

MURRAY
CITY COUNCIL

Special Recognition #3



MURRAY


Mayor's Office

Introduction of Miss Murray 2019, Savannah Angle

Council Action Request

Council Meeting

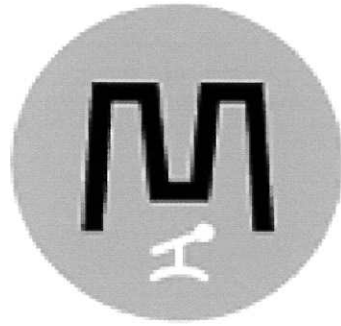
Meeting Date: November 20, 2018

Department Director Blair Camp	Purpose of Proposal Introduction of Savannah Angle, Miss Murray 2019
Phone # 801-264-2600	Action Requested Information only
Presenters Savannah Angle	Attachments Biography
	Budget Impact None
Required Time for Presentation	Description of this Item I'm pleased to introduce Savannah Angle as Miss Murray 2019. I appreciate the council allowing some time at this meeting for Savannah to discuss her platform and share her goals as Miss Murray for the upcoming year.
Is This Time Sensitive No	
Mayor's Approval  Blair Camp	
Date November 7, 2018	

Miss Murray 2019, Savannah Angle began dancing at the age of 3 yrs. old with Murray Community Dance, where she trained for 13 years in various styles. She has since taught for 6 years at MCE as a dance instructor. Savannah was a member of the Murray High School Dance Company for 3 years and received her diploma with honors in 2014 as a proud Spartan. She studied Modern Dance at the University of Utah for 2 years on scholarship until she transferred to Brigham Young University to pursue her dream of a career in dance teaching, where she will graduate with a BA in Dance Education this April!

Savannah has been a part of numerous dance companies while at BYU, including Kinnect, the Ballroom Dance Company, and DanceEnsemble. She has worked for the BYU Arts Partnership for the past 2 years in elementary schools in Utah and has been a member of the Phi Eta Sigma Honor Society all 4 years of college. Savannah serves as Treasurer of the Student Dance Education Organization at BYU, as well as a representative on the Dance Major Council. She is currently completing her Senior Capstone Thesis in December and preparing to student teach in 2019.

Besides academics and dance, Savannah graduated from the Color My Nails School of Nail Technology in 2015 and owns and operates her own home-based nail salon "Savvy Nails."



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Consent Agenda



MURRAY


Mayor's Office

Appointment of Christy Anderson to the Arts Advisory Board

Council Action Request

Council Meeting

Meeting Date: November 20, 2018

Department Director Kim Sorensen	Purpose of Proposal Appointment of new board member
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's appointment of Christy Anderson to the Arts Advisory Board
Presenters Mayor Camp	Attachments See Attached Resume
	Budget Impact No budget impact
Required Time for Presentation	Description of this Item Christy Anderson is filling this with term dates of 1/15/2019 to 1/15/2022. This position was previously held by Alisa Brousseau, who completed two full terms.
Is This Time Sensitive Yes	
Mayor's Approval  Blair Camp	
Date November 5, 2018	

Lori Edmunds
Murray Arts Advisory Board
296 E. Murray Park Avenue
Murray, UT 84107

October 15, 2018

Dear Lori,

Thank you for the invitation to be considered for the Murray Arts Advisory Board. I've attached a resume for your review and look forward to meeting you in person tomorrow evening.

While I no longer pursue the arts directly in a professional capacity, I do have a strong background in music and a marketing interest that may be of benefit to the board.

While attending BYU, I received a minor in piano performance while majoring in Communications and Advertising. I was fortunate to perform three solo recitals at BYU under the guidance of Paul Pollei. I taught piano lessons for 20+ years and have continued to play in volunteer solo and accompaniment opportunities for various organizations.

Music is a personal passion of mine, and something that has rounded my professional career in marketing. As owner of AND Works, I help organizations define and express their brands in ways people can recognize. My clients include a variety of corporate and non-profit organizations including The Church of Jesus Christ of Latter-day Saints, 3M Health Information Systems, BD Medical, as well as small start-ups.

Two clients may be of particular interest to the board: in 2003, my firm worked with Murray City to rebrand the city as part of its centennial anniversary. This included developing a new city logo, graphic applications for various city departments, and a brand guide to set Murray City apart. In addition, I currently work with Hale Centre Theatre to support their marketing. Efforts have included website content, brochures for high net-worth donors, and campaigns for season ticket holders.

Having an understanding of the Murray City brand and its history combined with relevant experience with arts organizations may help me provide the board with helpful insights. I can offer a general marketing perspective on community efforts. Plus, I'm just a big fan of living in Murray. And maybe that's the best qualification of all.

Please let me know what other information I might pass on to you. If you have any questions, you can reach me at 801-898-2837. I look forward to meeting you tomorrow!

Christy Anderson

✿ CHRISTY ANDERSON

PRETTY, PRETTY WORDS

5661 Adaley Avenue, Murray UT 84107

801.898.2837 christy@andworks.com

EXPERIENCE

Owner and Writer, AND Works, Salt Lake City, UT

I help organizations define a recognizable brand and express it through concise, meaningful writing. Clients of mine and the agencies I partner with include The Church of Jesus Christ of Latter-day Saints, Hale Centre Theatre, BD Medical, 3M Health Information Systems, Waterford School, MHTN Architects, and Spoonful of Comfort, among many others.

From 2000-2005, my company worked with Mayor Dan Snarr and other Murray City officials to develop the current Murray City branding, including brand story, style guidelines, and graphic applications.

Senior Copywriter, Dahlin Smith White, Salt Lake City

Specialized in high-tech consumer and channel advertising for Intel, Iomega and other national clients. Work included creative and strategic development in advertising, direct mail, collateral, keynote presentations, annual reports, and corporate branding.

Copywriter, Tracy-Locke/DDB Needham, Dallas, TX

Head copywriter for national KinderCare and Budget Rent A Car accounts. Also worked on ad campaigns for Embassy Suites Hotels, Mrs Baird's Bread, Imperial Sugar, Phillips 66, Frito-Lay, Inc., and St. Jude Children's Hospital.

EDUCATION

Brigham Young University, Provo, UT

Bachelor of Arts in Communications/Advertising, Cum Laude.
Minor, Piano Performance, studying with Dr. Paul Pollei.

COMMUNITY & ARTS

BYU Marriott School of Business, guest lecturer, 2007-present.
Primrose Retirement Community, Gillette, WY. Volunteer, 2015-16.
BYU Women's Conference Committee and presenter, 2010-12, 2017.
Bikes for Kids, former board communications chair.
Utah Symphony & Opera, season ticket holder.
Various events for volunteer piano performance and accompaniment.




Mayor's Office

Appointment of Kat Martinez to the Arts Advisory Board

Council Action Request

Council Meeting

Meeting Date: November 6, 2018

Department Director Kim Sorensen	Purpose of Proposal Appointment of new board member
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's appointment of Kat Martinez to the Arts Advisory Board
Presenters Mayor Camp	Attachments See Attached Resume
	Budget Impact No budget impact
Required Time for Presentation	Description of this Item Kat Martinez is filling this position with term dates of 1/15/2019 to 1/15/2022. This position was previously held by Kevin Westenskow, who completed two full terms.
Is This Time Sensitive Yes	
Mayor's Approval  Blair Camp	
Date November 7, 2018	

Kat Martinez

1165 w Brandonwood Dr., Murray UT, 84123 |
801-386-3771 | kkubichekmartinez@gmail.com

Summary

I am an advocate for children and the arts. Creating safe and supportive environments for children enriches and enhances the whole community as a whole.

Experience

- 2018-Present Trainer, Child Care Licensing, Utah Health Department.
- 2011-2018 Little Friends Daycare SLC LLC: Business Owner and Child Care Provider.
- 2016-Present The Penguin Lady Dance Collective: Company Member
- 2016-Present Professional Family Child Care Association Board Member
- 2016-2018 Voting Member of the Residential Child Care Licensing Advisory Committee
- 2016- 2018 Care About Child Care: Member of the Infant and Toddler Grant Writing Sub Committee
- 2008-2011 Saint John the Baptist Elementary and Middle School: Dance Teacher.

Education

- 2018 Child Development Associates, Council for Professional Recognition
- 2009 K-8th Teaching Credential, Alternative Route to Licensing, SLCC
- 2007 BFA Dance, Minor French, University of Utah

Service

- 2018 PTA Junior Achievement Coordinator, Viewmont Elementary
- 2017-Present UCASA (Utah Coalition Against Sexual Assault) Board Member
- 2016-2018 Community facilitator for teen mom support group, Teen Success..



MURRAY


Mayor's Office

Reappointment of Nancy Buist to the Arts Advisory Board

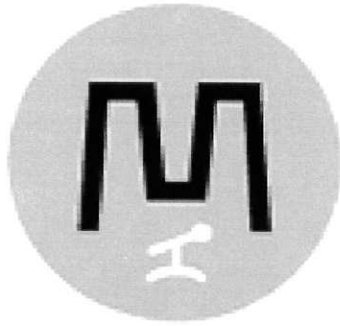
Council Action Request

Council Meeting

Meeting Date: November 20, 2018

Department Director Kim Sorensen	Purpose of Proposal Reappointment of board member
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's reappointment of Nancy Buist to the Arts Advisory Board
Presenters Mayor Camp	Attachments See attached resume
	Budget Impact No budget impact
Required Time for Presentation	Description of this Item Nancy Buist will be reappointed to the Arts Advisory Board for a 2-year term, ending 1/15/2021.
Is This Time Sensitive Yes	
Mayor's Approval  Blair Camp	
Date November 6, 2018	

My name is Nancy Buist and I've lived in Murray from a very early age. Music has been a huge part of my life since the age of three when I danced with Murray Community Dance at the old Arlington Elementary School. All throughout junior high and high school, I was in choir and even got to go to Hawaii to participate in a international choir festival my senior year. I also graduated from Murray High School in 1987, with my dear friend Wendy Richhart (Johnson) and as well as the rest of our gang. Two of my favorite teacher's during school were SueThompson and Lee Flinders. At the age of six, I started playing the piano. I remember as a young child, I would visit my Grandma Jean in Springville, Utah and play her organ. In the sixth grade while attending Longview Elementary, I decided to learn and play the string bass for the school band under the direction of David Zwick. I also took a few lessons from Mark Ruben. After a short time, I realized I'd rather play the piano and have been playing since. I'm currently the pianist for the Primary in the LDS Church and have been for 10+ years, and have also played the organ in Sacrament Meeting. I met my husband Kyle in 1998 while working at Convergys. On June 18, 1999, we were married and were sealed on June 23rd the following year. We have five children. Mallory age 18, Maggie 17, Molly 15, Mitchell 14, and Maren 11. The love for music and dance has carried over into my children. All four girl's have been with MCE Dance since age 3. Mallory and Maggie were in Starlette Company after in which Mallory went on to be on the Spartanian Drill Team, and Maggie will be on the Murray Dance Company this day during her senior year. They are also in the MHS Acapella and Madrigal Choir's. Molly is currently a Senior Starlette and in the Hillcrest Concert Choir. Mitchell has been playing clarinet and bass clarinet since the 6th grade and is anxious to start up the Summer Marching Band also the MHS Marching Band in the fall. Maren has also been dancing since age three, but is wanting to take a year off from dance. Our family has also enjoyed watching musical such as Aida, Little Mermaid, Tarzan, Les Miserable and Annie at Tuacahn and various high schools. As you can see Music and The Arts have always been a huge part of my life, and I know I would be a great asset to the Arts Advisory Board!



