



**MURRAY**  
CITY COUNCIL

# Council Meeting December 4, 2018



# Murray City Municipal Council

## Notice of Meeting

December 4, 2018

Murray City Center

5025 South State Street, Murray, Utah 84107

### Meeting Agenda

**5:00 p.m.** Committee of the Whole - Conference Room #107  
Diane Turner conducting

#### **Approval of Minutes**

Committee of the Whole – November 6, 2018

#### **Discussion Items**

1. Comprehensive Annual Financial Report – Danyce Steck and Steven M. Rowley (30 minutes)
2. Reports from Representatives to Interlocal Entities (5 minutes each)
  - a. ULCT Legislative Policy Committee – Dale Cox
  - b. Valley Emergency Communications Committee – Dale Cox
  - c. Association of Municipal Councils – Brett Hales
  - d. Central Valley Water Reclamation – Jim Brass
  - e. Chamber of Commerce – Jim Brass
  - f. Wasatch Front Waste and Recycling District – Jim Brass
3. Proposed Rezone at 6233 South Fashion Boulevard – Jim McNulty (10 minutes)

#### **Announcements**

#### **Adjournment**

The Council Meeting may be viewed live on the internet at <http://murraycitylive.com/>

**6:30 p.m.** Council Meeting – Council Chambers  
Dale Cox conducting.

#### **Opening Ceremonies**

Call to Order

Pledge of Allegiance

#### **Citizen Comments**

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

#### **Consent Agenda** – Following reading of the appointments, Mayor Camp presenting.

1. Consider confirmation of the Mayor's appointment of **Jeff Evans** to the Murray City Arts Advisory Board for a two-year term to be completed January 15, 2021.

2. Consider confirmation of the Mayor's reappointment of **Lisa Milkavich** to the Murray City Planning Commission for a three-year term to be completed January 15, 2022.
3. Consider confirmation of the Mayor's reappointment of **Maren Patterson** to the Murray City Planning Commission for a three-year term to be completed January 15, 2022.
4. Consider confirmation of the Mayor's reappointment of **Sue Wilson** to the Murray City Planning Commission for a three-year term to be completed January 15, 2022.

### **Public Hearings**

Staff and sponsor presentations, and public comment (see rules above) prior to Council action on the following matters.

1. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 875 East Pontiac Drive and 852, 864, 872, 874 and 878 East Arrowhead Lane, Murray City, Utah from the R-M-10 (Medium Density Residential) Zoning District to the G-O (General Office) Zoning District. Jim McNulty presenting; Utah Education Association applicant.

### **Mayor's Report and Questions**

### **Adjournment**

#### **NOTICE**

**Supporting materials are available for inspection in the City Council Office, Suite 112, at the City Center, 5025 South State Street, Murray, Utah.**

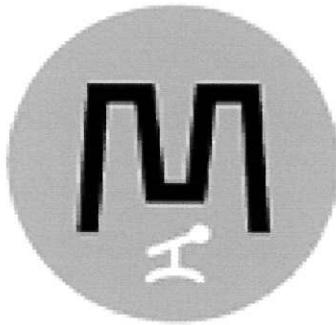
**SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2660). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.**

**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, November 30, 2018, 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. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.



Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



**MURRAY**  
CITY COUNCIL

# Committee of the Whole



MURRAY  
CITY COUNCIL

# Committee of the Whole Minutes



MURRAY  
CITY COUNCIL

## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

---

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, November 6, 2018 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Council Members in Attendance:

|                            |             |
|----------------------------|-------------|
| Diane Turner, Chair        | District #4 |
| Dave Nicponski, Vice-Chair | District #1 |
| Dale Cox                   | District #2 |
| Jim Brass                  | District #3 |
| Brett Hales                | District #5 |

### Others in Attendance:

|                  |                                   |                  |                       |
|------------------|-----------------------------------|------------------|-----------------------|
| Blair Camp       | Mayor                             | Jan Lopez        | Council Director      |
| G.L. Critchfield | City Attorney                     | Jennifer Kennedy | City Recorder         |
| Jennifer Heaps   | Comm. & Public Relations Director | Pattie Johnson   | Council Office        |
| Jon Harris       | Fire Chief                        | Doug Hill        | Chief Admin Officer   |
| Kory Holdaway    | Lobbyist                          | Ben Bowers       | Terracon              |
| Stan Lockhart    | Utah Ranked Choice Voting         | Danny Astill     | Public Works Director |
| Susan Nixon      | Associate Planner                 | Jim McNulty      | Dev. Services Mgr.    |
| Mike Dykman      | Assistant Fire Chief              | Janice Strobell  | Resident              |
| Jennifer Brass   | Resident                          | Brent Barnett    | Resident              |

Ms. Turner called the Committee of the Whole meeting to order at 5:15 p.m.

Approval of Minutes - Ms. Turner asked for comments or a motion on the minutes from:

- ° Committee of the Whole – September 18, 2018
- ° Committee of the Whole – October 2, 2018
- ° Committee of the Whole – October 16, 2018

Mr. Brass moved approval on all three sets of minutes. Mr. Cox seconded the motion. (Approved 5-0)

### Discussion Items

1. Brownfields Coalition Discussion – Mayor Camp, Jim McNulty, Benjamin Bowers and Susan Nixon.

Murray is invited to participate in a Brownfields Coalition next year with Salt Lake County and Salt Lake

City Corporation. The proposed coalition would work to obtain Environmental Protection Agency (EPA) Brownfield Grant Funds for each of the entity.

Mr. McNulty introduced Mr. Bowers from Terracon Environmental Services, who was selected to prepare the grant and assist the city in becoming part of the Brownfields Coalition. Funding could be as high as \$600,000, which would be shared as needed, between the three entities.

Mr. Bowers explained, in order to move potential property redevelopment forward, grant funding would provide various phase assessments of Brownfield sites in the city - to be completed at no cost to the Murray or property owners. Tests include asbestos surveys and investigations of contaminants in soil and ground water, where developers and municipalities have concern about contaminated property needed for development. If the federal grant is awarded, the coalition would send a request for proposal (RFP), which would give Terracon the opportunity to bid the assessment work.

Ms. Nixon began her research in March of this year to identify potential Brownfield sites around the city. The following four areas were determined to be preliminary Brownfield locations that could be submitted to the EPA for consideration:

- 48 East 4800 South – To complete redevelopment in the downtown area.
- 12 East 4800 South – Location of a cell tower, to complete redevelopment in the downtown area.
- 29 West (Box Elder) and 4800 South – Location of a mechanic shop, which is suspect of underground contamination. The city does not own the property but could acquire it in the future.
- Ore sampling smelter site – With the coalition, the site could have additional testing conducted.

Mr. Bowers noted other property owners not involved yet could also be included for testing with grant funding and a definite project list was not necessary at the time of EPA submission. Part of the process includes outreach, so communities know funding is available for concerned assessments.

Ms. Turner wondered considering the size of the other entities, what criteria would determine whether funding would be utilized in Murray.

Mr. Bowers explained each entity receives \$200,000 and any unused money could be transferred to the other municipalities for their use. However, as part of the coalition a committee would discuss and agree exactly how funding would be dispersed and spent.

Mr. Hales inquired who from the city would be on the committee. Ms. Nixon said she and Mr. McNulty would represent Murray City as committee members to oversee allocation decisions.

Mr. Bowers said the process was still underway to determine a schedule, as to when properties would be submitted to the EPA for final decision, and Salt Lake County volunteered to gather information from each entity to be submitted for consideration.

Mr. McNulty said there were determining factors, as to which city properties would be evaluated, and final choices were not based on population totals. He thought Salt Lake County and Salt Lake City representatives, or anyone who has ever ridden Front Runner would visibly agree, the ore sampling site located in Murray needs a tremendous amount of environmental cleanup and developmental attention.

Ms. Turner affirmed motivation was not politically driven. Mr. McNulty confirmed.

Ms. Nixon thought the coalition was a great opportunity for the city to see improvements happen. She said prior to Mayor McAdam's invitation to join the coalition, and in order to prepare for future redevelopment, the city already had cleanup plans in place regarding contamination. However, the city was not staffed for such an undertaking at the time.

The council would review the Memorandum of Agreement between the entities and consider joining the coalition at an upcoming council meeting.

## 2. Ranked Choice Voting (RCV) Presentation – Kory Holdaway

This year the Utah State Legislature passed House Bill (HB) 35 that would establish a pilot program, as a new way of voting in which cities can use instant runoff voting. If the proposal is adopted by a municipality or county, a savings is expected, due to the elimination of a primary and November elections. There may be some initial expenditures necessary, but the bi-partisan bill had overwhelming support in both the house and the senate.

A brief history about the Declaration of Independence and the creation of the United States Republic was reviewed, as related to citizen participation. Mr. Holdaway thought the nation was at a critical juncture when it comes to voter participation, particularly in Utah, which was once a leader in the nation. In recent years, Utah dropped to number 38 in the country, with a continued decline over the last few years. As a result, the idea for RCV came about by the legislature to stimulate voters. A brief run down of who sponsored the bill, who voted for and against the bill occurred. Mr. Holdaway led a lengthy discussion and shared a power point to explain the following:

### About the bill

- Beginning 1/1/2019 the pilot program would permit a municipality to conduct nonpartisan races using instant runoff voting.
- Establishes opt-in process.
- Establishes requirements and procedures, including counting votes, recounts of ties, and canvassing.
- Provides a sunset date of 1/1/2026

### Three important benefits of the bill

- Greater voter engagement.
- More civil campaigns – because votes are focused on issues, based on preference not personalities.
- Cost savings to citizens because primary elections would be eliminated.

### How RCV works and ballot examples

- Voters rank the candidates in order of preference.
- If a candidate receives more than 50% of the first-choice votes, the candidate is elected.
- If not, lowest vote getter is eliminated, and their voters' ballots are counted for their next choice.
- Single-winner or multi-winner contests are presented in the same ballot format.

- Visual and written instructions on the ballot provide better understanding.

Mr. Holdaway met with Salt Lake County Clerk, Sherrie Swenson, who does not believe her current voting equipment can accommodate RCV. He said just because the county does not have adequate equipment. It does not mean Murray would not be able to use legacy equipment. Indication has been given that counties favoring RCV, such as, Utah County, would be willing to work with a city to contract for their elections. Currently, 21 out of 29 counties in the state have adequate equipment for utilizing RCV. Salt Lake County is one of eight counties that does not. Dialog continued about accommodating RCV equipment and the process for tabulating election results, as well as, how RCV complements the current vote by mail process, which is implemented statewide.

Mr. Cox asked since Salt Lake County machines do not work with the new procedure, how would Utah County accommodate Murray and who would cover the cost.

Mr. Holdaway explained the city currently contracts with the county to run the city's elections, where the county charges \$2 per registered voter for each election, whether primary or general election. However, by using RCV, there would be no primary election process, saving the city money. For example, if there are 25,000 registered voters in Murray, vote by mail ballots would be tabulated by an independent group or Utah County, saving the city approximately \$50,000.

Voter education is important to inform voters of a new way of electing city leaders. This could be accomplished a variety of ways, for instance, by postcard prior to receiving vote by mail ballots, or enclosing informative inserts with water bills prior to election day.

Ms. Turner affirmed Maine, Minneapolis and Santa Fe, were currently utilizing RCV. Mr. Holdaway confirmed, there were other northwestern cities including San Francisco and interest around the nation continues to grow each year.

#### Next Steps

Mr. Holdaway encouraged the council to complete the following steps if the city is interested in moving forward with RCV: first, send a letter of interest to the Utah Association of Counties, and second, approve a resolution indicating Murray's interest in proceeding forward with RCV for the next municipal election. The deadline for each step is January 1, 2019.

Mr. Nicponski affirmed RCV eliminates a primary election. Mr. Holdaway confirmed – there would only be one general election.

Ms. Turner noted RCV would save a candidate money, which is necessary to finish out a political race after the primary election; some candidates don't have adequate funding. Mr. Holdaway confirmed RCV reduces the window of two campaigning seasons – down to one.

Ms. Turner asked council members if they were interested in changing to RCV.

Mr. Hales, Mr. Nicponski and Mr. Brass agreed more thought and understanding was necessary before they could fully support RCV.

Mr. Cox would consider sending a letter of interest to the Utah Association of Counties.

For more information about where RCV is utilized in the United States, implementation and benefits of RCV, see Attachment #1 and visit [rankedchoicevoting.org](http://rankedchoicevoting.org) or [info@rankedchoicevoting.org](mailto:info@rankedchoicevoting.org). Mr. Holdaway would send the council more information via email should they consider RCV for the upcoming election year in 2019.

3. Proposed Zone Map Amendment 6230 and 6256 South 900 East by Valley Behavioral Health – Jim McNulty

Valley Behavioral Health requested a Zoning Map amendment to change the Agricultural, A-1 zone to Residential Neighborhood Business, R-N-B for two properties - the combined acreage is 1.14 acres. The applicant intends to remove existing structures at the location and construct a medical office building if the rezone is granted. The proposed rezone is consistent with the General Plan Future Land Use Map, which identifies Residential Business uses for properties along this section of 900 East.

Mr. McNulty shared a power point that included aerial maps of the two properties, pictures of current structures on each parcel and noted new existing businesses nearby that compliment future development.

The planning commission forwarded a recommendation for approval on September 20, 2018 to the city council, as per the city staff recommendation. The council would consider the amendment during the November 20, 2018 council meeting.

4. Abatement of Dangerous Buildings – Mayor Camp, G.L. Critchfield

Mayor Camp shared concerns about a dangerous building located on 300 West 4500 South next to the Humane Society, which has become a draw for teenagers and the homeless population. Efforts to communicate with property owners have been fruitless, therefore, a discussion was needed to review the process regarding abatement.

Mr. Critchfield said the important question about what the city would do to address dangerous buildings was recurring. He said buildings or structures, which endanger safety or welfare of the general public or their occupants should be secured, repaired or demolished. The question also brings into focus one of governments' most impressive and controversial powers – the power to demolish private property, whether a residential home or other building. All parties with any financial interest in the property must be properly notified and given meaningful opportunity to participate in the process including challenging any decision made by the city.

In this type of process, often a city council, steps in to appropriate money when voluntary compliance is not attained. Money that goes into a fund, would allow the city to conduct cleanup work and then a lien would be placed on the property. Because of the power the council would be exercising, the following process must be followed, which can be burdensome and time consuming. Mr. Critchfield outlined the following steps for abatement:

Inspection – The building official conducts an inspection of the building and prepares an inspection report, thoroughly documenting all dangerous conditions and defects.

Title Search – A title search is done to identify the owner of record, as well as, all parties-in-interest.

Notice and Order – A Notice and Order would be issued by personal service or certified mail. The Notice and Order contain the building official's determination that the building is a dangerous building, a statement of the work to be done (repaired, vacate, or demolished), and a statement of the right to appeal.

Board of Appeals – Any party-in-interest may appeal the building official's Notice and Order to the City's Board of Appeals. A hearing date must be set.

Record Notice and Order – If work is not commenced in compliance with the building official's Notice and Order, the building official files a certificate against the property with the Salt Lake County Recorder that describes the property and certifies that the building is a dangerous building.

Compliance – If the necessary corrective work is not done by the owner, the building official has the authority to abate the property. The city has sought a court order (in the past) confirming the building official's authority to abate a building.

Performance of Work – The building official issues an order to the public works director to cause the work to be done, by either city personnel or private contract – the cost of the work is paid for by the city.

Recovering Expenses – The public works director itemizes all costs, files a report with the recorder specifying work done and costs incurred, and a hearing date is set. During the hearing, the council hears and passes upon the public works director's report and the charge with any objections or protests. The council confirms or rejects the report and charge. The council assuming a charge is confirmed, orders that the charge be made a personal obligation of the property owner or an assessment against the property.

Mr. Nicponski affirmed the city would declare all intentions for the property during the public hearing. For example, the decision to demolish the building. Mr. Critchfield confirmed, but regardless of the city's desires, based on the building official's reported findings, a judge could deny demolition and rule the building remain boarded up instead.

Mr. Hales thought more than not, property owners don't show up for public hearings – which default to abatement. Mr. Critchfield agreed and noted there was always a reason why a building was in disrepair.

Mr. Nicponski supposed the reason property owners did not show up for a hearing was because it was understood the city could pay for clean-up or demolition. Mr. Critchfield said the ideal outcome is always voluntary compliance. However, whether a property owner would be charged with personal responsibility would be decided by the city council, after work was completed by the city. At that point, the council would either approve or reject the detailed work report provided by the public service director.

Ms. Turner wondered if the Salt Lake County Health Department could be involved to expedite the abatement process since the property was found to be a community health concern. Mr. Critchfield confirmed the health department would only help by providing property information - but could not move the process along faster.

Mr. Cox asked once demolition costs were covered by the city and a lien was in place, how much time did property owners have to respond; and if property owners were still unresponsive would the city eventually end up owning the property. Resulting ownership is uncertain. Mr. Critchfield said the process could take at least six months and the process would ensure all parties were notified.

Mayor Camp reported the estimated demolition costs was \$135,000, and because budgeted funds of \$30,000 are available for this type of abatement, a financial commitment would be necessary.

Mr. Critchfield stated the city ordered the facility boarded up effectively numerous times, however, transients continue to tear down boards to inhabit the building.

Mayor Camp added additional fencing was installed around the parking lot as well, however, it was also ineffective.

Mr. Brass said the city's police force responds multiple times per week to the property, which is a significant cost to provide public safety services to the area. He thought the cost for tearing the building down might cover the expense of ongoing police visits that address homelessness.

Mr. Nicponski reported the Humane Society calls Murray police on many occasions, as well, to address horrendous trespassing issues, because transients cross over fencing to defecate on their grass.

Mr. Hales thought the situation was overwhelming and the property was unsafe.

Mr. Cox shared concerns about the number of young people being injured on the property – due to hazardous obstacles and darkness inside the facility.

Mr. Brass added many injuries occur, due to an old empty swimming pool that remains inside the facility.

Mayor Camp said his greatest fear was eventually someone would get killed on the property.

Ms. Turner concluded the property was major health issue and abatement proceedings were needed.

**Announcements:** Ms. Lopez made several announcements related to coming events for the council members.

**Adjournment:** 6:18 p.m.

**Pattie Johnson**  
**Council Office Administrator II**

# **ATTACHMENT #1**

## Overview

Ranked choice voting (RCV) has become a proven voting method in the United States and has emerged as a solution to:

- **Ensure broader support** in an election rather than relying simply on plurality in which only a small portion of the electorate determines a winner.
- **Combine a primary and general election** into a single election.

## How it Works

### *Single-winner ranked choice voting*

- The method of voting and counting of the votes for a single seat contest, such as mayor, governor, or a single-seat district, when only one person is elected to the position.
- With RCV, the voter ranks their candidate choices in order of preference, and then choices are counted to determine if any candidate has more than 50% of the votes after the first round of counting or if additional rounds of counting are needed to reach a majority.
- If a candidate wins more than 50% of the votes cast, a winner is declared, and no other counting will take place. However, if no candidate wins a majority ( $50\% + 1$ ), counting continues to round two.
- In round two, the candidate with the lowest number of votes is eliminated from the contest. Even though the candidate has been eliminated, the voters who had that candidate as their first choice will then have their vote count for the candidate they marked as their next choice.
- This process of eliminating the lowest candidates and adding the votes to remaining candidates continues until a candidate receives more than a majority of the remaining votes cast.

### *Multi-winner ranked choice voting as adopted for Utah*

- The method of voting and counting of the votes for a multi-seat contest, such as city council, school board or legislature when more than one individual is elected at-large or for district elections with multiple representatives within a district.
- As with single winner RCV, the voter ranks their choices in order of preference. First choices are counted to determine if one of the candidates received more than 50% of the first choice votes. If so that candidate is declared a winner, if not, then votes are counted in the manner outlined for single-winner RCV. This process is repeated until all seats are filled.

## Benefits of RCV

- Ensures that a voter's preference continues to count for their next choice if their earlier choice is eliminated without having to return to the polls to vote again.
- A winning candidate achieves a majority or threshold of votes in the initial tabulation or through subsequent rounds of counting leading to broader support.
- Eliminates the "spoiler effect," where a third candidate appears to have drawn votes away from a candidate who is preferred by most voters and causing that candidate to lose in a closely contested race.
- RCV allows overseas and military voters to fully participate in the electoral process.

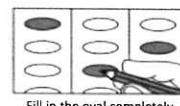
# Primary Ballot to Nominate the Dessert Party

## Instructions for Voting

1. To vote, fill in the OVAL  to the right of the candidate of your choice like this .
2. If you wrongly mark, tear or spoil the ballot, return it and get another.

## Special Instructions for Ranked Choice Voting

1. You may rank as many or as few candidates as you wish.
2. Fill in the number 1  to the right of your 1st choice candidate.
3. Fill in the number 2  to the right of your 2nd choice candidate, and so on.



### Pie

| Rank candidates in order of choice. | 1st Choice           | 2nd Choice           | 3rd Choice           | 4th Choice           |
|-------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Pecan                               | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |
| Blueberry                           | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |
| Apple                               | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |
| Pumpkin                             | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |

No more than 1 oval per column.  
No more than 1 oval per candidate.

### Cake

| Rank candidates in order of choice. | 1st Choice           | 2nd Choice           | 3rd Choice           |
|-------------------------------------|----------------------|----------------------|----------------------|
| Sponge                              | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |
| Carrot                              | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |
| Chocolate                           | <input type="oval"/> | <input type="oval"/> | <input type="oval"/> |

No more than 1 oval per column.  
No more than 1 oval per candidate.

