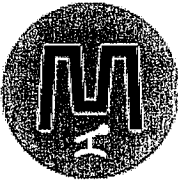


MURRAY
CITY COUNCIL

Council Meeting February 5, 2013



MURRAY
CITY COUNCIL

NOTICE OF MEETING
MURRAY CITY MUNICIPAL COUNCIL

PUBLIC NOTICE IS HEREBY GIVEN that there will be a meeting of the Murray City Municipal Council on Tuesday, February 5, 2013, at the Murray City Center, 5025 South State Street, Murray, Utah.

5:15 p.m. **Committee of the Whole:** To be held in the Conference Room #107

1. Approval of Minutes

1.1 None scheduled

2. Business Items

2.1 Committee and Board Reports (Five minutes each)

2.1.1 Blaine Haacke – Utah Associated Municipal Power Systems (UAMPS) and Intermountain Power Project (IPP)(ten minutes)

2.1.2 Russ Kakala – Trans-Jordan Cities

2.1.3 Zachery Fountain – Legislative Policy Committee (ten minutes)

2.1.4 Jan Wells – Council of Governments (COG)

2.1.5 Dave Nicponski – Valley Emergency Communications Center (VECC)

2.1.6 Dave Nicponski - Association of Municipal Councils

2.1.7 Jim Brass – Central Valley Water Reclamation

2.1.8 Jim Brass – Wasatch Front Waste and Recycling District

2.2 Business Licensing City Code Text Amendment – Tim Tingey (Ten minutes)

3. Announcements

4. Adjournment

6:30 p.m. **Council Meeting:** To be held in the Council Chambers

5. Opening Ceremonies

5.1 Pledge of Allegiance

5.2 Approval of Minutes

5.2.1 None scheduled.

5.3 Special Recognition

5.3.1 Special Recognition of Murray student Heber Cook for achieving finalist status in the Turkish Olympiad for his patriotic poem in the Turkish language. (Jared Shaver presenting)

6. Citizen Comments (Comments are limited to 3 minutes unless otherwise approved by the Council.)

7. Consent Agenda

7.1 None scheduled.

8. Public Hearings

8.1 Public Hearing #1

8.1.1 Staff and sponsor presentations, and public comment prior to Council action on the following matter:

Consider an ordinance relating to land use: amends the General Plan from Residential Single-Family Low Density to Residential Multiple-Family High Density and amends the Zoning Map from A-1 (Agricultural) to R-M-20 (Multiple-Family High Density Residential) for the property located at approximately 6271 South 900 East. (Camter Development) (Tim Tingey presenting.)

8.1.2 Council consideration of the above matter.

9. Unfinished Business

9.1 None scheduled.

10. New Business

10.1 Consider a resolution approving the City's Locally Preferred Alternative for the Taylorsville Murray Transit Project. (Tim Tingey presenting.)

10.2 Election of Vice Chair of the Murray City Municipal Council for the calendar year 2013.

11. Mayor

11.1 Report

11.2 Questions of the Mayor

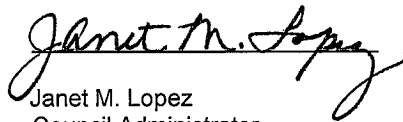
12. Adjournment

NOTICE

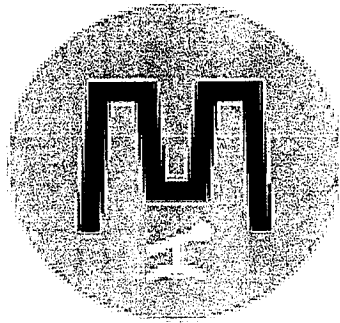
SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2660). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.

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

On Friday, February 1, 2013, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder and also sent to them by facsimile copy. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov, and the state noticing website at <http://pmn.utah.gov>.

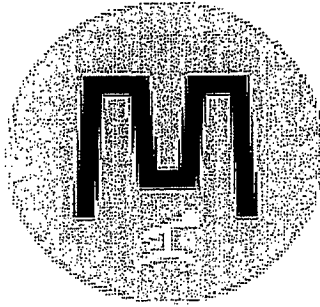


Janet M. Lopez
Council Administrator
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole



MURRAY
CITY COUNCIL

Discussion Item #1

Murray City Municipal Council

Request for Council Action

INSTRUCTIONS: The City Council considers new business items in Council meeting. All new business items for the Council must be submitted to the Council office, Room, 112, no later than 5:00 p.m. on the Wednesday two weeks before the Council meeting in which they are to be considered. This form must accompany all such business items. If you need additional space for any item below, attach additional pages with corresponding number and label.

1. **TITLE:** (Similar wording will be used on the Council meeting agenda.)

REPORTS FROM REPRESENTATIVES TO BOARDS OF INTERLOCAL ENTITIES

2. **KEY PERFORMANCE AREA:** (Please explain how request relates to Strategic Plan Key Performance Areas.)

Well Maintained, Planned and Protected Infrastructure and Assets; Responsive and Efficient City Services

3. **MEETING, DATE & ACTION:** (Check all that apply)

____ Council Meeting OR ☒ Committee of the Whole

☒ Date requested February 5, 2013

☒ Discussion Only

____ Ordinance (attach copy)

Has the Attorney reviewed the attached copy? _____

____ Resolution (attach copy)

Has the Attorney reviewed the attached copy? _____

____ Public Hearing (attach copy of legal notice)

Has the Attorney reviewed the attached copy? _____

____ Appeal (explain) _____

____ Other (explain) _____

4. **FUNDING:** (Explain budget impact of proposal, including amount and source of funds.)

To be determined

5. **RELATED DOCUMENTS:** (Attach and describe all accompanying exhibits, minutes, maps, plats, etc.)

See attached

6. **REQUESTOR:**

Name: Brett Hales

Title: Council Chair

Presenters: Various Officials and Staff

Title:

Agency: Murray City Corporation

Phone: 801-882-7171

Date: January 25, 2013

Time:

7. **APPROVALS:** (If submitted by City personnel, the following signatures indicate, the proposal has been reviewed and approved by Department Director, all preparatory steps have been completed, and the item is ready for Council action)

Department Director: Janet M. Lopez

Date: January 25, 2013

Mayor:

Date:

8. **COUNCIL STAFF:** (For Council use only)

Number of pages: _____ Received by: _____ Date: _____ Time: _____

Recommendation: _____

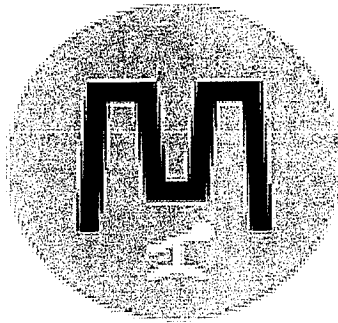
9. **NOTES:**

Committee of the Whole

February 5, 2013

Committee and Board Reports (Five minutes each)

1. Blaine Haacke – Utah Associated Municipal Power Systems (UAMPS) and Intermountain Power Project (IPP) (Ten minutes)
2. Russ Kakala – Trans-Jordan Cities
3. Zachery Fountain – Legislative Policy Committee
4. Jan Wells – Council of Governments
5. Dave Nicponski – Valley Emergency Communications Center (VECC)
6. Dave Nicponski - Association of Municipal Councils
7. Jim Brass – Central Valley Water Reclamation
8. Jim Brass – Wasatch Front Waste and Recycling District



MURRAY
CITY COUNCIL

Discussion Item #2

Murray City Municipal Council Request for Council Action

INSTRUCTIONS: The City Council considers new business items in Council meeting. All new business items for the Council must be submitted to the Council office, Room, 112, no later than 5:00 p.m. on the Wednesday two weeks before the Council meeting in which they are to be considered. This form must accompany all such business items. If you need additional space for any item below, attach additional pages with corresponding number and label.

1. **TITLE:** (Similar wording will be used on the Council meeting agenda.)

Business Licensing City Code Text Amendment

2. **KEY PERFORMANCE AREA:** (Please explain how request relates to Strategic Plan Key Performance Areas.)
Welcoming and Thriving Business Climate

3. **MEETING, DATE & ACTION:** (Check all that apply)

____ Council Meeting OR ☒ Committee of the Whole

☒ Date requested: February 5, 2013

☒ Discussion Only

____ Ordinance (attach copy)

Has the Attorney reviewed the attached copy? ____

____ Resolution (attach copy)

Has the Attorney reviewed the attached copy? ____

____ Public Hearing (attach copy of legal notice)

Has the Attorney reviewed the attached copy? ____

____ Appeal (explain) _____

____ Other (explain) _____

4. **FUNDING:** (Explain budget impact of proposal, including amount and source of funds.)

Not Applicable

5. **RELATED DOCUMENTS:** (Attach and describe all accompanying exhibits, minutes, maps, plats, etc.)

See attached memo

6. **REQUESTOR:**

Name: Tim Tingey

Presenter: Same

Agency: _____

Date: January 25, 2013

Title: Director, Administrative & Development Services

Title: _____

Phone: 801-264-2680

Time: _____

7. **APPROVALS:** (If submitted by City personnel, the following signatures indicate, the proposal has been reviewed and approved by Department Director, all preparatory steps have been completed, and the item is ready for Council action)

Department Director: [Signature] Date: 1/25/13

Mayor: [Signature] Date: 1/25/13

8. **COUNCIL STAFF:** (For Council use only)

Number of pages: _____ Received by: _____ Date: _____ Time: _____

Recommendation: _____

9. **NOTES:**




MURRAY CITY CORPORATION
ADMINISTRATIVE &
DEVELOPMENT SERVICES

B. Tim Tingey, Director

Building Division
Community & Economic Development
Geographic Information Systems

Information Technology
Recorder Division
Treasurer Division

TO:  **City Council**
FROM: **Tim Tingey, Director, Administrative and Development Services**
DATE: **January 25, 2013**
RE: **Business License Code Amendment**

Administrative and Development Services Department staff will be present to discuss modifications to City Code regarding business licensing. The discussion includes changes to the late fees and other minor text changes. If you have any questions, prior to the Committee of the Whole meeting, please contact me.

Adjournment

Council Meeting

6:30 p.m.

Call to Order

Opening Ceremonies:

Pledge of Allegiance

Special Recognition #1

Murray City Municipal Council

Request for Council Action

INSTRUCTIONS: The City Council considers new business items in Council meeting. All new business items for the Council must be submitted to the Council office, Room, 112, no later than 5:00 p.m. on the Wednesday two weeks before the Council meeting in which they are to be considered. This form must accompany all such business items. If you need additional space for any item below, attach additional pages with corresponding number and label.

1. **TITLE:** (Similar wording will be used on the Council meeting agenda.)
SPECIAL RECOGNITION OF HEBER COOK FOR ACHIEVING FINALIST STATUS IN THE TURKISH OLYMPIAD FOR HIS PATRIOTIC POEM IN THE TURKISH LANGUAGE.

2. **KEY PERFORMANCE AREA:** (Please explain how request relates to Strategic Plan Key Performance Areas.)
ENGAGED AND INFORMED RESIDENTS

3. **MEETING, DATE & ACTION:** (Check all that apply)

☒ Council Meeting OR ☐ Committee of the Whole

☒ Date requested February 5, 2013

☐ Discussion Only

☐ Ordinance (attach copy)

Has the Attorney reviewed the attached copy? ☐

☐ Resolution (attach copy)

Has the Attorney reviewed the attached copy? ☐

☐ Public Hearing (attach copy of legal notice)

Has the Attorney reviewed the attached copy? ☐

☐ Appeal (explain)

☒ Other (explain) Special Recognition

4. **FUNDING:** (Explain budget impact of proposal, including amount and source of funds.)
N/A

5. **RELATED DOCUMENTS:** (Attach and describe all accompanying exhibits, minutes, maps, plats, etc.)
See explanation below. **Heber's Parents are Blaine and Sarah Cook of Murray, Utah**

6. **REQUESTOR:**

Name: Jared Shaver

Title: Council Member District 4

Presenter: Jared Shaver

Title: Same

Agency: Murray City Corporation

Phone: 801-656-5186

Date: January 28, 2013

Time:

7. **APPROVALS:** (If submitted by City personnel, the following signatures indicate, the proposal has been reviewed and approved by Department Director, all preparatory steps have been completed, and the item is ready for Council action)

Department Director: Janet M. Lopez

Date: January 28, 2013

Mayor:

Date:

8. **COUNCIL STAFF:** (For Council use only)

Number of pages: _____ Received by: _____ Date: _____ Time: _____

Recommendation: _____

9. **NOTES:** Heber competed in the Turkish Olympiad in Los Angeles in March 2012. He was selected to represent the United States and traveled to Turkey where he performed his original patriotic poem that was put to music and a singer added. In Turkey he was selected as a Finalist and given royal treatment similar to our American Idol finalists. Many gifts were awarded him and he traveled the country performing. In March, Heber will be the Master of Ceremonies for the 2013 competition in Los Angeles.

Citizen Comments

Limited to three minutes, unless otherwise approved by the Council.