MURRAY
CITY COUNCIL

Public Hearing #1

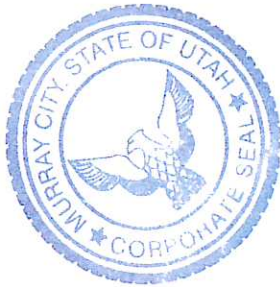
Murray City Corporation

NOTICE OF PUBLIC HEARING


NOTICE IS HEREBY GIVEN that on the 20th day of November, 2018, 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 amending the Zoning Map from the A-1 (Agricultural) zoning district to R-N-B (Residential Neighborhood Business) zoning district for the property located at 6230 and 6256 South 900 East, Murray, Utah.

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

DATED this 30th day of October, 2018.



MURRAY CITY CORPORATION


Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: November 9, 2018
PH 18.28

PUBLIC NOTICE WEBSITE 11.01.18
MURRAY WEBSITE 11.01.18



ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 6230 AND 6256 SOUTH 900 EAST, MURRAY CITY, UTAH FROM THE A-1 (AGRICULTURAL) ZONING DISTRICT TO THE R-N-B (RESIDENTIAL NEIGHBORHOOD BUSINESS) ZONING DISTRICT. (Valley Behavioral Health)

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

WHEREAS, the owner of the real property located at 6230 and 6256 South 900 East, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in a R-N-B (Residential Neighborhood Business) zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation be amended for the following described property located at 6230 and 6256 South 900 East, Murray, Salt Lake County, Utah from A-1 (Agricultural) to R-N-B (Residential Neighborhood Business):

Parcel 1: 6230 South 900 East

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning in the center of 900 East Street 26.12 chains East and 73.5 feet South of the Northwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is 69.2 feet South of a monument erected by the surveyor of Salt Lake County in the center of 900 East Street, and running thence South along the center of 900 East Street 90 feet; thence West 190 feet; thence North parallel to said Street 90 feet; thence East 190 feet to the place of beginning.

Tax Parcel No.: 22-20-126-011

Parcel 2: 6256 South 900 East

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning at a point South 163.50 feet and East 1466.72 feet from the Northwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 139.0 feet; thence West 17.40 feet; thence South 11.0 feet; thence East 280.57 feet; thence

North 00°17' East 150.00 feet parallel to the centerline of 900 East Street; thence West 264.0 feet to the point of beginning. LESS AND EXCEPTING therefrom any portion of the above described property lying within the bounds of 900 East Street. ALSO LESS AND EXCEPTING: Commencing 163.5 feet South and 1466.72 feet East and South 139 feet from the Northwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 17.4 feet; thence South 11.0 feet; thence East 17.4 feet; thence North 11.0 feet to the point of beginning.

Tax Parcel No.: 22-20-126-018

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 20th day of November, 2018.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2018.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____
day of _____, 2018.

Jennifer Kennedy, City Recorder

subject to the follow conditions:

1. The project shall meet all Murray City Water & Sewer Division requirements.
2. The project shall provide adequate numbers and locations of hydrants and Fire Department and Emergency Service access with appropriate hard surfaces.
3. The project shall meet all applicable Building and Fire Codes.
4. The project shall meet City Subdivision requirements and Standards.
5. The project shall meet City Subdivision requirements and Standards.
6. The project shall meet City storm drain standards and implement Low Impact Development (LID) practices where applicable.
7. The project shall provide standard PUE's on all lots.
8. The applicant shall vacate or relocate the 5' Mountain States and Telegraph easement (lots 501 thru 505).
9. The applicant shall develop and implement a site SWPPP prior to beginning any site work.
10. The applicant shall obtain a City Excavation Permit for work in the City right-of-way

Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

 A Maren Patterson
 A Sue Wilson
 A Scot Woodbury
 A Phil Markham
 A Travis Nay

Motion passed 5-0.

VALLEY BEHAVIORAL HEALTH – 6230 & 6256 South 900 East – Project #18-123

Brad Christopherson was the applicant present to represent this request. Jared Hall reviewed the location and request for a Zone Map Amendment from A-1 (Agricultural) to R-N-B (Residential Neighborhood Business) for two properties addressed 6230 South and 6256 South 900 East. The combined area of the two lots is 1.14 acres. There are existing structures including vacant homes on the subject properties. If the application for a rezone is successful, the applicants intend to remove the residential structures, combine the lots into a single development parcel, and construct a medical office building on the property. The properties are located directly across 900 East from the north end of Wheeler Farm. While there are properties in the area currently zoned A-1, most were rezoned to R-1-8 in the past, and several other properties with frontage on 900 East have been successfully rezoned to R-

N-B and subsequently redeveloped. The General Plan calls for these properties to be rezoned to R-N-B. After a zone change, any development on the property has to be reviewed by the Planning Commission in order to mitigate potential impacts to the adjacent or surrounding residential uses and create a buffer and transition from the high-traffic corridors as required by the R-N B zone. Based on the above findings, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the properties located at 6230 South and 6256 South 900 East from A-1 to R-N-B.

Ms. Wilson asked what the maximum allowed height of a building would be. Mr. Hall stated that the listed height is 20 feet and the Planning Commission during the Conditional Use review can approve a height up to 30 feet. Office towers are not allowed in this zone. A 10-foot landscape buffering and an 8-foot wall is required where it abuts residential properties. Mr. Nay asked if the same buffering applies to abutting Agricultural zones. Mr. Hall answered yes, they are considered residential zones as well. The surrounding character of the neighborhood buildings have some impact on the way the building is allowed to look. Ms. Wilson added that she believes the City has done a good job of monitoring the new buildings that have been built there because they all fit in well with the abutting residential use. Mr. Woodbury stated that the R-N-B zone is his most favorite of all the zones. Mr. Markham added that his favorite zone is Agricultural.

Brad Christopherson, 2118 E 3900 S #300, Holladay, stated he wanted to clarify that Valley Behavioral Health is not an agency of Salt Lake County any longer, but they are a non-profit.

The meeting was opened for public comment.

Jared Hall relayed public comment received via a phone call to staff and stated the caller was concerned that there is a potential for loitering on the site because it is a Behavioral Health facility, and concerns about the additional traffic in the quiet neighborhood. The caller had felt that it would negatively impact his quiet enjoyment of his property. Another call was received by staff from a property owner worried about the potential for construction workers parked on Holly Avenue during construction. If this concern comes to fruition, the city will address the issue during the construction process.

Scott Lovell, 891 East Holly Avenue, stated he has concerns because his driveway backs into 900 East and any vehicle that parks near his drive approach blocks his clear view and causes the potential for an accident. Mr. Lovell stated that his main concern is that when he purchased his home about 5 years ago, his property was already exposed on 900 East because only a little pony wall and chain link fence provided any buffering. The A-1 zoning was present when he purchased his home, and he believes that the change to R-N-B will change the value of his property in a negative way.

The public comment portion for this agenda item was closed.

Brad Christopherson, 2118 E 3900 S #300, Holladay, stated his company has had numerous meetings with City Staff to mitigate any concerns and the Murray City has been very upfront and very clear that access on Holly Avenue absolutely won't be allowed. Instead, the access will be a right-in, right-out on 900 East, with the access closer to the A.J. Stosich building adjacent to the south. Currently, they are trying to negotiate with A. J Stosich for cross

access and parking in order to get a left turn in from his property. Mr. Christopherson explained that their facility is not an overnight behavioral treatment center, instead it is a day treatment center during regular business hours. It will focus on adult autism care that will cater to students who age out of other centers. They will be dropped off in the morning and picked up in the evening, and have constant supervision on the site. Medicaid has very strict requirements, and there won't allow any loitering with a 1 staff to 2 student ratio at the facility. They did not anticipate any traffic on Holly Avenue. Mr. Christopherson referenced the General Plan and stated that the area has been set to be zoned R-N-B in the past and current General Plans which supersedes Mr. Lovell's home purchase. It is known that a buffer will need to be provided. The facility is planned to be 2 stories, but will be well within the allowance of the R-N-B regulations for height.

Mr. Woodbury thanked Mr. Christopherson for the information and reminded all present that this application before the Commission is only considering the zone change and any potential use would come back to the Planning Commission and have a chance to be heard. Ms. Patterson added that the R-N-B zoning has some built in protections like hours of operation. It helps to mitigate concerns and protect the neighbors. Mr. Markham stated that this area has been designated as R-N-B zone for the last decade and it would not be safe to assume that the Agricultural Zone would remain isolated as it is now. Mr. Woodbury stated that the R-N-B zone has restrictions that protect the residential zone, but still allows businesses that add great value community to the city and not only to the tax value.

Ms. Wilson made a motion to forward a recommendation of approval to the City Council for the Zone Map Amendment for the properties addressed 6230 South and 6256 South 900 East from A-1, Agriculture to R-N-B, Residential Neighborhood Business.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

 A Sue Wilson
 A Phil Markham
 A Maren Patterson
 A Scot Woodbury
 A Travis Nay

Motion passed 5-0.

LAND USE ORDINANCE, SECTION 17.48, Sign Code Updates – Discussion

Jim McNulty presented some proposed sign code updates and stated Murray City has been working to ensure that our code is even across the board to avoid any potential litigation as was the case in Reid vs. the Town of Gilbert. The lawsuit took 8 years to litigate. Murray has been looking at case law to verify that we do not have a Code that is somehow creating situations that are unfair or constitute a situation that violates someone's first amendment right to freedom of speech. Planning Staff has been working with the City's legal counsel and we expect to have a draft copy within the next month or so.