### Ice Cream

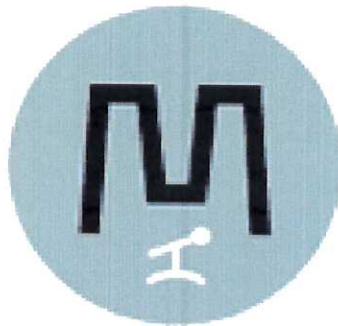
|            |                      |                      |
|------------|----------------------|----------------------|
| Vanilla    | <input type="oval"/> | <input type="oval"/> |
| Strawberry | <input type="oval"/> |                      |

**Vote for 1 candidate.**

### Cookie

|               |                      |
|---------------|----------------------|
| Peanut Butter | <input type="oval"/> |
| Ginger        | <input type="oval"/> |

**Vote for 1 candidate.**



MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

**Council Action Request**

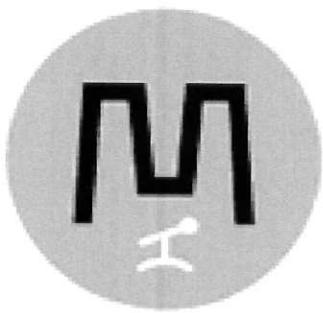
# **Finance & Administration Department**

## **Comprehensive Annual Financial Report (CAFR) Discussion**

**Committee of the Whole**

Meeting Date: December 4, 2018

|   |   |
|---|---|
| <b>Department</b><br>Director<br>Danyce Steck<br><br><b>Phone #</b><br>801-264-2669<br><br><b>Presenters</b><br>Danyce Steck    | <b>Purpose of Proposal</b><br>Finance staff will discuss the independent audit for fiscal year 2017-2018<br><br><b>Action Requested</b><br>Informational only<br><br><b>Attachments</b><br>CAFR report will follow<br><br><b>Budget Impact</b><br>Not applicable<br><br><br><b>Description of this Item</b><br>To inform the Council of the audited financial status of the City as of June 30, 2018. |
| <b>Required Time for Presentation</b><br>30 Minutes   |   |
| <b>Is This Time Sensitive</b><br>Yes  |   |
| <b>Mayor's Approval</b><br><br>Blair<br>Camp |   |
| <b>Date</b><br>November 21, 2018  |   |



**MURRAY**  
CITY COUNCIL

# **Discussion Item #2**



# City Council

## Board and Commission Reports

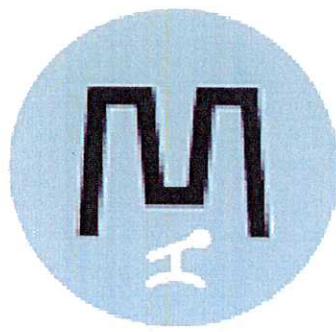
**MURRAY**

### Council Action Request

Committee of the Whole

Meeting Date: December 4, 2018

|   |   |
|---|---|
| <b>Department Director</b><br>Janet Lopez           | <b>Purpose of Proposal</b><br>Reports from Representatives to Interlocal Entities.<br>(Five minutes each.)  |
| <b>Phone #</b><br>801-264-2622                      | <b>Action Requested</b><br>Informational only.  |
| <b>Presenters</b><br>As Listed.                     | <b>Attachments</b><br>None.   |
|   | <b>Budget Impact</b><br>None.   |
|   | <b>Description of this Item</b><br><ol style="list-style-type: none"><li>1. ULCT Legislative Policy Committee - Dale Cox</li><li>2. Valley Emergency Communications Center - Dale Cox</li><li>3. Association of Municipal Councils - Brett Hales</li><li>4. Central Valley Water Reclamation - Jim Brass</li><li>5. Chamber of Commerce - Jim Brass</li><li>6. Wasatch Front Waste and Recycling District - Jim Brass</li></ol> |
| <b>Required Time for Presentation</b><br>30 Minutes |   |
| <b>Is This Time Sensitive</b><br>No                 |   |
| <b>Mayor's Approval</b>                             |   |
| <b>Date</b><br>November 9, 2018                     |   |



MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**

**Council Action Request**

# **Community & Economic Development**

## **Smith Family Dental - General Plan/Zoning Amendments**

**Committee of the Whole**

Meeting Date: December 4, 2018

|   |  |
|---|--|
| <b>Department Director</b><br>Jim McNulty   | <b>Purpose of Proposal</b><br>Proposed General Plan and Zoning Map Amendment.  |
| <b>Phone #</b><br>801-270-2477  | <b>Action Requested</b><br>Informational discussion prior to scheduled action on December 11, 2018.  |
| <b>Presenters</b><br>Jim McNulty  | <b>Attachments</b><br>PowerPoint presentation attached.  |
| <b>Required Time for Presentation</b><br>10 Minutes   | <b>Budget Impact</b><br>No Budget impact.  |
| <b>Is This Time Sensitive</b><br>Yes  | <b>Description of this Item</b><br>The property is currently vacant, but has been used previously as a single family lot within the R-1-8 Zone. The property is approximately 125' wide by 300' deep (0.88 acres). Multiple inquiries about the possible subdivision of this property have been made, but without additional public frontage along Fashion Boulevard, the only potential subdivision would include 2-lots, one with frontage on Fashion Boulevard with the other being a flag lot. The applicant's desire to rezone the property to R-N-B in order to build a dental office at this location. Currently, the applicant's operate a dental office in the building located at 6065 South Fashion Boulevard which is directly north of this location. |
| <b>Mayor's Approval</b><br><br>Blair<br>Camp |  |
| <b>Date</b><br>November 20, 2018  |  |

# COMMITTEE OF THE WHOLE

---

December 4, 2018

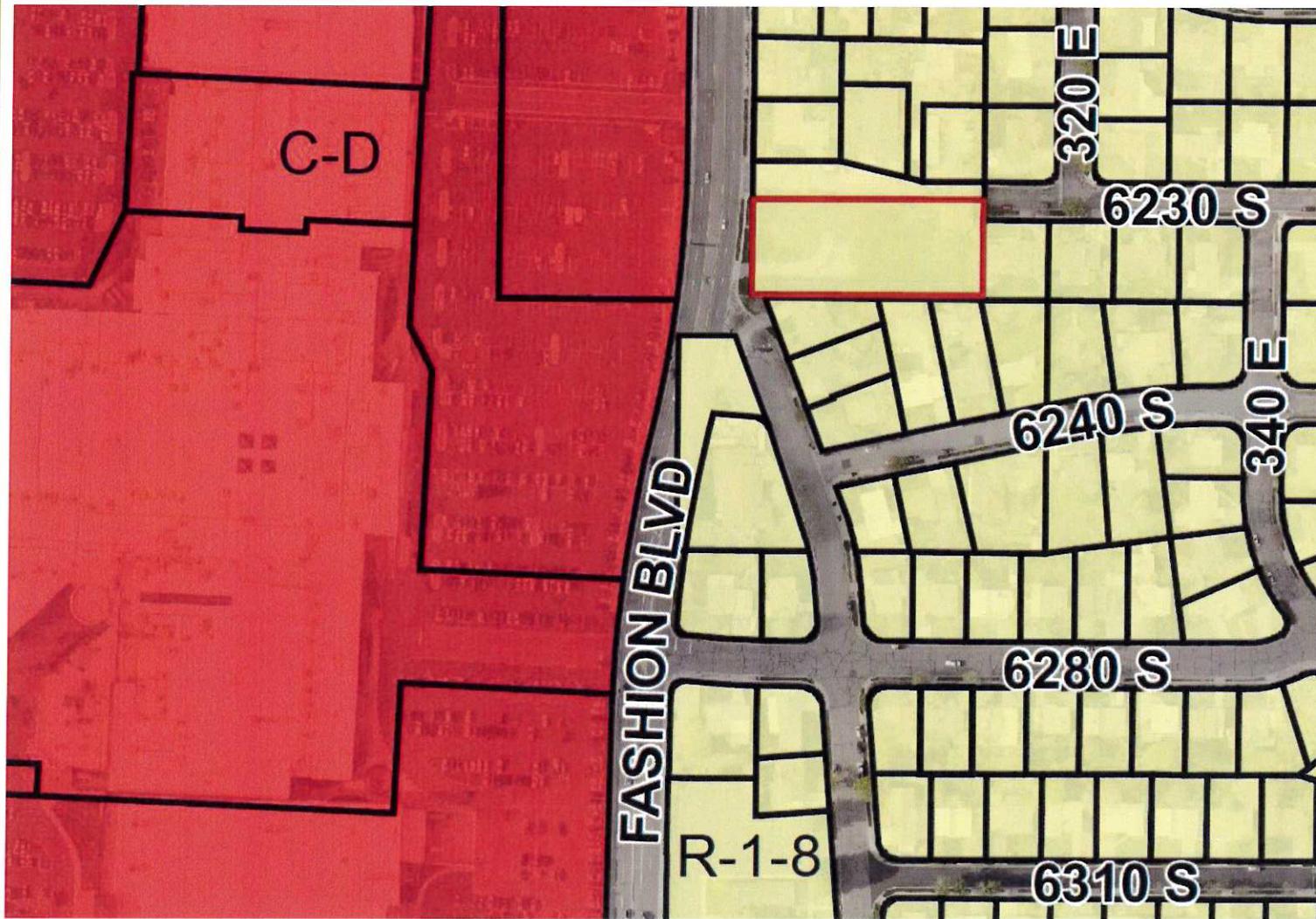


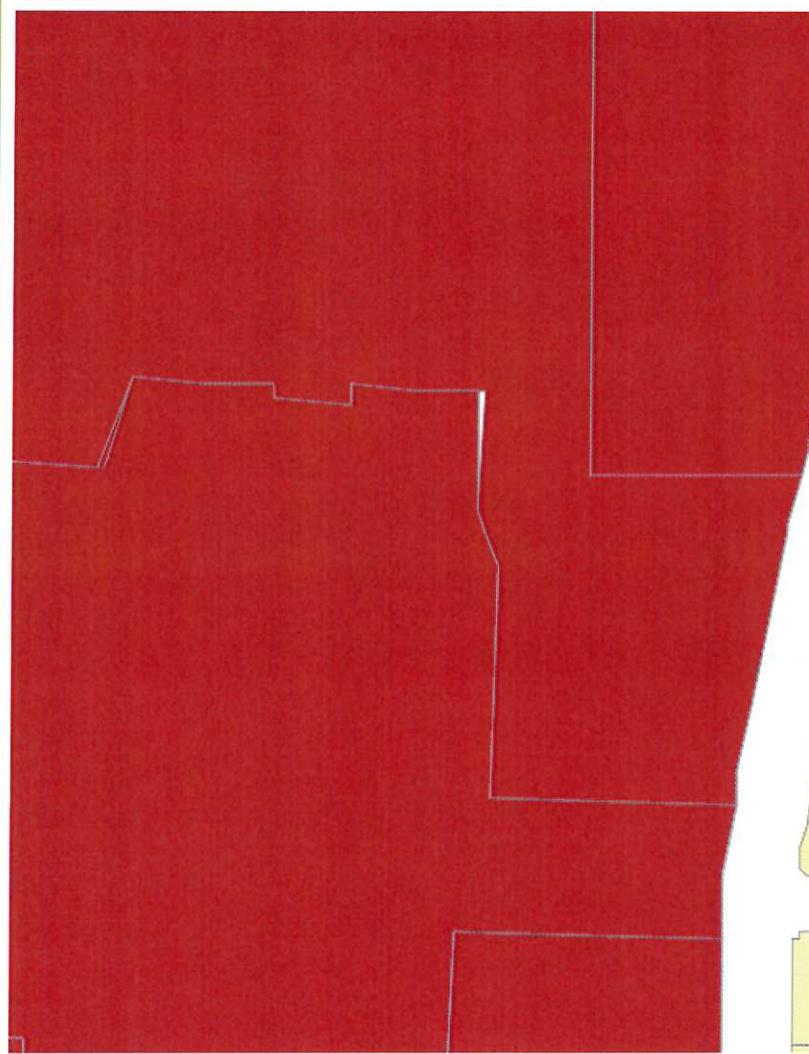
# Smith Family Dental General Plan And Zoning Map Amendment

6233 South Fashion Boulevard









#### Future Land Use Categories

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

#### Node Types

- Commuter Rail Node
- TRAX Light Rail Node
- Community Node
- Neighborhood Node
- City Boundary



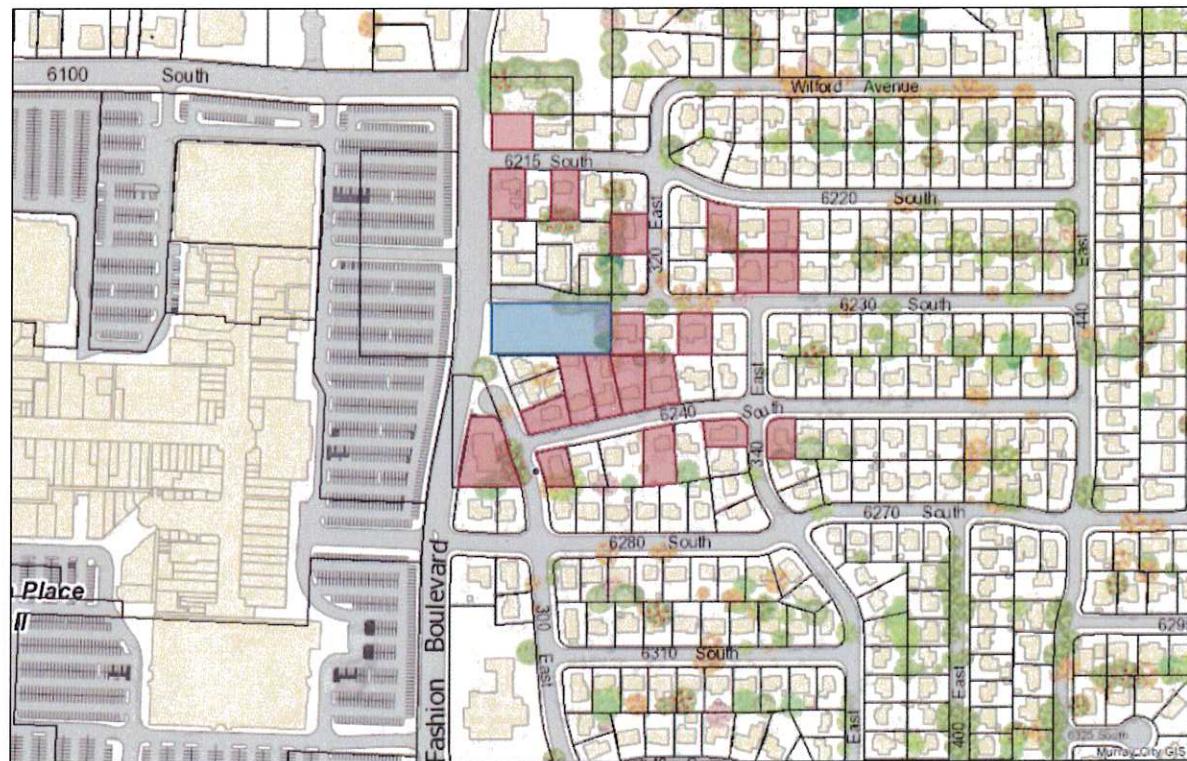






I feel it would be ok to put a dental office on 6233 S Fashion BLVD. I understand that the zoning of R-N-B is for commercial zoning buffered to residential and the building will fit within the zoning rules.

| NAME                   | ADDRESS       | PHONE NUMBER | SIGNATURE              |
|------------------------|---------------|--------------|------------------------|
| Leanne Zapp            | 6248 S. 300E  | 801-266-9223 |                        |
| Tonya Johnson          | 6251 S 310 E  | 801-211-8785 | Tonya Johnson          |
| Sylvia Francis         | 332 E 6240 S. | 801-201-1399 | Sylvia Francis         |
| John M. Morris         | 6249 S. 310 E | 801-971-3242 | John M. Morris         |
| Leanne O'Leary         | 348 E 6220 S. | 801-834-7275 | Leanne O'Leary         |
| Debbie Evans           | 332 E 6220 S. | 801-211-8785 | Debbie Evans           |
| Markie Mills           | 339 E 6230 S. | 801-908-7423 | Markie Mills           |
| Debbie Gapp            | 349 E 6230 S. | 801-266-2078 | Debbie Gapp            |
| Debbie Johnson         | 316 E 6220 S. | 805-607-1491 | Debbie Johnson         |
| Steve Javette Thompson | 314 E 6230 S. | 801-706-2777 | Steve Javette Thompson |
| Valerie Lebel          | 6224 S 320 E  | 801-819-3310 | Valerie Lebel          |
| Kevin Burch            | 308 E 6215 S. | 801-231-2887 | Kevin Burch            |
| Kevin Maysinger        | 304 E 6215 S. | 801-888-2818 | Kevin Maysinger        |
| John G. Gapp           | 314 E 6240 S. | 801-266-5545 | John G. Gapp           |
| Steve Johnson          | 313 E 6240    | 801-269-0559 | Steve Johnson          |
| Leanne Zapp            | 317 E 6240 S. | 801-265-0314 | Leanne Zapp            |
| Dawn S. Bunn           | 317 E 6240 S. | 801-293-7067 | Dawn S. Bunn           |
| Will Davis             | 320 E 6240 S. | 801-266-5347 | Will Davis             |
| David Eaton            | 301 E 6215 S. | 801-706-5347 | David Eaton            |
| Alexis Smith           | 321 E 6240 S. | 801-652-5866 | Alexis Smith           |



## Staff Recommendation to Amend the Murray City General Plan

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation of the property located at 6233 South Fashion Boulevard from Low Density Residential to Residential Business.

## Planning Commission Recommendation to Amend the Murray City General Plan

On November 1, 2018 the Planning Commission forwarded a recommendation of APPROVAL to the City Council for the requested amendment to the General Plan Land Use Map designation of the property located at 6233 South Fashion Boulevard from Low Density Residential to Residential Business.



## Staff Recommendation to Amend the Murray City Zoning Map

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located at 6233 South Fashion Boulevard from R-1-8, Single-Family Residential, to R-N-B, Residential Neighborhood Business.

## Planning Commission Recommendation to Amend the Murray City Zoning Map

On November 1, 2018 the Planning Commission forwarded a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 6233 South Fashion Boulevard from R-1-8, Single-Family Residential, to R-N-B, Residential Neighborhood Business.



# Murray City Corporation

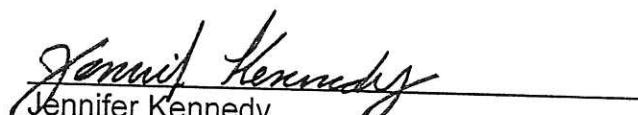
## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 11<sup>th</sup> day of December, 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 R-1-8 (Single Family Residential) zoning district to R-N-B (Residential Neighborhood Business) zoning district for the property located at 6233 South Fashion Boulevard, 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 26<sup>th</sup> day of November, 2018.

MURRAY CITY CORPORATION

  
\_\_\_\_\_  
Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: November 30, 2018  
PH 18-30

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 6233 SOUTH FASHION BOULEVARD, MURRAY CITY, UTAH FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-N-B (RESIDENTIAL NEIGHBORHOOD BUSINESS) ZONING DISTRICT. (Smith Family Dental)

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

WHEREAS, the owner of the real property located at 6233 Fashion Boulevard, 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 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 6233 South Fashion Boulevard, Murray, Salt Lake County, Utah from R-1-8 (Single Family Residential) to R-N-B (Residential Neighborhood Business):

PARCEL 1:

Beginning at a point North 0°01'45" East 1880.69 feet from the center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 81.5 feet; thence North 0°01'45" East 98.41 feet; thence East 81.5 feet; thence South 0°01'45" West 98.41 feet to the point of beginning.

PARCEL 2:

Commencing at a point 1962.4 feet South and 1020.12 feet East from the center of the Southwest quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 299.88 feet; thence South 124.5 feet; thence West 299.88 feet; thence North 124.5 feet to the place of beginning

LESS and EXCEPTIONG THEREFROM from said Parcel 2, the following described property:

Beginning at a point North 01°01'45" East 1880.69 feet from the center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 81.5 feet; thence North 0°01'45" East 98.41 feet; thence East 81.5 feet; thence South 0°01'45" West 98.41 feet to the point of beginning.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 11<sup>th</sup> day of December, 2018.

MURRAY CITY MUNICIPAL COUNCIL

ATTEST:

---

Diane Turner, Chair

---

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

Murray City Community Development Division, Attention Jim McMulty, Jared Hall, Zach Smallwood,

Murray City Council, Dale Cox,

We are writing to you, as concerned residents of whose property directly joins and is impacted by a 1 acre parcel located at 6233 S Fashion Blvd, that is being considered for a zoning change and future land destination. We as property owners whose property is directly adjacent to the subject property are against this proposed zoning change.

For your information, and to have a better understanding of how we got to the condition we are in, and in regards to this matter we will outline what has happened. In the middle of October, some the residents adjacent to this property received a notice of a public meeting, however all the residents did not receive a notice. This notice is dated October 18, 2018. Outlined below is the subject matter of this notice. We quote from the notice of the public meeting, "This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, November 1<sup>st</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street. Representatives of Morgan Smith and Smith Family Dental are requesting a General Plan Amendment to change the Future Land Use Designation from Low Density Residential to Residential Business, and a Zone Map Amendment from R-1-8, Single Family Residential, to R-N-B, Residential Neighborhood Business for the property addressed 6233 South Fashion Boulevard. Please see the attached maps and information. This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall, with the Murray City Community Development Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov)."

After having received this notice, we contacted the Murray City Development Division with a request to talk to Jared Hall, but he was not there, but we were able to talk to Zach Smallwood supervisor of community and economic development, who was very informative, and very considerate of our concerns. And we explained to him in very strong terms our opposition to the proposed changes to the property, because of the impact it would have on our properties not only now, but in the future. It has been our understanding that 300 east (fashion Blvd) was the hardline between commercial and residential as far as the Murray City Planning Committee was concerned which is the way it should be in order to protect the residents who have lived there for the last 50 years. We all moved out here to Murray because of the good people who have lived here, and the way that the Murray City operated, and have raised our families here, and still have a few good years left in us, and we don't appreciate somebody strictly for monetary reasons trying to come in here and upset our way of life and our community. The proposed commercial use of this property puts a commercial property between two residential uses which is simply not good planning.

After talking to Zach, and explaining to him our concerns and going over the planning commissions position in regard to this property which was to deny the request both for the

zoning change and the land change. Although, we realize Zach could not know for sure what the outcome would be, he was quite confident that the request would be denied. We could tell that Zach was very honest about it, and about our concerns, and consequently, none of us went to the zoning meeting they held at the planning commission offices on October November 1<sup>st</sup>, 2018 at 6:30 p.m., believing that the request would be denied. Shortly after the meeting, we called Zach, and he informed us that Jared Hall had indeed expressed the planning commission's opinion that it should be denied, but that the denial had been overlooked in favor of the applicants of the Smith family. We obtained a copy of the minutes of the council meeting when the request for the land use and zoning changes were approved, and after having discussed what went on with the meeting with Zach, and after watching the council meeting online, we would like to outline the actual events regarding the letter that Mr. Smith was able to get the neighbors signatures on, and what actually happened on his so called signature gathering process.

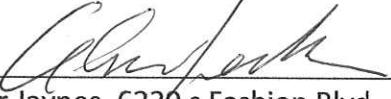
Mr. Smith indicated that he talked to all the neighbors concerned except for a few he couldn't contact that means me and my neighbor. He should have said he didn't want to contact, and Rodger Jaynes, who said he wasn't thrilled about it, Mr. Smith told him, "Well just think about it and let me know". The reality of this contact with Mr. Jaynes is Mr. Jaynes told Mr. Smith he was adamantly opposed to it. He is still adamantly opposed to it. Myself, and my neighbor next door were never contacted at any time by Mr. Smith or anyone else, the reason we were never contacted is that the owners of the property knew we were adamantly opposed to it, and were told that we would do everything we could to stop any changes to this property, and he didn't want any serious oppositions to the property zoning and land use change brought up in the planning commission meeting. The four owners whose property directly joins this parcel, everyone on the north side, and the main property on the south side and the only ones who have a view of the parcel are all adamantly opposed to this zoning change.

To put the relationship of 100% of all the signers of Mr. Smith's petition to this subject property, you can look at the zoning map which we will accompany with this letter. You will notice not one of the signers, not one, live on the same street and can't even see the property from where they live, let alone be impacted from anything that happens to the property. In fact, not one of these petition signers can even drive by this property from where they live. In order for them to even drive by this property, they have to drive several blocks north to 6215 south to connect to 300 east or go south or for several blocks south to 6240 south, and then the only way they can get close to it is they have to drive by it on 300 east Fashion Blvd. In fact, Mr. Smith might just as well have gotten property signers from Magna from all the impact it would have on their homes. Therefore, the only property owners that the subject property directly joins to their front yard, and impacts everything that goes in their front yard and directly joins the subject property is our four properties. The property line is the only thing that separates our property and the subject property in our front yards. 100% of all the signers of Mr. Smith's petition, can't even see the property from their yard let alone be impacted by it, because there is a 6 ft. fence, and can not be seen or accessed from their property.

Therefore, the below signers of this letter are 100% against changing the zoning, and the land use change, and we are in 100% in complete harmony with the planning committee's recommendations that these changes in zoning and land use be denied and you can rest assured, we will all be at the next meeting, and although, we are nice people, we will let you know how we feel about this, we want this request denied.

We will be nice, when we get through talking to you, there won't be any question in your mind how we feel about this. We would like to spend the rest of our lives peacefully living in Murray, and we would like a little help from the city council. One other aspect of this zoning change, if it were to be approved, it would open up the whole east side of 300 east (Fashion Place Blvd) for a commercial development which all of our properties would be subject to. Maybe not this year, it will just be a matter of time, and you can tell from the questions that the planning commissions ask Mr. Jared about future changes in the planning meeting that this is what they had mind for the future. This property was zoned the way it is for good reason and the request to change it should be denied. The zoning and land use should be left alone and the way it has been for years.