Public Hearing #1

Murray City Corporation


NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 5th day of February, 2013, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from Residential Single-Family Low Density to Residential Multiple-Family High Density and amending the Zoning Map from the A-1 (Agricultural) zoning district to the R-M-20 (Multiple-Family High Density Residential) zoning district for the property located at approximately 6271 South 900 East, Murray, Utah.

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

DATED this 15th day of January, 2013.

MURRAY CITY CORPORATION



Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: January 20, 2013

PH 13-04

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM RESIDENTIAL SINGLE-FAMILY LOW DENSITY TO RESIDENTIAL MULTIPLE-FAMILY HIGH DENSITY AND AMENDS THE ZONING MAP FROM A-1 (AGRICULTURAL) TO R-M-20 (MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL) FOR THE PROPERTY LOCATED AT APPROXIMATELY 6271 SOUTH 900 EAST. (Camter Development.)

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

WHEREAS, the owner of the real property located at approximately 6271 South 900 East, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for that property as Residential Multiple-Family High Density and to amend the zoning map to designate the property in a R-M-20 zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Murray City General Plan be amended to show a Residential Multiple-Family High Density projected use for the following described property located at approximately 6271 South 900 East, Murray, Salt Lake County:

Parcel Id Number: 22-20-128-002

PART OF AN ENTIRE TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF 900 EAST STREET, ALSO KNOWN AS PROJECT NO. 0071, WHICH POINT IS APPROXIMATELY 119.6 FEET SOUTH, 355.9 FEET WEST, 30.1 FEET SOUTH 4°08' EAST AND 479.45 FEET WEST FROM A 2 IN IRON PIPE SET BY THE COUNTY SURVEYOR AS THE NEW POSITION OF THE

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; WHICH POINT IS ALSO 143.73 FEET SOUTH 0°20'11" WEST ALONG THE MONUMENT LINE AND 63.95 FEET SOUTH 89°52'30" EAST FROM THE MONUMENT AT THE INTERSECTION OF 900 EAST STREET AND HOLLY AVENUE; RUNNING THENCE SOUTH 89°52'30" EAST 478.40 FEET ALONG THE NORTH LINE OF SAID ENTIRE TRACT TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 4°09'30" EAST 122.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID ENTIRETRACT; THENCE NORTH 89°52'30" WEST 478.94 FEET ALONG THE SOUTHERLY BOUNDARY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID PROJECT; THENCE NORTH 26°50'52" WEST 19.87 FEET ALONG THE SAID EASTERLY LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY OF CENTERLINE STATION 10+63.43; THENCE NORTH 0°21'10" EAST 104.35 FEET PARALLEL TO THE CENTERLINE OF SAID PROJECT TO THE POINT OF BEGINNING.

Section 2. That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the A-1 (Agricultural) zone district to the R-M-20 (Multiple-Family High Density Residential) zone district.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council
on this day of , 2013.

MURRAY CITY MUNICIPAL COUNCIL

Brett A. Hales, Chair

ATTEST:

City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2013.

MAYOR'S ACTION:

DATED this ____ day of _____, 2013.

Daniel C. Snarr, Mayor

ATTEST:

City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____
day of _____, 2013.

City Recorder

5. The applicant has submitted an affidavit stating that they are the owner of the property and that they will live in either the primary or accessory unit as their principal residence. Once the affidavit has been approved by City staff, it shall be recorded against the property. A copy of the recorded affidavit shall be provided to Community and Economic Development Staff.

Mr. Woodbury seconded the motion.

Call vote recorded by Mr. Wilkinson.

A _____ Jim Harland
A _____ Ray Black
A _____ Phil Markham
A _____ Vicki Mackay
A _____ Scot Woodbury

Motion passed, 5-0.

CAMTER DEVELOPMENT – 6271 South 900 East – Project #12-146 & #12-147

Jarred Cameron was the applicant present to represent this request. Chad Wilkinson reviewed the location and request for a General Plan amendment from Residential Single Family Low Density to Residential Multi-Family High Density and a zoning map amendment from A-1 (Agriculture) to R-M-20 (Residential Multi-Family High Density) for the property addressed 6271 South 900 East. The request for a General Plan amendment and zone change is not consistent with the General Plan direction which is for a change from agriculture to residential single family low density. The applicant is requesting the General Plan amendment and zone change to develop multi-family high density apartments on the property. The property contains 1.35 acres and is located north of the Wheeler Historic Farm and east of 900 East Street. The A-1 agricultural zone allows agricultural uses, parks, open spaces, and residential single family dwellings. Other compatible uses require a Conditional Use Permit to include schools, churches, and public parks. The proposed R-M-20 zone allows various permitted uses including single family and two family dwellings, charter schools, residential facility for disabled, and residential facility for elderly persons. Other uses require a Conditional Use Permit including multi-family residential uses such as apartments, condominiums, bed and breakfast home stay, retirement home, schools, churches, libraries, parks and play grounds. Mr. Wilkinson made mention that the General Plan is subject to review and is a document that provides room for flexibility. One of the issues staff looks at when reviewing changes is; has there been a change in circumstances that would justify a change to the General Plan designation. From the review of that area, everything has developed in a way that is consistent with the General Plan. There has not been a change in circumstances that would justify a change to a high-density multi-family designation. Based on the above findings, staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the requested Murray General Plan amendment and zone map change.

Mr. Wilkinson made mention of two letters that were submitted from Susan Lind and Karl Lind on the issue.

Jarred Cameron, 5581 South Green Street is the owner of the property at 6271 South 900 East. Mr. Cameron wanted it to be known that he is not trying to build a 4-story building to get the most units into a single area, but is trying to make it into a place that has residential business, R-M-15 (medium density) or R-M-20 (high density). By obtaining the zoning change to R-M-20 they would be able to provide a nicer development and place parking underneath the structure. Space for buffering and providing additional space (clear area) for safety are their major objectives. They would like to keep as many mature trees standing as possible with a playground and barbeque area. This structure will be upscale and consist of eight units per floor. The first and second floor are full stories, the 3rd story roof line will start at the peak of the second floor. Mr. Cameron made reference to a fact sheet attached to the original application and given to the commission members in their packets, stating the statistical growth and how his project supports that growth. Mr. Cameron stated that he is not opposed to having the zoning changed to R-M-15 either. He feels it would be better to keep this property owned by one person than dicing it up into smaller parcels for single family homes.

Mr. Woodbury asked Mr. Cameron to state how many units his project would consist of. Mr. Cameron stated 24 units are possible with 8 units per floor. He has not decided whether to make one of the units into an office for the complex.

Mr. Black asked the square footage per unit. Mr. Cameron stated the gross square footage is anywhere between 1250-1300 sq. ft. per unit. There will be 2 and 3 bedroom units, with the possibility of the top floor having one or two 1 bedroom units.

The meeting was opened for public comment.

Karl Lind, 6581 South 900 East is a property owner to the north of the proposed zone change area. Mr. Lind stated that Lind Ranch along with Wheeler Farm Cove homeowners and Wheeler Farm feel there will be a negative impact by this zoning change. There are 20 acres in this area that are currently agricultural; however in the future it is probable some of it will be developed. The question would be what residents of Murray City would want this area to become. Re-zoning to R-M-20 will eventually cascade into more apartments, possible hotels, rehab facilities, credit unions etc. This will bring increased traffic, congestion, vandalism, drugs, vagrancy and arson as seen on the farm adjacent to the Skaggs property. When this issue was brought up to the Murray City Police Department they admitted they did not have the manpower to oversee this area effectively. With this zoning change those same problems to the north border of the farm adjacent. Another concern is the wetlands as 1/3 of this property is wetlands through which there is drainage from Wheeler Farm onto Lind Ranch's ponds and returned to Little Cottonwood Creek. It still remains to be seen when the US Corp of Engineers is consulted as to whether or not it is feasible to build on this property. Mr. Lind suggested some alternative plans for this property to be considered. These suggestions would appeal to Lind Ranch and the neighborhood. 1) Trade the property to Wheeler Farm for property facing 6600 South and south of the canal. 2) Purchase of the property by the state of Utah with the funds set aside for open space and donate it to the farm. 3) Purchase by the residents of Wheeler Farm Cove for a park or personal use. 4) Concede the use of Wheeler Farm Cove Drive for access and egress for the construction of two homes of similar design.

Mr. Harland made note the letter Mr. Lind read from will be entered into the record.

Susan Lind, 6181 South 900 East, is representing Wheeler Farms, Inc. which is the community board for Wheeler Historic Farm. Ms. Lind is the executive director of Wheeler Farms Friends board and wanted to express her concerns regarding the proposed zoning change. There is currently not enough security provided by Murray City Police to keep vandalism and mischief from occurring at Wheeler Farm, especially at night. This type of behavior has increased as more urbanization comes into the area. The board is discouraging the zoning change for the following reasons; 1) The ground next to Wheeler Farm is part of its ambiance. The zoning change would create a visual barrier to the trees and grasslands which are part of the northern vista. 2) There are wetlands that are part of this parcel. 3) High density traffic will increase by residents' cars. 4) Light pollution will become an issue for security purposes. 5) There will be concerns from residents concerning animal smells, irrigation overflow and noise from recreational activities and lack of privacy from park patrons. 6) Greater risk to animals and children with the temptation to climb fences. For these reasons Ms. Lind suggests the use of this property be used for single family residential with landscaping developed on the remaining property. Mr. Harland made note the letter Ms. Lind read from will be entered into the record.

James Pollock, 980 Wheeler Farm Cove, stated that he is the property owner abutting Mr. Cameron's property. Mr. Pollock stated when he purchased the home he was told by the seller that the land was A-1 and that he would not be developing that parcel of property. In fact the lot was built up to protect the wetlands immediately behind Mr. Pollock's property. Mr. Pollock believes that he has been misled and he would like to avoid the additional traffic and interference to the park this proposed zone change would create.

Robert Nielson, 986 East Wheeler Farm Cove, stated his objection to the proposed zone change. Mr. Nielson feels there is a philosophical reason for zoning to remain at A-1. After reviewing city zoning ordinances and laws Mr. Nielson found where it states; an agricultural zone is established to provide areas where agricultural uses and open spaces can be encouraged and maintained. Mr. Nielson feels there is no way to reconcile high density zoning next to the farm.

Patrick Stutzman 968 East Wheeler Farm Cove, stated he is a resident in the nearby area. Camter Development, Inc. has provided Mr. Stutzman with the plans of 18 apartments with a home that would be adjacent to his property. It has been explained to him that if the zoning is changed and the project Camter Development, Inc. wants to build is rejected; they will go bigger and come back with a proposal of a commercial project. Mr. Stutzman appreciates the need for apartment housing in Murray, but feels this is not the appropriate parcel to allow this kind of rezoning or development to happen.

Neil Christensen, 1005 Wheeler Farm Cove, stated he is a resident in the area. Mr. Christensen concurs with the members of the public that spoke before him. He does question the underground parking concept as there is a high water table. He also has a concern with the additional traffic getting on and off 900 East. Mr. Christensen and his wife are opposed to the rezoning of this parcel.

Russell Swan, 989 Wheeler Farm Cove, has been a spokesperson for the residents of Wheeler Farm Cove. He has spoken to Mr. Cameron on several occasions offering to buy the land from him and donate it to the farm, but Mr. Cameron wanted to sell it for \$1 million, which made it impossible to do. Mr. Swan made mention of the wetlands in that area and suggested that an environmental study be done before any building is done on that parcel. He has concern for traffic and children playing near 900 East. Mr. Swan wanted to point out the number of people in opposition to this zone change and voice his opinion to be the same.

Mike Cameron, 1014 Wheeler Farm Cove, stated he is the father of the applicant, Jarred Cameron. The developer of the homes on Wheeler Farm Cove approached him and another homeowner in the development and asked if they would be investors on the property addressed 6271 South 900 East in order to have control over what could be built there. At the time, Mr. Cameron and the other homeowner turned him down. The new investor happens to be Mr. Mike Cameron's son. The initial presentation to the neighborhood was to build single family homes that would complement the area and abide by the same covenants. Mr. Mike Cameron stated he was in favor of that option, but the other homeowners at the time were not. The main reason given, is simply they wanted everything to remain the same. Instead, Mr. Jarred Cameron came up with the idea of doing multi-family instead and proposed the idea that he take the lot furthest east and build a home for himself, being the buffer between a new development and the other homeowners. The homeowners turned that offer down as well. Subsequently, Mr. Jarred Cameron is now left with trying to get a rezone to try other ideas. Mr. Mike Cameron feels his son has given multiple opportunities for the homeowners to participate as investors and co-developers, but none of his proposals have been accepted.

Mr. Stutzman made mention there have been other options presented, but this is the first presentation on this particular issue in a public setting.

Mr. Christensen noted one of the problems being looked at is the lane access for residential. The lane would need to be reconfigured and widened. Then there is the issue of parking. These are some of the reasons for opposition. Their counter offer was to put a lane on the south side of the property, but that was not agreed upon.

The public comment portion of the meeting was closed.

Mr. Harland stated that it is difficult to separate zoning decisions from development. At this meeting the Planning Commission is looking at the zoning issue and all the uses a zone change could bring to the area. The commission's obligation is to do what the General Plan has indicated and determine whether or not there are justifiable reasons to make changes.