Part of the new sign code update is the suggestion for Pedestal Signs with Electronic Message Centers (EMCs). Murray wants to allow an EMC at Fashion Place Mall. It would be allowed to have 300 sq. ft. of signage on each side. However, the EMC cannot exceed 75% of the sign face. A good example is the South Town Mall and it looks really nice. We



**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: Murray City Planning Commission

FROM: Murray City Community & Economic Development Staff

DATE OF REPORT: September 13, 2018

DATE OF HEARING: September 20, 2018

PROJECT NAME: Valley Behavioral Health, Zone Change

PROJECT NUMBER: 18-123

PROJECT TYPE: Zone Map Amendment

APPLICANT: Valley Behavioral Health

PROPERTY ADDRESS: 6230 South & 6256 South 900 East

SIDWELL #: 22-20-126-018, 22-20-126-011

EXISTING ZONE: A-1, Agricultural

PROPOSED ZONE: R-N-B, Residential Neighborhood Business

PROPERTY SIZE: 1.14 acres (combined)

I. REQUEST:

The applicant is requesting approval of a Zone Map Amendment from A-1, Agriculture to R-N-B, Residential Neighborhood Business for two properties addressed 6230 South and 6256 South 900 East. The combined area of the two lots is 1.14 acres. Legal descriptions of the subject properties are attached to this report.

II. BACKGROUND AND ANALYSIS

Background

The applicant is Valley Behavioral Health, an agency of Salt Lake County. There are existing structures including vacant homes on the subject properties. If the application for a rezone is successful, the applicants intend to remove the

residential structures, combine the lots into a single development parcel, and construct a medical office building on the property.

Site Location/Detail

The subject property is made up of two lots, located on the southwest corner of Holly Avenue (6185 South) and 900 East. The properties are located directly across 900 East from the north end of Wheeler Farm. While there are properties in the area currently zoned A-1, most were rezoned to R-1-8 in the past, and several other properties with frontage on 900 East have been successfully rezoned to R-N-B and subsequently redeveloped. Those redeveloped properties include medical, dental, and professional office uses.

Surrounding Land Use & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	residential (across Holly Avenue)	R-1-8
South	office	R-N-B
East	open space (Wheeler Farm)	A-1
West	residential	R-1-8

Allowed Land Uses

- Existing: The existing A-1 zone allows for single-family residential homes as well as agricultural uses, including domestic livestock. There are no allowances for commercial, office, or multi-family residential development.
- Proposed: The proposed R-N-B zone allows for neighborhood oriented retail and office uses as permitted or conditional uses. R-N-B zoning also allows for single and two-family development, but not for multi-family residential uses. The R-N-B zone enumerates requirements limiting the commercial and/or office development of properties in order to mitigate potential impacts to the adjacent or surrounding residential uses and create a buffer and transition from the high-traffic corridors such as 900 East in this case. Examples include a requirement that new buildings have architectural features that are residential in character, such as the use of pitched and varied rooflines with gables and cornices, and the use of building materials such as brick and stone which are typical of residential development. The R-N-B zone also requires that the scale, location on the site, and massing of the buildings be considered, and evaluated to be in keeping with the surrounding area. Building heights are limited to no more than thirty feet (30'), and a landscaped buffer and wall adjacent to the residential zoning is required.

III. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on Tuesday, September 4, 2018 where the proposed rezone was considered by City Staff from various departments. The following comments were received:

- The City Engineer recommends approval without conditions.
- The Water & Sewer Division note that Cottonwood Sewer will provide services to this development.
- The Power Department recommends approval without conditions.
- The Fire Department recommends approval noting that all resulting construction will need to comply with the 2015 International Fire Codes.
- The Building Division recommends approval noting that new construction will require complete stamped and signed construction documents and a geo-technical report.

IV. PUBLIC INPUT

As of the date of this report, Staff has not received any public comment on the proposed Zone Map Amendment in response to the public notices mailed to property owners in the vicinity.

V. GENERAL PLAN REVIEW

Purpose

The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 2 of the Murray City General Plan identifies the goals and objectives for land use in the community, and identifies appropriate future land uses as depicted in Map 2-4 which has been attached to this report. Map 2-4 is referred to as the Future Land Use Map.

Property Designation

The subject properties are identified as "Residential Business" by the General Plan and the Future Land Use Map. The frontage of the west side of 900 West in this area has been designated as Residential Business, mirroring the previous General Plan (2003), which identified an overlay designation for the use of R-N-B zoning along 900 East.

Corresponding R-N-B zone

The Residential Business designation corresponds solely to the R-N-B zone. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, Residential Business is intended to be used for development of "small nodes or individual buildings along corridors rather than large center or

complexes". Like the R-N-B zone to which it corresponds, the Residential Business designation is intended to allow for development that is "similar in scale to nearby residential development to promote compatibility with the surrounding area."

VI. ANALYSIS & CONCLUSIONS

A. Is there need for change in the Zoning at the subject location for the neighborhood or community?

The proposed change in zoning from A-1 to R-N-B is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan. The R-N-B zone requires limited development of properties to provide a buffer between the high traffic corridors like 900 East and the established residential neighborhoods that border them. With the limitations on the development of the property imposed by the R-N-B zone, the zone change will be appropriate and beneficial for the surrounding neighborhood.

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

The limited uses allowed by the proposed R-N-B zoning are appropriate for the location of the subject properties in relation to the existing land use patterns in the area. The properties are located adjacent to a high-traffic corridor (900 East) and their development under the R-N-B zone will provide not only an appropriate use of the property itself, but an effective buffer and transition from that corridor to the established residential neighborhoods to the west.

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?

Utilities and services are available for the limited commercial development of the properties. Other properties along this corridor have been successfully redeveloped under the R-N-B zone, and Staff expects no adverse impacts to services as a result of this proposed rezone. Access to the property from 900 East will be reviewed by the Utah Department of Transportation (UDOT) Access Management team, and indications are that potential developments will face limitations to right-in and right-out turns. City Staff will recommend against utilizing Holly Avenue as an access in order to mitigate impacts of the development on the adjacent residential properties as intended by the General Plan. Even considering potential limitations from UDOT and Murray City reviews, the allowable access to the property is sufficient for the type and scale of development that would be allowed by the proposed R-N-B zone.

VII. FINDINGS

1. Utilities and services available in the area are sufficient to support the type and scale of development allowed by the proposed R-N-B zone.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area and the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from A-1, Agriculture to R-N-B, Residential Neighborhood Business is supported by the General Plan and the Future Land Use Map designation of the subject properties.

VIII. STAFF RECOMMENDATION

Based on the above findings, staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested Zone Map Amendment for the properties located at 6230 South and 6256 South 900 East from A-1, Agriculture to R-N-B, Residential Neighborhood Business.**

Jared Hall, Supervisor
Community & Economic Development
801-270-2427
jhall@murray.utah.gov

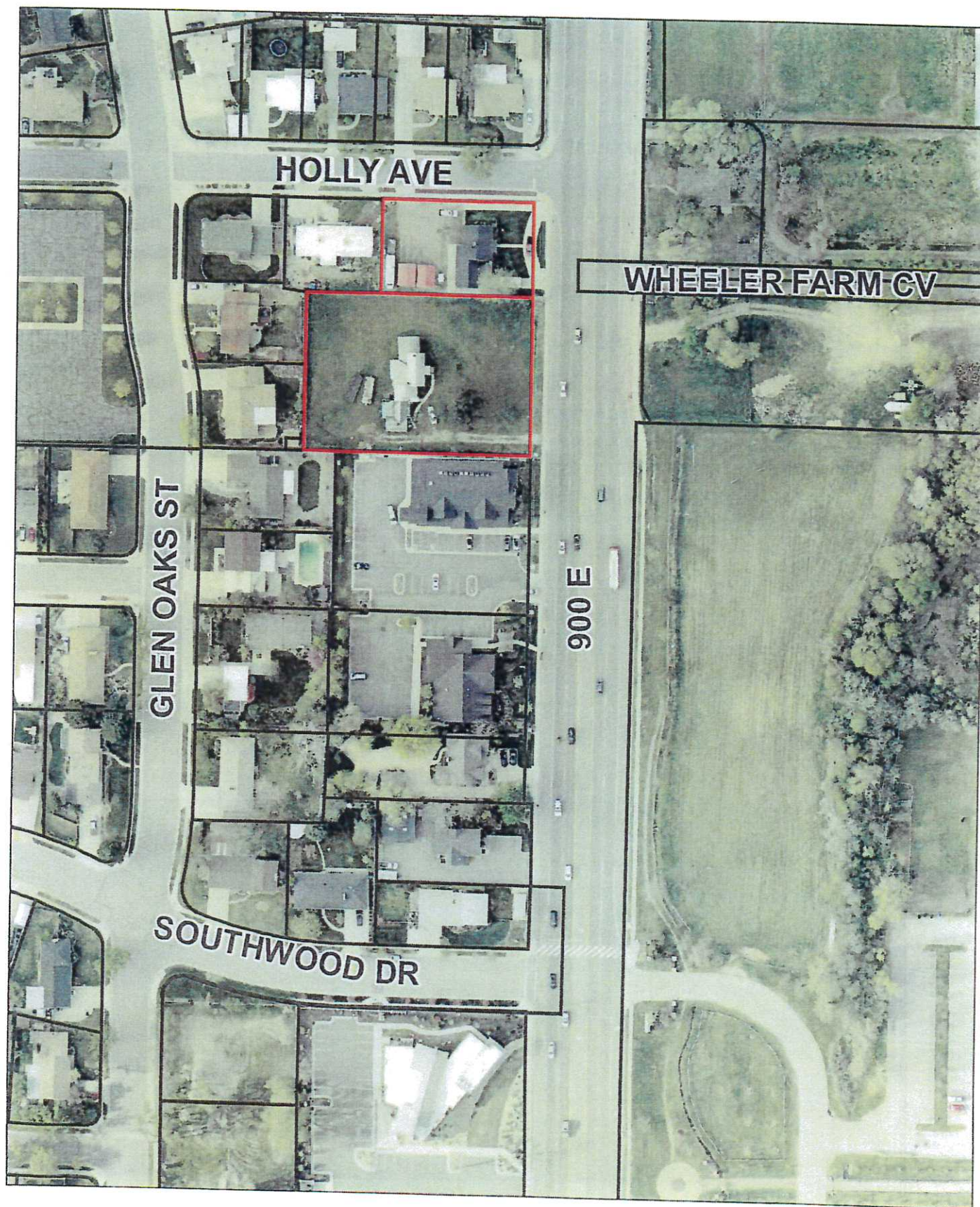
Site Information



6230 & 6256 South 900 East



MURRAY
ADMINISTRATIVE &
DEVELOPMENT SERVICES



4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED. TAX I.D.# 87-0217663
801-204-6910