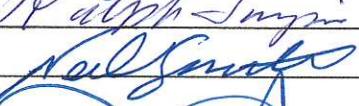
Alan Jenkins, 6227 s Fashion Blvd, Telephone Number: 801-891-1252

 8012661247  
Rodger Jaynes, 6229 s Fashion Blvd.

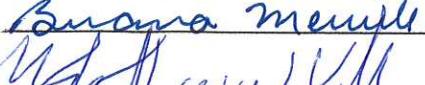
---

Melanie J. Sessions, 6231 s Fashion Blvd, Telephone Number: 801-635-0738

 -  
Fred Turpin, 6235 s Fashion Blvd,

 6239 So 300 E  
Ralph Ingraham 6235 So 300 E.  
 321 E 6240 S 801-857-1233  
 317 E 6240 S. 801-265-0326

 Brent T. Pratt 6232 S. 340 E Murray UT 84107 801-262-4243  
I counter my other signature 314 E 6230 S  
I do NOT want it commercial ~~Trent G. Turpin~~ 801 706 2777  
 Linda Shingleton 320 East 6230 So

 6218 S 490 E Murray, UT 84107  
Mark Newell 6224 S. 320 E Murray 84107  
Natalie Zogg 6210 S. 300 E Murray 84107  
Faye Newstone 6251 S 300 E Murray 84107



October 18, 2018

**NOTICE OF PUBLIC MEETING**

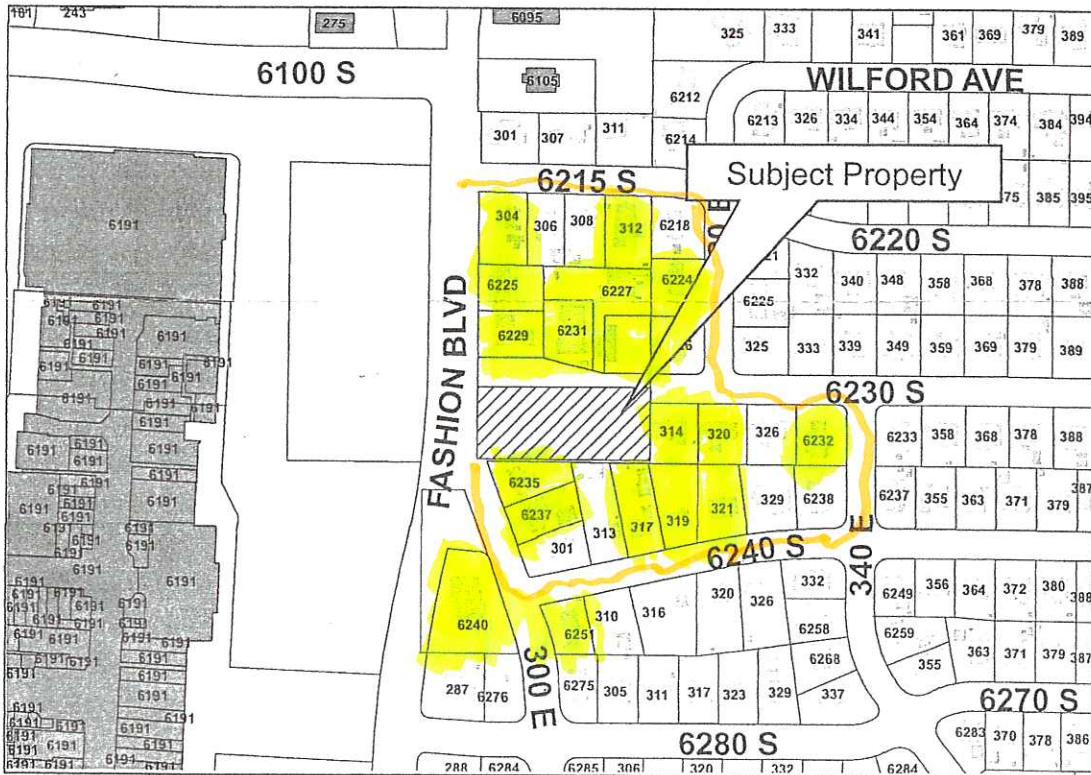
This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, November 1<sup>st</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Representatives of Morgan Smith and Smith Family Dental are requesting a General Plan Amendment to change the Future Land Use Designation from Low Density Residential to Residential Business, and a Zone Map Amendment from R-1-8, Single Family Residential, to R-N-B, Residential Neighborhood Business for the property addressed 6233 South Fashion Boulevard. Please see the attached maps and information.

This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall, with the Murray City Community Development Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

**6233 South Fashion Boulevard**



Access to subject property

Public Services Building

4646 South 500 West

Murray, Utah 84123-3615

property owners  
opposed to zone  
change

Dear Murray City, and our Murray City Council,

My name is Melanie Jenkins Sessions. I live at 6231 S Fashion Blvd, and it is come to my attention that they are trying to zone the property at 6233 S Fashion Blvd into a commercial property and put a dentist office there. I'd like to inform you I am totally against this, and to state I was not notified in any way letter or person of the planning commission public hearing that was held on November 1<sup>st</sup>, 2018, for the land zone change. Because of not being notified, I would like to take this back to the planning and zoning committee to protest it. I have talked to all the neighbors adjoining the property that will be impacted by this zoning decision, and they are all against zoning this for commercial property.

Below is a list of names adjoining the property that are against turning this into a commercial property, and below that are others in the neighborhood who are opposed to this as well. We would like to keep our neighborhood residential for our children, community, and families. To put a commercial property between two residential properties is poor planning.

Alan Parker 6227 So 300 E fashion place Blvd  
801-266-1247 Adjoining property

Melanie Sessions 6231 S Fashion Blvd  
801-635-0738 Adjoining Property

Jerry Buddell 6239 So 300 E  
Adjoining property  
Debby Bryan 6235 So 300 E  
Adjoining Property

Adjoining

Neal Smith 321 E 6240 S  
801-857-1233

Patricia Hall 317 E 6240 S 801-265-0326  
6232 S, 340 E. Murray UT 84107 801-262-4243

I don't want it commercial 314 E 6230 S  
I don't want it commercial 801-906-2777

Linda Shingletton 320 East 6230 So Murray UT 84107

Bonnie Meissel 6218 S 440 E Murray UT 84107

Mother 6224 S. 320 E 84107

Wendie Zogg 8040 S 300 E 84107

Faye Newsome 6251 S 300 E 84107

explained that the Future Land Use Map and the General Plan calls for this area to become low-density residential. Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment.

Randon Wilson, Legal representative for the Rezac Family, 111 South Main, stated he has reviewed the conditions and will be able to comply. Mr. Randon stated that this land is zoned agricultural but is surrounded by residential. The future plan is to build 3 additional homes onto the property. This will enhance the neighborhood in a positive way as it will require the demolition of some of the older buildings on the property.

The meeting was opened for public comment. There was no public comment and the public comment portion was closed.

Mr. Markham made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the property located at 5668 South Bullion Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

A Phil Markham  
A Ned Hacker  
A Sue Wilson  
A Lisa Milkavich  
A Maren Patterson  
A Scot Woodbury  
A Travis Nay

Motion passed 7-0

#### SMITH FAMILY DENTAL – 6233 South Fashion Blvd. – Project # 18-142 & 18-143

Morgan Smith was present to represent this request. Jared Hall reviewed the location and requests for amendments to the Future Land Use Map and the Zoning Map for the subject property. The requested Future Land Use Map amendment is from a designation of Low Density Residential to Residential Business. The requested Zoning Map amendment is from a designation of R-1-8, Single-Family Residential to R-N-B, Residential Neighborhood Business. Mr. Hall explained that the surrounding properties are zoned R-1-8 except for the properties to the north which are zoned General Office. There are a series of offices going to the north of this property. The applicant wishes to build a new building which would have to look like a residential building with residential height and size to accommodate a dental office. The applicant conducted a survey by going door to door in the neighborhood and provided Staff with a list of signatures who are in support of the change. Mr. Hall explained that there are a few issues with potential change to the rezone and Future Land Use Map. First, the changes must match, and the proposed changes will need to include both the Zone Change and the Future Land Use Map. When the Future Land Use Map was reviewed and amended over the last few years this area did not change and remained as a residential area. Second, Staff has viewed this area as a residential zone because the General Plan has called it out for some time. The surrounding business zones have also been established for a long time. Staff

sees a pattern where the large neighborhood has remained an established residential area and the business zones have remained in a collected area as well. Based on the information presented in this report, application materials submitted and the site review, staff recommends denial of the requested amendment to the General Plan Future Land Use Map.

Mr. Hacker asked what the potential for 6230 South Street is to extend west and connect to Fashion Blvd. Mr. Hall answered that it would be easy to connect to Fashion Blvd. and potentially allow the development of two houses on this parcel if the property owners to the north and the owners of the subject property would be willing to dedicate a portion of land to the public right-of-way. It has not been possible in the past because one or both property owners have not been willing to do that.

Mr. Nay asked if a drive access would be possible off 6230 South Street for future homes. Mr. Hall answered no, there is not enough frontage on Fashion Blvd. to subdivide because it would require 80 feet minimum frontage. Mr. Nay asked what it would take in order for Staff to be supportive of a zone change to Business or Office. Mr. Hall answered it would take a compilation of at least 3 properties deep along Fashion Blvd. to come to the City and ask for the changes for him to be in support of this proposal. Mr. Nay asked hypothetically, if the two property owners directly south of the credit union asked to expand their business onto the adjacent parcel would the proposal be considered a different type of application. Mr. Hall answered yes, and no. Yes, in that it could be considered as natural expansion by looking at properties in the area that are not being utilized and expanding onto them. No, in that this area would be difficult because the properties are not very deep to provide a substantial barrier. Several properties deep from Fashion Blvd. would need to change to make it a meaningful transition zone. The area has not really started to change to business yet, it remains a strong residential community. Other than the fact that this property is vacant, and it looks like a good place to start the R-N-B zone, it really is not a great area for the change to begin because it is still surrounded by many established residences in a residential zone. If half a dozen properties or more were vacant in between then maybe it would make sense, Staff feels that the deterioration of the residential zone is just not there.

Ms. Wilson stated she noticed only two houses orient toward Fashion Blvd. and that one of the homes looks vacant or distressed and wondered if we are closer to approaching the changing to a neighborhood business zone than we may think. Mr. Nay added that the City had the opportunity to consider these changes within the last 18 months when the General Plan was reviewed, and the City did not see fit to change it. Mr. Markham also commented that the General Plan is large and complex, and it could have some short comings and areas may need updates as the city changes periodically. Mr. Markham added that he believes the R-N-B zone is a perfect fit and will provide enhancements for this area and provide a nice transition. Mr. Woodbury agreed with Mr. Markham and stated the property has been vacant and on the market for a long time and people don't want to build a home here. The purpose of the R-N-B Zone is to allow a business in a residential area that appeals to the aesthetics of the neighborhood and does not look out of place.

Ms. Patterson asked when the R-N-B began on 900 East what was the evolution of that change. Mr. Hall replied that he was not with the city at that time, but the 2003 General Plan identified that corridor as a hot spot because homes weren't taken care of and it opened up vacant lots and no new homes were built. At that time the R-N-B zone was suggested and implemented, and it worked well because the vacant properties at the time were not providing a good buffer as intended. The R-N-B zone added a controlled, neighborhood oriented, Commercial Zone that formed a better edge between that high traffic corridor and the

residential neighborhood. Ms. Patterson commented that it seemed to make sense to develop the 900 East area into an R-N-B zone because of the as a natural creep of vacant properties all around. It does not seem natural to rezone this particular area because everything around this property is residential, but then again maybe this should be the first property to rezone so that others follow. Mr. Hall stated that is where he takes issue with the application, because some commissioners want to consider this area as a whole in reference to the corridor, as opposed to a single lot, it seems out of order for the future transition. Mr. Hall stands firm on his recommendation of denial.

Mr. Markham asked how much time would have to pass to feel comfortable about making a recommendation to change the General Plan. Mr. Hall stated we just adopted the General plan less than two years ago, and it may take a few more years to feel comfortable with a change. Mr. Markham asked if every property was looked at in an intricate level like this when the General Plan was made. Mr. Hall replied, no. Mr. Markham stated that the General Plan didn't take situations like this into account and maybe a change is warranted now. Mr. Markham added that today, the change may be premature, but in ten years from now it may be R-N-B along this entire corridor and wondered when the change would be appropriate to start. Mr. Hall stated that is a good point because the application only looks at rezoning this parcel and not the area in a whole. Mr. Nay stated that this applicant has gone one step further by getting the signatures of the neighbors and showed they are not bothered by the proposed change. Mr. Hacker stated that it further shows that R-N-B is good for this area because it is known that 6230 South Street will not connect into Fashion Blvd. because it is across two property lines and they may never agree to the change.

Ms. Milkavich asked if commission members and staff would feel more comfortable with the rezone if the General Plan called it out or the entire neighborhood were in support of the rezone. Mr. Hall said yes, he would feel more comfortable if two or three more property owners came forward with proposals to change the entire frontage to R-N-B. Mr. Woodbury asked if the application is denied tonight how long before another zone map amendment could be made. Mr. Hall stated they can't come back for one year with the same application. Mr. Woodbury asked if they could come back sooner with a similar proposal for the G-O Zone within a year. Mr. Hall answered they could come back sooner if they use a different zone or they include additional properties for R-N-B. Mr. Nay asked if somebody could acquire all the properties down to 320 East, would Mr. Hall feel comfortable with them fronting with a Neighborhood Business zone. Mr. Hall stated he is not ready to say at this point because this area has not been considered as a whole yet, it would need more data and further review. Mr. Nay suggested that it was time to hear from the applicant who may provide further insight on the discussion.

Morgan Smith, 6065 South Fashion Blvd. Suite 200, stated he has reviewed the staff recommendation. Mr. Smith stated that his father has run a dental office just down the road for about 40 years and the last 12 years they have managed together. The building they lease space from was just sold to the Intermountain Donor Center who will bring in 50 to 60 people in at one time, which will make parking very difficult. The lease of the dental office will expire in a few years and the goal is to be ready to move into a brand-new place with new technology, updated office and beautiful landscaping and to remain in Murray City. Most patients are from Murray and are treated as family. Mr. Smith added that he does not wish to impact any of Murray's neighborhoods in a negative way and tried to talk to all the residents of the neighborhood and even had to visit some several times to find people at home. The general consensus of the residents is that they don't want 6230 South Street to connect to Fashion Blvd., which would not happen if it were a dental office. He stated that out of the 26

residents that were contacted 22 were in favor, and 2 were unable to sign. The subject property which is zoned residential has been on the market for several years, and in this hot market it should have been gone by now, but it's not. Mr. Smith attested that he believes it is time for this lot to be isolated and this type of business won't negatively impact the neighbors, in fact it will enhance the area with beautiful landscaping. He stated their office hours are Monday to Thursday from 8:00 a.m. to 5:30 p.m., the office is very quiet and won't disturb any residents. Mr. Smith stated that he previously reached out to City Council members and that two are onboard with moving this proposal forward and has not gotten feedback from many others.

Mr. Nay asked how many patients are seen a day. Mr. Smith replied that they have between 25-34 patients a day. Mr. Nay asked what advantage this piece of property might give Mr. Smith over a piece of property that is already zoned R-N-B. Mr. Smith answered that it is a larger size property with adequate parking. Ms. Wilson asked Mr. Smith if he tried to contact the two property owners that front Fashion Blvd. for signatures. Mr. Smith stated yes, he did, but the property owner to the north named Roger stated he was not in support but that he would think more about it. The property owner further north does not take visitors due to health issues.

The meeting was opened for public comment.

Rebecca Williams, 552 East 5400 South, stated she and her husband have owned the subject property since 2011. The home previously located on the property was a meth house which she demolished and intended to build a birth center. Ms. Williams stated that the neighbors were in favor of the birth center at that time. Later the intention changed to build a home upon but then decided to sell it when Mr. Williams had health issues. Ms. Williams stated she has been contacted by developers who wish to build townhomes on it and she does not wish to see them built.

Steven J. Smith, 6065 South, stated the applicant is his son and he is in support of the proposal. Mr. Smith stated that many of the other available properties in Murray are too expensive. The subject lot is also expensive and believes that nobody wants to build a home there that faces Fashion Blvd. for that much money. Mr. Smith stated if the property was developed by his son it would have beautiful landscaping and would add value along the street.

The public comment portion was closed.

Ms. Patterson stated as much as she likes the proposal tonight, she is still undecided because even though this may be a good location for this business, Fashion Blvd. is not the same as 900 East or Winchester Street. Even though this property fronts Fashion Place Mall it is not the main access to the mall and it is not a major buffer for the neighborhood. Ms. Patterson stated that she was under the impression that the reason why 900 East and Winchester Street were rezoned to R-N-B was that it was a solution to a problem of blighted zoning in those areas that there was no solution for because the neighbors needed a buffer from. This area is not blighted, but if it does become blighted in the future it may be ready to rezone. Ms. Patterson stated she does not feel comfortable with singling this one lot out for R-N-B because it is surrounded on three sides by homes, and this area is not blighted. Ms. Milkavich stated she is also undecided but likes the application and sees the benefit of the upgrading the property but not at the expense of the entire community. Mr. Markham stated because he grew up in the neighborhood and has a strong connection to it, he feels that the corner is

blighted and has been for some time. Mr. Markham stated he would be in support of anything that would help to develop that particular area and join it with the other medical development to the north in an R-N-B type style. Mr. Hacker stated he agrees with Mr. Markham and that the signatures from the neighbors shows that a considerable amount of people think this proposal is a good idea, possibly because they see the Fashion Blvd. as not being the same type of neighbors that take extra care of their properties. Mr. Woodbury stated he agrees with Ms. Patterson in the fact that he dislikes zoning a single property and that is possibly the reason that all the Commissioners are also having a difficult time with this decision. Mr. Woodbury stated he was present when the General Plan was drafted, and it was a thorough process, but it is not perfect. The belief seems to be it would not distract from the neighborhood and it would seem that the R-N-B would make sense here. Mr. Markham suggested that Staff could benefit from extra time to study this proposal and if put in que, could be reviewed by the next General Plan review. Mr. Nay stated he is agreement with Ms. Patterson and Mr. Woodbury, but personally sees this being a hard border for the migration of R-N-B zone but is undecided if it should rezone now or in the future and would like more time for review as well. Mr. Markham stated he is in support of whatever decision the commission makes tonight and is pleased that he has been able to voice his opinion and has confidence in the Planning Commission review process.

Mr. Markham made a motion to forward a recommendation of approval to the City Council for the requested amendment to the General Plan Future Land Use Map designation of the property located at 6233 South Fashion Boulevard from Low Density Residential to Residential Business. Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

A Phil Markham  
A Ned Hacker  
A Sue Wilson  
A Lisa Milkavich  
N Maren Patterson  
A Scot Woodbury  
A Travis Nay

Motion passed 6-1

Mr. Markham made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the property located at 6233 South Fashion Boulevard from R-1-8, Single-Family Residential, to R-N-B, Residential Neighborhood Business. Seconded by Mr. Woodbury.

Call vote recorded by Mr. Hall.

A Phil Markham  
A Scot Woodbury  
N Maren Patterson  
A Lisa Milkavich  
A Sue Wilson  
A Ned Hacker  
N Travis Nay

Motion passed 5-2.



**MURRAY CITY CORPORATION  
COMMUNITY & ECONOMIC DEVELOPMENT**

**TO: Murray City Planning Commission**

**FROM: Murray City Community & Economic Development Staff**

**DATE OF REPORT: October 25, 2018**

**DATE OF HEARING: November 1, 2018**

**PROJECT NAME: Smith Family Dental, Amendments to the Future Land Use Map and Zoning Map**

**PROJECT NUMBER: 18-143**

**PROJECT TYPE: General Plan Amendment, Zone Map Amendment**

**APPLICANT: Morgan Smith**

**PROPERTY ADDRESS: 6233 South Fashion Boulevard**

**SIDWELL #: 22-19-129-008**

**EXISTING ZONE: R-1-8, Residential Multi-Family**

**PROPOSED ZONE: R-N-B**

**EXISTING FUTURE LAND USE DESIGNATION: Low Density Residential**

**PROPOSED FUTURE LAND USE DESIGNATION: Residential Business**

**PROPERTY SIZE: .88 acres**

**I. REQUEST:**

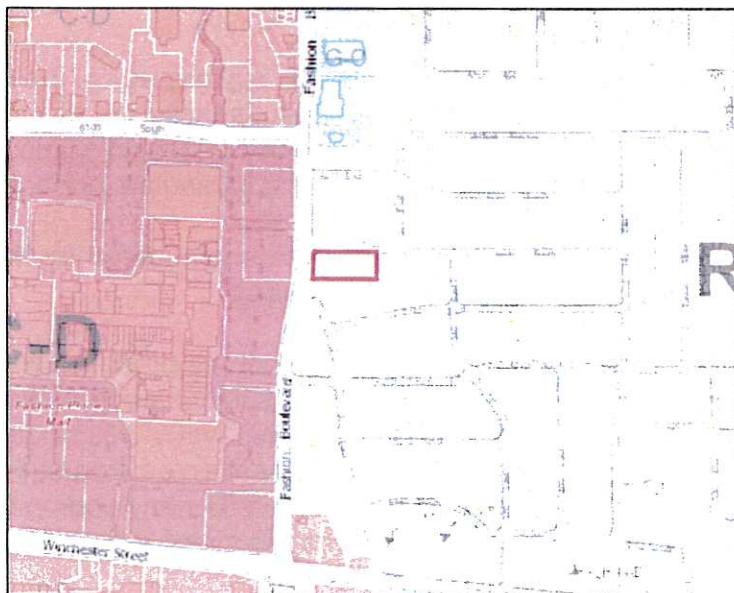
The property owners are requesting approval for amendments to the Murray City Future Land Use Map and Zoning Map for the subject property. The requested Future Land Use Map amendment is from a designation of Low Density Residential to Residential Business. The requested Zoning Map amendment is from a designation of R-1-8, Single-Family Residential to R-N-B, Residential Neighborhood Business.

“Future Land Use Designations” are intended to help guide decisions about the zoning of properties.

- Existing: The subject properties are currently designated as “Low Density Residential”. Low Density Residential allows residential development which is single-family detached in character. The overall density range anticipated is between 1 and 8 dwelling units per acre. Corresponding zoning designations include the A-1, R-1-12, R-1-10, R-1-8, and R-1-6, zones. Additionally, the R-1-8 zone allows for the development of a 2-lot subdivision on the property.
- Proposed: The applicants have proposed amending the Future Land Use Map designation of the properties to “Residential Business”. The Residential Business designation allows for attached dwellings or small scale commercial development in predominantly residential areas. It is intended for use in small areas or along corridors as opposed to large centers or complexes. It is anticipated to be used where non-residential development can follow a similar development pattern (setbacks, landscaping, scale, and architecture) as the surrounding residential context. The only corresponding zoning designation is the R-N-B, Residential Neighborhood Business zone.

#### Compatibility

The subject property is located on the east side of Fashion Boulevard. Across Fashion Boulevard to the west is the Fashion Place Mall. There is significant office use and zoning to the north along Fashion Boulevard.



properties with frontage on the east side of Fashion Boulevard between 6100 South and Winchester Street.

**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?**

The properties are currently developed, and utilities and services are available. Staff would expect no adverse impacts to services as a result of this proposed rezone to R-N-B with the exception of additional light traffic.

**VI. FINDINGS**

1. Re-designation of the Future Land Use Map and Zoning Map for the subject property as requested erode an established residential area east of Fashion Boulevard, and would be contrary to the goals and objectives of the Murray City General Plan for housing and neighborhood stabilization.
2. The requested amendments have 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, and have been found to be contrary to the goals of the Plan.
3. The proposed amendment of the Future Land Use Map designation from Low Density Residential to Residential Business, and the proposed amendment of the Zoning Map from R-1-8, Residential Single-Family to R-N-B, Residential Neighborhood Business are not in harmony with the current and intended use of the property in this established, single-family neighborhood.