Mr. Jarred Cameron (applicant) stated that Mr. and Ms. Lind owners of Lind Ranch, the 9 acres to the north of the applicant's property, are speaking off speculation, not facts. He commented that the General Plan states different pieces of open parcels throughout Murray are slated for development at some point. There will be increased density in some areas and single family in others.

Mr. Jarred Cameron addressed Mr. Lind's request to trade the property to Wheeler

Farm. He stated that he is not opposed to that, but when he approached Wheeler Farm and the county, they all said no. He stated that if Mr. Lind can find the right person to go to for that, he is not opposed to the idea. The second option Mr. Lind brought up was to have the state purchase the property. Originally the property was owned by UDOT and sold to Mr. Jarred Cameron, but if the state would like to buy it, he is willing to look at that option. The third option was turn the parcel into a park, but this is not financially feasible for him. With the development he has proposed, he is trying to retain as many of the mature trees as possible. The fourth option Mr. Lind suggested was to build 2 homes, but economically it does not work for him.

Mr. Jarred Cameron stated Ms. Lind's concerns are based on speculation as well. He stated that he grew up in Murray and wants to keep the area around Wheeler Farm looking nice as well. He indicated that the land was still owned by UDOT at the time of Mr. Pollock's purchase. Therefore he cannot address the concern regarding what he was promised. In regards to Mr. Nielson opposition, Mr. Jarred Cameron appreciates his opinion. He stated that he showed Mr. Stutzman a proposal for an 18-unit development with a single family home as a buffer between the development and the current homeowners; however, Mr. Stutzman had indicated that he had never seen any other proposals. The other proposals were shown to the neighborhood spokesman and president of the PUD who made a decision before those proposals were ever shown to Mr. Stutzman. He commented that he agrees with Mr. Christensen's concerns regarding the a high water table, but the access shouldn't be a problem as there are other businesses on 900 East that seem to handle the traffic flow. He stated that Mr. Swan's statements were unfounded. He stated he has rights as a land owner as well as the surrounding community. He stated that the comments made by Mr. Mike Cameron are correct.

Mr. Harland asked Mr. Jarred Cameron to address the wetlands issue. Mr. Jarred Cameron made note there are homes built all around the parcel and there does not seem to be any problems that he is aware of. He was unsure whether the designation of wetland applies to his parcel.

Mr. Jarred Cameron stated that Mr. Christensen spoke of the lane width at the initial meeting, but Mr. Jarred Cameron doesn't understand what Mr. Christensen was getting at. Mr. Jarred Cameron also made note there was no counter offer as stated by Mr. Christensen.

Mr. Markham noted that his personal concern is making the City of Murray the best possible place it can be to live for all of its residents. He resents being accused of trying to please one group over another. Mr. Jarred Cameron asked if it was him that made Mr. Markham feel that way. Mr. Markham responded in the affirmative.

Mr. Black asked what was meant by Mr. Stutzman's comment regarding if this project were to be rejected they will go bigger or put in a commercial development. Mr. Jarred Cameron responded by stating he turned in this proposal last March he met up with the neighbors personally. Mr. Jarred Cameron stated the last time he met up with Mr. Stutzman he went over 3 different options. Option 1: He noted he has a great fondness for Murray City and the Wheeler Farm area and if the neighbors are willing to give him access to their private lane he would even like to build his own home there. Option 2: Build a multi-family development with buffers and safety features.

Option 3: Take the entire parcel and turn it into residential business.

Mr. Harland explained the permitted and conditional uses that are allowed in an R-M-20 zone. **Permitted uses are;** single-family dwelling – detached, two-family dwelling (duplex), residential facility for elderly persons, residential facility for the disabled, utilities, charter school, residential childcare facility – group instruction in a single-family and multiple family dwellings in addition to accessory uses and structures (i.e. garages), home occupations, pets, private swimming pools, storage of materials, vegetable/flower gardens. **Conditional uses are;** single-family dwellings – attached, multiple-family dwelling, multiple-family dwelling (low rise), multiple-family dwelling (high rise), bed and breakfast – homestay, bed and breakfast – inn, retirement home, telephone exchange stations, telephone relay towers, other telephone communication, telegraph transmitting and receiving stations, other telegraph communications, radio transmitting stations and relay towers, other radio communication, television transmitting stations and relay towers, other television communication, other communication, utilities, cemeteries, sanitariums, protective functions and related activities, kindergarten schools, elementary schools, junior high schools, senior high schools, group educational home (pre-school) – group instructional, denominational and sectarian schools, schools for disabled, churches, synagogues, temples and missions, libraries, tennis courts, playgrounds and athletic areas, swimming pools – public, picnicking areas, parks.

Mr. Woodbury addressed Mr. Jarred Cameron saying he understands he has made multiple attempts to try and work something out. This is an investment and understands he does not want to take a loss. Mr. Woodbury also understands the neighbor's side of things. The job of the Planning Commission is to look at the zoning within the context of the General Plan and ask themselves, has something changed in that neighborhood to warrant a change in zoning.

Ms. Mackay also wanted to commend Mr. Jarred Cameron on his preparation and good information. One thing she wanted to note is the Planning Commission needs to consider what will happen if they suggest a zone change to the City Council. If that change happens there are a wide variety of other things this parcel could be used for. The decision they make isn't because they are for or against any one person, but more that they need to look at the big picture and what is good for the City.

Mr. Wilkinson clarified that the Planning Commission's role is to make a recommendation to the City Council regarding this request. There will be another public hearing held by the City Council which will make the final decision. Any change to the zoning needs to go through this process. Under the existing zoning there is a density requirement of 1 acre per unit. Under the proposed zoning the base density is 17 units per acre. There are certain incentive density bonuses available to developers to allow them to increase the number of units per acre based on the quality of the materials they use, amenities that are provided, etc. If all the criteria items are met the maximum density would be 20 units per acre for this parcel.

Mr. Harland made note there will be two motions to this item. The first will be for item #6 on the agenda in reference to the General Plan amendment and the second will be for item #7 on the agenda in reference to the zoning map amendment.

Mr. Markham made a motion to forward a recommendation of denial to the City Council for the request to change the General Plan from Residential Single Family Low Density to Residential Multi-Family High Density for the property addressed 6271 South 900 East.

Mr. Black seconded the motion.

Call vote recorded by Mr. Wilkinson.

A _____ Jim Harland
A _____ Ray Black
A _____ Phil Markham
A _____ Vicki Mackay
A _____ Scot Woodbury

Motion passed, 5-0.

Mr. Black made a motion to forward a recommendation of denial to the City Council for a zoning map amendment from A-1 to R-M-20 for the property addressed 6271 South 900 East.

Mr. Woodbury seconded the motion.

Call vote recorded by Mr. Wilkinson.

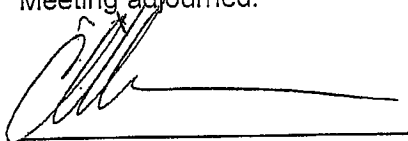
A _____ Jim Harland
A _____ Ray Black
A _____ Phil Markham
A _____ Vicki Mackay
A _____ Scot Woodbury

Motion passed, 5-0.

OTHER BUSINESS:

There was no other business.

Meeting adjourned.



Chad Wilkinson, Manager
Community & Economic Development

TO: Murray City Planning Commission
FROM: Murray City Community & Economic Development Staff
DATE OF REPORT: December 14, 2012
DATE OF HEARING: December 20, 2012
PROJECT NAME: Camter Development
PROJECT NUMBERS: 12-146, 12-147
PROJECT TYPE: General Plan/Zoning Map Amendments
APPLICANT: Jarred Cameron
PROPERTY ADDRESS: 6271 South 900 East
SIDWELL #: 22-20-128-002
ZONE: A-1
PROPERTY SIZE: 1.35 Acre

I. REQUEST:

The applicant is requesting a Murray General Plan Map amendment from Residential Single Family Low Density to Residential Multi-Family High Density and a zoning map amendment from A-1 To R-M-20 for the property addressed 6271 South 900 East.

II. BACKGROUND AND ANALYSIS

Background: Representatives of Camter Development are requesting a Murray General Plan map amendment from Residential Single Family Low Density to Residential Multi-Family High Density and a zoning map amendment from A-1 (Agriculture) to R-M-20 (Residential Multi-Family High Density). The request for Murray General Plan amendment and zone change is not consistent with the General Plan direction for change from agriculture to residential single family low density. The applicant is requesting the General Plan amendment and zone change to develop multi-family high density apartments on the property.

Site Location/Detail The property contains 1.35 acres and is located north of the Wheeler Historic Farm and east of 900 East Street.

Surrounding Land Use & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Agriculture	A-1
South	Wheeler Farm	O-S
East	Residential	A-1
West	Residential	A-1

Allowed Land Uses

Existing: The A-1 agricultural zone allows agricultural uses, parks, open spaces, and residential single family dwellings. Other compatible uses require a Conditional Use Permit to include schools, churches, and public parks.

Proposed: The proposed R-M-20 zone allows various permitted uses including single family and two family dwellings, charter schools, residential facility for disabled, and residential facility for elderly persons. Other uses require a Conditional Use Permit including multi-family residential uses such as apartments, condominiums, bed and breakfast home stay, retirement home, schools, churches, libraries, parks and play grounds.

III. PUBLIC INPUT

A mailing was sent on December 6, 2012 to the surrounding property owners. A Murray resident contacted the Community Development office stating that he and other property owners in this neighborhood are opposed to the Murray General Plan amendment and zone change for high density residential at this property.

IV. GENERAL PLAN ANALYSIS

The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 2 of the Murray City General Plan identifies the goals and objectives for land use in the community. The plan also identifies future land use as depicted in Map 2-4. The General Plan future land use map for this particular property show a change from agriculture to residential single family low density. The uses adjoining this property are agricultural and low density single family residential. There is no high density multi-family residential in this surrounding area. The multi-family high density residential uses allowed in the R-M-20 zone are not consistent with the Murray General Plan direction for this particular property location.

V. FINDINGS

A. Is there need for change in the General Plan and the proposed zoning at the subject location for the neighborhood or community?

The applicant's request for a Murray General Plan Map amendment from Residential Single Family Low Density to Residential Multi-Family High Density and a zoning map amendment from A-1 (Agriculture) to R-M-20 (Residential Multi-Family High Density) is not consistent with the Murray General Plan. The General Plan calls for the property to transition from Agricultural use to Residential Single Family Low Density which includes R-1-8, R-1-10, R-1-12 zoning districts. The maximum density per acre for single family residential is five units per acre. The proposed zoning would allow up to 17 units per acre with incentive density bonus of up to 20 units per acre. The proposed densities are not consistent with the surrounding agricultural and low density single family residential uses. There is not a need to amend the General Plan and zoning map to high density multi-family residential at this location. There has not been a change in circumstances in the area that necessitates a change to the General Plan.

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

The uses allowed in the R-M-20 zone with high density multi-family residential will not be compatible to the surrounding land uses with the existing single family residential uses to the east and north and Wheeler Historic Farm agricultural use to the south.

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

Murray City does not provide water or sewer services to this area. The applicant will need to contact other utility providers. The probable effects of the variety of uses on services will require additional review by utility companies. The General Plan call for high density residential to be located in areas adjacent to mass transit, particularly in areas near the light rail and commuter rail stops. Areas within one half mile of those transit facilities have the facilities necessary to serve higher densities. High densities should be encouraged that are in these areas well served by transit, but with lower densities to be located in other residential areas of the City.

VI. CONCLUSION

- i. The requested change has been carefully considered based on characteristics of the site and surrounding area and policies of the General Plan.
- ii. At the time of annexation of this property into Murray City, the City Council reviewed the recommendations for this property for low density single family residential use designation in the General Plan and zone designation.
- iii. This property was not recommended to be multi-family residential high density in the General Plan or zoned R-M-20 (high density multiple family) and is not compatible with the surrounding area.

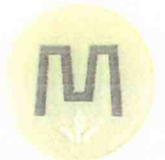
VII. STAFF RECOMMENDATION

Based on the above findings, staff recommends that the Planning Commission forward a recommendation of Denial to the City Council for the requested Murray General Plan amendment and zone map change.