Deseret News



Utah Media Group

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

9/10/2018

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001223554 /

PUBLICATION SCHEDULE

START 09/09/2018 END 09/09/2018

CUSTOMER REFERENCE NUMBER

Public Hearing - Valley Behavioral Rezone

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY C

SIZE

31 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

57.08

**MURRAY CITY CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 20th day of September, 2018, 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 a Zone Map Amendment from A-1 (Agricultural) District to R-N-B (Residential Neighborhood Business) District for the property located at 6230 S. 6256 South 900 East, in Murray City, Salt Lake County, State of Utah. Jared Hall, Supervisor Community & Economic Development
1223554 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP 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 September, 2018, at the hour of 6:30 p.m. of said day in the Co** FOR **MURRAY CITY RECORDER**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE. 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 INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 09/09/2018 End 09/09/2018

DATE 9/10/2018

SIGNATURE

Jared Hall

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 9TH DAY OF SEPTEMBER

IN THE YEAR 2018

BY LORAIN GUDMUNDSON



Jared Hall

NOTARY PUBLIC SIGNATURE

Application Materials

#18-123

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

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

Subject Property Address: 6256 S. 900 E. & 6230 S 900 E

Parcel Identification (Sidwell) Number: 2220126018 & 222012011

Parcel Area: .79 & .35 acres Current Use: Residential

Existing Zone: A-1 Proposed Zone: ~~EA~~ ZNB

Applicant Name: Valley Behavioral Health

Mailing Address: 4460 S. Highland Drive, Ste 310

City, State, ZIP: Salt Lake City, UT 84124

Daytime Phone #: 801-263-7136 Fax #:

Email address: spencers@ValleyCares.com

Business Name (If applicable):

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):

The Current zone is agricultural, applicant desires to build a medical office on the two parcels for Daytime use only.

Authorized Signature:  Date: 8/17/2018

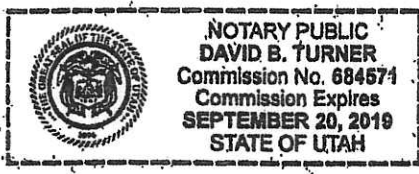
Property Owners Affidavit

I (we) Frank Ford and Fred Funk, 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.

Frank Ford
Owner's Signature

Fred Funk
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 22 day of August, 20 18.



David B. Turner
Notary Public
Residing in St George, Utah
My commission expires: 09-20-2019

Agent Authorization

I (we), Frank Ford and Freda Funk, the owner(s) of the real property located at 6230 & 6256 South 900 East, in Murray City, Utah, do hereby appoint

Spencer Seaquist, Valley Mental Health, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Spencer Seaquist, Valley Mental Health to appear on my (our) behalf before any City board or commission considering this application.

Frank Ford
Owner's Signature

Freda Funk
Owner's Signature (co-owner if any)

On the 22nd day of August, 20 18, personally appeared before me

Frank Ford & Freda Funk the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

David B. Turner
Notary Public
Residing in St George, Utah

My commission expires: 09-20-2019

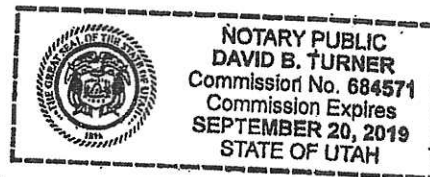


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning in the center of 900 East Street 26.12 chains East and 73.5 feet South of the Northwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is 69.2 feet South of a monument erected by the surveyor of Salt Lake County in the center of 900 East Street, and running thence South along the center of 900 East Street 90 feet; thence West 190 feet; thence North parallel to said Street 90 feet; thence East 190 feet to the place of beginning.

Tax Parcel No.: 22-20-126-011

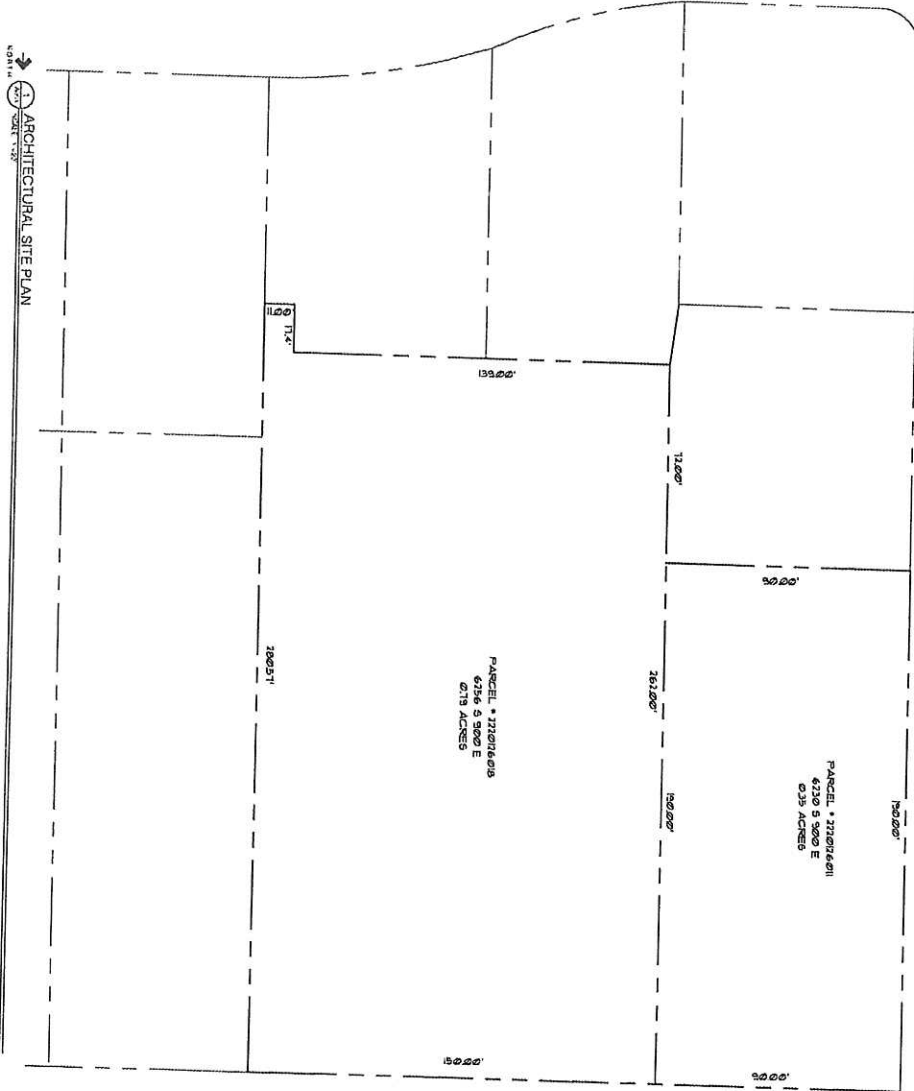
Parcel 2:

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning at a point South 163.50 feet and East 1466.72 feet from the Northwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 139.0 feet; thence West 17.40 feet; thence South 11.0 feet; thence East 280.57 feet; thence North 00°17' East 150.00 feet parallel to the centerline of 900 East Street; thence West 264.0 feet to the point of beginning. LESS AND EXCEPTING therefrom any portion of the above described property lying within the bounds of 900 East Street. ALSO LESS AND EXCEPTING: Commencing 163.5 feet South and 1466.72 feet East and South 139 feet from the Northwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 17.4 feet; thence South 11.0 feet; thence East 17.4 feet; thence North 11.0 feet to the point of beginning.

Tax Parcel No.: 22-20-126-018

ARCHITECTURAL SITE PLAN

24X36 SHEET # 20



24X36 SHEET #
A001

TITLE
ARCHITECTURAL
SITE PLAN

PROJECT NO.
18.110
DWN BY/CHK BY
/

CHRONOLOGY

VALLEY MENTAL HEALTH

6230 South 900 East
Murray, UT 84121

LAYTON DAVIS
ARCHITECTS

2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84105
PHONE 777.0715 | WWW.LAYTONDAVISARCHITECTS.COM