**VII. STAFF RECOMMENDATION**

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff; however, the Planning Commission must take actions on each request individually. Two separate recommendations are provided below:

**REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN**

Based on the background, analysis, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Future Land Use Map designation of the property located at 6623 South Fashion Boulevard from Low Density Residential to Residential Business.

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

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

**PROOF OF PUBLICATION CUSTOMER'S COPY**

**CUSTOMER NAME AND ADDRESS**

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

**ACCOUNT NAME**

MURRAY CITY RECORDER,

**TELEPHONE**

8012642660

**ORDER # / INVOICE NUMBER**

0001228771 /

**PUBLICATION SCHEDULE**

START 10/21/2018 END 10/21/2018

**CUSTOMER REFERENCE NUMBER**

PUBLIC HEARING - SMITH DENTAL GP REZONE PC 11/1/2018

**CAPTION**

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

**SIZE**

35 LINES 1 COLUMN(S)

**TIMES**

**TOTAL COST**

3

63.80

**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 1st day of November, 2018, 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 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 10/21/2018 End 10/21/2018

DATE 10/22/2018

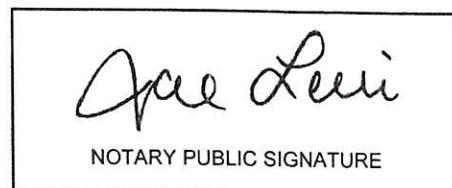
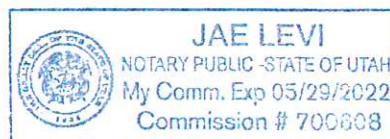
*Jae Levi*

SIGNATURE

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 21ST DAY OF OCTOBER IN THE YEAR 2018  
BY LORAJNE GUDMUNDSON.



*Smith -G. P. +  
Rezone*

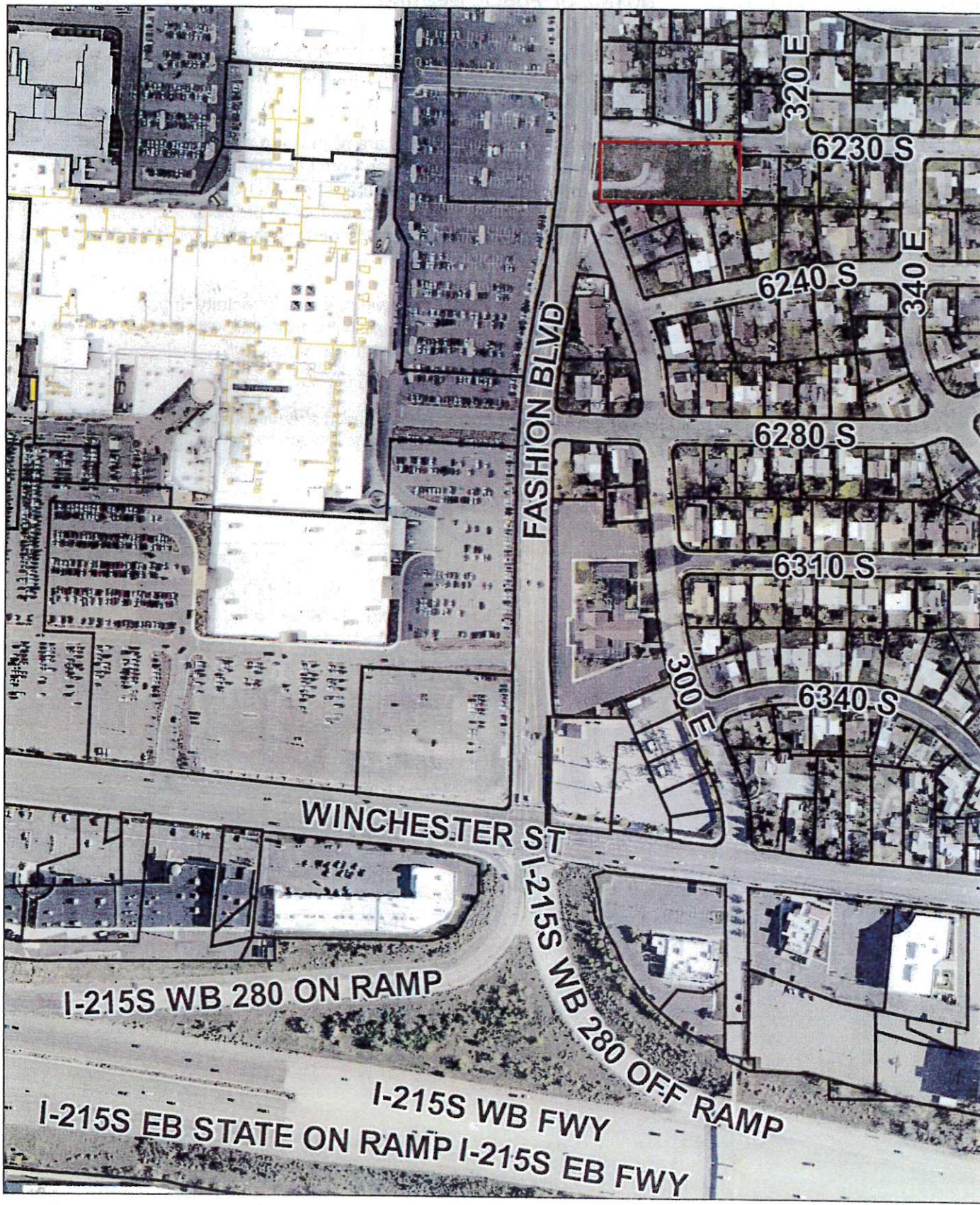
MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1st 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 Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to General Plan Amendment from Low Density Residential to Neighborhood Commercial and a Zoning Map Amendment from R-1-B (Residential Single Family) Zone to R-N-B (Residential Neighborhood Business) Zone for the property located at 5233 South Fashion Blvd. in Murray City, Salt Lake County, State of Utah. Jared Hall, Supervisor Community & Economic Development 1228771 UPAULP

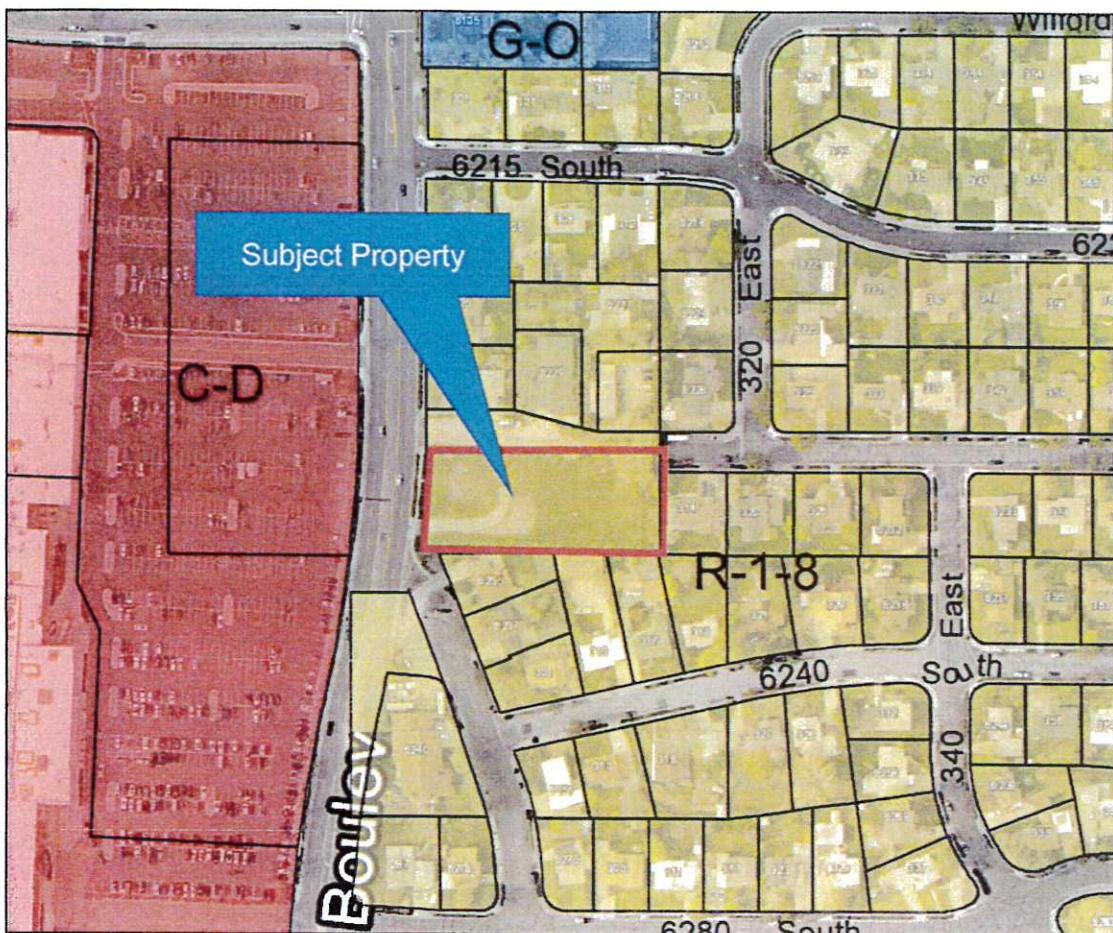
**FILE COPY**



# 6233 South Fashion Boulevard



Zoning Map Segment, 6233 S. Fashion Boulevard



#18-142

## GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

Text Amendment  
 Map Amendment

Subject Property Address: 6233 So. Fashion Blvd

Parcel Identification (Sidwell) Number: 22-19-129-008

Parcel Area: .88 Current Use: residential

Land Use Designation: R-1-8 Proposed Designation: R-N-B

Applicant Name: Morgan Smith

Mailing Address: 6065 So. Fashion Blvd ste 200

City, State, ZIP: Murray UT 84107

Daytime Phone #: 8012664427 Fax #: 8012669034

Email Address: morganjsmith@yahoo.com

Business Name (If applicable): Smith Family Dental

Property Owner's Name (If different): See attached contract

Property Owner's Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Describe your request in detail (use additional page if necessary): I am hoping to build a simple, clean dental office on Fashion Blvd. I love Murray and my current location but need to build a new office with better technologies and care.

Authorized Signature: Morgan Smith Date: Oct 3-18

Exhibit A

**PARCEL 1:**

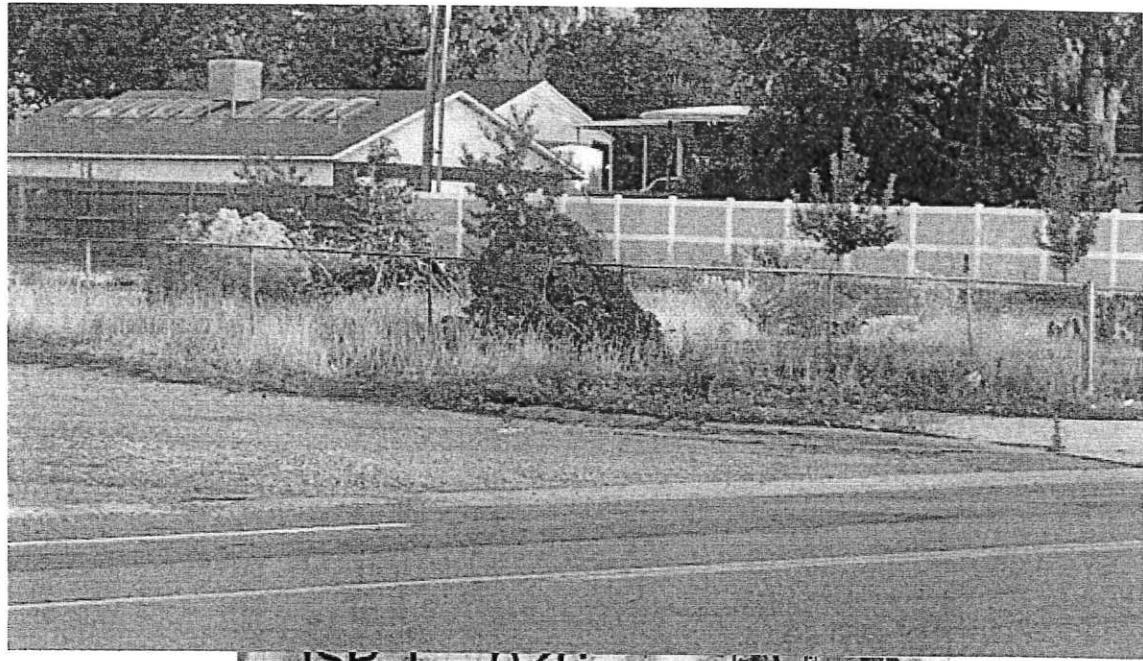
Beginning at a point North 0°01'45" East 1880.69 feet from the center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 81.5 feet; thence North 0°01'45" East 98.41 feet; thence East 81.5 feet; thence South 0°01'45" West 98.41 feet to the point of beginning.

**PARCEL 2:**

Commencing at a point 1962.4 feet South and 1020.12 feet East from the center of the Southwest quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 299.88 feet; thence South 124.5 feet; thence West 299.88 feet; thence North 124.5 feet to the place of beginning

LESS and EXCEPTING THEREFROM from said Parcel 2, the following described property:

Beginning at a point North 01°01'45" East 1880.69 feet from the center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 81.5 feet; thence North 0°01'45" East 98.41 feet; thence East 81.5 feet; thence South 0°01'45" West 98.41 feet to the point of beginning.



Here are pictures of two offices that I feel like mine will end up looking like.

Thank you, Morgan Smith



Date: 11/1/2018

Time: 12:18:21 PM

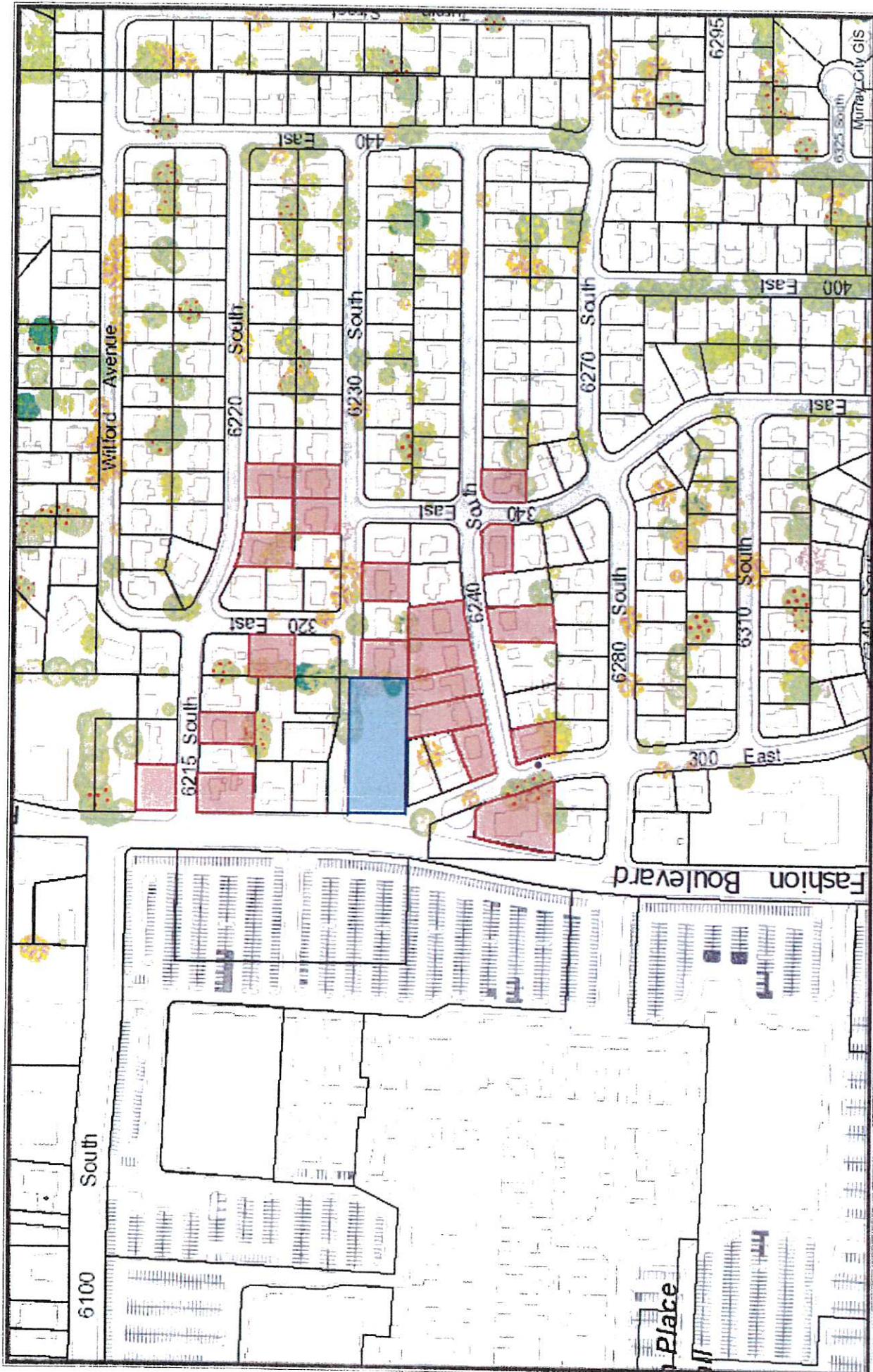
N 



**MURRAY**



© Copyright 2018, Murray City  
Map Disclaimer:  
<http://www.murrayutah.gov/1609>  
The above information while not  
guaranteed has been secured from  
sources deemed reliable.



**Murray City**

October 14, 2018

RE: Property at 6233 S Fashion Blvd  
Murray, Utah 84107

Dear Sirs,

I have been asked to render an opinion on the above referenced property.

I have 40 years experience in the real estate business in Salt Lake County and have observed many market trends and fluctuations over the course of my professional career. The growth and changes surrounding Fashion Place Mall, and the effects of these changes on the neighboring properties have shown a definite progression.

Over the course of years an increasing number of homes along Fashion Blvd have been torn down and replaced with commercial properties. In my professional opinion, this is a natural consequence of being in close proximity to a major mall with a large and consistent customer base. Fashion Place Mall is a huge commercial enterprise which effects the real estate climate and therefore the market of the surrounding area.

Consequently, many buyers interested in this area are responding to the business potential, and opportunities presented by the consistent traffic of "customers".

The market in the area is attracting businesses, more than the neighborhood attracting homeowners.

Consistent with this trend of increasing commercialization, most if not all of the remaining homes are poorly cared for and show substantial decline in maintenance, and consequently, value. One could conclude that owners of the few remaining homes are reluctant to put any money into those properties as it appears logical that all will eventually be torn down and replaced with office space or commercial businesses. It seems a natural and inevitable consequence that this entire block will eventually be comprised entirely of businesses or offices.

The subject property is directly across the street from the mall on Fashion Boulevard. The proposal, as presented by the current buyers, to allow a single tenant, low use and low traffic building in this area is supported by the current market environment. Also and importantly, this type of use would not disrupt the privacy or compromise the safety of the surrounding homes, while allowing for natural growth in the neighborhood.

Mark D Handy  
GRI, CRS, CRS  
Broker Associate  
Custom Realty

Newsome, Faye I; Tr  
6251 S 300 E  
Murray UT 84107

P.P.M.C., Inc.  
Po Box 65644  
Murray UT 84165

Rae, Justin O  
2643 W 12165 S  
Riverton UT 84065

Red Tent Enterprises, Llc  
552 E 5400 S  
Murray UT 84107

Robinson, Stan R & Janet S; Jt  
6240 S 300 E  
Murray UT 84107

Roe, Joann F  
301 E 6240 S  
Murray UT 84107

Smith, Alexis; Jt Smith, Neal; Jt  
321 E 6240 S  
Murray UT 84107

Taylor, Tracy L; Et Al  
320 E 6230 S  
Murray UT 84107

Thompson, Janette C  
314 E 6230 S  
Murray UT 84107

Turpin, Ralph F & Gloria M (Jt)  
6235 S 300 E  
Murray UT 84107

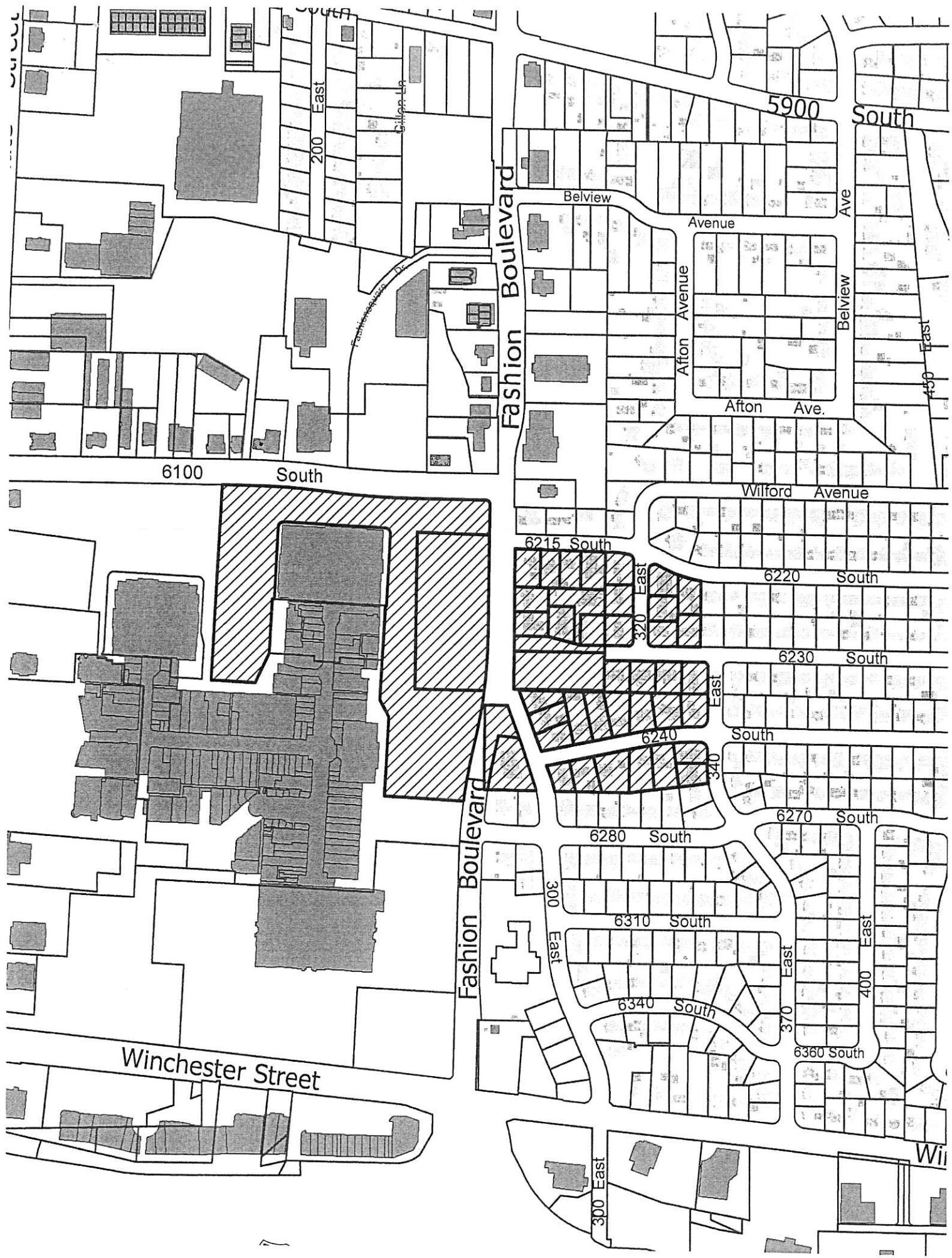
Villa, Mathew T  
6224 S 320 E  
Murray UT 84107