SITE INFORMATION

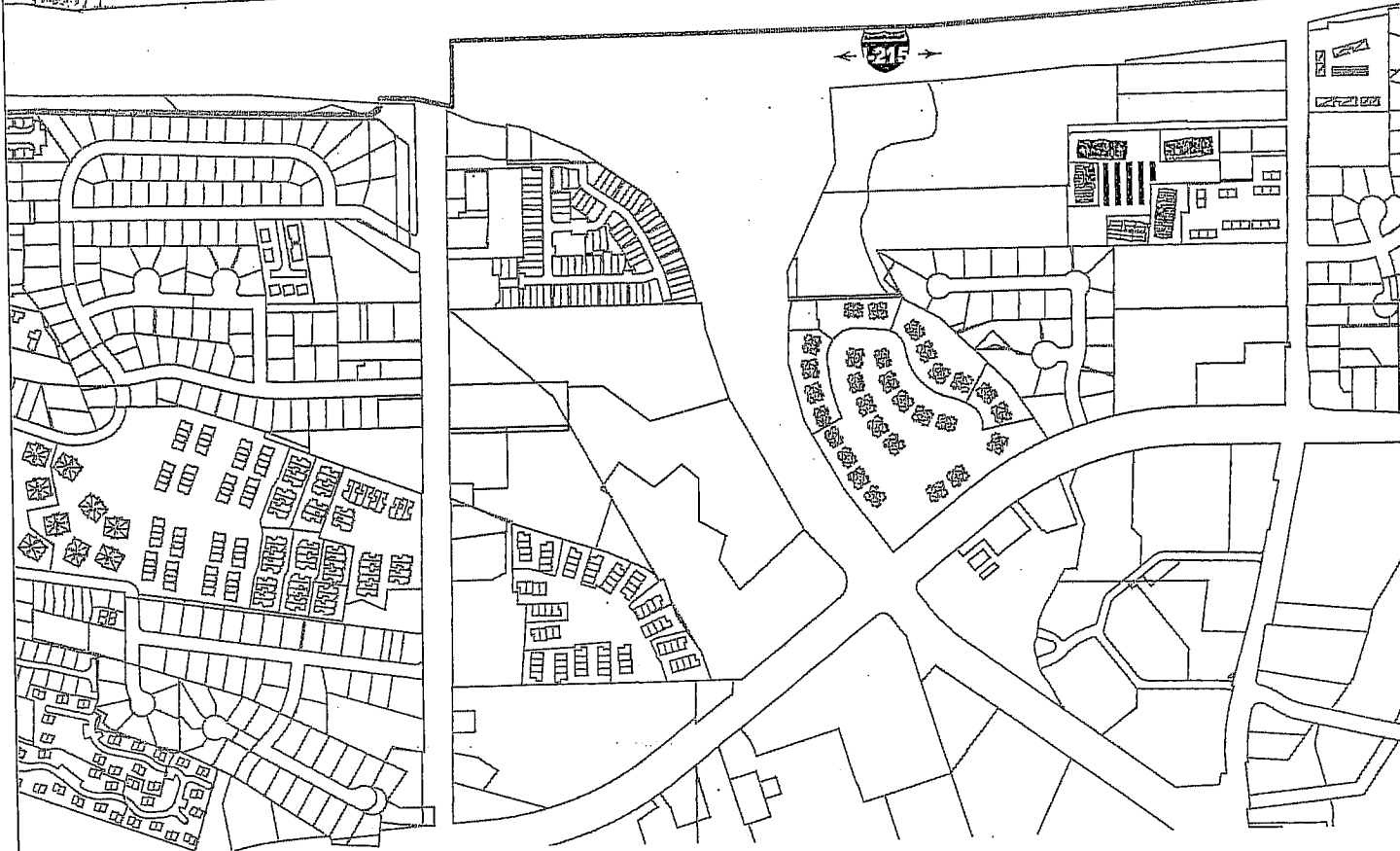
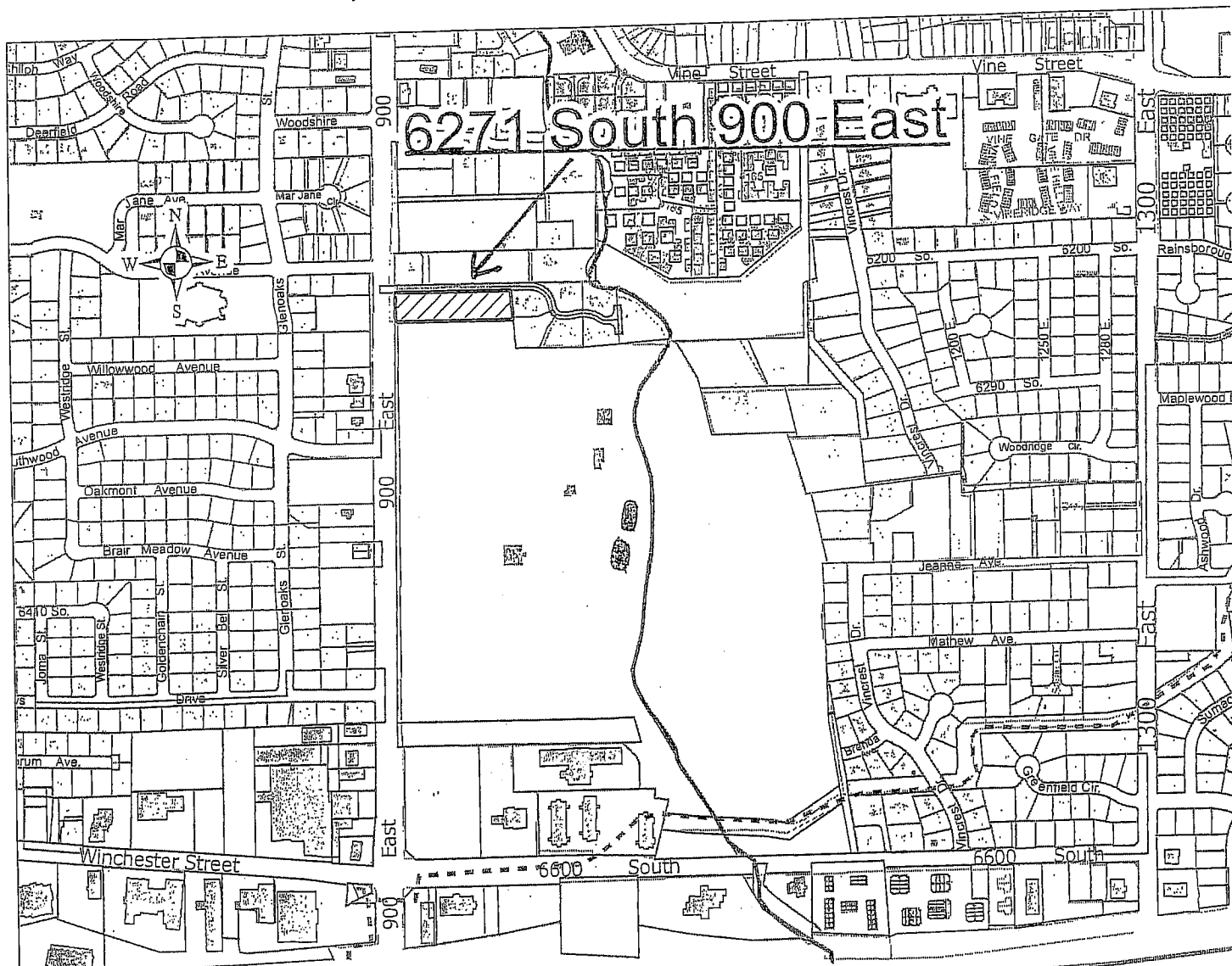


6271 S. 700 East



MURRAY
COMMUNITY AND
ECONOMIC
DEVELOPMENT





APPLICATION MATERIALS

12-147

GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

JMCMOAB@YAHOO.CO

Subject Property Address: 6271 S. 900E.

Parcel Identification (Sidwell) Number: 22-20-128-002-0000

Parcel Area: 1.35 ACRE Current Use: VACANT

Land Use Designation: Residential Low Density S.F. Proposed Designation: ~~B-1A-20~~ Residential Multi-family / 19 dens

Applicant Name: JARRED CAMERON

Mailing Address: 7533 S. LINCOLN ST.

City, State, ZIP: MID VALE, UTAH, 84017

Daytime Phone #: 801 971-7466 Fax #: (801) 304-9002

Business Name (If applicable): CAMPER DEVELOPMENT

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: _____ Fax #: _____

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

SEE ATTACHED

Authorized Signature: _____ Date: 11/28/12

#12-146

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- ☒ Zoning Map Amendment
☐ Text Amendment
☐ Complies with General Plan
☐ Yes ☒ No

JMCMOAB@YAHOO.COM

Subject Property Address: 6271 S. 900 E.

Parcel Identification (Sidwell) Number: 22-20-128-002-0000

Parcel Area: 1.35 ACRES Current Use: VACANT

Existing Zone: A-1 Proposed Zone: R-M-20

Applicant Name: JARRED CAMERON

Mailing Address: 7533 S LINCOLN ST.

City, State, ZIP: MIDVALE, UTAH, 84047

Daytime Phone #: 801-971-7466 Fax #: 801-304-9002

Business Name (If applicable): CAMTER DEVELOPMENT

Property Owner's Name (If different): _____

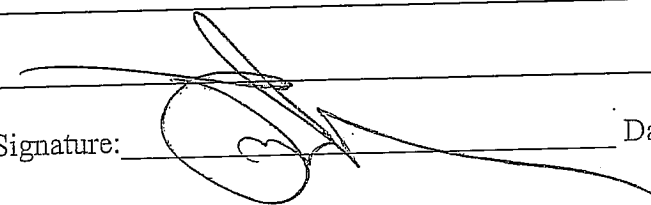
Property Owner's Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: _____ Fax #: _____

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

SEE ATTACHED

Authorized Signature:  Date: 11/28/12

Property Owners Affidavit

I (we) Canter Dev., 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.

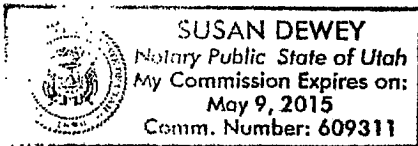
Owner's Signature

Canter Dev.

Owner's Signature (co-owner if any)

Canter Dev.

Subscribed and sworn to before me this 7th day of May, 20 12.



Notary Public

Residing in Salt Lake

My commission expires: 5-9-15

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)

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: _____

MURRAY CITY ZONING & GENERAL PLAN AMENDMENT APPLICATION

Why is a zoning change necessary to R-M-20?

1 – Future population growth – According to the Wasatch Front Regional Council (WFRC) in 2007 they forecast 75,015 people living in the Murray area in 2040. This is an increase of approximately 70 percent more people from 2007 to 2040.

2 – Murray City General Plan (MCGP) – The last comment on the first page of the introduction states “Thus if Murray is to continue its population increase past this decade, it will be by building higher density in place of existing structures.” This is important enough to have been stated four times throughout the MCGP (MCGP, 1-1, 1-5, 9-4, 9-6). This is only one of the many items in Murray’s plan in which we feel support our proposed zoning. The plan also states “The Planning Concept acknowledges a need to make changes and compromises, but not in an all-encompassing fashion. Change should be carefully implemented, with appropriate tools applied on a case-by-case basis” (MCGP 2-5). The plan says there is over 15 acres to be future zoned as Residential Multiple Family – High Density (MCGP 2-5). We would like the same opportunity on a case-by-case basis to be included in this with our 1.35 acre parcel.

3 – Recent history timeline – In the nine years since the MCGP was adopted a lot has changed.

- 2003 (June) – Murray City General Plan is adopted by Murray City Council.
- 2004 (Summer) – UDOT widens 900 East to accommodate for present and future growth as the valley expands. Previous to this 900 East was much narrower and only had a single lane for north bound traffic in this area.
- 2006 – Murray City adopts an updated Transportation Plan and designates 900 East as a Major Arterial, one of only four in Murray City.
- 2010 – UDOT provides traffic statistics data for the area (on 900 East from 5600 South to 6600 South) which displays this particular section as having the largest amount of traffic anywhere along 900 East.

The MCGP has not been updated in this area to reflect the additional lanes or the amount of traffic and still has single family residential future zoned for this “Hot Spot”. The plan also states “900 East is changing and will require additional analysis” (MCGP 2-6). The general plan needs to be updated and specifically looked at again in this area.

4 – Utah Department of Transportation (UDOT) statistical data – According to UDOT 2010 traffic statistics there are daily averages of 26,130 vehicles which travel this section of 900 East between the areas from 5900 South to 6600 South. We feel there are other areas better protected and better suited for single family residential when given the proper opportunity to avoid this unnecessary risk of putting single family residential directly adjacent to 900 East.

5 – Safety – The speed limit along 900 East in this area is 45 MPH. We believe there is a correlation directly related with safety and why most single family residential is associated with a 25 MPH speed limit (it is also Utah state law in urban districts). According to John Leonard an operations engineer and safety expert from Utah Department of Transportation (UDOT) he states; “pedestrian safety is directly related to the distance away from vehicle traffic and more specifically traffic traveling at a relatively high rate of speed” (he was referring to vehicles traveling at 30 MPH and above)... The bottom line is that the margin for safety increases exponentially for pedestrians with distance from vehicles traveling at relatively high rates of speed.”

By zoning as multi-family residential, and by building a single building, we can provide much larger transitional areas and buffering on all sides of the property thereby increasing the critical space necessary for safety. With our proposed zoning we can provide a much larger margin of safety, (i.e. space) between 900 East and where people will be living and also recreating when outside.

6 – Present Zoning Map – Over 86 percent of the land owners, adjacent to 900 East have already rezoned their land as something which is not single family residential. Of the less than 14 percent of land, located adjacent to 900 East, which is still single family residential, much of it has already been future zoned for other uses. For many of the homes left redevelopment is very unlikely as these homes are a part of large well established neighborhoods with well over 100 homes in many of these and only their backyard is adjacent to 900 East. If some of these homes were able to change their zoning to something else it would do so by drastically changing the character of the entire neighborhood.

