINANCE AMENDING SECTIONS 16.04.020 AND 16.04.040 OF THE MURRAY CITY MUNICIPAL CODE REGARDING THE DEFINITION OF A BOUNDARY LINE ADJUSTMENT AND THE DESIGNATION OF LAND USE AUTHORITY FOR SPECIFIC SUBDIVISION APPLICATION REVIEWS, APPROVALS, AND APPEALS.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Sections 16.04.020 and 16.04.040 of the Murray City Municipal Code regarding the definition of a Boundary Line Adjustment and the designation of Land Use Authority for specific subdivision application reviews, approvals, and appeals.

Section 2. Amend Sections 16.04.020 and 16.04.040 of the Murray City Municipal Code. Sections 16.04.020 and 16.04.040 of the Murray City Municipal Code shall be amended to read as follows:

16.04.020: DEFINITIONS:

AVERAGE PERCENT OF SLOPE: The rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot. A vertical rise of one hundred feet (100') between two (2) points one hundred feet (100') apart measured on a horizontal plane is a one hundred percent (100%) grade or a one to one (1:1) slope.

BOUNDARY ADJUSTMENT, FULL: Means an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. This is any type of boundary adjustment that is not a simple boundary adjustment. It does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel or is made by the Department of Transportation.

BOUNDARY ADJUSTMENT, SIMPLE: Means an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. This type of boundary adjustment does not: affect the public right-of-way, municipal utility easement, or other public property; affect an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations. It does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel or is made by the Department of Transportation.

COMPLETE APPLICATION: An application that clearly demonstrates that the applicant has met all objective ordinance-based application criteria and has paid the application fees.

CUT: Either excavated material, or the void resulting from the excavation of earth material. The reference for a cut is the distance from a survey elevation stake to a required lower adjacent elevation.

DEVELOPER: Any subdivider or any person or organization that develops, or intends to develop, property after it has been divided.

DEVELOPMENT STAFF: A body of City officials made up of the Public Works Director, Power Department Director, City Engineer, Building Official, Fire Marshal, and Community and Economic Development Director or their respective designee.

EXCAVATION: Either the removal of earth from its natural position, or the cavity resulting from the removal of earth.

FILL: Earth materials used either as a manmade deposit or to raise an existing grade, or shall mean the depth or the volume of such material. The reference for a fill is the distance from a survey elevation stake to a required higher adjacent elevation.

FINAL GRADING: The last stage of grading a soil or gravel material prior to landscaping or the installation of concrete or bituminous paving, or other required final surfacing material.

FINAL PLAT: A map and supporting documents, prepared in accordance with the provisions of this title and prepared for recording in the office of the county recorder.

GRADING: Either an excavation or fill, or the act of excavating or filling.

IMPROVEMENTS: Curbs, gutters, sidewalks, gradings, pavings, landscaping, water, sewer and power systems, drainage systems, fences, public facilities, amenities and other such requirements of this title.

LAND USE AUTHORITY: For purposes of Title 16, the designation of Land Use Authority is located in the Table found in Section 16.04.040(F).

LOT: A tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.

LOT, DOUBLE FRONTAGE: A subdivision lot which has access from an interior subdivision street and also abuts the right-of-way of a collector or arterial street along the rear lot line.

MONUMENT: A permanent survey marker established by the county surveyor and shown on a final plat with state plane coordinates, and/or a survey marker set in accordance with the City Engineer's specifications and referenced to county survey monuments.

NATURAL STATE: The condition of land which has not been graded, disturbed, or built upon.

PARCEL: Any real property that is not a lot.

PLANNING COMMISSION: The Murray City Planning Commission.

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16.04.040: GENERAL RESPONSIBILITIES:

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E. The City Engineer shall review the engineering plans and specifications for the public improvements.

F. Designation of Land Use Authority: The following table defines the Land Use Authority for each application.

Application Type	Review Body	Recommending Body	Land Use Authority	Appeal Authority
Preliminary Plat	Development Staff	Development Staff	Planning Commission	Hearing Officer
Final Plat	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer
Condominium Plat	Development Staff	Development Staff	Planning Commission	Hearing Officer
Full Boundary Adjustment	Development Staff	Development Staff	Planning Commission	Hearing Officer
Simple Boundary Adjustment	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer

G. Amendments to the Subdivision Ordinance:

1. The Planning Commission shall make recommendations to the City Council for the establishment of, or amendment to, the requirements and design standards for public improvements.

2. The City Council may amend the provisions of the subdivision ordinance if the proposed amendment was proposed by or submitted to the Planning Commission for its approval.

H. The City Attorney shall verify that the bond provided by the subdivider is acceptable, that the subdivider dedicating land for use of the public is the owner of record, that the land is free and clear of unacceptable encumbrances according to the title report submitted by the subdivider, and may review other matters which may affect the City's interests.

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Section 3. Effective date. This Ordinance shall take effect upon first publication.

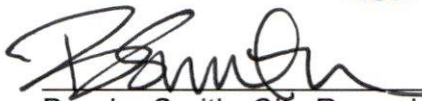
PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 2nd day of June 2026.



MURRAY CITY MUNICIPAL COUNCIL


Adam Hock, Chair

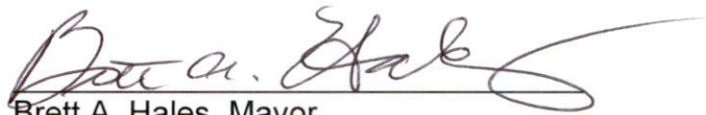
ATTEST:


Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this 12th day of June, 2026.

MAYOR'S ACTION: Approved

DATED this 12th day of June, 2026.

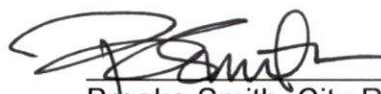

Brett A. Hales, Mayor

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 12th day of June, 2026.


Brooke Smith, City Recorder