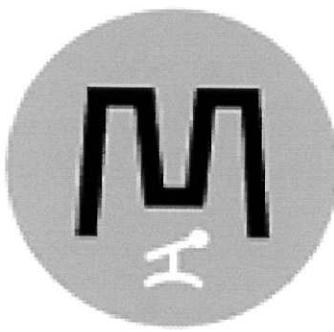
Whipple, Thelma C. & Pratt, Bryant T. ;  
Marta J.  
6232 S 340 E  
Murray UT 84107

Fashion Place Anchor II Llc  
110 N Wacker Dr  
Chicago IL 60606

Murray City Corp  
5025 S State St  
Murray UT 84107

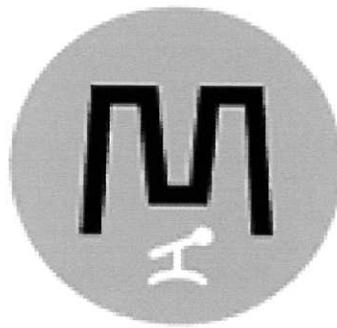
World Enterprises Inc  
Po Box 65644  
Salt Lake City UT 84165





**MURRAY**  
CITY COUNCIL

# Adjournment



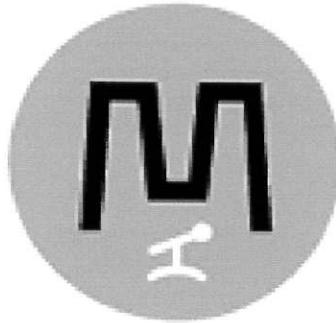
**MURRAY**  
CITY COUNCIL

# **Council Meeting**

## **6:30 p.m.**

**Call to Order**

**Pledge of Allegiance**



**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 Jeff Evans to the Arts Advisory Board**

### **Council Action Request**

**Council Meeting**

Meeting Date: December 4, 2018

|   |  |
|---|--|
| <b>Department</b><br>Director<br>Kim Sorensen   | <b>Purpose of Proposal</b><br>Appointment of new board member  |
| <b>Phone #</b><br>801-264-2619  | <b>Action Requested</b><br>Consider confirmation of the Mayor's appointment of Jeff Evans to the Arts Advisory Board   |
| <b>Presenters</b><br>Mayor Camp   | <b>Attachments</b><br>See attached resume  |
| <b>Required Time for Presentation</b>   | <b>Budget Impact</b><br>No budget impact   |
| <b>Is This Time Sensitive</b><br>Yes  | <b>Description of this Item</b><br>Jeff Evans will be appointed to the Arts Advisory Board in an at-large position for a two-year term, ending 1/15/2021. Michael Wall previously served in this position. |
| <b>Mayor's Approval</b><br><br>Blair<br>Camp |  |
| <b>Date</b><br>November 21, 2018  |  |

# **Jeff Evans**

## **Candidate for Murray City Arts Advisory Board**

---

### **Jeff Evans**

5574 Walden Glen Drive  
Murray, UT 84123

**801.680.4048**  
[jeff@socialdealerconnect.com](mailto:jeff@socialdealerconnect.com)

Facebook, Twitter, Instagram, LinkedIn: [@JeffGoesSocial](#)

---

### **Purpose**

This resume is designed to highlight skills, experience and community service to be used solely in consideration for appointment to the Murray City Arts Advisory Board.

If appointed, my goal on the board would be to discover new potential and possibilities for the City's art focused facilities, programs and programming that would better represent and serve the fast changing demographics and interests that make up the Citizens of Murray City.

---

### **Community Service**

#### **Murray City Planning and Zoning / Commissioner, Dist. 1**

2003 - 2012

Create, implement and enforce land use laws for Murray City, Utah.  
2 Terms as Chair.

#### **Murray City Economic Development Task Force / Member**

2000 - 2002

Strategized plans for an always improving economic climate in Murray City, Utah.

#### **Rotary Club of Murray, Utah / President**

2007 - 2008

Organize and implement service projects including, but not limited to:

Dictionary Project giving free dictionaries to each 3rd grader in Murray Schools as well as surrounding schools.

Honoring top ten graduates from Murray High School.

Concert at Murray Park Amphitheater supporting the Murray Boys and Girls Club.

Raising funds and traveling to a village in the hills above Puerto Vallarta, Mexico to give supplies and participate in the ground-breaking of a school.

#### **Murray Fun Days Parade / Announcer**

2010 - 2018

Provide a unique, entertaining spin on the Parade that has gained quite a following over the years. The goal is to express what a special sense of community we have in Murray and sharing that to the crowd.

---

## Arts Experience

### **Insatiable (Band) / Founding Member, Keyboardist, Vocalist**

1991 - PRESENT

Multiple tours throughout the United States and Canada.

Featured Medals Plaza performance on NBC television during the 2002 Salt lake Winter Olympic games in addition to 10 other performances during the games.

14 appearances at the Utah Arts Festival including 9 mainstage featured headlining performances.

4 Album releases and 17 compilation track appearances.

5 appearances at the Murray Park Amphitheater.

Headline Act for Murray Fun Days prior to fireworks.

Other cool stuff too numerous to list here.

### **Concert Promoter / Various Locations**

1993 - 2017

8 events produced and promoted at the Murray Park Amphitheater.

### **Art Event Promoter/Presenter / Various Locations**

2015 - 2018

Urban Arts Festival (Gateway, Salt Lake City / Gallivan Center, Salt Lake City).

Sugar House Art Walk (Sugar House, Salt Lake City)

### **Graphic Designer, Photographer / Various Locations**

Many Examples upon request or refer to social channels listed above.

---

## Professional

### **Social Dealer Connect & Jeff Goes Social Consulting / Founder**

2014 - PRESENT

Specializing in Initial Branding, Rebranding, Brand Awareness, Micro-Targeting, Strategy, Consistency and Plan Execution through the use of Social Media Channels as well as other digital assets. The goal is to turn digital actions into real-world actions for my clients.

Speaking engagements in the Furniture and Design Industry, Coworking, Fitness, Mortgage and Real Estate throughout the United States.

Proud to work with Murray City to create a social media strategy, policy, consistency and vision that seems to be starting out in the right direction. I have created over 5 hours of teaching content that can be referenced by visiting the [Murray City Social Media Partners group page on Facebook](#).

Thank you for your time and consideration.

Jeff Evans



**MURRAY**

# **Mayor's Office**

## **Reappointment of Lisa Milkavich to the Planning Commission**

### **Council Action Request**

#### **Council Meeting**

Meeting Date: December 4, 2018

|   |  |
|---|--|
| <b>Department Director</b><br>Jim McNulty   | <b>Purpose of Proposal</b><br>Reappointment of board member  |
| <b>Phone #</b><br>801-264-2600  | <b>Action Requested</b><br>Consider confirmation of the Mayor's reappointment of Lisa Milkavich to the Planning Commission                     |
| <b>Presenters</b><br>Mayor Camp   | <b>Attachments</b><br>See attached resume  |
| <b>Required Time for Presentation</b>   | <b>Budget Impact</b><br>No budget impact   |
| <b>Is This Time Sensitive</b><br>Yes  | <b>Description of this Item</b><br>Lisa Milkavich will be reappointed to the Planning & Zoning Commission for a 3-year term, ending 1/15/2022. |
| <b>Mayor's Approval</b><br><br>Blair<br>Camp |  |
| <b>Date</b><br>November 21, 2018  |  |

# **Lisa Milkavich, PT, DPT**

**534 East 4800 South**

**Murray, UT 84107**

**801-949-3512**

**Lisamilk3@gmail.com**



## **Education**

### **Undergrad: Southwestern University**

**Georgetown, TX**

**Degrees:** Psychology & Kinesiology, 1996

**Minor:** Special Education

**Special Interest:** Academic all American in cross country

Women's Basketball

Alpha Phi Omega- service fraternity, fellowship officer

Alpha Delta Pi- sorority

### **Graduate: University of Texas at El Paso**

**El Paso, TX**

**Degree:** Master in Physical Therapy, 2001

**Special Interest:** Class President all 3 years

Nominating Committee chair of the student assembly of the APTA

Competitive road cyclist

### **University of Utah**

**Salt Lake City, UT**

**Degree:** Doctorate in Physical Therapy, 2008

**Special Interest:** Pediatric Physical Therapy

Numerous outdoor activities (skiing, backpacking, fly fishing, cycling, etc.)

## **Employment Experience**

**Oct. 2002 - Present**

**Physical Therapist (Full-time)**

Granite School District- Health Related Services

2589 South Main Street

Salt Lake City, UT 84115-3110

**May 2004 - May 2008**

**Physical Therapist (PRN)**

Primary Children's Medical Center

Salt Lake City, UT

**Jan. 2001 - Oct. 2002**

**Physical Therapist (Full-time)**

CORE Rehabilitation

Las Cruces, NM

## Academic Experience

|                                  |   |
|----------------------------------|---|
| <b>2012</b>                      | Published in <i>From Science to Practice (FSTP)</i><br>Rennie et al. (2012). Social and Behavioral Individual Education Program (IEP)<br>Goals: An Exploration of Practice. <i>FSTP</i> , 10. |
| <b>2011-2012</b>                 | Utah Regional Leadership Education in Neurodevelopmental Disabilities (URLEND) - trainee  |
| <b>Spring '10, '11, '13, '15</b> | Guess lecture for Pediatric course, University of Utah Physical Therapy program   |
| <b>Spring '13</b>                | Guess lecture for Pediatric course, Rocky Mountain University of Healthcare Professionals   |
| <b>Fall '09- present</b>         | Chair of the UPTA Pediatric Special Interest Group (SIG) executive committee- helped organized the pediatric track for the UPTA Fall Conference   |

## Professional Organizations

|                       |  |
|-----------------------|--|
| <b>1998 - Present</b> | American Physical Therapy Association (APTA) member                  |
| <b>2001 - Present</b> | APTA Section on Pediatrics member                                    |
| <b>2009 - Present</b> | Utah State Representative for the Section on Pediatrics of the APTA  |
| <b>2009 - Present</b> | Utah Pediatric Special Interest Group, President and founding member |
| <b>2004 - Present</b> | Granite Education Association - member                               |

## Community Service

|                      |   |
|----------------------|---|
| <b>2004- Present</b> | Volunteer at Snowbird Ski Resort  |
| <b>2012- Present</b> | Volunteer/ Assist with FFKR junior road racing team                         |
| <b>2007</b>          | Medical Mission International- 2 week mission providing PT services in Peru |



# Mayor's Office

## MURRAY

### Council Action Request

### Council Meeting

Meeting Date: December 4, 2018

|   |  |
|---|--|
| <b>Department</b><br>Director<br>Jim McNulty  | <b>Purpose of Proposal</b><br>Reappointment of board member  |
| <b>Phone #</b><br>801-264-2600  | <b>Action Requested</b><br>Consider confirmation of the Mayor's reappointment of Maren Patterson to the Planning Commission.           |
| <b>Presenters</b><br>Mayor Camp   | <b>Attachments</b><br>See attached resume  |
|   | <b>Budget Impact</b><br>No budget impact   |
|   | <b>Description of this Item</b><br>Maren Patterson will be reappointed to the Planning Commission for a 3-year term, ending 1/15/2022. |
| <b>Required Time for Presentation</b>   |  |
| <b>Is This Time Sensitive</b><br>Yes  |  |
| <b>Mayor's Approval</b><br><br>Blair<br>Camp |  |
| <b>Date</b><br>November 21, 2018  |  |

Maren Patterson  
572 E Channel Drive  
Murray UT 84107  
801-916-9485  
[makasa84@hotmail.com](mailto:makasa84@hotmail.com)

My name is Maren Patterson and I am so excited to have this opportunity to serve on the Planning Commission. I had the opportunity to be on it a little over a year ago and loved learning so much and being involved in this great city. I recently moved to my third house in Murray, so we are devoted to the close-knit community and small town feeling this city offers. Some of my favorite things about Murray are the park, parade, and I especially love its convenience as well as its potential to grow and become even greater. I am a mom of two adorable kids, my oldest is a 2nd grader learning Spanish in the dual immersion program. I've loved getting more involved in the schools and am currently in charge of the Reflections program for the PTA at Horizon.



**MURRAY**

## **Mayor's Office**

### **Reappointment of Sue Wilson to the Planning Commission**

#### **Council Action Request**

**Council Meeting**

Meeting Date: December 4, 2018

|   |  |
|---|--|
| <b>Department</b><br>Director<br>Jim McNulty  | <b>Purpose of Proposal</b><br>Reappointment of board member  |
| <b>Phone #</b><br>801-264-2600  | <b>Action Requested</b><br>Consider confirmation of the Mayor's reappointment of Susan Wilson to the Planning & Zoning Commission. |
| <b>Presenters</b><br>Mayor Camp   | <b>Attachments</b><br>See attached resume  |
|   | <b>Budget Impact</b><br>No budget impact   |
| <b>Required Time for Presentation</b>   | <b>Description of this Item</b><br>Sue Wilson will be reappointed to the Planning Commission for a 3-year term, ending 1/15/2022.  |
| <b>Is This Time Sensitive</b><br>Yes  |  |
| <b>Mayor's Approval</b><br><br>Blair<br>Camp |  |
| <b>Date</b><br>November 21, 2018  |  |

# SUE WILSON

MARCH 2016

---

## EXPERIENCE

- Office Manager for Wilson Construction since August of 1978
- Partner in Development of Kristen Kove Subdivision, Murray, Utah
- Partner in Mission Investments, LLC, a land development company
- Attend yearly continuing education classes for contractors and real estate professionals

## COMMUNITY

- Member of Murray PTA; Grant Elementary PTA President, Riverview Jr. High-Volunteer of the year, District PTA-Legislative Commissioner
- Scout leader
- Active in community affairs and events

## INTERESTS

Together with my husband, Larry Wilson, served a 12 month LDS Mission to Seattle Washington, where we worked in the Mission Office, and helped design and layout the new office when it was moved into the local meetinghouse.

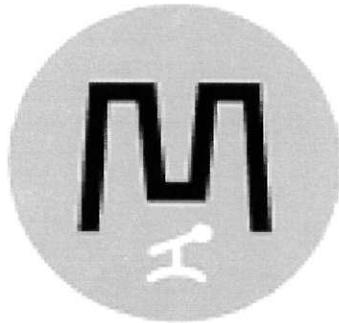
I love spending time with my 8 grandchildren. They are my greatest joy.

I love Murray City and consider myself a "Murray Girl". We moved here in 1981 and plan on staying here forever. (Literally. We are getting 2 spaces in the cemetery on March 25<sup>th</sup> through the Lottery.)

I enjoy real estate, home design and renovation. I love to see how we can beautify an area by cleaning up and renewing run-down properties. I am proud of the work we've done throughout the city.

FAX: 801-288-4134 • EMAIL: WISHIN4AMISSION@MSN.COM

5934 S MURRAY OAKS CIR • MURRAY, UTAH • 801-599-5949 MOBILE  
801-268-0055 HOME/OFFICE



**MURRAY**  
CITY COUNCIL

# Public Hearing #1

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4<sup>th</sup> day of December, 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 R-M-10 (Medium Density Residential) zoning district to G-O (General Office) zoning district for the property located at 875 East Pontiac Drive and 852, 864, 872, 874 and 878 East Arrowhead Lane, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MURRAY CITY CORPORATION

---

Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: November 23, 2018

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 875 EAST PONTIAC DRIVE AND 852, 864, 872, 874 AND 878 EAST ARROWHEAD LANE, MURRAY CITY, UTAH FROM THE R-M-10 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT TO THE G-O (GENERAL OFFICE) ZONING DISTRICT. (Utah Education Association)

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

WHEREAS, the owner of the real property located at 875 East Pontiac Drive and 852, 864, 872, 874 and 878 East Arrowhead Lane, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in a G-O (General Office) 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 875 East Pontiac Drive and 852, 864, 872, 874 and 878 East Arrowhead Lane, Murray, Salt Lake County, Utah from R-M-10 (Medium Density Residential) to G-O (General Office):

Beginning at the intersection of the south line of Arrowhead Lane and the west line of 900 East Street said point being South 0°04'30" East 44.11 feet along the 900 East Street monument line and West 46.93 feet from a street monument found at the intersection of Arrowhead Lane and 900 East Street, said point also being East 1694.12 feet and South 375.73 feet from the West quarter Corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence Southwesterly 177.69 feet along the arc of a 1205.92 foot radius curve to the left, (center bears South 81°37'57" East and the long chord bears South 4°08'46" West 177.53 feet with a central angle of 8°26'33") along the west line of said 900 East Street;

thence South 0°04'30" East 286.67 feet along the west line of said 900 East Street to the north line of Pontiac Drive;

thence North 88°19'00" West 208.81 feet along the north line of said Pontiac Drive;

thence Southwesterly 83.97 feet along the arc of a 240.56 foot radius curve to the left (center bears South 1°41'00" West and the long chord bears South 81°41'00" West 83.55 feet

with a central angle of 20°00'00") along the west line of said Pontiac Drive;

thence Southwesterly 66.52 feet along the arc of a 190.56 foot radius curve to the right, (center bears North 18°19'00" West and the long chord bears South 81°41'00" West 66.18 feet with a central angle of 20°00'00") along the west line of said Pontiac Drive;

thence North 88°19'00" West 6.03 feet along the north line of said Pontiac Drive;

thence North 150.12 feet;

thence North 89°52'00" East 20.65 feet;

thence North 0°13'00" East 322.74 feet to the south line of Arrowhead Lane;

thence 89°00'00" East 353.54 feet along the south line of said Arrowhead Lane to the point of beginning.

Contains 160,903 square feet. 3.69 acres.

*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 4<sup>th</sup> day of December, 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

A Lisa Milkavich  
A Phil Markham  
A Maren Patterson  
A Scot Woodbury  
A Travis Nay

Motion passed 7-0

UTAH EDUCATION ASSOCIATION – 875 East Pontiac Drive and 852, 864 & 878 East Arrowhead Lane – Project # 18-138 & 18-139

Brenda Pett was present to represent this request. Jared Hall reviewed the location and requests for amendments to the Future Land Use Map and the Zoning Map for the subject properties. The proposed Future Land Use Map amendment is from a designation of Medium Density Residential to Office. The proposed Zoning Map amendment is from a designation of R-M-10, Residential Multi-Family to G-O, General Office. Mr. Hall explained that the properties are owned by the Utah Education Association, along with condominium ownership by other entities. All owners have joined in the application for the requested changes. The applicants own two office buildings which were constructed in 1964 while the property was zoned R-3. Originally, the R-3 zone was a multi-family zone that allowed for professional offices. After the office buildings were constructed, the zoning for the property was changed to R-M-12 in the 1970's. In 1987 the Zoning Ordinance was amended, and the R-M-12 zone was eliminated. Properties that had previously been zoned R-M-12 were designated as R-M-10, which most closely matched the R-M-12 for multi-family allowances but did not allow offices. The subject properties at that time became legal, but non-conforming in the R-M-10 zone. The property owners have since relocated and wish to bring the current use of the property into conformance with zoning to facilitate future updates and remodeling, making the buildings more viable for their long-term plans. Several phone calls were received by Staff from residents that were confused because they didn't realize the area was actually zoned for apartments and not office buildings. They were concerned that the intention of the rezoning was to tear the office complex down and build apartments. It was explained to the callers that the applicants are simply rezoning to fit the current use and will continue to use them as they currently have. The office designation allows general office zoning but not professional office zoning. The professional office zone has more allowances for height and density. The General Office zone is a suburban office zone with limited height, density and greater buffer requirements. Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the General Plan Future Land Use Map subject to conditions.

Mr. Hacker stated that he understood that years back the City adopted a residential business zone and asked if there is any good reason why it is being rezoned to General Office instead of Neighborhood Residential Business. Mr. Hall answered yes, in this particular area the prevailing pattern of the office zoning and designation lean more toward office as opposed to residential business. Also, the properties in the area are deeper than most of the R-N-B properties in the area and the buildings are out of scale with the R-N-B zone. Mr. Markham asked for additional clarification about the change to G-O and height allowances. Mr. Hall explained that residential zoning to the east has a 35-foot height allowance, the G-O zone does not get taller than 40 feet and the employee parking is regulated by the available parking. Ms. Milkavich asked if this building were to be demolished and a new building built, it would have to be something similar in size. Mr. Hall answered yes, but hypothetically if they were to want to build something here it would make more sense that they build apartment

Planning Commission Meeting  
October 18, 2018  
Page 11

complexes because residential uses generates much more revenue per square foot than offices and they could leave the zoning as it currently is. Ms. Wilson asked if they do wish to demolish and rebuild would it come before the P.C. again. Mr. Hall answered yes, any new building would be a Conditional Use and would be required to come before the P.C. Mr. Markham pointed out that the proposed zone it is in harmony with the Future Land Use Map as well.

Brenda Pett, 875 E Pontiac, stated she has reviewed the conditions and will be able to comply. Ms. Pett stated that the building is 60 years old and they have significant problems with the roof and structure. When EMI wanted to sell the building, they proposed that we purchase the building, and at that time it was too expensive. Now they have the option to make the improvements and are very expensive. It is not known at this time if it would be a greater benefit to remodel, get a newer structure or add on. There are no plans for any of this right now. When the options were presented to the board and members it was a general consensus that they don't want us to move. Whatever is decided going forward, let it be known that will always take care of the property and generally little traffic. Getting the zoning changed is just the first steps in the process.

The meeting was opened for public comment. There was no public comment and the public comment portion was closed.

Mr. Markham made a motion to forward a recommendation of approval to the City Council for the for the requested amendment to the General Plan Future Land Use Map designation of the properties located at 875 East Pontiac Drive and 852, 864, 872, 874 & 878 East Arrowhead Lane from Medium Density Residential to Office.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. Hall.

A Phil Markham  
A Scot Woodbury  
A Maren Patterson  
A Lisa Milkavich  
A Sue Wilson  
A Ned Hacker  
A Travis Nay

Motion passed 7-0

Mr. Woodbury made a motion to forward a recommendation of approval to the City Council for the for the requested amendment to the Zoning Map designation of the properties located at 875 East Pontiac Drive and 852, 864, 872, 874 & 878 East Arrowhead Lane from R-M-10, Multi-Family Residential, to G-O, General Office.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

A Scot Woodbury  
A Phil Markham  
A Maren Patterson

A Lisa Milkavich  
A Sue Wilson  
A Ned Hacker  
A Travis Nay

Motion passed 7-0

**OTHER BUSINESS**

Mr. Hall stated that on October 25, 2018 we will host a workshop open house presentation of a draft plan for the Small Area Plan for the Murray Central Station and will be held in the Murray City Municipal Council Chambers. Staff has spread the word around the city for this open house by handing out informational post cards at Murray Central Station, mailing notices and posting on social media. The plan is a draft plan, so we won't see a lot of high-level detail. Mr. Hacker asked how big the project site is. Mr. Hall answered it is bigger than half a mile around the station. Because the area is contaminated we won't be able to develop the area as much as we like with digging and development. Instead UTA is interested in redesigning the Murray Central Station. The future changes will also make Vine Street relate more to the station.

Mr. Hall informed the commissioners that CED staff will be handling issues and RDA support as much as possible with the absence of Tim Tingey.

Mr. Hall stated that the next Planning Commission meeting will be held on Thursday, November 1, 2018 and the agenda is full. Mr. Hall stated it is likely that the November 15, 2018 agenda will also be full.