7 – Future Zoning Map – Our parcel of land has been future zoned for single family residential. We feel there are other better uses for our land which can still fit into the MCGP with slight modifications. Our land is not part of an existing neighborhood, and never will be, it is “land locked”. It is located between a private neighborhood, Wheeler Farm, and is adjacent to 900 East.

Case-by-case basis

Our land is located in a conflicting area and we have developed our plan to provide the largest Buffering, setbacks, and Transitions available between 900 East located to the west, our proposed layout, and single family residential located to the east. Our solution will provide the largest margin of safety to all those who would live there from between 200% to 300% additional above what we could provide with single family residential.

Our research specifically displays there are other zoning classifications better suited for our land located in a transitional and conflicting area with single family residential on one end and a Major Arterial located on the other. Our Proposal will help meet Murray City's projected future growth, while maintaining a clean family oriented community, and without sacrificing quality of life to existing neighborhoods. Our choice is specific to our needs as it is also located adjacent to a 75 acre park and we fill we would be wasting a great opportunity for the future people who could live there if we apply for zoning which does not consist of some form of residential. With our proposed zoning we can provide the Murray City Community including both present and future residents with larger buffers, transitions, margins for safety, and a better solution.

10968491
 6/9/2010 4:24:00 PM \$12.00
 Book - 9832 Pg - 1056-1057
 Gary W. Ott
 Recorder, Salt Lake County, UT
 FIRST AMERICAN TITLE
 BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
 First American Title Insurance Company
 7730 South Union Park Ave, Ste 110
 Midvale, UT 84047
 (801)569-3369

AFTER RECORDING RETURN TO:
 Seiter Phillipps Holding Company, LLC
 967 East Murray Holladay Blvd.
 Salt Lake City, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: 051-5270523 (dem)
 A.P.N.: 22-20-128-002-0000

Seiter Phillipps Holding Company, LLC, Grantor, of **Salt Lake City**, **Salt Lake County**, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Camter Development, LLC, Grantee, of **Salt Lake City**, **Salt Lake County**, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County**, State of **Utah**:

PART OF AN ENTIRE TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF 900 EAST STREET, ALSO KNOWN AS PROJECT NO. 0071, WHICH POINT IS APPROXIMATELY 119.6 FEET SOUTH, 355.9 FEET WEST, 30.1 FEET SOUTH 4°08' EAST AND 479.45 FEET WEST FROM A 2 IN IRON PIPE SET BY THE COUNTY SURVEYOR AS THE NEW POSITION OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; WHICH POINT IS ALSO 143.73 FEET SOUTH 0°20'11" WEST ALONG THE MONUMENT LINE AND 63.95 FEET SOUTH 89°52'30" EAST FROM THE MONUMENT AT THE INTERSECTION OF 900 EAST STREET AND HOLLY AVENUE; RUNNING THENCE SOUTH 89°52'30" EAST 478.40 FEET ALONG THE NORTH LINE OF SAID ENTIRE TRACT TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 4°09'30" EAST 122.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°52'30" WEST 478.94 FEET ALONG THE SOUTHERLY BOUNDARY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID PROJECT; THENCE NORTH 26°50'52" WEST 19.87 FEET ALONG THE SAID EASTERLY LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY OF CENTERLINE STATION 10+63.43; THENCE NORTH 0°21'10" EAST 104.35 FEET PARALLEL TO THE CENTERLINE OF SAID PROJECT TO THE POINT OF BEGINNING.

COURTESY RECORDING

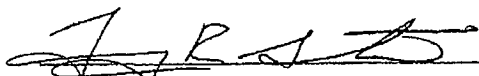
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

BK 9832 PG 1056

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2010** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 8, 2010**.

Seiter Phillipps Holding Company, LLC

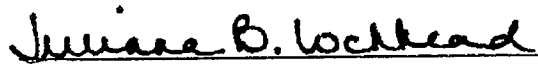

By: Terry R. Seiter, Managing Member

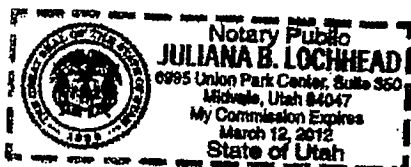
STATE OF Utah)
County of Salt Lake)ss.

On 6/8/10, before me, the undersigned Notary Public, personally appeared **Terry R. Seiter, Managing Member of Seiter Phillipps Holding Company, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

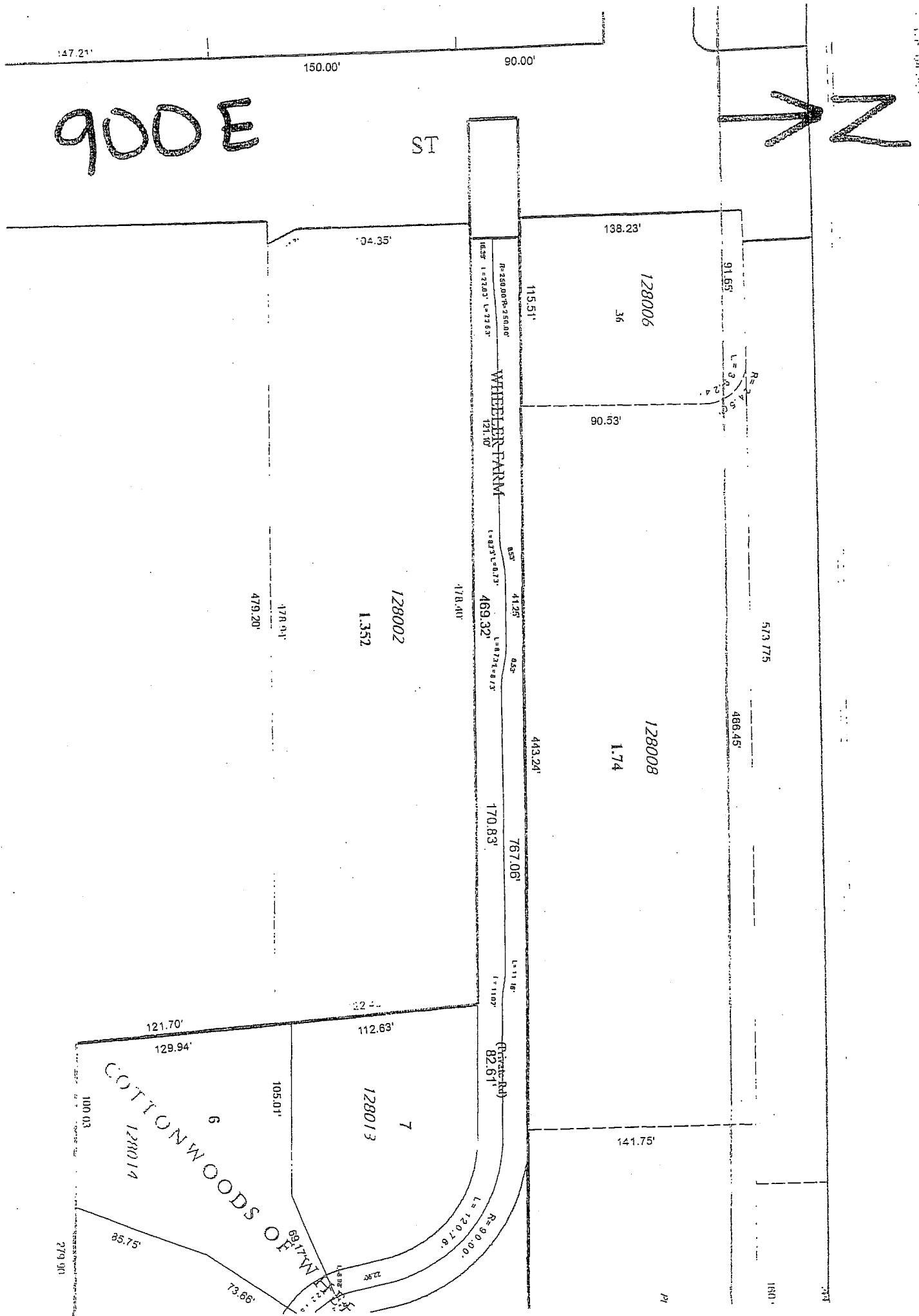
My Commission Expires:


Notary Public



COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.





**MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT**

Daniel C. Snarr, Mayor

Tim Tingey, Director

801-270-2420 · FAX 801-270-2414

December 6, 2012

NOTICE OF PUBLIC HEARING

This notice is to inform you of a Planning Commission Hearing scheduled for Thursday, December 20, 2012 at 6:30 p.m., in the Murray City Municipal Council Chambers, 5025 South State Street.

Jarred Cameron is requesting a general plan amendment from Residential Single Family Low Density to Residential Multi-Family High Density and a zone map amendment from A-1 (agricultural) to R-M-20 (Residential Multi-Family High Density) for the property addressed 6271 South 900 East.

See the attached subject property map.. This notice is being sent to you since you own property within the near vicinity. Comments at the meeting will be limited to 3 minutes per person per item. A spokesman who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Community & Economic Development Department at least one day prior to the day of the meeting.

If you have questions or comments concerning this proposal, please call Ray Christensen with the Murray City Community Development office, at 801-270-2420, or e-mail to rchristensen@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 (264-2660). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 OR CALL RELAY UTAH AT #711.

Murray City Planning Commission
Murray City Corporation

As the executive director of Wheeler Farm Friends Board, a community board for Wheeler Historic Farm, I come to you this evening to discuss my concerns regarding the zoning change to property adjacent to the Farm.

Wheeler Historic Farm has become very well known and loved as a destination location for the County. It provides three different venues with its agriculture and open space.

- Recreation: Its large areas, some undeveloped, provide space for many types of parties, picnics, sports and unstructured play for children.
- Agriculture: Farm animal and crop education. Cow milking, egg gathering and wagon rides. A Farm Equipment Museum, Farm House and garage, and Certain Out Buildings for tours and viewing.
- Nature and Wetlands: There are areas of Wheeler Farm which are left undisturbed except for walking paths and grazing animals. These are great areas enjoyed by bird enthusiasts, photographers and those who just want a good walk.

High Density Housing on the north perimeter brings additional problems to the Farm. In addition there is currently not enough security provided by Murray City Police to keep vandalism and mischief from occurring at Wheeler Farm, especially at night. Vandalism occurs in the form of much theft, destruction of equipment and land and graffiti on a bridge and park signs. Mischief to animals is common.

Therefore the Board is discouraging the zoning change for the following reasons:

- The ground next to Wheeler Farm is part of Wheeler Historic Farm's ambiance. The zoning change creates a visual barrier to the trees and grass lands which are now a part of the northern vista. There is also a possible wetlands adjacent to or part of this parcel.
- High density traffic will increase by tenants' cars need for additional parking and flow in and out of the area. Also, light pollution will occur with the need for multiple lighting for security purposes around the housing.
- There will be complaints from tenants concerning animal smells, irrigation overflow and noise from recreational activities and lack of privacy from park patrons.
- Vandalism and mischief increases as tenants climb or go through fences. There is greater risk to animals and children with the climbing of fences to feed gathering animals handfuls of grass or dog food or try a bareback ride on a horse standing next to a fence.

For these reasons I suggest that use of this property be used for single family residences at best with landscaping developed on the remainder of property. This would be in the best interest of the Farm and the community.

Sincerely,



Susan Lind, Executive Director
Wheeler Farm Friends, Inc.

Murray City Planning Commission
Murray City Corporation

Dear Commission,

Lind Ranches owns the property to the immediate north of the property considered for a zoning change. We along with Wheeler Farm Cove home owners will be impacted the most by this zoning change as well as Wheeler Historic Farm. For the most part this impact will be negative and detrimental to its neighbors.

Two large undeveloped properties remain in this area adjacent to Wheeler Farm. The Lind Ranches property consisting of 9.5 acres and the L.H. Skaggs property, 11 plus acres, for a total of 20 plus acres. (Reference to property addressed see diagram) It is possible that in the next 20 years these properties will be developed.

THE QUESTION BEFORE THIS GROUP IS- WHAT DO THE RESIDENTS OF MURRAY CITY WANT THIS AREA TO BECOME?

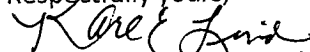
On the one hand these adjacent properties to Wheeler Farm could become the Walker Lane of Murray with low density, high-end residential homes as has been started at Wheeler Farm Cove, attracting families with pride in ownership adding stability and participation in the community. On the other hand, you opt for a different community for the entire 20 acres if you allow this zoning change. This change in zoning to R-M-20 will eventually cascade into more apartments, hotels, rehabilitation centers and credit unions as has occurred on the south border to Wheeler Farm at 6400 South. This has brought to the area increased traffic congestion, vandalism, vagrancy, drug use, and arson as seen on the farm adjacent to the Skaggs property. When these incidents were brought to the attention of the Murray City Police Department, they admitted frankly they did not have the manpower to oversee this area effectively. With this zoning change you will bring these same problems to the north border of the Farm and adjacent to us.