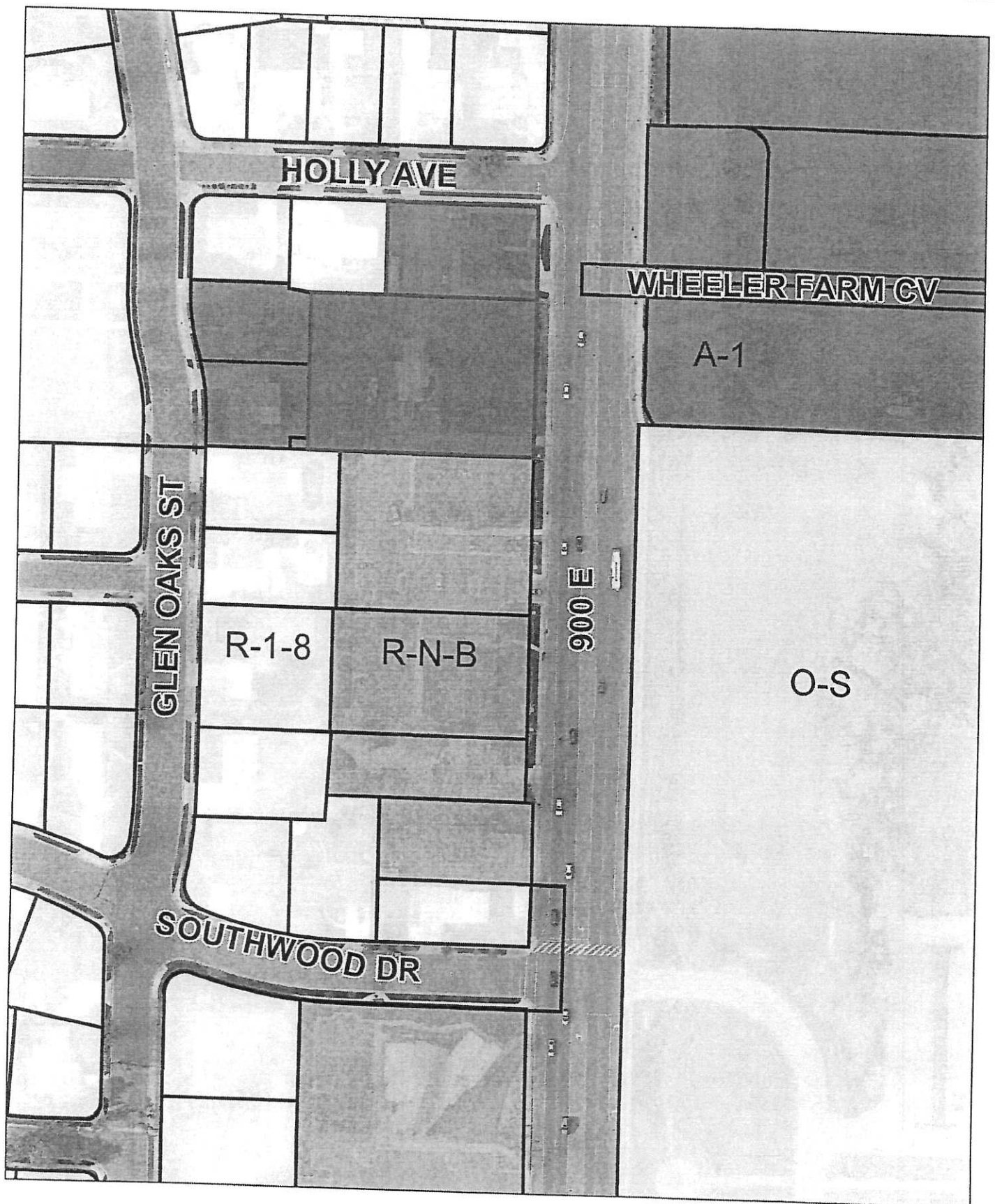
PRINTED DATE
03.13.2018



6230 & 6256 South 900 East



MURRAY
ADMINISTRATIVE &
DEVELOPMENT SERVICES



BEHAVIORAL HEALTH – REZONE
P/C 9/20/18
PROJECT #18-123
300 ' radius + affect entites

AJS PROFESSIONAL CENTER, LLC
6268 S 900 E # 100
MURRAY UT 84121

BENSON, ROBERT T & KAY S
6195 S GLEN OAKS ST
MURRAY UT 84107

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

BILLS, CAROLYN C & L KENT; TRS
860 E HOLLY AVE
MURRAY UT 84107

BROSCHINSKY, GEORGE W &
MYRNA C; JT
835 E WILLOWOOD AVE
MURRAY UT 84107

COLLETTE, ANDREW & SARAH; JT
875 E HOLLY AVE
MURRAY UT 84107

CASAROTTO, DAVID A; ET AL
PO BOX 171319
HOLLADAY UT 84117

CHURCHILL, JOHN A & SUSAN K; TRS
890 E MAR JANE AVE
MURRAY UT 84107

JACOBSEN, HENRY & ANNA; JT
PO BOX 302
SOUTH FORK CO 81154

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

FORD, FRANK S & FUNK, FRED A; JT
6230 S 900 E
MURRAY UT 84121

LIN, CHUN-WEI
860 E MAR JANE AVE
MURRAY UT 84107

KLAAS, HEATHER & ROBERT; JT
6211 S GLEN OAKS ST
MURRAY UT 84107

LARSON, KIMBERLEY
8126 S MIRANDA LN
SANDY UT 84093

LOMBARDI, SCOTT A & CARRIE
ANN; JT
843 E HOLLY AVE
MURRAY UT 84107

LIND RANCHES, LC
PO BOX 71008
MURRAY UT 84171

LOGAN, EMORY E; TR
(EEL&VLL FM TR)
6159 S GLEN OAKS ST
MURRAY UT 84107

MCKEAN, TRENTON & PETRA PALLOS
6291 S GLEN OAKS ST
MURRAY UT 84107

LOVELL, SCOTT R
891 E HOLLY AVE
MURRAY UT 84107

MCCONKIE, BENJAMIN B & WHITNEY
867 E HOLLY AVE
MURRAY UT 84107

PACKER, RUSSELL W & N BALDWIN; JT
6201 S GLEN OAKS ST
MURRAY UT 84107

MEIER, DANA A & VICKI L; JT
836 E WILLOWOOD AVE
MURRAY UT 84107

NILSSON, NAOMA N; TR
(RMN&NNN FAM TR)
880 E MAR JANE AVE
MURRAY UT 84107

SMOLIK, MARY LOU
883 E HOLLY AVE
MURRAY UT 84107

RADCLIFFE, CHARLES RONALD &
JUDITH ANNE; JT
968 E WHEELER FARM CV
MURRAY UT 84121

RASMUSSEN, CRAIG A
6252 S GLEN OAKS ST
MURRAY UT 84107

SWARTZFAGER, WILLIAM B &
JOHNSON, KATIE
6137 S GLEN OAKS ST
MURRAY UT 84107

SOFFE, LAROSE; TRS
6275 S GLEN OAKS ST
MURRAY UT 84107

SWAN, RUSSELL DEAN & JOYCE ANN
989 E WHEELER FARM CV
MURRAY UT 84121

CORP OF PB OF CH OF JC OF LDS
50 E NORTHTEMPLE ST #2225
SALT LAKE CITY UT 84150

WILLIAMS, ORENDA
872 E HOLLY AVE
MURRAY UT 84107

CAMTER DEVELOPMENT LLC
7533 S LINCOLN ST
MIDVALE UT 84047

RESTORE UTAH PROPERTY I LLC
320 S 300 E
SALT LAKE CITY UT 84111

LIND RANCHES LC
PO BOX 71008
SALT LAKE CITY UT 84171

THREE FUTURES LLC
8395 S PARK HURST CIR
SANDY UT 84094

SALT LAKE COUNTY
PO BOX 144575
SALT LAKE CITY UT 84114

P/C AGENDA MAILINGS

"AFFECTED ENTITIES"

Updated 11/2017

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: STEPHANIE WRIGHT

5250 S COMMERCE DR #180

MURRAY UT 84107

MURRAY SCHOOL DIST

ATTN: ROCK BOYER

5102 S Commerce Drive

MURRAY UT 84107

MIDVALE CITY

PLANNING DEPT

7505 S HOLDEN STREET

MIDVALE UT 84047

SALT LAKE COUNTY

PLANNING DEPT

2001 S STATE ST

SLC UT 84190

GRANITE SCHOOL DIST

ATTN: KIETH BRADSHAW

2500 S STATE ST

SALT LAKE CITY UT 84115

UTAH POWER & LIGHT

ATTN: KIM FELICE

12840 PONY EXPRESS ROAD

DRAPER UT 84020

DOMINION ENERGY

ATTN: BRAD HASTY

P O BOX 45360

SLC UT 84145-0360

COTTONWOOD IMPRVMT

ATTN: LONN RASMUSSEN

8620 S HIGHLAND DR

SANDY UT 84093

JORDAN VALLEY WATER

ATTN: LORI FOX

8215 S 1300 W

WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST

355 W UNIVERSITY PARKWAY

OREM UT 84058

HOLLADAY CITY

PLANNING DEPT

4580 S 2300 E

HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY

ATTN: PLANNING & ZONING

2277 E Bengal Blvd

Cottonwood Heights, UT 84121

SANDY CITY

PLANNING & ZONING

10000 CENTENNIAL PRKWAY

SANDY UT 84070

UTOPIA

Attn: JAMIE BROTHERTON

5858 So 900 E

MURRAY UT 84121

COMCAST

ATTN: GREG MILLER

1350 MILLER AVE

SLC UT 84106

MILLCREEK

Attn: Planning & Zoning

3330 South 1300 East

Millcreek, UT 84106

GENERAL PLAN MAILINGS:

WASATCH FRONT REG CNCL

PLANNING DEPT

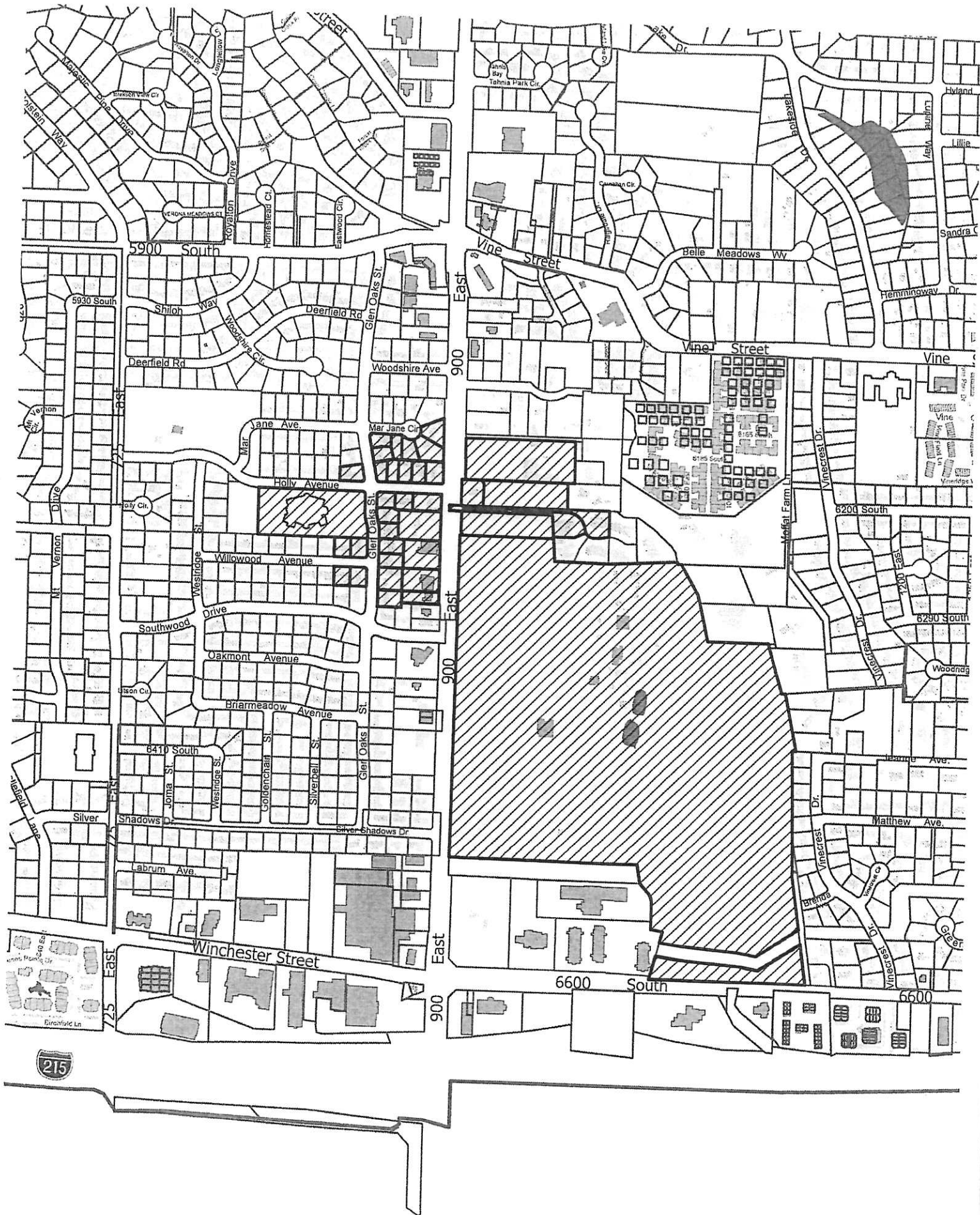
295 N JIMMY DOOLITTLE RD

SLC UT 84116

UTAH AGRC

STATE OFFICE BLDG #5130

SLC UT 84114

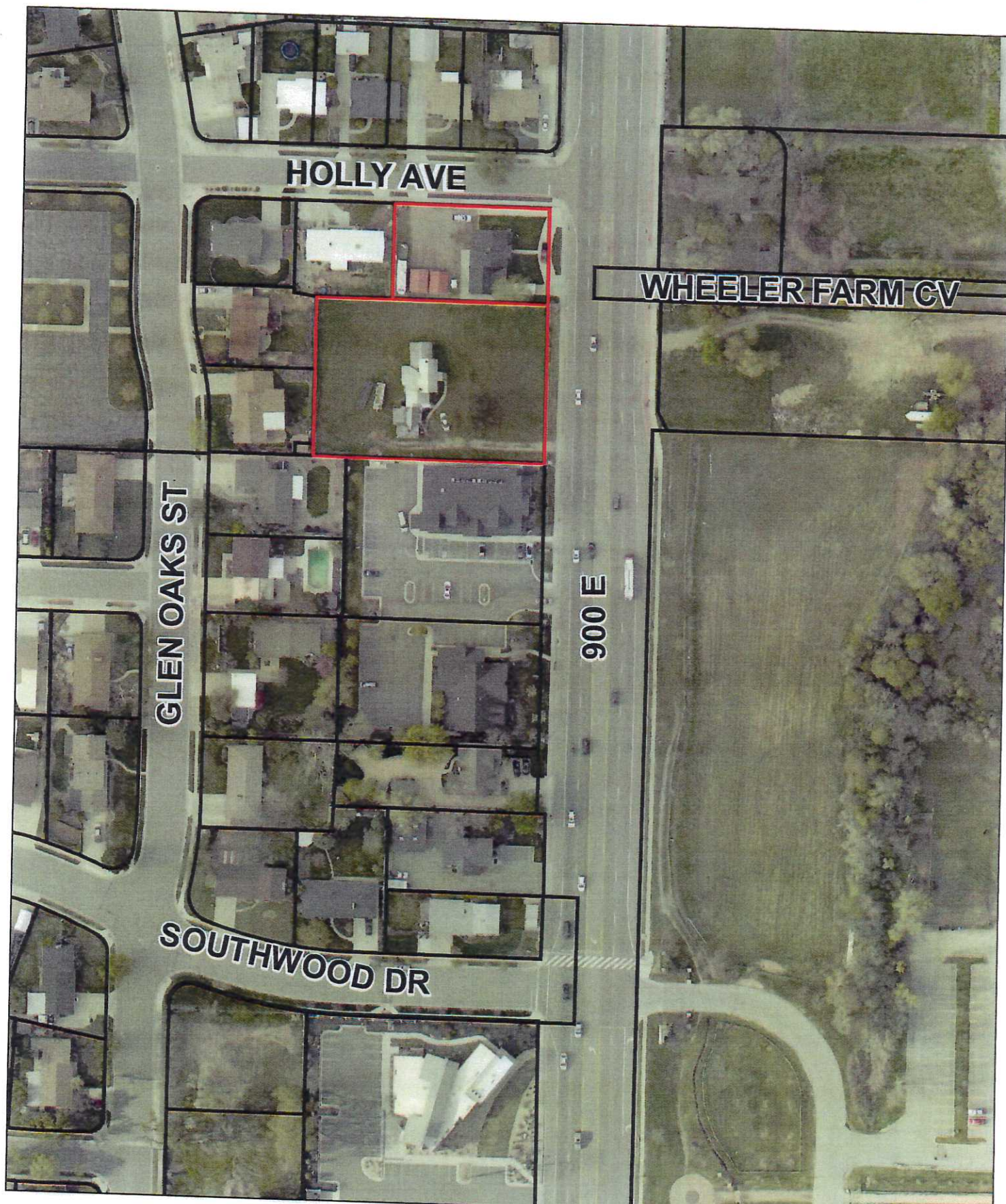




6230 & 6256 South 900 East



MURRAY
ADMINISTRATIVE &
DEVELOPMENT SERVICES





MURRAY CITY CORPORATION
ADMINISTRATIVE &
DEVELOPMENT SERVICES

B. Tim Tingey, Director

Building Division
Community & Economic Development
Geographic Information Systems

Information Technology
Recorder Division
Treasurer Division

NOTICE OF PUBLIC HEARING

This notice is to inform you of a Public Hearing scheduled for Tuesday, November 20, 2018 at 6:30 p.m. in the Murray City Council Chambers, 5025 South State Street.

The City Council is considering amending the General Plan from Low Density Residential to Medium Density Residential and amending the Zoning Map from the A-1 zoning district to the R-N-B zoning district for the properties located at approximately 6230 and 6256 South 900 East, Murray, Utah.

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

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 the Murray City Community & Economic Development Department office, at 801-270-2420

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.

RULES OF THE MURRAY CITY MUNICIPAL COUNCIL
MURRAY CITY CORPORATION

IV. AGENDA

J. Public Hearings. This section will be used for all public hearings. The presiding officer shall conduct the public hearing in the following manner:

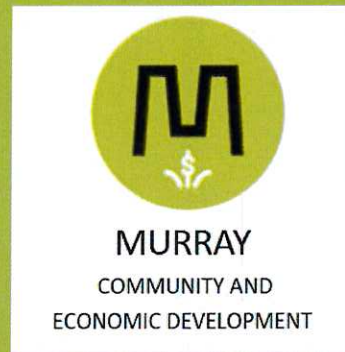
- 1, Introduction. The presiding officer informs those attending of the procedure and order of business for the hearing.
- 2, Staff presentation. City staff briefly summarizes the request that prompted the public hearing. This presentation shall not exceed five minutes.
3. Sponsor presentation. If desired, the sponsor of the request may also make a presentation. This presentation shall not exceed fifteen minutes.
4. Public Comment. The presiding officer asks for public comment on the matter before the Council. Comments are limited three minutes, unless otherwise approved by a majority vote of Council members, and each speaker shall be allowed to speak only once, unless otherwise approved by a majority of Council members. Speakers are requested to:
 - (a) Complete the appropriate form.
 - (b) Wait to be recognized before speaking.
 - (c) Come to the microphone.
 - (d) Be brief and to the point.
 - (e) Not restate points made by other speakers
 - (f) Address questions through the presiding officer.
 - (g) Confine remarks to the topic, avoiding personalities.

After all citizens who wish to comment have spoken, Council members may ask additional questions of participants before the presiding officer closes the hearing.

- 5 Sponsor summation/response. Following citizen comment and questions b" the Council the sponsor shall be given the opportunity to give a fifteen minute summation and/or response prior to closing of the public hearing.
6. Closing the hearing, if there is no further public comment, questions by Council members, or final response by the sponsor, the presiding officer declares the hearing closed. The Council shall conclude the public hearing ten minutes in advance of subsequently scheduled public hearing. The Council may, by majority vote, extend a public hearing past the starting time of a subsequent public hearing.
7. Consideration of item. At the close of the public hearing, the Council shall consider the item as a special order