Mr. Hacker stated that it seems the general consensus in the meeting is that we need more Code Enforcement Staff and proposed that the Planning Commissioners take formal action to request additional Code Enforcement staff. Mr. Markham stated he has mentioned it at several City Council meetings over the years. Mr. Hacker stated he is also interested in getting the request out because several of the applications were called out tonight as needing Code Enforcement to correct certain situation reported by those in attendance tonight. Mr. Hall stated that Code Enforcement staff could be added in on the Community and Economic Development or in the Police Department. It may be more effective to add on to the Police Department because they have the ability to issue citations. Mr. Markham stated every application we approve has some sort of conditions, and they need to be enforced. Ms. Patterson added that the P.C. educates the public of the process to file complaints and the more complaints that arise should get the attention of the City Council and show we need additional code enforcement. Mr. Hacker stated that we continue to encourage the public to keep calling and we aren't getting any resolve. Mr. Markham suggested that the P.C. start an emailing campaign to the City Council. Ms. Wilson suggested a group letter. The P.C. members all agreed and delegated the duty to the Chair Persons. Mr. Woodbury added that the P.C. members feel helpless at times because they get the complaints at the podium but end up approving the C.U.P. anyway because they are required to. What ends up in the end is that we don't have enough help to enforce the resident concerns. Mr. Hacker volunteered himself and Commissioner Milkavich to draft the letter. Mr. Woodbury stated he would be in support of the letter.

The meeting was adjourned at 7:54 p.m.



**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: October 12, 2018**

**DATE OF HEARING: October 18, 2018**

**PROJECT NAME: Utah Education Association, Amendments to the Future Land Use Map and Zoning Map**

**PROJECT NUMBER: 18-138**

**PROJECT TYPE: General Plan Amendment, Zone Map Amendment**

**APPLICANT: Utah Education Association, et al.**

**PROPERTY ADDRESSES: 875 East Pontiac Drive and 852, 864, 872, 874 & 878 East Arrowhead Lane**

**SIDWELL #s: 22-08-303-025, 22-08-335-006, 22-08-335-001, 22-08-335-004, 22-08-335-003, 22-08-335-002**

**EXISTING ZONE: R-M-10, Residential Multi-Family**

**PROPOSED ZONE: G-O, General Office**

**EXISTING FLU DESIGNATION: Medium Density Residential**

**PROPOSED FUTURE LAND USE DESIGNATION: Office**

**PROPERTY SIZE: 6.65 acres**

**I. REQUEST:**

The property owners are requesting approval for amendments to the Future Land Use Map and the Zoning Map for the subject properties. The requested Future Land Use Map amendment is from a designation of Medium Density Residential to Office. The requested Zoning Map amendment is from a designation of R-M-10, Residential Multi-Family to G-O, General Office. The properties are owned by the Utah Education Association, along with condominium ownership by other entities. All owners have joined in the application for the requested changes.

## II. BACKGROUND AND REVIEW

### Background

The applicants own two office buildings which were constructed in 1964 while the property was zoned R-3. The R-3 zone was a multi-family zone that allowed for professional offices. After the office buildings were constructed, the zoning for the property was changed to R-M-12 in the 1970's. In 1987 the Zoning Ordinance was amended, and the R-M-12 zone was eliminated. Properties that had previously been zoned R-M-12 were designated as R-M-10, which most closely matched the R-M-12 for multi-family allowances, but did not allow offices. The subject properties at that time became legal, but non-conforming in the R-M-10 zone. The property owners have made these applications to bring the current use of the property into conformance with the zoning to facilitate future updates and remodeling, making the buildings more viable for long-term plans.

### Site Location/Detail

The subject properties are located on the west side of 900 East, between Pontiac Drive and Arrowhead Lane at approximately 5100 South.

### Surrounding Land Uses & Zoning

| <u>Direction</u> | <u>Land Use</u>                     | <u>Zoning</u> |
|------------------|-------------------------------------|---------------|
| North            | single and multi-family residential | R-M-10        |
| South            | single family residential           | R-1-8         |
| East             | office                              | G-O           |
| West             | single family residential           | R-1-8         |

### Zoning Districts & Allowed Land Uses

- Existing: The existing R-M-10 zone allows single family homes, duplexes, and multi-family housing up to 10 units per acre. Schools, utilities, cemeteries, churches, and bed & breakfast inns are also allowable in this zone with Conditional Use Permit approval.
- Proposed: The proposed G-O zone allows business, professional, and medical office uses, as well as pharmacies and optical shops. Bed & breakfast inns, assisted living facilities, child care centers, restaurants, and beauty salons are also allowable in this zone with Conditional Use Permit approvals.

### General Plan & Future Land Use Designations

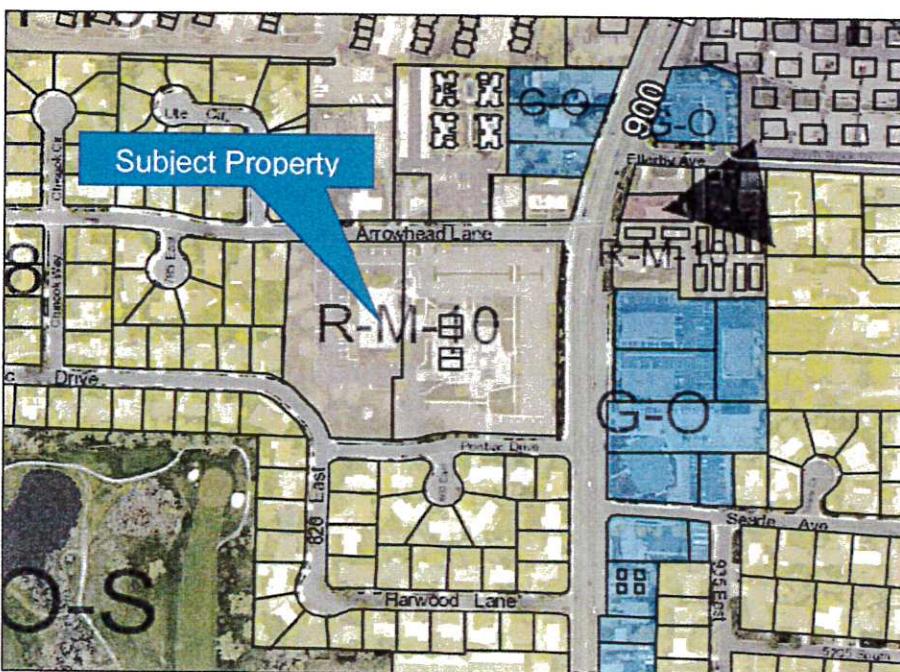
Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These

“Future Land Use Designations” are intended to help guide decisions about the zoning of properties.

- Existing: The subject properties are currently designated as “Medium Density Residential”. Medium Density Residential allows a mix of housing types which are single-family in character, but allow greater densities than single-family detached subdivisions. Examples include townhomes and small multi-family structures. The overall density range anticipated is between 6 and 15 dwelling units per acre. Corresponding zoning designations include the R-1-6, R-M-10, and R-M-15 zones.
- Proposed: The applicants have proposed amending the Future Land Use Map designation of the properties to “Office”. The Office designation allows for a range of office uses, but in an environment that is compatible with adjacent residential neighborhoods, specifying that development will be “scaled similar to adjacent residential areas.” Corresponding zoning designations include the G-O, General Office and R-N-B, Residential Neighborhood Business zones.

#### Compatibility

The subject properties are located along 900 East, which is a busy collector. Land uses and zoning designations on the 900 East corridor in this area are mixed, including single-family, multi-family, residential condominiums, commercial condominiums, small businesses, many offices, and a single parcel zoned R-N-B.



The request to amend both the Future Land Use Map and Zoning Map can be viewed as appropriate because the change will bring the designations of the property into conformity with the actual established land use. In addition, the office designation and use is compatible with the pattern of office uses and zoning on the frontage of 900 East, buffering the adjacent residential uses.

### **III. CITY DEPARTMENT REVIEW**

A Planning Review Meeting was held on Monday, October 1<sup>st</sup>, 2018 where the proposed amendments were considered by City Staff from various departments. The following comments were received:

- The City Engineer noted that future changes to the building may require amendments to the recorded plat and condominium declaration, but had not concerns with the proposed changes.

Other departments reviewing had no comments on the proposed changes to the General Plan and Zoning Map.

### **IV. PUBLIC INPUT**

Staff has received several phone calls and visits from property owners nearby on Pontiac Drive, Arrowhead Lane, and Ute Circle. All were confused as to the current zoning of the property, and were not aware that it was not zoned for offices, but for multi-family uses. Their concern was whether or not the office uses would be removed in favor of future apartments. After speaking with several residents in the area, Staff's understanding is that the office use has been compatible with the neighborhood over the years with very few issues, and that the area residents and property owners generally support the continued office use of the property.

### **V. ANALYSIS & CONCLUSIONS**

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

The current use of the property is in line with the proposed zoning, and not the existing zoning.

#### **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 G-O zone 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 help to provide a buffer between that corridor and a large portion of

the residential area. The proposed G-O zone is designed as a buffer and transition zone, which will assure that any changes or remodeling of the structures proposed in the future will remain compatible with the surrounding residential neighborhoods.

**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?**

The properties are currently developed, and utilities and services are available for the limited office uses and any remodeling of the properties. Staff expects no adverse impacts to services as a result of this proposed rezone. Allowable access to the property is sufficient for the current type and scale of development and additions that would be allowed under the proposed G-O zone.

**VI. FINDINGS**

1. Utilities and services available in the area are sufficient to support the type and scale of development allowed by the proposed G-O zone.
2. The requested amendments have 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, and have been found to be supported by the General Plan.
3. The proposed amendment of the Future Land Use Map designation from Medium Density Residential to Office, and the proposed amendment of the Zoning Map from R-M-10, Residential Multi-Family to G-O, General Office are both in harmony with the current and intended use of the property.

**VII. STAFF RECOMMENDATION**

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff; however, the Planning Commission must take actions on each request individually. Two separate recommendations are provided below:

**REQUEST TO AMEND the MURRAY CITY GENERAL PLAN**

Based on the above findings, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the General Plan Future Land Use Map designation of the properties located at 875 East Pontiac Drive and 852,

864, 872, 874 & 878 East Arrowhead Lane from Medium Density Residential to Office.

**REQUEST TO AMEND the MURRAY CITY ZONING MAP**

Based on the above findings, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 875 East Pontiac Drive and 852, 864, 872, 874 & 878 East Arrowhead Lane from R-M-10, Multi-Family Residential, to G-O, General Office.

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

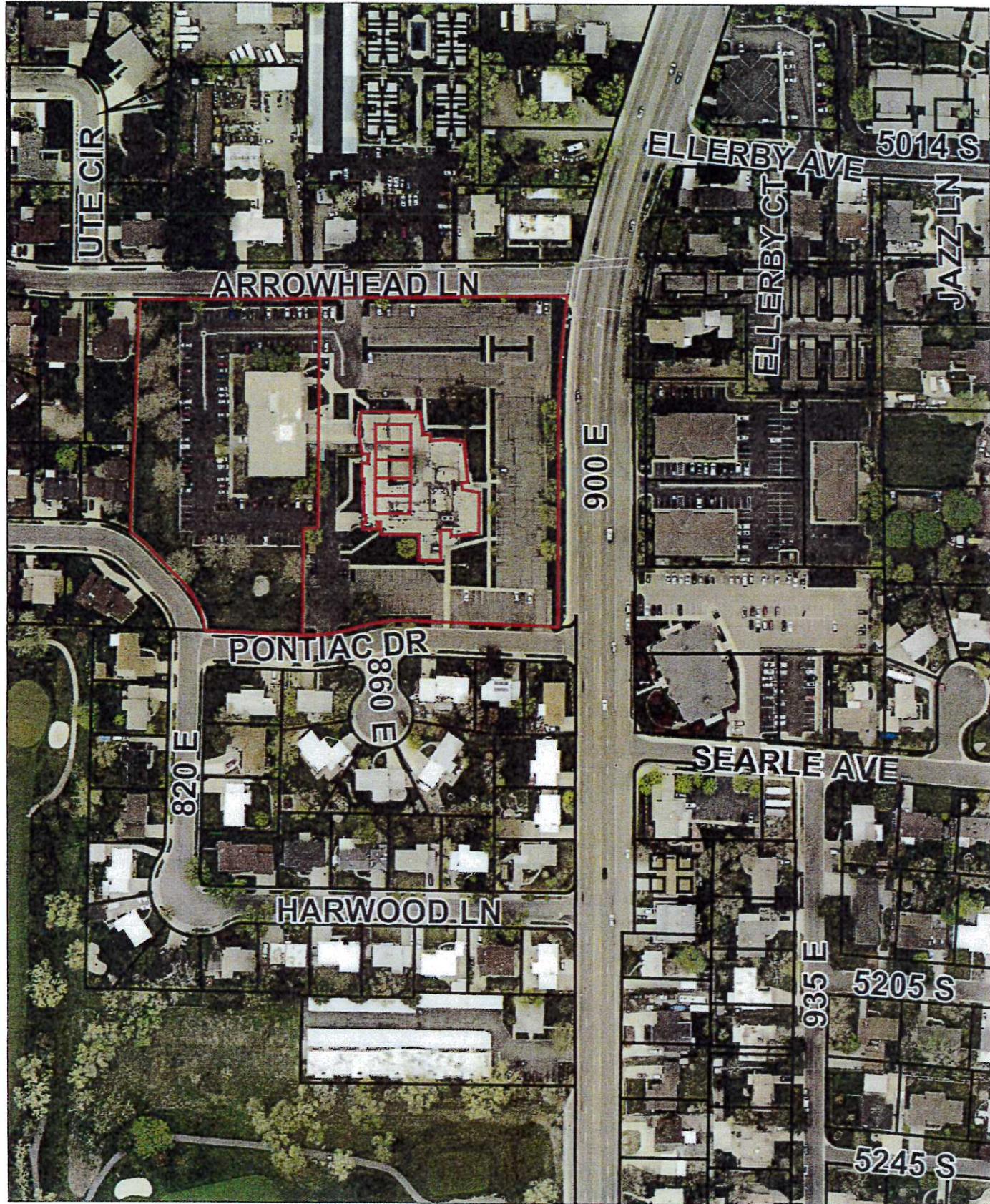
# Site Information



# 852 East Arrowhead Lane



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES





October 4, 2018

**NOTICE OF PUBLIC MEETING**

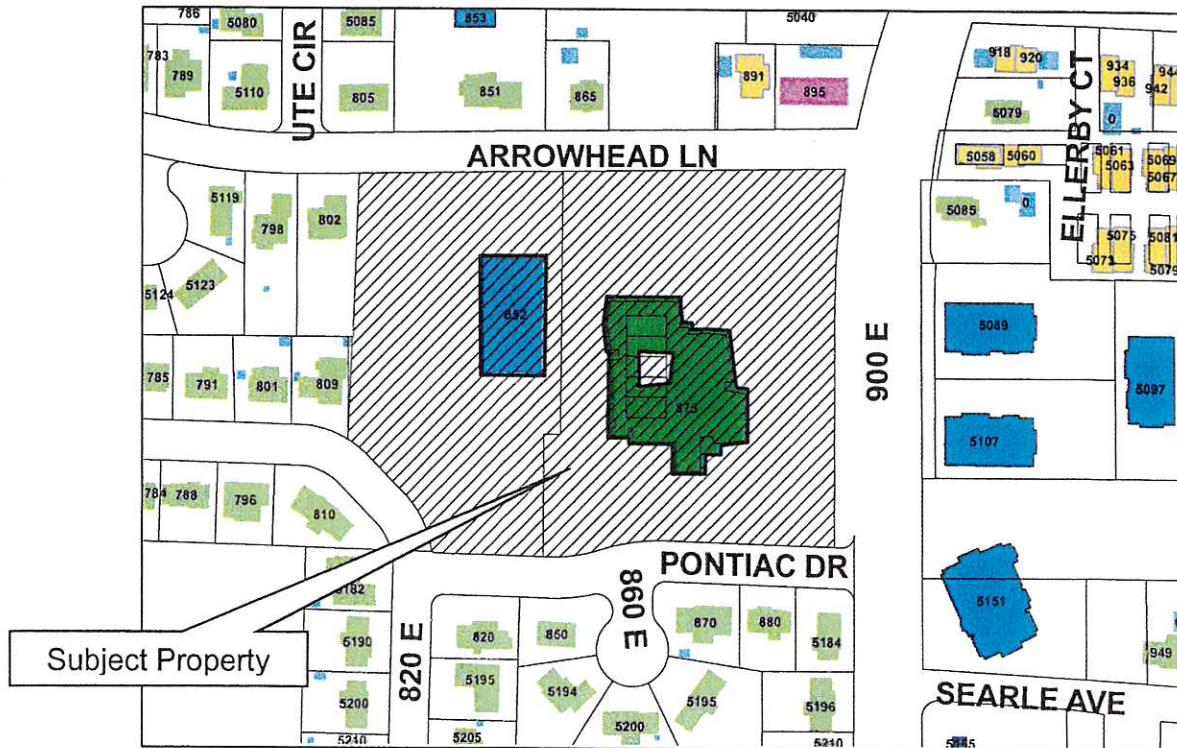
This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, October 18, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Representatives of the Utah Education Association are requesting a General Plan Amendment to change the Future Land Use Designation from Medium Density Residential to Office, and a Zone Map Amendment from R-M-10, Multi-Family Residential, to G-O, General Office for the properties addressed 875 East Pontiac Drive and 852, 864, 872, 874 & 878 East Arrowhead Lane. Please see the map below.

This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall, with the Murray City Community Development Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

**875 East Pontiac Drive and  
852, 864, 872, 874 & 878 East Arrowhead Lane**



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

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

**PROOF OF PUBLICATION      CUSTOMER'S COPY**

**CUSTOMER NAME AND ADDRESS**

**ACCOUNT NUMBER**

MURRAY CITY RECORDER,

9001341938

5025 S STATE, ROOM 113

**DATE**

MURRAY, UT 84107

10/8/2018

**ACCOUNT NAME**

MURRAY CITY RECORDER,

**TELEPHONE**

8012642660

**ORDER # / INVOICE NUMBER**

0001227091 /

**PUBLICATION SCHEDULE**

START 10/07/2018 END 10/07/2018

**CUSTOMER REFERENCE NUMBER**

Public Hearing - UEA GP Rezone

**CAPTION**

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

**SIZE**

34 LINES 1 COLUMN(S)

**TIMES**

**TOTAL COST**

3

62.12

**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 18th day of October, 2018, 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 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 10/07/2018 End 10/07/2018

DATE 10/8/2018

SIGNATURE

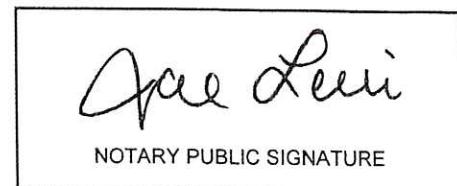
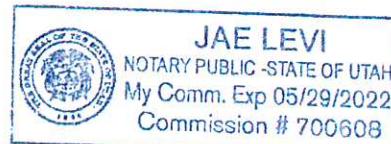
*Hudmundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 7TH DAY OF OCTOBER IN THE YEAR 2018

BY LORAINA GUDMUNDSON.



**FILE COPY**

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING  
NOTICE IS HEREBY GIVEN that on the 18th day of October, 2018, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 S. 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 Medium Density Residential to Office and a Zone Map Amendment from R-M-10 to G-O for the properties located at approximately: 873 East Pontiac Drive, 852, 864, 872, 874 & 878 East Arrowhead Lane, Murray City, Salt Lake County, State of Utah. Jared Hall, Supervisor Community & Economic Development 1227091 UPAULP

UEA - GenPlant  
Zone map

#18-138  
#18-139

# **Application Materials**

## GENERAL PLAN AMENDMENT APPLICATION

**Type of Application (check all that apply):**

- Text Amendment
- Map Amendment

Subject Property Address: 852, 864, 875, 872, 878 E. PONTIAC DR. MURRAY, UT.  
22-08-303-025, 22-08-335-006, 84107

Parcel Identification (Sidwell) Number: 22-08-335-001, 22-08-335-004, 22-08-335-003,  
22-08-335-002.

Parcel Area: 6.65 acres Current Use: OFFICE BUILDING

Land Use Designation: RM-10 Proposed Designation: 6-0

Applicant Name: UTAH EDUCATION ASSOCIATION

Mailing Address: 875 E. PONTIAC

City, State, ZIP: MURRAY, UT. 84107

Daytime Phone #: 801-266-4461 Fax #: 801-265-2249

Email Address: brenda.pett@myuea.org

Business Name (If applicable): n/a

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): Rezone

land parcel to "6-0" from current "R-M-10"

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Property Owners Affidavit

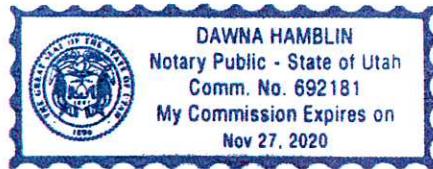
I (we) UTAH EDUCATION ASSOCIATION, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in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

Renae M. Costa  
Owner's Signature

NA  
Owner's Signature (co-owner if any)

State of Utah  
§  
County of Salt Lake

Subscribed and sworn to before me this 24 day of September, 2018.



Dawna Hamblin  
Notary Public  
Residing in Box Elder  
My commission expires: Nov. 27, 2020

### Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize \_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah  
§  
County of Salt Lake

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

\_\_\_\_\_  
Notary public  
Residing in \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## Property Owners Affidavit

I (we) Jordan Uniserv, 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.

Jessica Dunn

Owner's Signature

N/A

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 20 day of September, 2018.



DAWNA HAMBLIN

Notary Public

Residing in Box Elder

My commission expires: Nov 27, 2020

### Agent Authorization

I (we), Jordan Uniserv, the owner(s) of the real property located at

5180 S. 875 E. #2, in Murray City, Utah, do hereby appoint

Utah Education Association, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Brenda Pett to appear on my (our) behalf before any City board or commission considering this application.

Jessica Dunn

Owner's Signature

N/A

Owner's Signature (co-owner if any)

On the 20 day of September, 2018, personally appeared before me

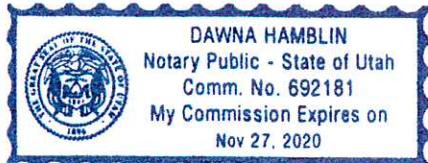
Jessica Dunn the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Jessica Dunn

Notary Public

Residing in Box Elder

My commission expires: Nov 27, 2020



### Property Owners Affidavit

I (we) Richard K. Linton, 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

\_\_\_\_\_  
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 18<sup>th</sup> day of September, 20 18.

K. Linton  
\_\_\_\_\_  
Notary Public Utah  
Residing in Salt Lake County  
My commission expires: 9/21/2020



#### 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: \_\_\_\_\_

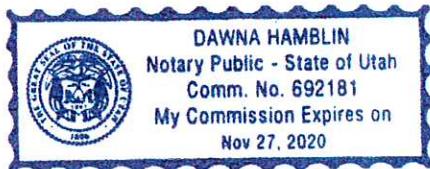
## Property Owners Affidavit

I (we) Utah School Employees Association, 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.

Barry L. Spay  
Owner's Signature

NA  
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 24<sup>th</sup> day of September, 20 18.



Dawna Hamblin  
Notary Public  
Residing in Box Elder  
My commission expires: Nov. 27, 2020

### 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: \_\_\_\_\_

## Property Owners Affidavit

I (we) Starleen O'Neill, 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.

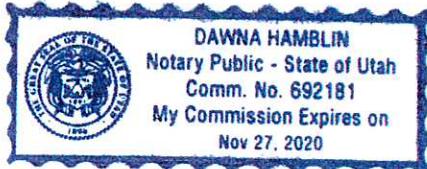
Starleen O'Neill

Owner's Signature

NA

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 25 day of September, 20 18.