A second issue totally apart from the above concern- is the wetlands. Fully 1/3 of this property is wetlands through which there is drainage from Wheeler Farm on to Lind Ranches' ponds and then returned to Little Cottonwood Creek. This may preclude building on this ground when the U.S. Corps of Engineers is consulted.

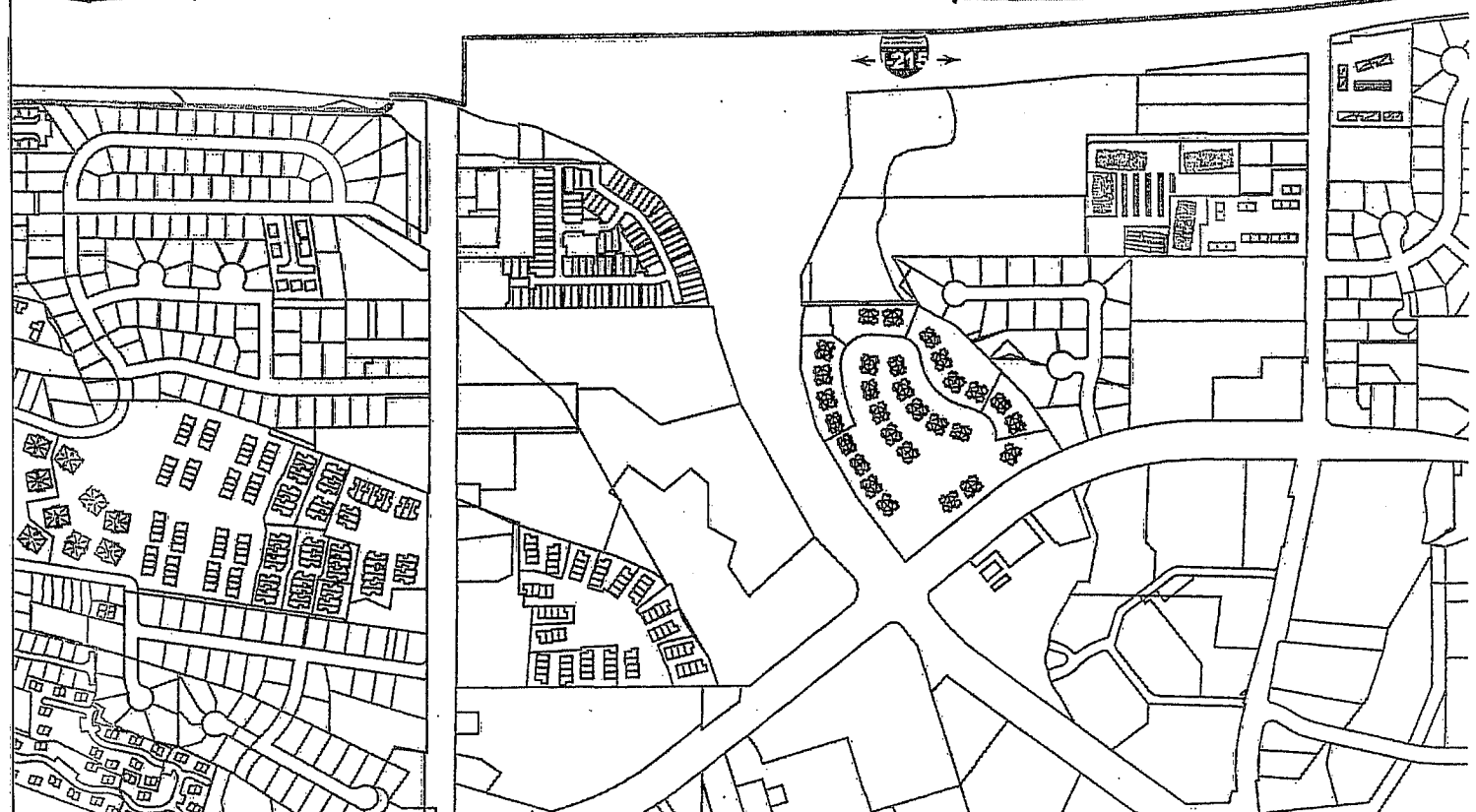
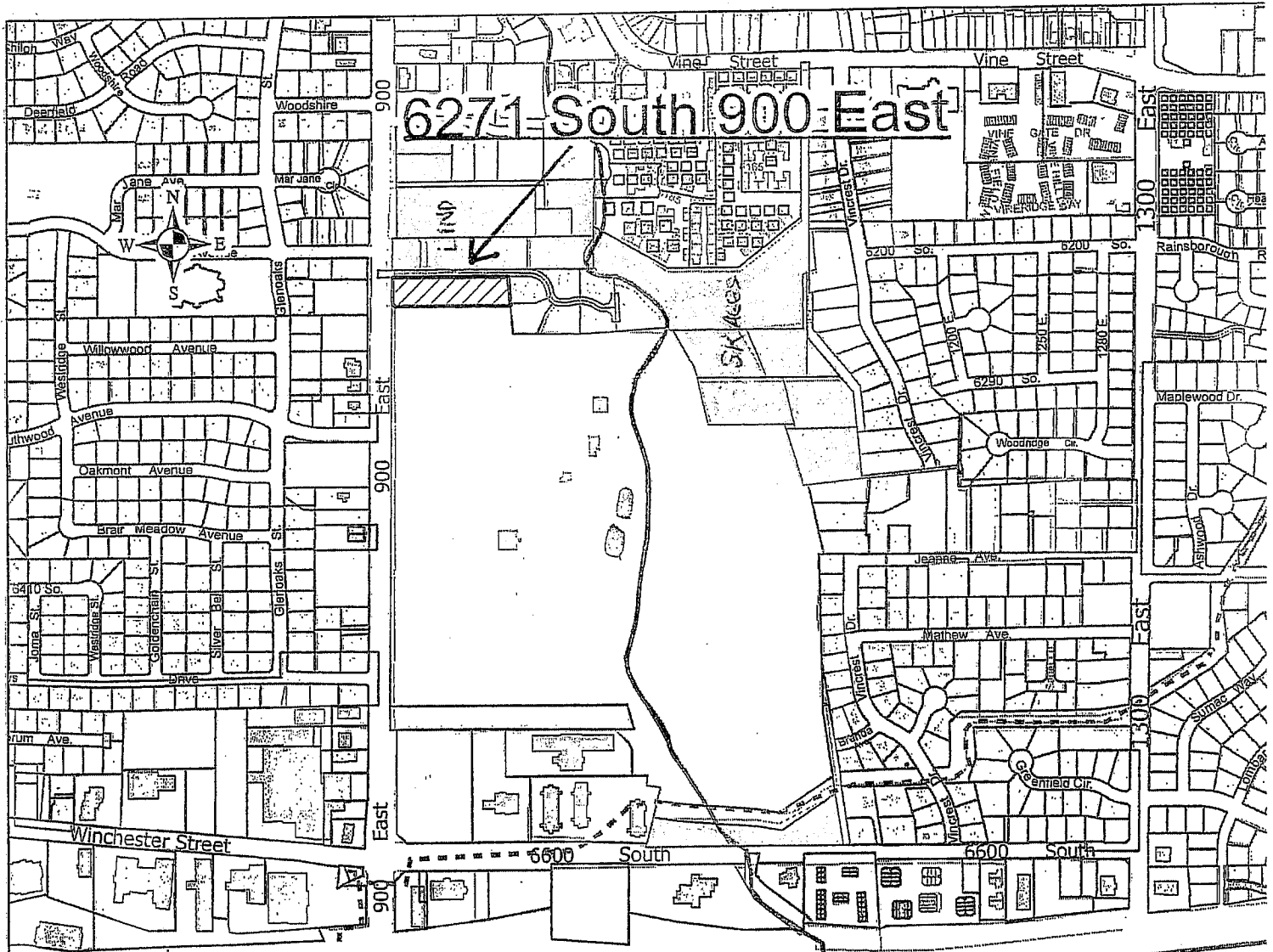
Let me suggest four alternative plans for this property to be considered:

- 1) Trade the property to Wheeler Farm for property facing 6600 South and south of the canal. This is an unused area of the farm which attracts vagrants and vandalism. This is already an area near apartments.
- 2) Purchase the property by the State of Utah with funds set aside for open space and donate it to the Farm.
- 3) Purchase by the residents of Wheeler Farm Cove for a park for their personal use.
- 4) Concede the use of Wheeler Farm Cove drive for access and egress for the construction of two not more than three homes on the property.

Respectfully yours,



Karl E. Lind for Lind Ranches



4770 S. 5600 W.
P.O. BOX 704005
WEST VALLEY CITY, UTAH 84170
FED.TAX I.D.# 87-0217663

The Salt Lake Tribune

MEDIAONE

Deseret News
FILE COPY

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
MURRAY CITY RECORDER, 5025 S STATE, ROOM 113 MURRAY, UT 84107	9001341938	12/10/2012

Camter
Dev

ACCOUNT NAME			
MURRAY CITY RECORDER,			
TELEPHONE	ADORDER# / INVOICE NUMBER		
8012642660	0000843103 /		
SCHEDULE			
Start 12/09/2012		End 12/09/2012	
CUST. REF. NO.			
Legal Notice			
CAPTION			
MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN			
SIZE			
29	Lines	1.00	COLUMN
TIMES		RATE	
4			
MISC. CHARGES		AD CHARGES	
TOTAL COST			
53.72			

MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20th day of December, 2012, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to General Plan Amendment from Residential Single Family Low Density to Residential Multi-Family High Density and zone change from A-1 to R-M-20 for the property located at 6271 South 900 East in Murray City, Salt Lake County, State of Utah. MURRAY CITY CORPORATION Chad Wilkinson, Manager Community & Economic Development 843103 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN** that on the 20th day of December, 2012, at the hour of 6:30 p.m. of said day in the Cou FOR **MURRAY CITY RECORDER**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

PUBLISHED ON Start 12/09/2012 End 12/09/2012

SIGNATURE

DATE

12/10/2012

VIRGINIA CRAFT
Notary Public, State of Utah
Commission # 581469
My Commission Expires
January 12, 2014

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT

Camter Dev
G.P. + Rezone
PIC 12-20-12
+ A.E.

CAMTER DEVELOPMENT LLC
967 E MURRAY HOLLADAY #H4
SALT LAKE CITY UT 84117

FORD, FRANK S
6230 S 900 E
SALT LAKE CITY UT 84121

LIND RANCHES LC
3920 S 1100 E # 150
SALT LAKE CITY UT 84124

LIND, KARL E; TR
3920 S 1100 E # 150
SALT LAKE CITY UT 84124

NIELSON, KAE L &
986 E WHEELER FARM CV
MURRAY UT 84121

POLLOCK, JAMES H &
980 E WHEELER FARM CV
MURRAY UT 84121

STUTZMAN, PATRICK W &
968 E WHEELER FARM CV
MURRAY UT 84121

SWAN, RUSSELL D &
989 E WHEELER FARM CV
MURRAY UT 84121

WATSON, JOHN F &
875 E HOLLY AVE
MURRAY UT 84107

AJS PROFESSIONAL CENTER, LLC
7001 S 900 E
MIDVALE UT 84047

CHRISTENSON, NEIL P &
1005 E WHEELER FARM CV
MURRAY UT 84121

FORD, FRANK S &
6256 S 900 E
MURRAY UT 84121

LIND RANCHES LC
3920 S 1100 E # 150
SALT LAKE CITY UT 84124

LU, CHENG T &
1002 E WHEELER FARM CV
MURRAY UT 84121

NIELSON, KAE L &
986 E WHEELER FARM CV
MURRAY UT 84121

SALT LAKE COUNTY
PO BOX 144575
SALT LAKE CITY UT 84114

STUTZMAN, PATRICK W &
968 E WHEELER FARM CV
MURRAY UT 84121

THREE FUTURES LLC
8395 S PARK HURST CIR
SANDY UT 84094

WILLIAMS, KIMBERLY A
872 E HOLLY AVE
MURRAY UT 84107

BUTLER, JOHN R & NANCY H
888 E MAR JANE AVE
MURRAY UT 84107

CHRISTENSON, NEIL P &
1005 E WHEELER FARM CV
MURRAY UT 84121

LIND RANCHES LC
3920 S 1100 E # 150
SALT LAKE CITY UT 84124

LIND RANCHES, LC
3920 S 1100 E # 150
SALT LAKE CITY UT 84124

LU, CHENG T &
1002 E WHEELER FARM CV
MURRAY UT 84121

POLLOCK, JAMES H &
980 E WHEELER FARM CV
MURRAY UT 84121

SMOLIK, MARY LOU
883 E HOLLY AVE
MURRAY UT 84107

SWAN, RUSSELL D &
989 E WHEELER FARM CV
MURRAY UT 84121

WALSH, MARK O
891 E HOLLY AVE
MURRAY UT 84107

P/C AGENDA MAILINGS
"AFFECTED ENTITIES"
Updated 11/1/12

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

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
PO BOX 30810
SLC UT 84130-0810

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

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

CHAMBER OF COMMERCE
ATTN: SCOTT BAKER
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: PAT O'HARA
147 E 5065 S
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
655 W CENTER ST
MIDVALE UT 84047