COMMITTEE OF THE WHOLE MEETING

November 6, 2018

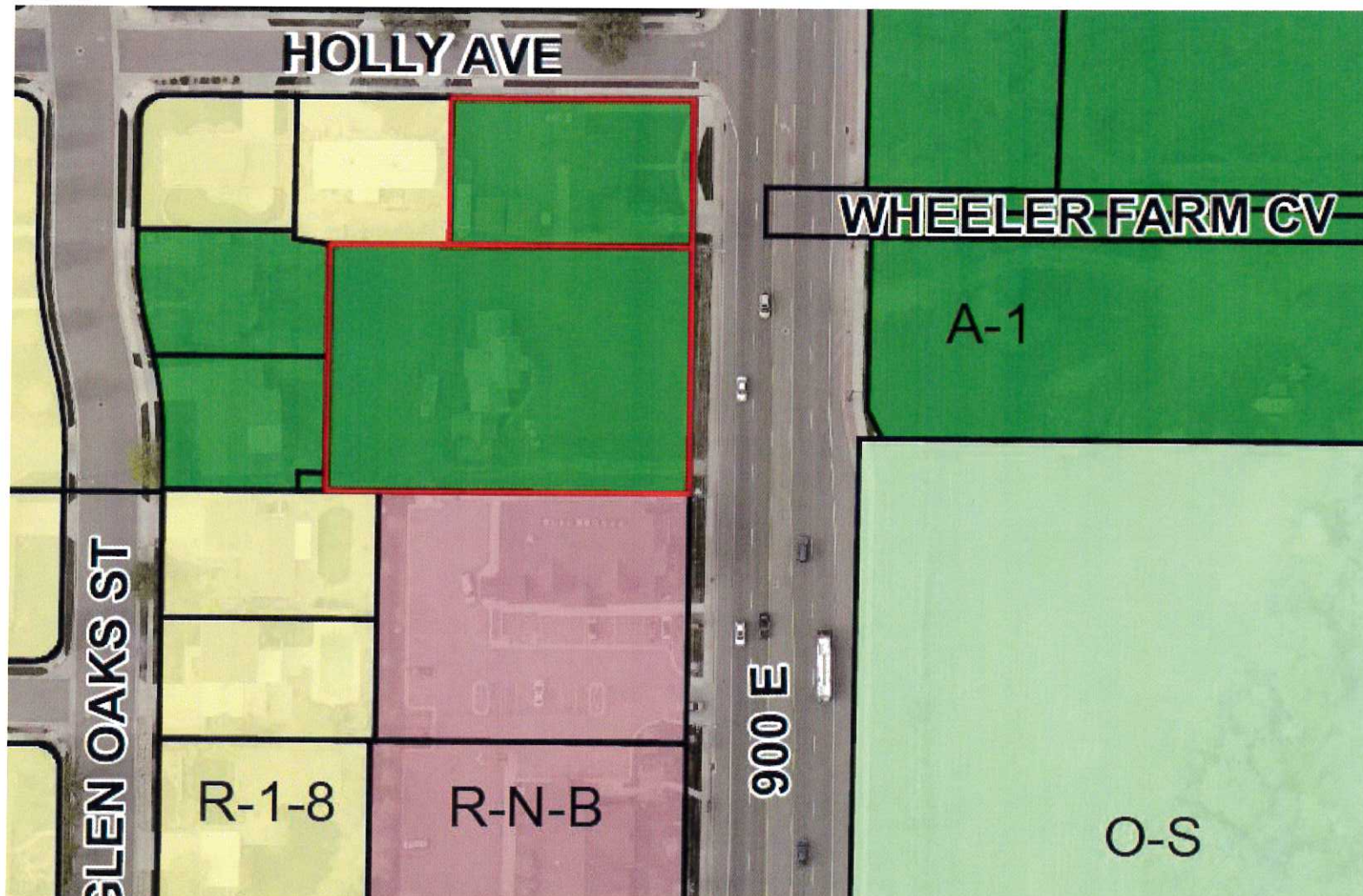


Valley Behavioral Health Zone Map Amendment

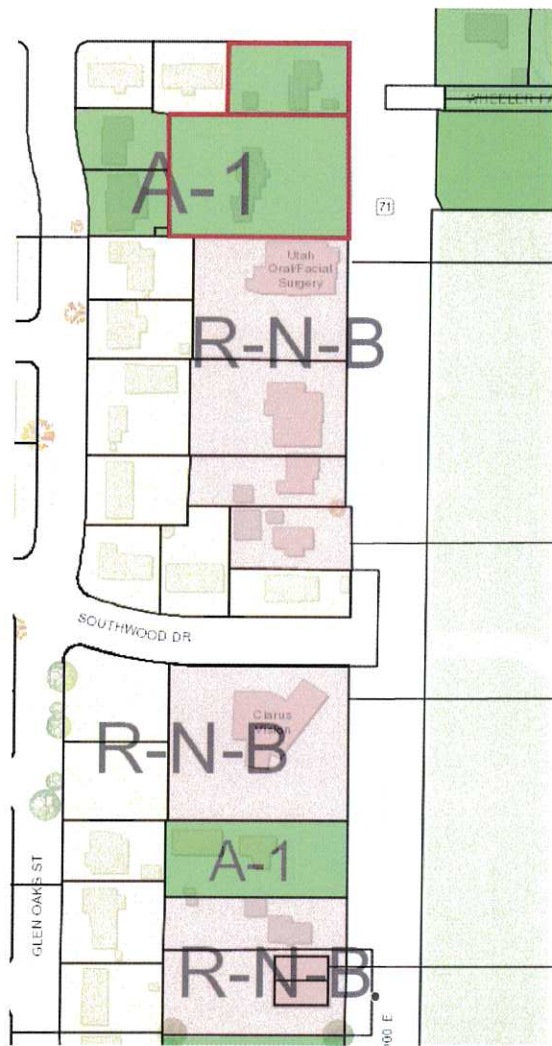
6230 & 6256 South 900 East











AJS Professional Center

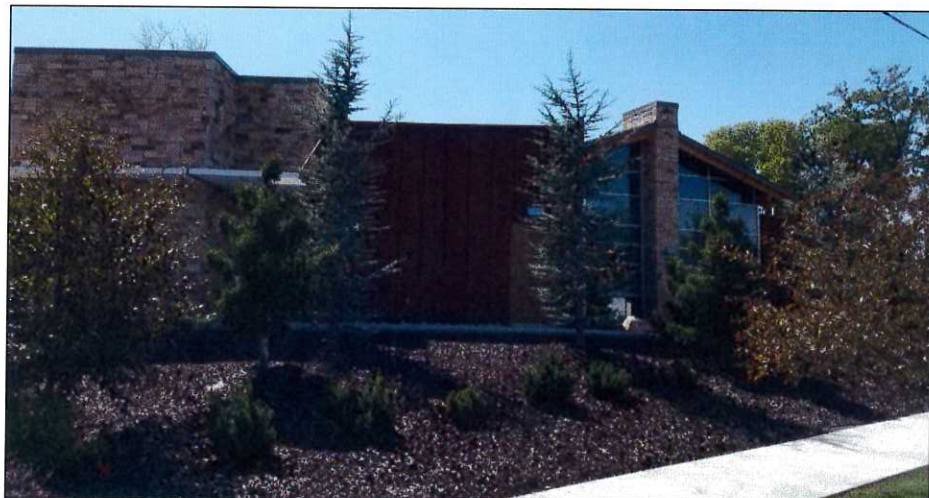


Clarus Vision



Brockbank Office Condominiums





Staff and Planning Commission Recommendation

City staff recommended that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested Zone Map Amendment for the properties located at 6230 South and 6256 South 900 East from Agriculture, A-1 to Residential Neighborhood Business, R-N-B.

The Planning Commission forwarded a recommendation for APPROVAL on September 20, 2018 to the City Council as per the City staff recommendation.





MURRAY
CITY COUNCIL

New Business Item #1



MURRAY


Community & Economic Development

Brownfields Coalition Discussion

Council Action Request

Council Meeting

Meeting Date: November 20, 2018

Department Director Jim McNulty	Purpose of Proposal EPA Brownfield Grant Funds
Phone # 801-270-2477	Action Requested Consideration of a resolution approving a memorandum of agreement for participation in a brownfields coalition
Presenters Jim McNulty	Attachments Resolution and Memorandum of Agreement
	Budget Impact No Budget impact.
Required Time for Presentation	Description of this Item As discussed in Committee of the Whole on Nov. 6, Murray City has been asked to participate in a brownfields coalition with Salt Lake County and Salt Lake City Corporation. The proposed Coalition will work to obtain EPA brownfield grant funds for each of the entities involved.
Is This Time Sensitive Yes	
Mayor's Approval  Blair Camp	
Date November 7, 2018	



RESOLUTION NO. _____

A RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT
BETWEEN THE CITY, SALT LAKE COUNTY, AND SALT LAKE CITY
CORPORATION PROVIDING FOR THE CITY'S PARTICIPATION IN
BROWNFIELDS COALITION

WHEREAS, the City is aware of real property within its boundaries whose reuse and redevelopment is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants (such real property hereinafter referred to as "brownfields"); and

WHEREAS, the City is a proponent of working together to assess, safely clean up and sustainably reuse brownfields; and

WHEREAS, it is in the interest of the public for the City to join with institutions that support the City's clean environment interests; and

WHEREAS, the City, Salt Lake County and Salt Lake City Corporation want to form a Brownfields Coalition ("Coalition"); and

WHEREAS, the Coalition's goal is to work together to obtain EPA Brownfield Grant funds in order that each entity may fund activities within its jurisdiction related to environmental cleanup; and

WHEREAS, it is proposed that Salt Lake County be the Lead Coalition Partner and be responsible to the EPA for management of the cooperative agreement and to ensure that all coalition partners are in compliance with the terms and conditions of the grant award; and

WHEREAS, the City wants to participate in the Coalition.

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

1. It hereby approves the attached Memorandum of Agreement, in substantially the form attached.
2. The Mayor and the City Recorder are hereby authorized to execute the Memorandum of Agreement for and in behalf the City.
3. The Memorandum of Agreement shall be effective upon execution.

DATED this day of , 2018.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Jennifer Kennedy, City Recorder

BROWNFIELDS COALITION

MEMORANDUM OF AGREEMENT BETWEEN THE FOLLOWING PARTIES: SALT LAKE COUNTY, SALT LAKE CITY CORPORATION, AND MURRAY CITY CORPORATION

This Memorandum of Agreement documents the roles and responsibilities of the various parties involved in the EPA Brownfield Grant Funds.

The Lead Coalition Partner is Salt Lake County. Salt Lake County is responsible to the EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all partners of the coalition are in compliance with the terms and conditions.

It is the responsibility of Salt Lake County to provide timely information to the other Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance.

The Coalition Partners are Salt Lake County, Salt Lake City Corporation, and Murray City Corporation. The contact information is as follows:

Salt Lake County
Ruedigar Matthes
2001 South State Street, Suite S2-100
Salt Lake City, Utah 84114
385-468-4868
rmatthes@slco.org

Salt Lake City Corporation
Debbie Lyons and Susan Lundmark
451 South State Street
Salt Lake City, Utah 84114
801-535-7795 and 801-535-7242
debbie.lyons@slcgov.com and susan.lundmark@slcgov.com

Murray City Corporation
Susan Nixon
4646 South State Street
Murray City, Utah 84123
801-270-2423
snixon@murray.utah.gov

Activities funded through the cooperative agreement may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities.

Salt Lake County may retain consultant(s) and contractors under 40 CFR 30.36 to undertake various activities funded through the cooperative agreement and may award subgrants to other

coalition partners under 40 CFR 31.37 for assessment projects in their geographic areas. Subgrantees are accountable to Salt Lake County for proper expenditure of funds.

The Lead Coalition Partner will procure the consultant(s) in compliance with 40 CFR 31.36 requirements. The Lead Coalition Partner will issue the Request for Proposals or Request for Qualifications and will be the entity responsible for receipt of the submitted proposals and selection and award of contracts. Salt Lake County will consult with other coalition partners in making selections of consultants and contractors and negotiating the terms of agreements.

The Lead Coalition Partner, in consultation with the Coalition Partners, will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of five sites are assessed over the life of the cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility. **Note:** *The Lead Coalition Partner and each of the Coalition Partners may agree upon a minimum number of sites assessed per partner at the start of the cooperative agreement to ensure equitable distribution of funds across all partners' jurisdictions.*

Upon designation of the specific sites, it will be the responsibility of Salt Lake County to work with the coalition partners in whose geographic area the sites are located to finalize the scope of work for the consultant or contractor. It will be the responsibility of this partner to obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected sites. If this partner does not have the capacity to perform these activities Salt Lake County may assist in securing necessary site access agreements and permits.