DAWNA HAMBLIN

Notary Public

Residing in Box Elder

My commission expires: Nov. 27, 2020

### 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: \_\_\_\_\_

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Zoning Map Amendment  
 Text Amendment  
 Complies with General Plan  
 Yes  No

Subject Property Address: 852, 864, 875, 872, 878 E. PONTIAC DR. MURRAY, UT. 84107  
22-08-303-025, 22-08-335-006, 22-08-335-001,

Parcel Identification (Sidwell) Number: 22-08-335-004, 22-08-335-003, 22-08-335-002.

Parcel Area: 6.65 ACRES Current Use: OFFICE BUILDING

Existing Zone: RM-1D Proposed Zone: G-O

Applicant Name: UTAH EDUCATION ASSOCIATION

Mailing Address: 875 E. PONTIAC

City, State, ZIP: MURRAY, UT. 84107

Daytime Phone #: 801-266-4461 Fax #: 801-265-2249

Email address: brenda.pett@myuea.org

Business Name (If applicable): n/a

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):

Rezone land parcel to "G-O" from current "RM-1D"

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Property Owners Affidavit

I (we) UTAH EDUCATION ASSOCIATION, 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.

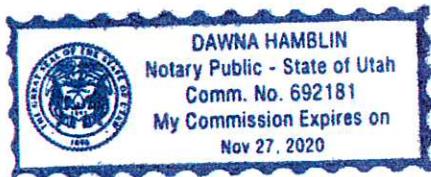
Renae M. Costa

Owner's Signature

NA

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 24 day of September, 20 18.



Dawna Hamblin  
Notary Public  
Residing in Box Elder  
My commission expires: Nov. 27, 2020

### 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: \_\_\_\_\_

## Property Owners Affidavit

I (we) Jordan Uniserv, 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.

Jessica Dunn

Owner's Signature

N/A

Owner's Signature (co-owner if any)

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

Dawna Hamblin

Notary Public

Residing in Box Elder

My commission expires: Nov. 27, 2020

### Agent Authorization

I (we), Jordan Uniserv, the owner(s) of the real property located at

51805.875 E. #2, in Murray City, Utah, do hereby appoint

Utah Education Association, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Brenda Pett

to appear on my (our) behalf before any City board or commission considering this application.

Jessica Dunn

Owner's Signature

N/A

Owner's Signature (co-owner if any)

On the 20 day of September, 20 18, personally appeared before me

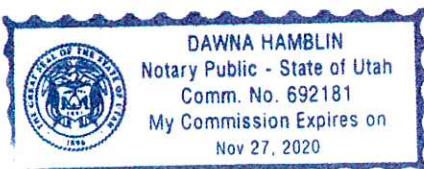
Jessica Dunn the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Dawna Hamblin

Notary Public

Residing in Box Elder

My commission expires: Nov 27, 2020



### Property Owners Affidavit

I (we) Schond K. Luton, 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

\_\_\_\_\_  
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 18<sup>th</sup> day of September, 2018.



Kari Russell  
Notary Public Utah  
Residing in Salt Lake County  
My commission expires: 9/21/2020

### 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)

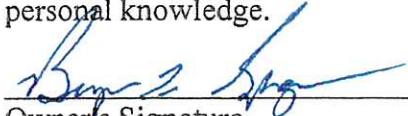
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

\_\_\_\_\_  
Notary Public  
Residing in \_\_\_\_\_

My commission expires: \_\_\_\_\_

## Property Owners Affidavit

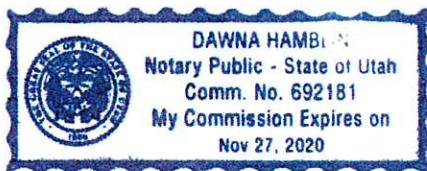
I (we) Utah School Employees Association, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents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

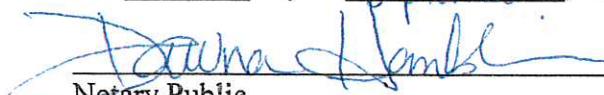
  
Owner's Signature

  
NA

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 24<sup>th</sup> day of September, 20 18.



  
DAWNA HAMBLIN  
Notary Public  
Residing in Box Elder  
My commission expires: Nov. 27, 2020

### Agent Authorization

I (we), Bryan Sprague, 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

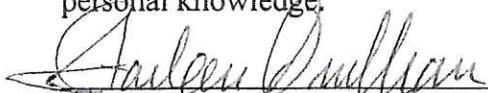
the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public  
Residing in \_\_\_\_\_

My commission expires: \_\_\_\_\_

## Property Owners Affidavit

I (we) Starleen Oryllian, 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.

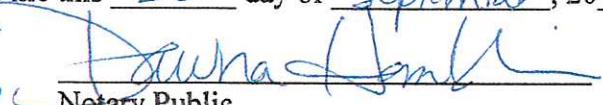


Owner's Signature

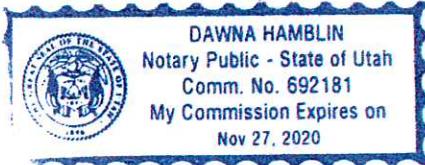


N.H.  
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 25<sup>th</sup> day of September, 20 18.



Dawna Hamblin  
Notary Public  
Residing in Box Elder  
My commission expires: Nov 27, 2020



### 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)

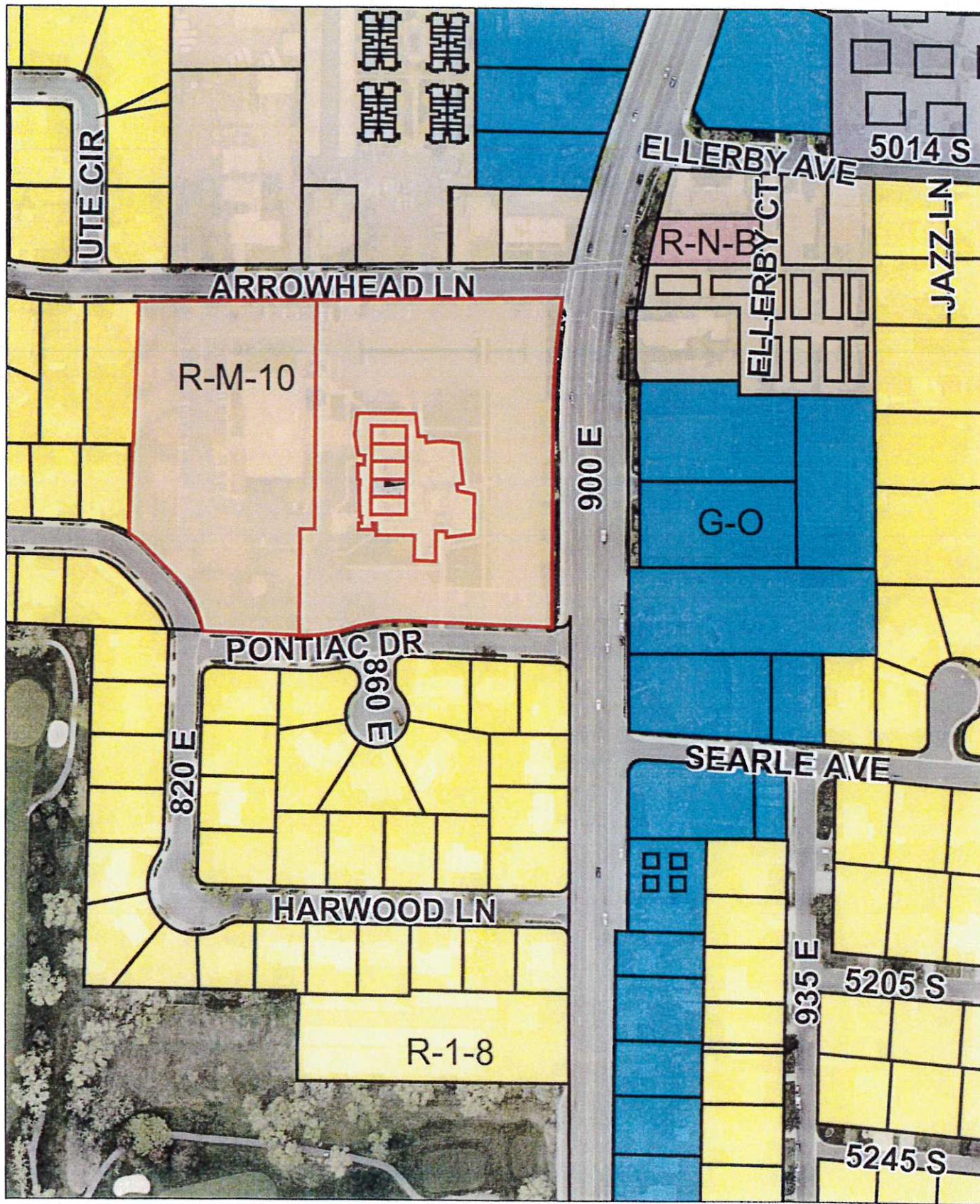
On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public  
Residing in \_\_\_\_\_

My commission expires: \_\_\_\_\_



# 852 East Arrowhead Lane



# General Information

## Identification of Subject

The subject is an allocated tract of land containing an area of approximately 3.17 acres or 138,165 square feet. The larger property contains a condominiumized office building on the site. In addition, the larger property includes a parking and access agreement with the adjacent property to the west. The size of the subject property includes only the portion of the footprint of the office building and the portion of the overall parking area that is reported to be controlled by the subject ownership (it excludes the area within the parking and access agreement). The subject property is zoned R-M-10, Multi-family Low Density Residential, which permits single-family dwellings with a density between 7 and 10 units per acre.

Property identifying information is provided in the following table. Legal descriptions of the parcels provided by Salt Lake County are also provided below. These do not accurately reflect the subject site as drawn herein.

### Property Identification

|                     |   |
|---------------------|---|
| Property Name       | Utah Education Association Property   |
| Address             | 859 East Pontiac Drive<br>Murray, Utah 84117  |
| Tax ID              | 22-08-335-004 and Portion of 22-08-335-006  |
| Owner of Record     | Educators Mutual Insurance Association & Arrowhead Lane Owners Association  |
| Legal Description   | Parcel 22-08-335-004: Unti 4, Arrowhead Lane Condo<br>Parcel 22-08-335-006: Beginning South 0°04'30" East 44.11 feet and West 46.93 feet from the street monument at the intersection of Arrowhead Lane and 900 East Street, said point being East 1,694.12 feet and South 375.73 feet from the West ¼ corner of Section 8, Township 2 South, Range 1 East, Salt Lake Meridian; Southwesterly 177.69 feet along the arc of a 1,205.92 foot radius curve to the Left (Chord 4°08'46" West 177.53 feet); South 0°04'30" East 286.67 feet; North 88°19'00" West 208.81 feet; Southwesterly 83.97 feet along the arc of a 240.56-foot radius curve to the Left (Chord South 81°41'00" West 83.55 feet); Southwesterly 66.52 feet along the arc of a 190.56-foot radius curve to the right (Chord South 81°41'00" West 66.18 feet); North 88°19'00" West 6.03 feet; North 150.12 feet; North 89°52'00" East 20.65 feet; North 0°13'00" East 322.74 feet; North 89°00'00" East 353.54 feet to the beginning. Less all units. (being the common area for Arrowhead Lane Condo). 3.69 acres more or less. |
| Census Tract Number | 1120.02   |

## Sale History

Per the Salt Lake County Recorder's Office, the current owner of record of parcel 22-08-335-004 is the Educators Mutual Insurance Association of Utah. The current owner of record of parcel 22-08-335-

JAN 27 2014

Exhibit "A"

LEGAL DESCRIPTION OF PROJECT

Beginning at the intersection of the south line of Arrowhead Lane and the west line of 900 East Street said point being South 0°04'30" East 44.11 feet along the 900 East Street monument line and West 46.93 feet from a street monument found at the intersection of Arrowhead Lane and 900 East Street, said point also being East 1694.12 feet and South 375.73 feet from the West quarter Corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence Southwesterly 177.69 feet along the arc of a 1205.92 foot radius curve to the left,(center bears South 81°37'57" East and the long chord bears South 4°08'46" West 177.53 feet with a central angle of 8°26'33").along the west line of said 900 East Street;  
thence South 0°04'30" East 286.67 feet along the west line of said 900 East Street to the north line of Pontiac Drive;  
thence North 88°19'00" West 208.81 feet along the north line of said Pontiac Drive;  
thence Southwesterly 83.97 feet along the arc of a 240.56 foot radius curve to the left,(center bears South 1°41'00" West and the long chord bears South 81°41'00" West 83.55 feet with a central angle of 20°00'00") along the west line of said Pontiac Drive;  
thence Southwesterly 66.52 feet along the arc of a 190.56 foot radius curve to the right,(center bears North 18°19'00" West and the long chord bears South 81°41'00" West 66.18 feet with a central angle of 20°00'00") along the west line of said Pontiac Drive;  
thence North 88°19'00" West 6.03 feet along the north line of said Pontiac Drive;  
thence North 150.12 feet;  
thence North 89°52'00" East 20.65 feet;  
thence North 0°13'00" East 322.74 feet to the south line of Arrowhead Lane;  
thence 89°00'00" East 353.54 feet along the south line of said Arrowhead Lane to the point of beginning.

Contains 180,903 square feet. 3.69 acres.

U E A  
General Plan Amend & Zone Change  
P/C 10/18/18  
500' radius + affected entities

AARDEMA, CRAIG & CHRISTINE; JT  
5123 S 785 E  
MURRAY UT 84107

ANDERSON, ROBERT E & GINA L; JT  
4897 S GREENSIDE PL  
MURRAY UT 84107

ANTUNES, VALDIR  
781 E PONTIAC DR  
MURRAY UT 84107

ARELLANO, STEVEN  
850 E PONTIAC DR  
MURRAY UT 84107

ARLINGTON EAST, LLC  
5097 S 900 E  
SALT LAKE CITY UT 84117

ASHLIND ENTERPRISE, LLC  
5165 S 900 E  
SALT LAKE CITY UT 84117

BAKER, HEATHER S  
775 E UTE CIR  
MURRAY UT 84107

BALDWIN, THAD E & CREASEY-  
BALDWIN, MARIA; TRS  
771 E PONTIAC DR  
MURRAY UT 84107

BANCROFT, GLEN D & CATALINA M; JT  
5195 S 860 E  
MURRAY UT 84107

BAUGH, JOSEPH S & BETH J; TRS  
(JSBFRT)  
793 E UTE CIR  
MURRAY UT 84107

BENDER, JENNY H; TR  
831 E HARWOOD LN  
MURRAY UT 84107

BENNETT, PETER  
5085 S UTE CIR  
MURRAY UT 84107

BODILY, BRENT G & CONNIE S; TRS  
(B&CB FTR)  
5187 S 900 E  
MURRAY UT 84117

BESSENT, JESSICCA; JT  
BESSENT, ROBERT; JT  
791 E PONTIAC DR  
MURRAY UT 84107

BLACK, WILLARD L & CATHERINE M; JT  
789 E ARROWHEAD LN  
MURRAY UT 84107

BROWN, BILL W & KERI L (JT)  
777 E UTE CIR  
MURRAY UT 84107

BRACE, ROBERT A, II & JOANN T; TRS  
(RAB&JBTB)  
5095 S CHINOOK CIR  
MURRAY UT 84107

BROCKBANK, DIANE K; TRS (PPBB  
FAM TRUST)  
5098 S 1000 E  
MURRAY UT 84117

CLIFF, JESSY  
5205 S 900 E  
MURRAY UT 84117

BRUCE, TERESSA; TR (YE I TRUST)  
5019 S MIDDLEFORK LN  
MURRAY UT 84117

BURNETT, KEITH J; TR (KJB LIV TR)  
5182 S 935 E  
SALT LAKE CITY UT 84117

CONROY, DONALD D & CONNIE K; JT  
5225 S 900 E  
MURRAY UT 84117

CONDAS, HARRY P & RENA H; TRS  
(HPC FAM LIV TR)  
1511 E SPRING LN  
HOLLADAY UT 84117

CONDAS, HARRY P; ET AL  
1511 E SPRING LN  
HOLLADAY UT 84117

COUEY, ANGIE G  
875 E ARROWHEAD LN # 16  
MURRAY UT 84107

COOLEY, VERNON A  
363 E MARINA CIR  
SARATOGA SPRINGS UT 84043

COONEY, MARTA  
860 E HARWOOD LN  
MURRAY UT 84107

CURTIS, MELINDA  
949 E SEARLE AVE  
SALT LAKE CITY UT 84117

|  |  |   |
|--|--|---|
| CUDE, C.G.; TR<br>(CGC REV LIV TR)<br>770 E ARROWHEAD LN<br>MURRAY UT 84107  | CUOIO, NATALIE<br>5063 S 875 E # 18<br>MURRAY UT 84107                           | EWING, HERBERT J & SANDRA G; TRS<br>11278 S AUTUMN FARM DR<br>SOUTH JORDAN UT 84095 |
| DAVIES, JOHN A<br>942 E ELLERBY AVE<br>MURRAY UT 84117                       | DEVRIES, GRACE<br>5220 S 820 E<br>MURRAY UT 84107                                | GALLEGOS, DAVID A & SHARLEE L; JT<br>786 E UTE CIR<br>MURRAY UT 84107               |
| FENSTERMAKER, ARTHUR F<br>MARGARET R; TC<br>5090 S 1000 E<br>MURRAY UT 84117 | FUCHUCK, JILL<br>4766 S FORTUNA WY<br>SALT LAKE CITY UT 84124                    | GHAFFARIAN ENTERPRISES, LLC<br>6222 S HEUGHS CANYON DR<br>HOLLADAY UT 84121         |
| GAMANGASSO, ROBIN<br>783 E ARROWHEAD LN<br>MURRAY UT 84107                   | GERRARD, WYLIE N & WOLF, CALI; JT<br>801 E PONTIAC DR<br>MURRAY UT 84107         | GOODFELLOW, KAREN L<br>773 E ARROWHEAD LN<br>MURRAY UT 84107                        |
| GHLIZADEH, ROOZBEH<br>5124 S 785 E<br>MURRAY UT 84107                        | GIAMALAKIS, PETER A & MEGAN C; TC<br>PO BOX 712246<br>SALT LAKE CITY UT 84171    | HALANDER, JOHN B<br>772 E PONTIAC DR<br>MURRAY UT 84107                             |
| GRIFFITHS, PATRICIA W; TR<br>810 E PONTIAC DR<br>MURRAY UT 84107             | GUNDERSEN, ORSON R, JR & JESSICA B<br>865 E HARWOOD LN<br>MURRAY UT 84107        | HAYDOCK, DENIS A & HEATON,<br>EMILIAH L; TC<br>5234 S 820 E<br>MURRAY UT 84107      |
| HALL, ERIC A<br>5177 S 900 E<br>MURRAY UT 84117                              | HAUERT, NICOLAS R & REGINA L; JT<br>862 E THREE FTNS DR # 210<br>MURRAY UT 84107 | HOLT, TIMOTHY L; ET AL<br>5184 S 900 E<br>MURRAY UT 84117                           |
| HEWITSON, MARK S & LISA H (JT)<br>965 E SOUTH UNION AVE<br>MIDVALE UT 84047  | HOFHEINS, VICKIE; TR (VCHLTR)<br>870 E PONTIAC DR<br>MURRAY UT 84107             | HUYNH, NAM & LUO, YING H; JT<br>5070 S 1000 E<br>MURRAY UT 84117                    |
| HOPKINSON, JAY S & CHRISTY; JT<br>802 E ARROWHEAD LN<br>MURRAY UT 84107      | HUTCHINS, GARY R & THELMA L; JT<br>5200 S 860 E<br>MURRAY UT 84107               | JANIGA, JEAN M & DANIEL M; TRS<br>15950 XENIA STREET NW<br>ANDOVER MN 55304         |
| JAMISON, DON L & CLAUDIA R; TRS<br>376 E 6815 S<br>MIDVALE UT 84047          | JOHNSON, DOUGLAS J & ANNA K; JT<br>5080 S UTE CIR<br>MURRAY UT 84107             | JULIAN, JESSICA M; ET AL<br>5079 S 900 E<br>SALT LAKE CITY UT 84117                 |

|   |       |  |       |  |       |
|---|-------|--|-------|--|-------|
| JEFFERSON COURT INVESTORS, LLC<br>5151 S 900 E<br>MURRAY UT                       | 84117 | KOLB, SCOTT G<br>875 E ARROWHEAD LN # 13<br>MURRAY UT  | 84107 | LAMBERT, WADE<br>5196 S 935 E<br>SALT LAKE CITY UT                                 | 84117 |
| JENSEN, CRAIG H & PATRICIA L; TRS<br>798 E ARROWHEAD LN<br>MURRAY UT              | 84107 | LINDLEY, JAMES D & GENEVIEVE; TRS<br>5134 S SEARLE CIR<br>SALT LAKE CITY UT                    | 84117 | MACKAY, LESLIE K & LINDA L; JT<br>5110 S UTE CIR<br>MURRAY UT                      | 84107 |
| KEE, BRETT C<br>13879 S STANDING OAK DR<br>DRAPER UT                              | 84020 | MARGARITIS, IONNA; TR<br>(IM FAM TRUST)<br>850 E HARWOOD LN<br>MURRAY UT                       | 84107 | MARKO, TAMMY<br>5036 S JAZZ LN<br>HOLLADAY UT                                      | 84117 |
| LESLIE, KJAE B & ELAYNE; TRS (K&EL TR)<br>796 E PONTIAC DR<br>MURRAY UT           | 84107 | MARSHALL, HENRY L & PAMELA M<br>&PAMELA M; TRS ET AL<br>934 E ELLERBY AVE<br>SALT LAKE CITY UT | 84117 | MATTHIESEN, JUNE T; ET AL<br>5075 S CHINOOK CIR<br>MURRAY UT                       | 84107 |
| MACURA, ZELJKO & ANICA; JT<br>880 E HARWOOD LN<br>MURRAY UT                       | 84107 | MCMANUS, REGEN<br>805 E ARROWHEAD LN<br>MURRAY UT  | 84107 | MEMMOTT, DARLENE C<br>5205 S 820 E<br>MURRAY UT                                    | 84107 |
| MARSALA, JILL K<br>852 E THREE FOUNTAINS DR<br>MURRAY UT                          | 84107 | MILLER, RONALD J & SHARRIN M; JT<br>809 E PONTIAC DR<br>MURRAY UT                              | 84107 | MIYAGI, COLE; JT<br>MIYAGI, HARUYOSHI; JT<br>832 E THREE FOUNTAINS DR<br>MURRAY UT | 84107 |
| MCDONALD, JOHN H & SUE A; TRS<br>(M FAM REV TR)<br>820 E PONTIAC DR<br>MURRAY UT  | 84107 | NANCE, HELEN M; TR<br>(2008HMN TRUST)<br>5116 S 785 E<br>MURRAY UT                             | 84107 | NELSON, DALE M & LINDA H; TRS<br>787 E UTE CIR<br>MURRAY UT                        | 84107 |
| METCALF, JESSICA L &<br>MCCULLOUGH, JOHN B; TC<br>5083 S CHINOOK CIR<br>MURRAY UT | 84107 | NELSON, GINA R<br>5122 S 785 E<br>MURRAY UT  | 84107 | NIEDERHAUSER, ELAINE; TR<br>842 E THREE FTNS DR # 194<br>MURRAY UT                 | 84107 |
| MORLEY, JANET S<br>842 E THREE FTNS DR # 195<br>MURRAY UT                         | 84107 | PATRONE, ANGELA<br>778 E UTE CIR<br>MURRAY UT  | 84107 | PORTER, CAROLYN L<br>764 E PONTIAC DR<br>MURRAY UT                                 | 84107 |
| NELSON, DALE M & LINDA H; TRS<br>787 E UTE CIR<br>MURRAY UT                       | 84107 | PERRI, ARDO A. & GLADE K.<br>5182 S 820 E<br>MURRAY UT   | 84107 | ROCK, PATRICIA F<br>5194 S 860 E<br>MURRAY UT                                      | 84107 |