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

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

UTAH POWER & LIGHT
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

QUESTAR GAS
ATTN: KIM BLAIR
P O BOX 45360
SLC UT 84145-0360

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

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

CENTRAL UTAH WATER DIST
355 W UNIVERSITY PARKWAY
OREM UT 84058

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
1265 E FT UNION BLVD #250
CTNWD HEIGHTS UT 84047

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JARED PANTIER
2175 S REDWOOD RD
WEST VALLEY CITY UT 84119

UTOPIA
Attn: TOM MARRIOTT
2175 S REDWOOD RD
WEST VALLEY CITY UT 84119

GENERAL PLAN MAILINGS:

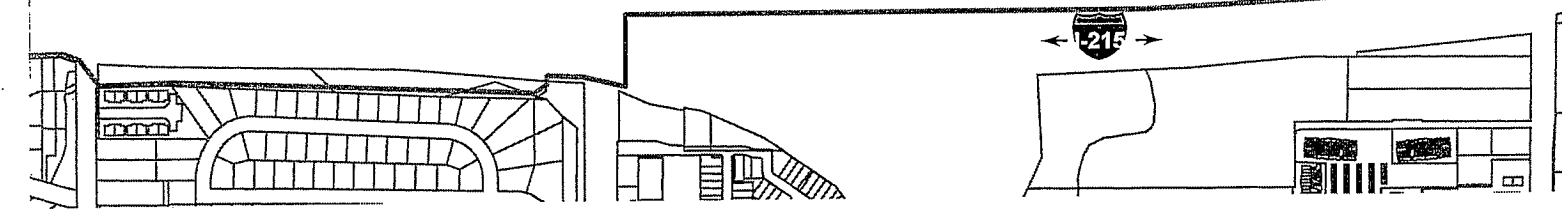
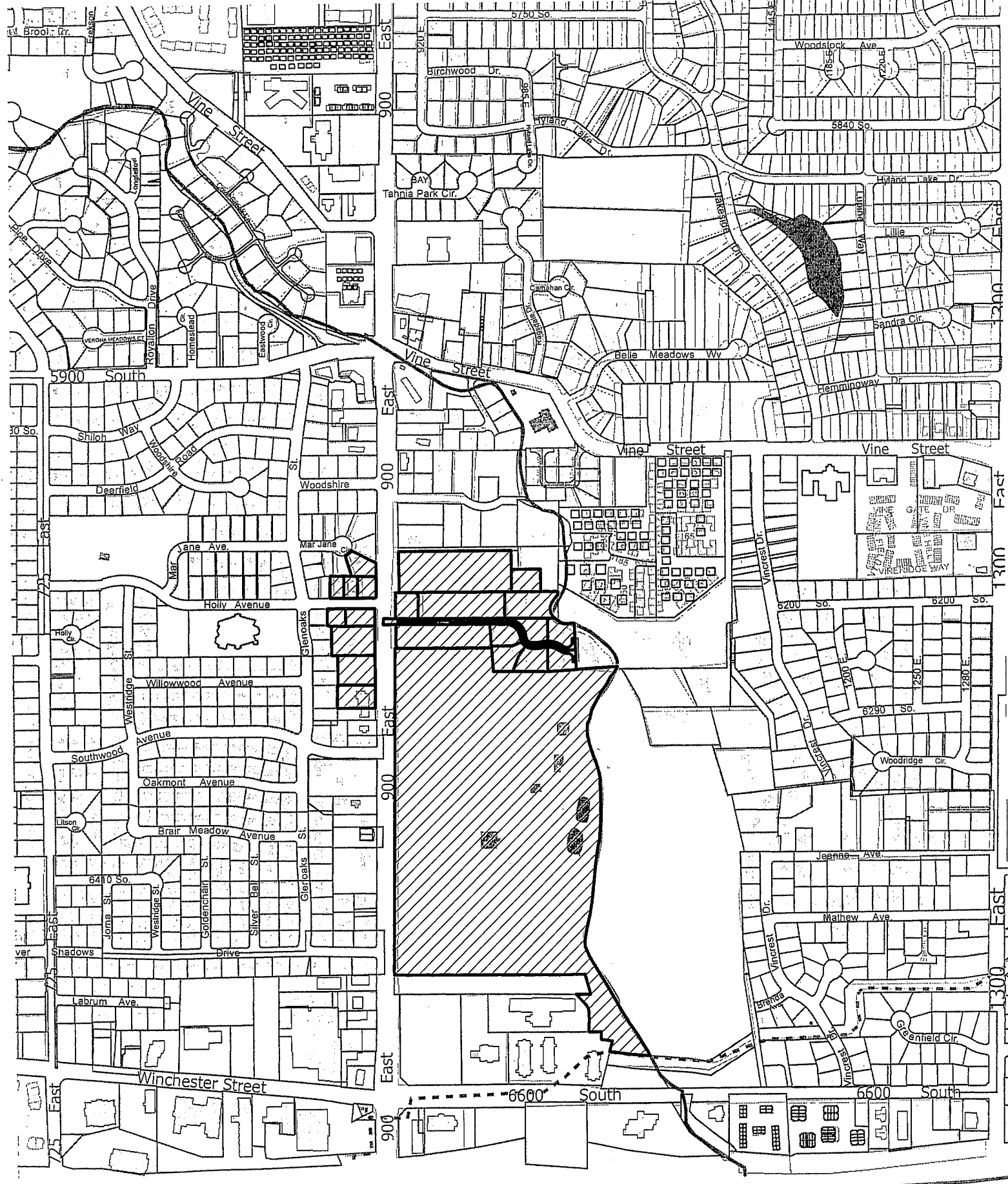
UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114

WASATCH FRONT REG CNCL
PLANNING DEPT
295 N JIMMY DOOLITTLE RD
SLC UT 84116

«Next Record»

«Next Record»

«Next Record»





January 28, 2013
Murray City Council

Dear Council Members,

Lind Ranches owns the property to the immediate north of the property considered for a zoning change. We along with Wheeler Farm Cove home owners will be impacted the most by this zoning change as well as Wheeler Historic Farm. For the most part this impact will be negative and detrimental to its neighbors.

Two large undeveloped properties remain in this area adjacent to Wheeler Farm. The Lind Ranches property consisting of 9.5 acres and the L.H. Skaggs property, 11 plus acres, for a total of 20 plus acres. (Reference to property addressed see diagram) It is possible that in the next 20 years these properties will be developed.

THE QUESTION BEFORE THIS GROUP IS- WHAT DO THE RESIDENTS OF MURRAY CITY WANT THIS AREA TO BECOME?

On the one hand these adjacent properties to Wheeler Farm could become the Walker Lane of Murray with low density, high-end residential homes as has been started at Wheeler Farm Cove, attracting families with pride in ownership adding stability and participation in the community. On the other hand, you opt for a different community for the entire 20 acres if you allow this zoning change. This change in zoning to R-M-20 will eventually cascade into more apartments, hotels, rehabilitation centers and credit unions as has occurred on the south border to Wheeler Farm at 6400 South. This has brought to the area increased traffic congestion, vandalism, vagrancy, drug use, and arson as seen on the farm adjacent to the Skaggs property. When these incidents were brought to the attention of the Murray City Police Department, they admitted frankly they did not have the manpower to oversee this area effectively. With this zoning change you will bring these same problems to the north border of the Farm and adjacent to us.

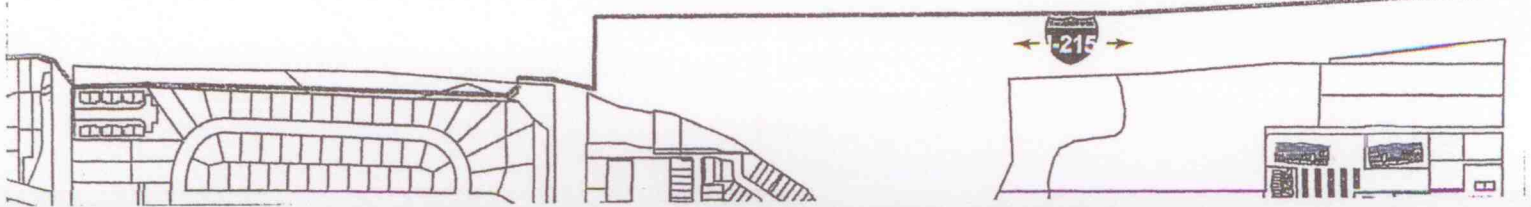
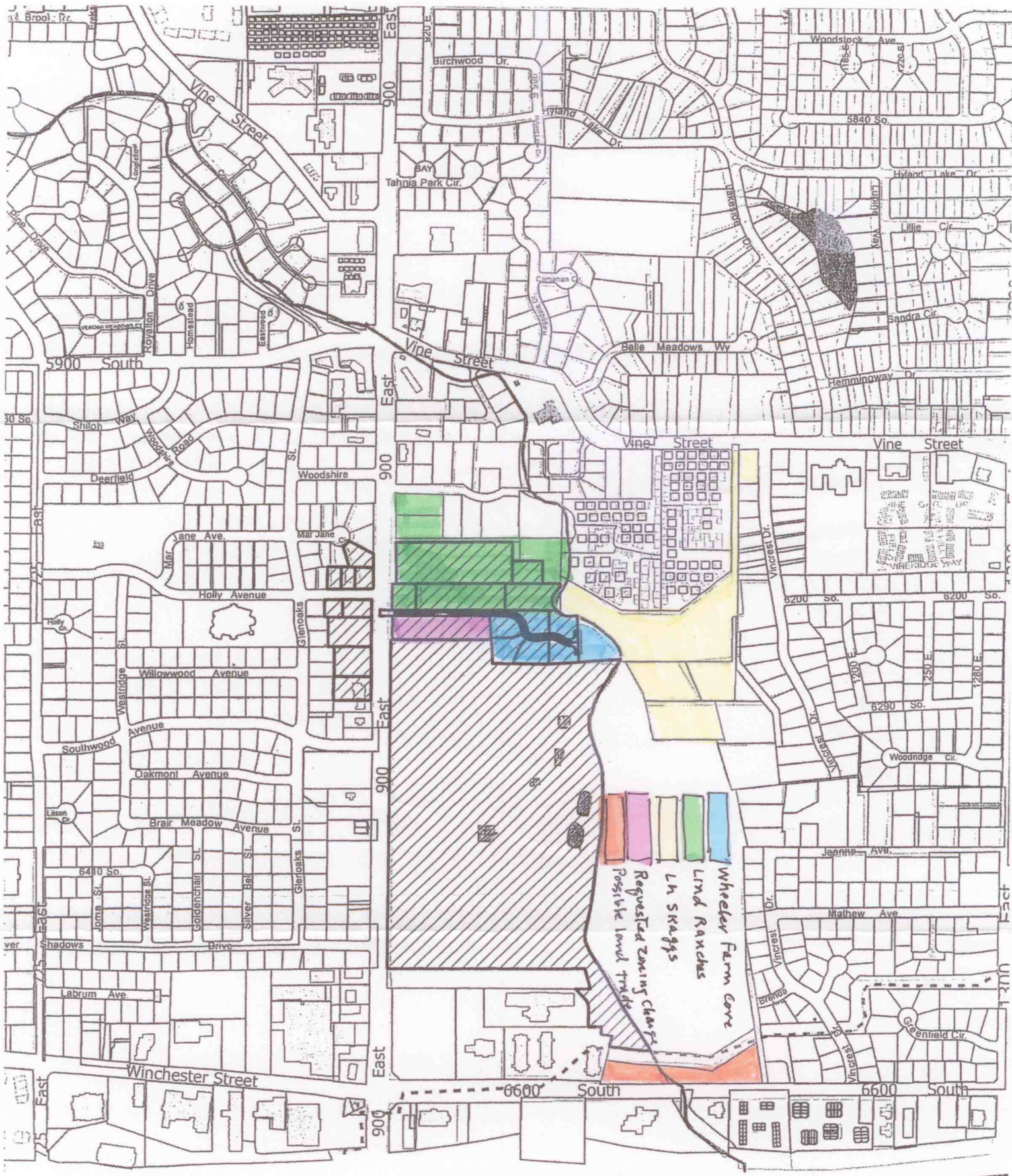
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Let me suggest four alternative plans for this property to be considered:

- 1) Trade the property to Wheeler Farm for property facing 6600 South and south of the canal. This is an unused area of the farm which attracts vagrants and vandalism. This is already an area near apartments.
- 2) Purchase the property by the State of Utah with funds set aside for open space and donate it to the Farm.
- 3) Purchase by the residents of Wheeler Farm Cove for a park for their personal use.
- 4) Concede the use of Wheeler Farm Cove drive for access and egress for the construction of two not more than three homes on the property.

Respectfully yours,


Karl E. Lind for Lind Ranches



January 28, 2013

Murray City Council

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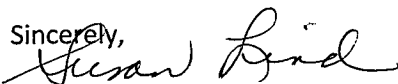
Wheeler Historic Farm has become very well known and loved as a destination location for the County. It provides three different venues with its agriculture and open space. Approving high density housing on the perimeter of this Farm has a highly negative impact on its environment.