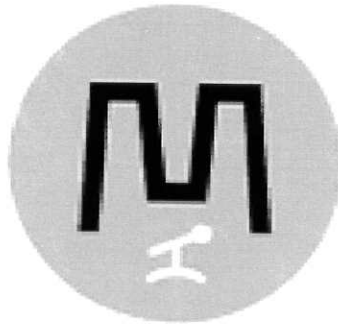
The Lead Coalition Partner is responsible for ensuring that other activities as negotiated in the workplan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by Salt Lake County and the coalition partners in whose geographic area the sites to be assessed are located.

Agreed:

Salt Lake County Lead Coalition Partner/Date

Salt Lake City Corporation Coalition Partner/Date

Murray City Corporation Coalition Partner/Date



MURRAY
CITY COUNCIL

New Business Item #2



MURRAY

Finance & Administration Department

Water Billing Correction

Council Action Request

Committee of the Whole & City Council Meeting

Meeting Date: November 20, 2018

Department Director Danyce Steck Phone # 801-264-2669 Presenters Danyce Steck Required Time for Presentation 15 Minutes Is This Time Sensitive Yes Mayor's Approval Doug Hill <small>Digitally signed by Doug Hill DN: cn=Doug Hill, o=Murray City, ou=Mayor's Office, email=dhill@murray.utah.gov, c=US Date: 2018.11.15 11:56:14 -07'00'</small> Date November 15, 2018	Purpose of Proposal Discussion and Consideration of a Resolution Pertaining to Water Billing Error Action Requested Discussion in Committee of the Whole; consideration of a resolution in the City Council Meeting Attachments Proposed resolution Budget Impact There will be a loss of revenue from the water fund as a result of underbilling Description of this Item Staff is requesting a discussion in Committee of the Whole, and action in the City Council meeting, pertaining to an error in water billing, and forgiving the balance owed by water users as a result of the undercharge.
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City Council Meeting

November 20, 2018

Water Billing Correction



The water fund receives NO tax revenue and is a stand-alone 'company' that relies solely on water fees.

No general fund revenue has been or will be used to support a utility.

The water fund currently has reserves in the amount of \$2.8 million, or 54% of annual revenue.

Reserves are used to maintain and improve the water system.

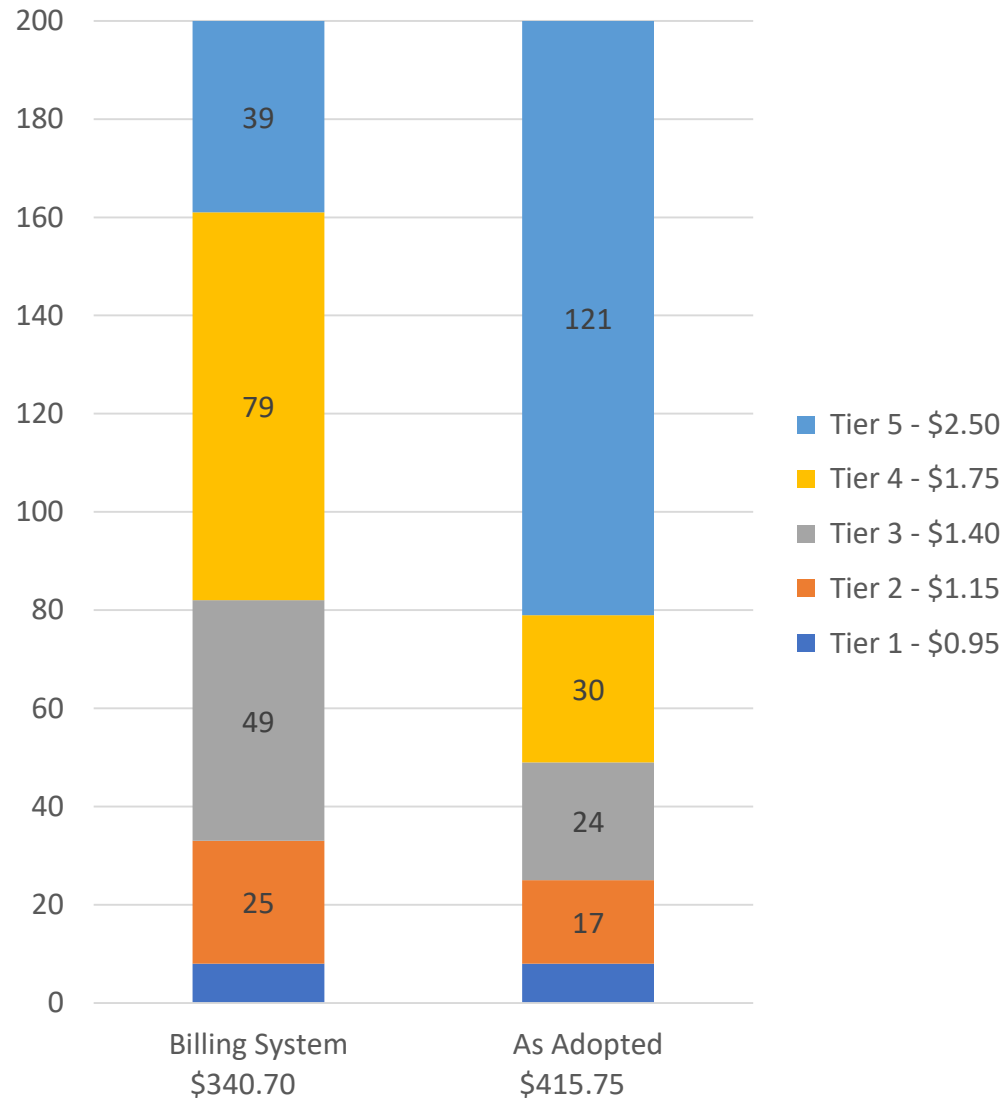
The water master plan currently has \$27 million in improvement projects scheduled over the next 10 years.

These projects are funded by the water rates.

What happened?

Tiered rate structure was misunderstood by the utility
billing department

1" Meters (Single Family Residential)



8" Meters (Institutional)



Utility billing programmed the rates for 1.5” meters at 10% of actual rate (decimal)

	<u>Adopted</u>	<u>Billed</u>
Tier 1	\$0.95	\$0.095
Tier 2	\$1.15	\$0.115
Tier 3	\$1.40	\$0.140
Tier 4	\$1.75	\$0.175
Tier 5	\$2.50	\$0.250

Utility billing system continued to use legacy seasonal rates which overrode the rates

Summer rate from May 2017
Winter rate from November 2017
Incorrect tiered rates from April 2018

Institutional consumption data appears inconsistent with prior years during the same months

What is the impact?



The minimum financial impact to the water fund is \$814,000.

Due to the inconsistency of the consumption data, it is not possible to calculate the exact amount of revenue loss.

All water users received some financial benefit from these billing issues.

The water fund is stable and has enough reserves in place to allow us to continue with our capital projects plan for the next several years.

This revenue loss may delay certain capital projects but will not eliminate them.

What are the solutions?



The utility billing system has been reprogrammed with the correct volumes and rates.

ALL utility bills are being tested independently and compared with the system-generated billing for accuracy.

Policies and procedures are being developed to support the practices of utility billing. They will include an internal control structure.

What is the
recommendation?

Recommend the Council authorize the forgiveness of any amounts that were not billed by the water fund due to these administrative and technical errors during the period of April through October.

Questions and
comments



RESOLUTION NO. _____

**A RESOLUTION ACKNOWLEDGING AN ERROR IN WATER BILLING AND
FORGIVING THE BALANCE OWED BY WATER USERS AS A RESULT OF
THE UNDERCHARGE.**

Whereas, the water utility fund is a self-supporting enterprise fund that is fully financed by user fees and as such, no taxes or other general fund money is used by the water fund; and

Whereas, on March 6, 2018, the City Council established, as required by state law, new water conservation rates that require the City to charge water rates using a tiered rate structure that increases the cost of water as the volume of water used increases; and

Whereas, the tiered rate structure was effective for all water consumed after April 1, 2018; and

Whereas, due to several administrative and technical errors that occurred during the implementation of this new rate structure, bills for all water accounts were undercharged for the months of April through October; and

Whereas, City staff has worked diligently since the error's discovery to analyze a formidable amount of data to identify the issue and determine the financial impact of the revenue loss to the water fund as a result of the underbilling; and

Whereas, City staff has determined that all water meters were underbilled resulting in a total loss of revenue to the water fund of a minimum of approximately Eight Hundred Fourteen Thousand Dollars (\$814,000); and

Whereas, the loss will delay certain capital improvement projects but will not affect the general fund or other city services and the water utility fund remains sound; and

Whereas, the billing system has been corrected which means that the water conservation rates originally passed in April will be billed beginning in November; and

Whereas, the City Council has determined that it would be an unnecessary and undue hardship on the water users of the water utility to retroactively bill the undercharge; and

Whereas, the City Council has determined that it is in the best interest of the City to forgive the balance owed by water users resulting from the underbilling from April through October of this year.

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

1. The City will forego the amounts not charged to water users of the water utility from April through October, 2018 due to the administrative and technical errors that occurred during the implementation of the new water conservation rates.

2. The City acknowledges that this decision to not pursue the collection of the undercharges results in a loss to the water fund of a minimum of approximately Eight Hundred Fourteen Thousand Dollars (\$814,000).

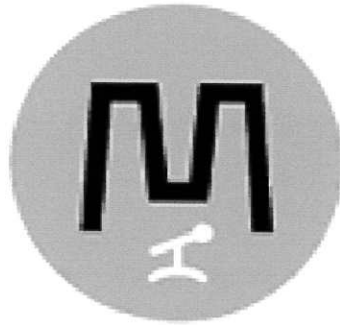
DATED this day of , 2018.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

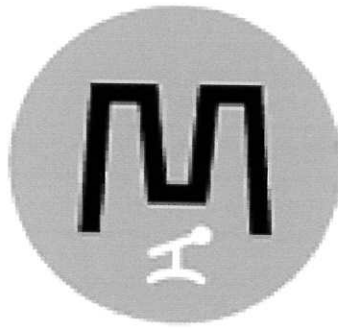
ATTEST:

Jennifer Kennedy, City Recorder



MURRAY
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Mayor's Report And Questions



MURRAY
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Adjournment