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- Vandalism and mischief increases. Tenants climb or go through fences. Mischief occurs with a greater risk to animals as unsupervised children climb fences to feed animals with handfuls of grass or dog food or try a bareback ride on a horse standing next to a fence.
- The ground next to Wheeler Farm is part of Wheeler Historic Farm's ambiance. The zoning change creates a visual barrier to the trees and grass lands which are now a part of the northern vista. There is a possible wetlands adjacent to or part of this parcel.
- High density traffic will increase by tenants' cars need for additional parking and flow in and out of the area. Also, light pollution will occur with the need for multiple lighting for security purposes around the housing.
- There will be complaints from tenants concerning animal smells, irrigation overflow and noise from recreational activities and lack of privacy from park patrons.
- There is no need to change zoning on this piece as its design, wetlands and narrowness make it unacceptable for housing.

For these reasons I suggest that the best use of this property would be as developed landscaping or as an animal pasture. This would be in the best interest of the Farm and the community.

Sincerely,


Susan Lind, Executive Director, Wheeler Farm Friends, Inc.

New Business Item #1

Murray City Municipal Council

Request for Council Action

INSTRUCTIONS: The City Council considers new business items in Council meeting. All new business items for the Council must be submitted to the Council office, Room, 112, no later than 5:00 p.m. on the Wednesday two weeks before the Council meeting in which they are to be considered. This form must accompany all such business items. If you need additional space for any item below, attach additional pages with corresponding number and label.

1. TITLE: (Similar wording will be used on the Council meeting agenda.)

Locally Preferred Alternative for Bus Rapid Transit (BRT)

2. KEY PERFORMANCE AREA: (Please explain how request relates to Strategic Plan Key Performance Areas.)
Well Maintained, Planned and Protected Infrastructure and Assets

3. MEETING, DATE & ACTION: (Check all that apply)

☒ Council Meeting OR ☐ Committee of the Whole

☒ Date requested: February 5, 2013

☐ Discussion Only

☐ Ordinance (attach copy)

Has the Attorney reviewed the attached copy? ☐

☒ Resolution (attach copy)

Has the Attorney reviewed the attached copy? Yes

☐ Public Hearing (attach copy of legal notice)

Has the Attorney reviewed the attached copy? ☐

☐ Appeal (explain) _____

☐ Other (explain) _____

4. FUNDING: (Explain budget impact of proposal, including amount and source of funds.)

Not Applicable

5. RELATED DOCUMENTS: (Attach and describe all accompanying exhibits, minutes, maps, plats, etc.)

See attached memo

6. REQUESTOR:

Name: Tim Tingey

Title: Director, Administrative & Development Services

Presenter: Same

Title:

Agency:

Phone: 801-264-2680

Date: January 23, 2013

Time:

7. APPROVALS: (If submitted by City personnel, the following signatures indicate, the proposal has been reviewed and approved by Department Director, all preparatory steps have been completed, and the item is ready for Council action)

Department Director: [Signature] Date: 1/23/13

Mayor: [Signature] Date: 1/24/13

8. COUNCIL STAFF: (For Council use only)

Number of pages: _____ Received by: _____ Date: _____ Time: _____

Recommendation: _____

9. NOTES:



MURRAY CITY CORPORATION

CITY OF MURRAY, UTAH
DEVELOPMENT SERVICES DIVISION

B. Tim Tingey, Director

Building Division
Community & Economic Development
Geographic Information Systems

Information Technology
Recorder Division
Treasurer Division

TO: City Council

FROM: Tim Tingey, Director, Administrative and Development Services

DATE: January 23, 2013

RE: Locally Preferred Alternative for the Taylorsville Murray Transit Project

As discussed at the January 22nd City Council Committee of the Whole meeting, attached is a resolution regarding the City's Locally Preferred Alternative for the Taylorsville Murray Transit Project. The project is for a bus rapid transit connection from the Murray City Center District to the Salt Lake Community College. Public Services and Administrative and Development Services staff has provided input in the Environmental Study Report for the project.

Staff is recommending approval of the attached resolution. If you have any questions, please contact me.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY'S LOCALLY PREFERRED ALTERNATIVE
FOR THE TAYLORSVILLE MURRAY TRANSIT PROJECT

WHEREAS, the City, the Utah Transit Authority ("UTA"), Taylorsville City ("Taylorsville"), Salt Lake County, and the Wasatch Front Regional Council are working together to prepare an Environmental Study Report (ESR) which evaluates the future Bus Rapid Transit ("BRT") alignment connecting the Murray City Center District to the Salt Lake Community College (SLCC) in Taylorsville; and

WHEREAS, the demand for transit service will increase as population continues to grow within Taylorsville and the City; and

WHEREAS, the existing transit network does not provide high-quality, timely transit service with a direct connection to regional destinations in Taylorsville and the City; and

WHEREAS, the City has considered various alignment alternatives as part of the ESR and hereby recommends a Locally Preferred Alternative for the Taylorsville Murray Transit Project to be implemented in phases;

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

The following Locally Preferred Alternative for the Taylorsville Murray Transit Project should be implemented:

Phase I

Phase I would begin at Murray City Center District via Poplar Street and Box Elder Street; it would then follow Vine Street to the 5300 South intermodal center and extend northwest to 4500 South/4700 South via Atherton Drive. This section of the route would be mixed-flow, with the buses using the existing travel lanes.

The proposed route along 4500/4700 South includes exclusive bus rapid transit lanes for approximately 1.4 miles to Redwood Road. The route would then be mixed-flow, using the existing travel lanes on Redwood Road, before turning onto Bruin Boulevard, and completing the route at the southeast corner of the SLCC campus.

Phase II

The Federal Highway Administration issued a Finding of No Significant Impact on the proposed Cottonwood Street project in March of 2012. Cottonwood Street is a new road that would provide direct north-south access into the Murray City Center District. Once Cottonwood Street

is constructed, Phase II would move the proposed BRT route from Poplar Street to Cottonwood Street, providing direct BRT access to the Murray City Center.

Taylorsville intends to purchase the Casa Linda Apartment complex located at approximately 1780 West and 4700 South. Once this property has been purchased by Taylorsville, Phase II would transition the BRT route off Redwood Road and would continue straight on 4500/4700 South through the Redwood Road/4700 South intersection, and then turn north onto a new road located at approximately 1780 West. The new road at 1780 West would be exclusively for transit use and would provide the entrance and exit to the SLCC station.

Stations to be implemented as part of the Locally Preferred Alternative include:

- Murray City Center District
- 5300 South Intermodal Center
- Murray Boulevard
- Sunstone Road
- 4500/4700 South and east Atherton Drive
- 4500/4700 South and west Atherton Drive
- 4500/4700 South and Fore Lakes Golf Course
- Salt Lake Community College

The City's Locally Preferred Alternative for the Taylorsville Murray Transit Project is bus rapid transit and connects the Murray City Center District to the SLCC as described above and shown in Appendix "A" attached.

DATED this day of , 2013.

MURRAY CITY MUNICIPAL COUNCIL

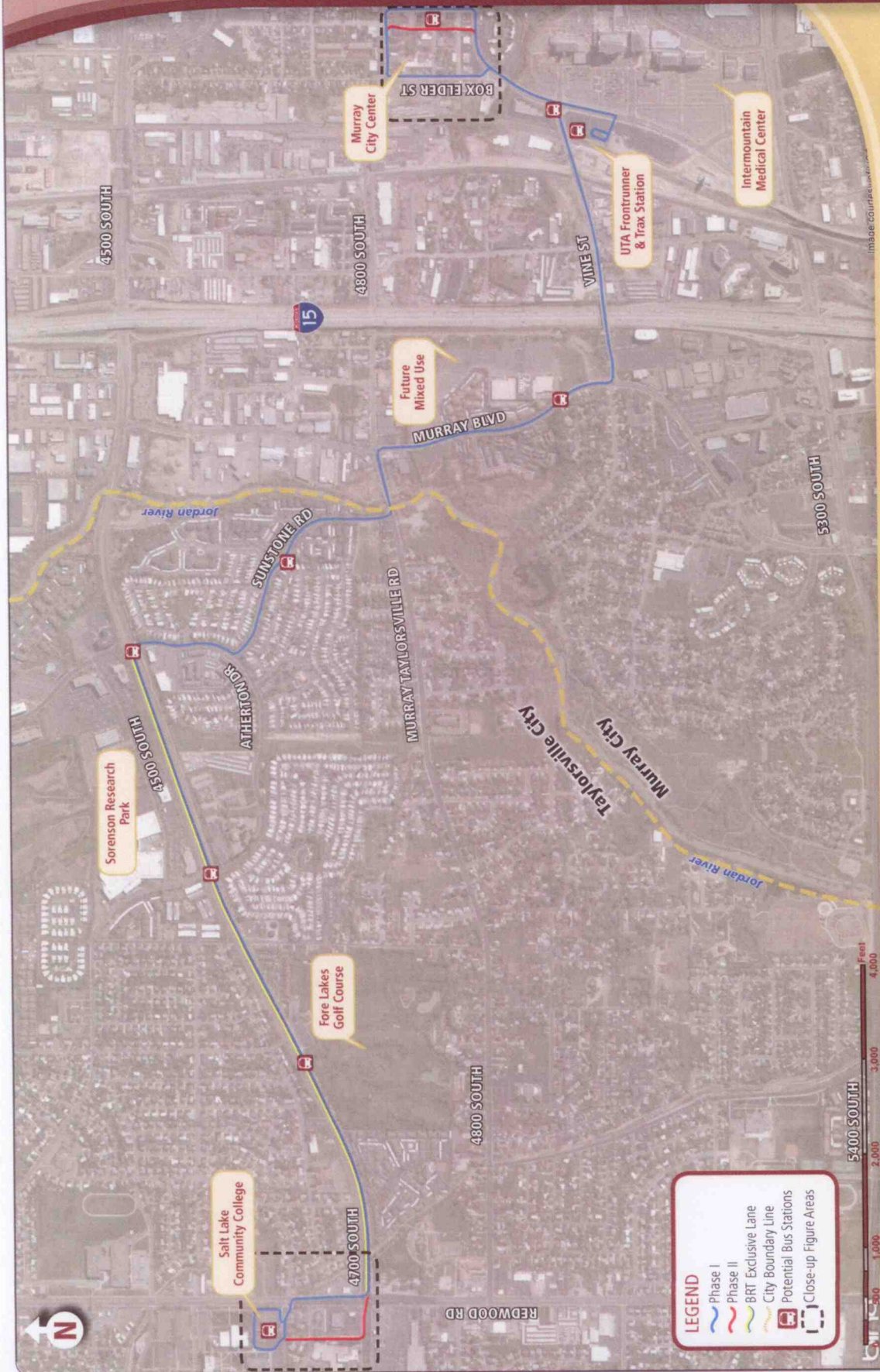
Brett A. Hales, Chair

ATTEST:

Jennifer Kennedy, City Recorder

APPENDIX A

Preferred Alternative



New Business Item #2

Murray City Municipal Council

Request for Council Action

INSTRUCTIONS: The City Council considers new business items in Council meeting. All new business items for the Council must be submitted to the Council office, Room, 112, no later than 5:00 p.m. on the Wednesday two weeks before the Council meeting in which they are to be considered. This form must accompany all such business items. If you need additional space for any item below, attach additional pages with corresponding number and label.

1. **TITLE:** (Similar wording will be used on the Council meeting agenda)

ELECTION OF VICE CHAIR OF THE MURRAY CITY MUNICIPAL COUNCIL FOR THE CALENDAR YEAR 2013.

2. **KEY PERFORMANCE AREA:** (Please explain how request relates to Strategic Plan Key Performance Areas.)
Responsive and Efficient City Services

3. **MEETING, DATE & ACTION:** (Check all that apply)

☒ Council Meeting OR ☐ Committee of the Whole

☒ Date requested: February 5, 2013

☐ Discussion Only

☐ Ordinance (attach copy)

Has the Attorney reviewed the attached copy? _____

☐ Resolution (attach copy)

Has the Attorney reviewed the attached copy? _____

☐ Public Hearing (attach copy of legal notice)

Has the Attorney reviewed the attached copy? _____

☐ Appeal (explain)

☒ Other(explain): **Nomination and Vote**

4. **FUNDING:** (Explain budget impact of proposal, including amount and source of funds.)

N/A

5. **RELATED DOCUMENTS:** (Attach and describe all accompanying exhibits, minutes, maps, plats, etc.)

Rules of the Murray City Municipal Council

6. **REQUESTOR:**

Name: Janet M. Lopez

Title: Council Administrator

Presenter: Darren Stam, conducting

Title: Council Member District 2

Agency: Murray City Council

Phone: 801-264-2622

Date: January 25, 2013

Time:

7. **APPROVALS:** (If submitted by City personnel, the following signatures indicate, the proposal has been reviewed and approved by Department Director, all preparatory steps have been completed, and the item is ready for Council action)

Department Director: Janet M. Lopez Date: January 25, 2013

Mayor: N/A

Date:

8. **COUNCIL STAFF:** (For Council use only)

Number of pages: _____ Received by: _____ Date: _____ Time: _____

Recommendation: _____

9. **NOTES:**

Mayor's Report and Questions

Adjournment