|   |   |  |
|---|---|--|
| PACKHAM, BRITTANY &<br>CHRISTENSEN, SAM; JT<br>788 E PONTIAC DR<br>MURRAY UT 84107            | RAI, DILIP & SAN; JT<br>5240 S 900 E<br>MURRAY UT 84117                               | SARGETAKIS, JOHN<br>862 E THREE FTNS DR # 211<br>MURRAY UT 84107                   |
| PEASLEE, LEROY; TR ( LP TRST )<br>5085 S 900 E<br>SALT LAKE CITY UT 84117                     | RUSSELL, BRADLEY E; JT<br>RUSSELL, TAYLA B; JT<br>887 E HARWOOD LN<br>MURRAY UT 84107 | SEELY, SHARON S<br>623 E ZETTA CIR<br>MURRAY UT 84107                              |
| QUIST, CAROLYN S; TR<br>(CSQ REV TRUST)<br>853 E ARROWHEAD LN<br>MURRAY UT 84107              | SCHMIDT, MARK & MELANIE; JT<br>1744 W 9916 S<br>SOUTH JORDAN UT 84095                 | SNEYD, MATTHEW<br>5143 S CHINOOK WY<br>MURRAY UT 84107                             |
| RUSH, JOHN C JR<br>877 E HARWOOD LN<br>MURRAY UT 84107  | SLADE, TYLER S & SECRET A; JT<br>785 E PONTIAC DR<br>MURRAY UT 84107                  | STRADLEY, AMY B<br>880 E PONTIAC DR<br>MURRAY UT 84107                             |
| SCHILLING, CHARLES W & NANCY H<br>5133 S CHINOOK WY<br>MURRAY UT 84107                        | STOTT, LYLE WAYNE<br>232 N OAKWOOD DR<br>LAYTON UT 84040                              | SWEENEY, ROBIN; ET AL<br>870 E HARWOOD LN<br>MURRAY UT 84107                       |
| SELLERS, JOSEPH A, III & REBECCA; JT<br>778 E PONTIAC DR<br>MURRAY UT 84107                   | SWEENEY, LYLE<br>5195 S 820 E<br>MURRAY UT 84107                                      | VACHER, CLARENCE J & RUTH H<br>319 W STRAFORD DR<br>CHANDLER AZ 85225              |
| STOTT, LYLE W<br>232 OAKWOOD DR<br>LAYTON UT 84040  | TEA, MARITZA<br>11255 S 1700 E<br>SANDY UT 84092                                      | WARNER, ROBERT SCOTT &<br>GENEAN HELGA; TRS<br>5061 S UTE CIR<br>MURRAY UT 84107   |
| STRICKLAND, TERESA J<br>5190 S 820 E<br>MURRAY UT 84107                                       | WARNER, ROBERT S & GENEAN H<br>5061 S UTE CIR<br>MURRAY UT 84107                      | WIRTZ, DAWNEEN; TR<br>(DW REV TR)<br>5175 S 935 E<br>SALT LAKE CITY UT 84117       |
| SWENSEN, VALERIE A & CHARLES<br>STEVEN; JT<br>5210 S 900 E<br>MURRAY UT 84117                 | WEGNER, DARREN J & VICKY L; TC<br>820 E HARWOOD LN<br>MURRAY UT 84107                 | ZLOTNIKOV, ROMAN &<br>ZLOTNIKOVA, YEVGENIYA; JT<br>5119 S 785 E<br>MURRAY UT 84107 |
| WALKER, CHARLOTTE A &<br>WESTON, ROBERT P; JT<br>5146 S SEARLE CIR<br>SALT LAKE CITY UT 84117 | ZHANG, YINGYING & YANG, PENG; JT<br>830 E HARWOOD LN<br>MURRAY UT 84107               | ARROWHEAD 6 PLEX 1 LLC<br>PO BOX 900425<br>SANDY UT 84090                          |

|  |  |   |
|--|--|---|
| WATHEN, MARCUS E &<br>BERNADETTE L; JT<br>840 E HARWOOD LN<br>MURRAY UT 84107                                | ARLINGTON SOUTH LC<br>5872 S 900 E<br>SALT LAKE CITY UT 84121  | CAMBRIDGE COURT INVESTORS LLC<br>5872 S 900 E<br>SALT LAKE CITY UT 84121                                |
| WORTHEN, JOHN F & RUTH J; TRS<br>5196 S 900 E<br>SALT LAKE CITY UT 84117                                     | ASHLIND ENTERPRISE LLC<br>5165 S 900 E<br>SALT LAKE CITY UT 84117                                    | EDUCATORS MUTUAL INSURANCE<br>ASSOCIATION OF UTAH<br>872 E ARROWHEAD LN<br>MURRAY UT 84107              |
| 5005 SOUTH LLC<br>5005 S 900 E # 200<br>SALT LAKE CITY UT 84117  | EDUCATORS MUTUAL<br>INSURANCE ASSOCIATION<br>852 E ARROWHEAD LN<br>MURRAY UT 84107                   | EDUCATORS MUTUAL INSURANCE<br>ASSOCIATION OF UTAH<br>864 E ARROWHEAD LN<br>MURRAY UT 84107              |
| ARROWHEAD LANE OWNERS<br>ASSOCIATION<br>852 E ARROWHEAD LN<br>MURRAY UT 84107                                | EDUCATORS MUTUAL INSURANCE<br>ASSOCIATION OF UTAH<br>878 E ARROWHEAD LN<br>MURRAY UT 84107           | OLYMPUS PEAK CONDOMINIUM<br>OWNERS ASSOCIATION<br>4897 S GREENSIDE PL<br>MURRAY UT 84107                |
| EDUCATORS MUTUAL INSURANCE<br>ASSOCIATION OF UTAH<br>875 E PONTIAC DR<br>MURRAY UT 84107                     | HEWARD MURRAY LLC<br>5200 S 820 E<br>MURRAY UT 84107   | THREE FOUNTAINS EAST PH 1 & 2 EXEC<br>STS COMMON AREA MSTR CRD<br>262 E 3900 S # 200<br>MURRAY UT 84107 |
| ELLERBY TOWNSHOUSE CONDOMINIUM<br>HOMEOWNERS ASSOCIATION<br>5061 S ELLERBY CT<br>SALT LAKE CITY UT 84117     | MOUNT OLYMPUS HOMEOWNERS<br>ASSOCIATION<br>11075 S STATE ST<br>SANDY UT 84070                        |   |
| KARUNANIDHAN INVESTMENT CO<br>5061 S ELLERBY CT<br>SALT LAKE CITY UT 84117                                   | THREE FOUNTAINS CONDO PH 1-6<br>COMMON AREA MSTR CRD<br>828 E THREE FOUNTAINS CIR<br>MURRAY UT 84107 |   |
| M R CARLSTON FAM TR ET AL<br>5736 S RIDGE CREEK RD<br>MURRAY UT 84107  | WAYMAR DEVELOPMENT<br>3251 W 4100 S<br>WEST VALLEY UT 84119  |   |
| STACEY J CRAWFORD FAM TR<br>CRAWFORD, STACEY J; TR<br>1268 E CHEVY CHASE DR<br>SALT LAKE CITY UT 84117       |  |   |
| THREE FOUNTAINS PROFESSIONAL<br>PLAZA-COMMON AREA MASTER CARD<br>4972 S 900 E # J<br>SALT LAKE CITY UT 84117 |  |   |

**P/C AGENDA MAILINGS**  
“AFFECTED ENTITIES”  
Updated 11/2017

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

CHAMBER OF COMMERCE  
ATTN: STEPHANIE WRIGHT  
5250 S COMMERCE DR #180  
MURRAY UT 84107

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

DOMINION ENERGY  
ATTN: BRAD HASTY  
P O BOX 45360  
SLC UT 84145-0360

CENTRAL UTAH WATER DIST  
355 W UNIVERSITY PARKWAY  
OREM UT 84058

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKwy  
SANDY UT 84070

MILLCREEK  
Attn: Planning & Zoning  
3330 South 1300 East  
Millcreek, UT 84106

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

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

MURRAY SCHOOL DIST  
ATTN: ROCK BOYER  
5102 S Commerce Drive  
MURRAY UT 84107

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

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

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

UTOPIA  
Attn: JAMIE BROTHERTON  
5858 So 900 E  
MURRAY UT 84121

**GENERAL PLAN MAILINGS:**

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

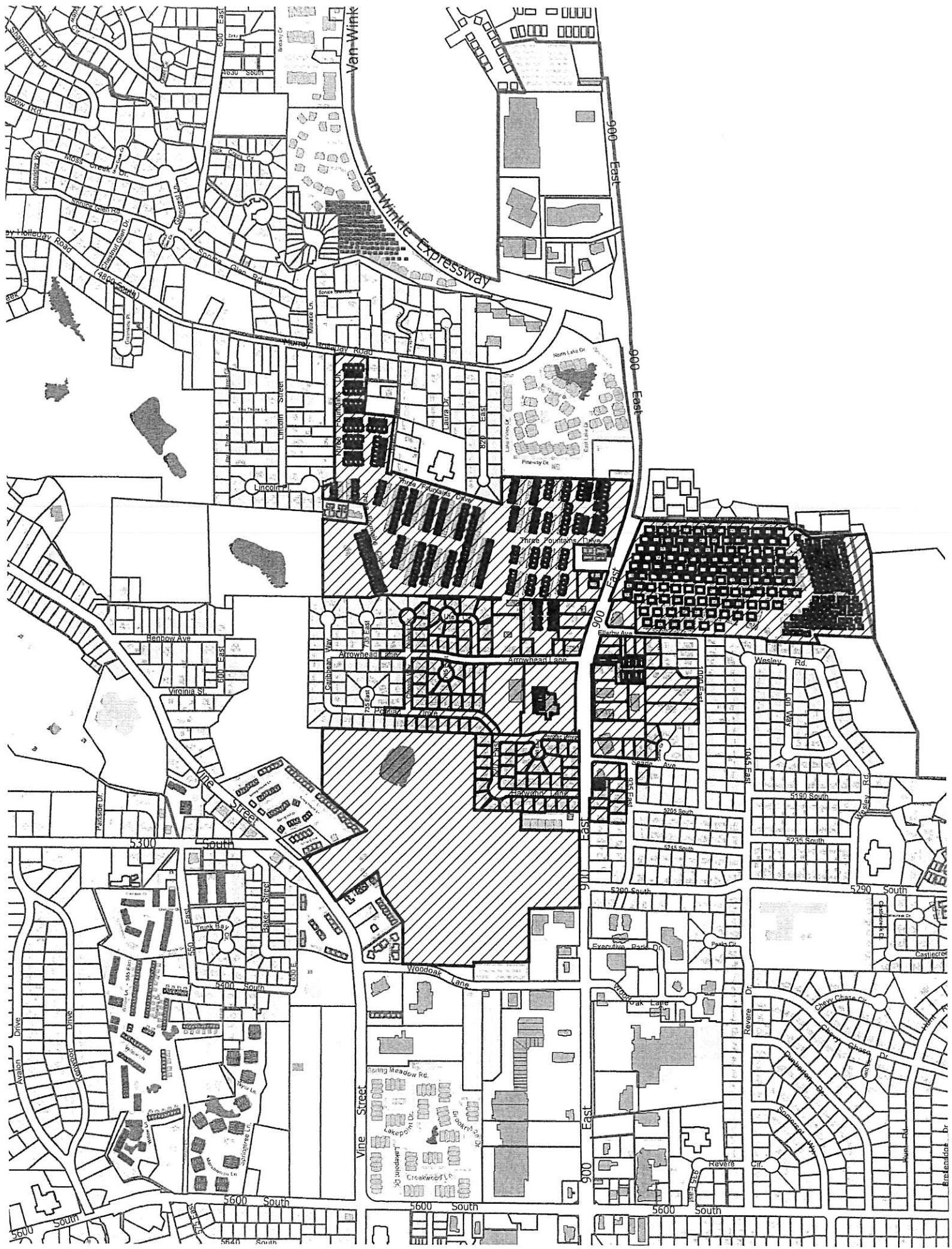
UTAH POWER & LIGHT  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020

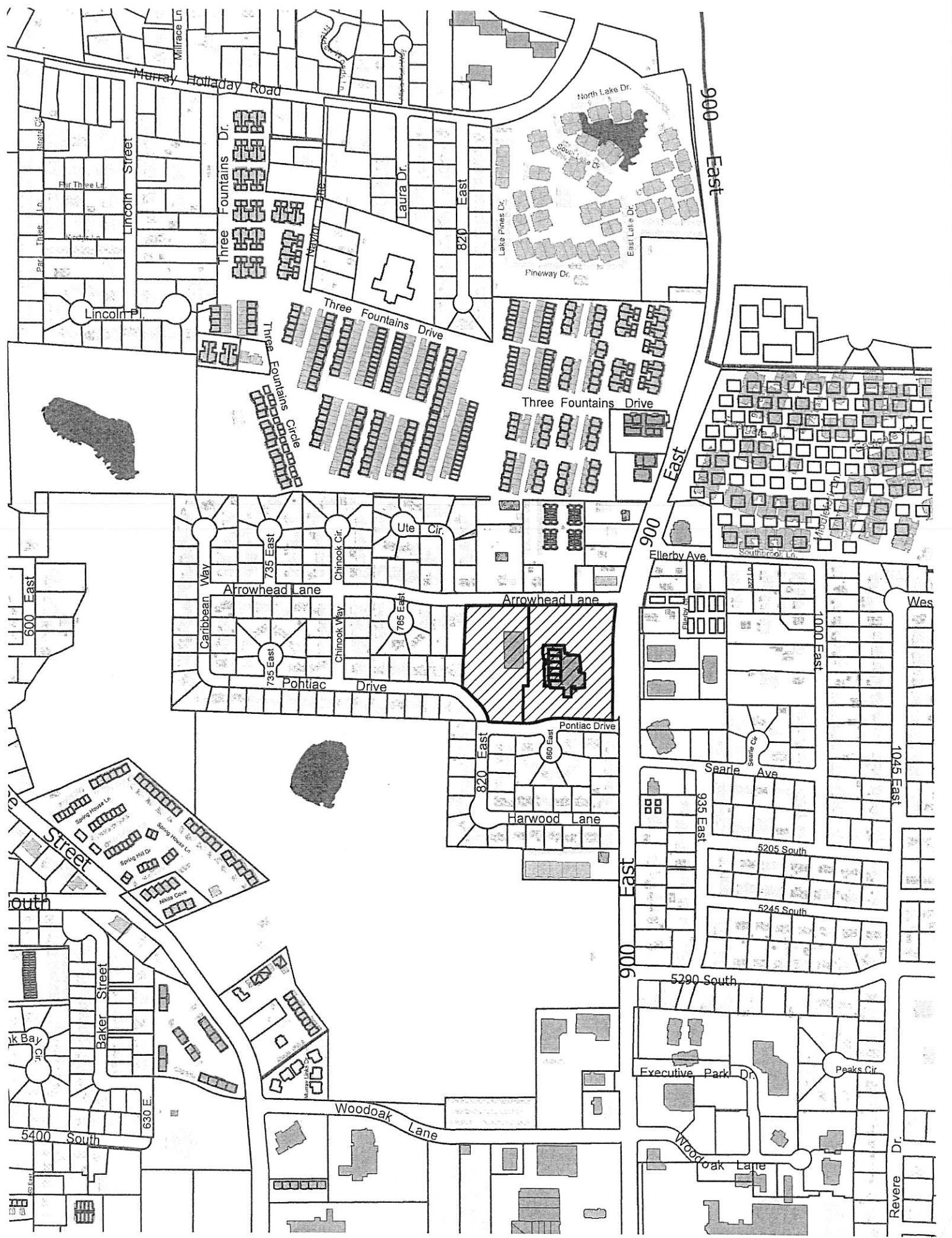
JORDAN VALLEY WATER  
ATTN: LORI FOX  
8215 S 1300 W  
WEST JORDAN UT 84088

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121  
COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

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

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114





# COMMITTEE OF THE WHOLE

---

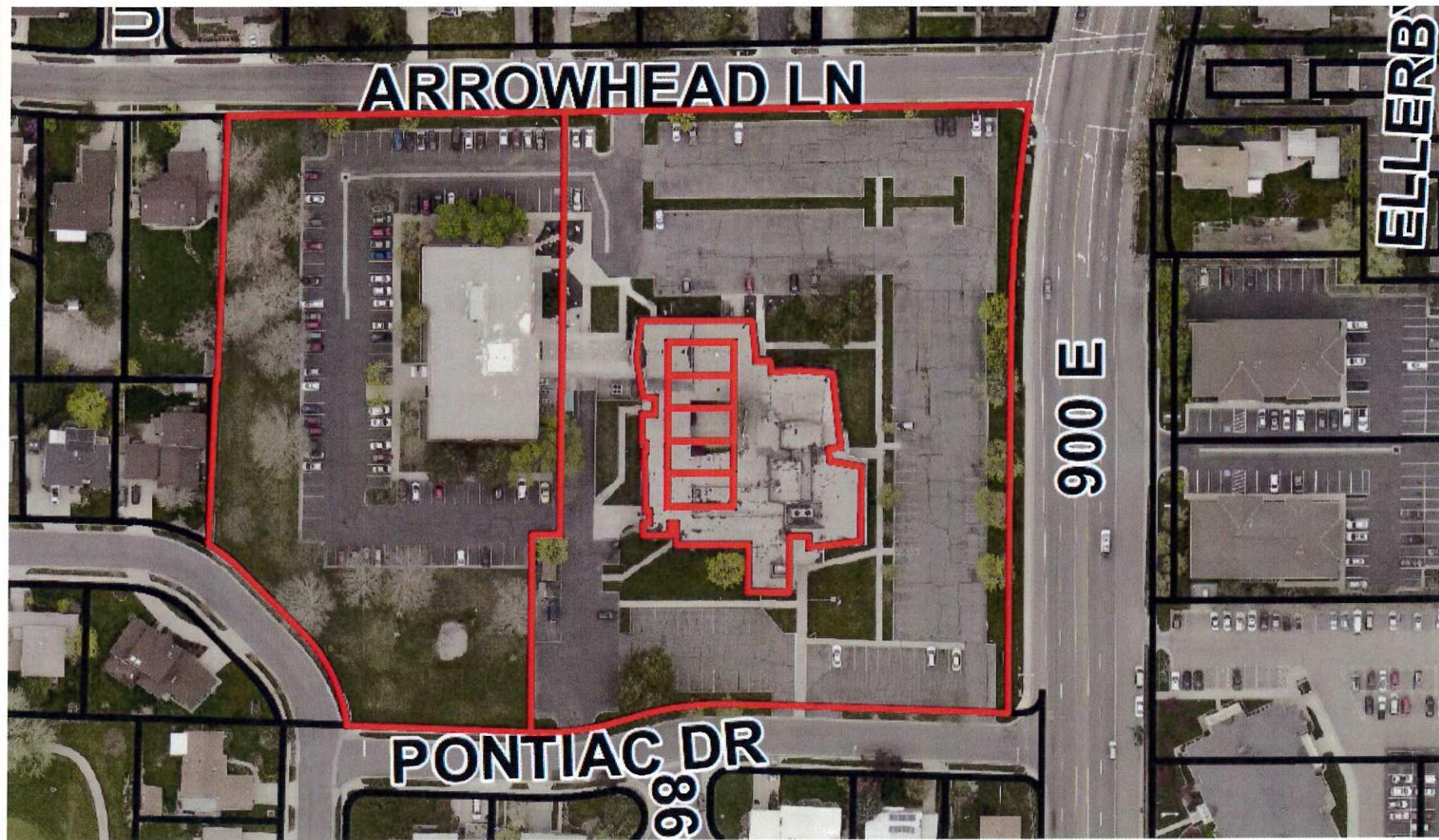
November 20, 2018

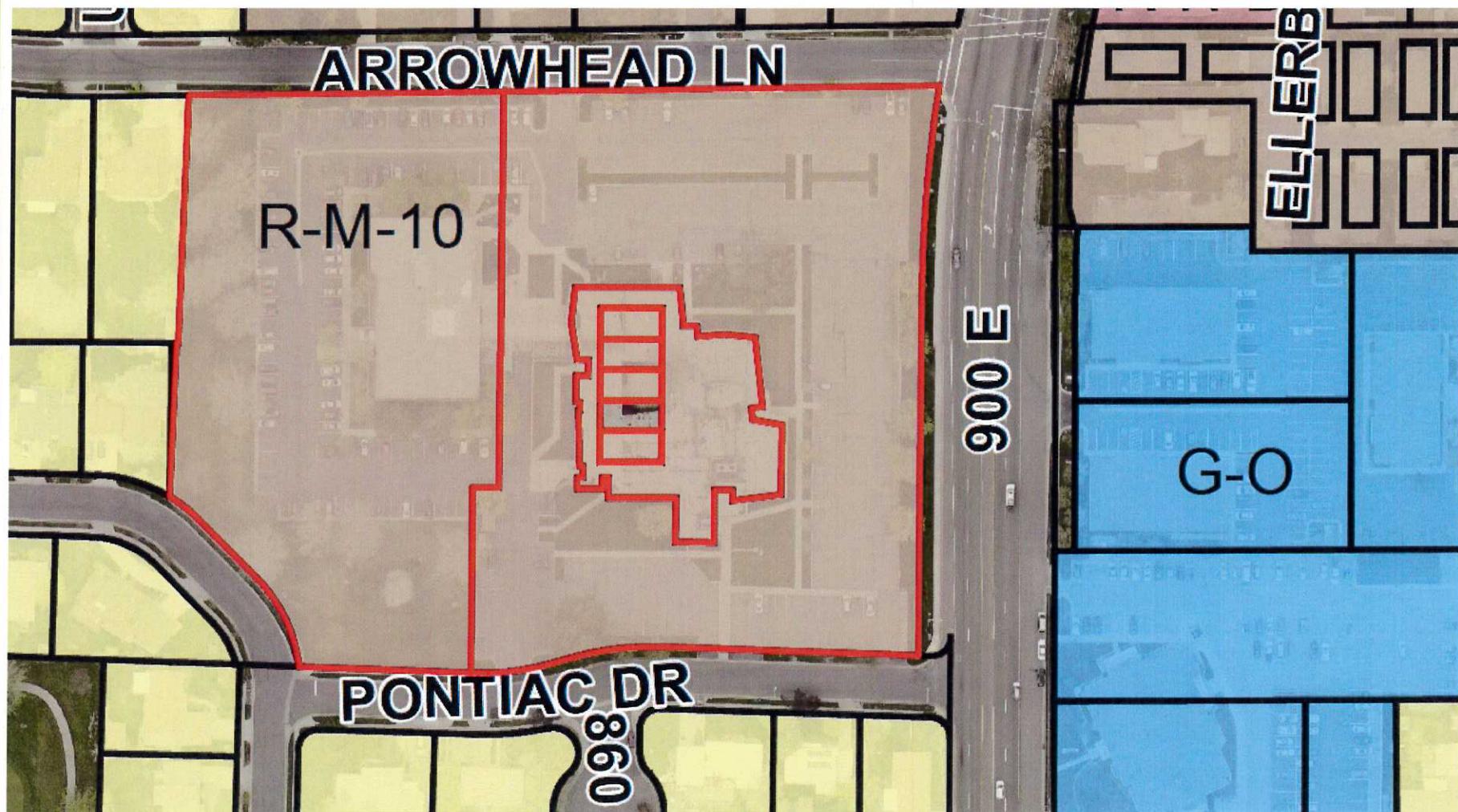


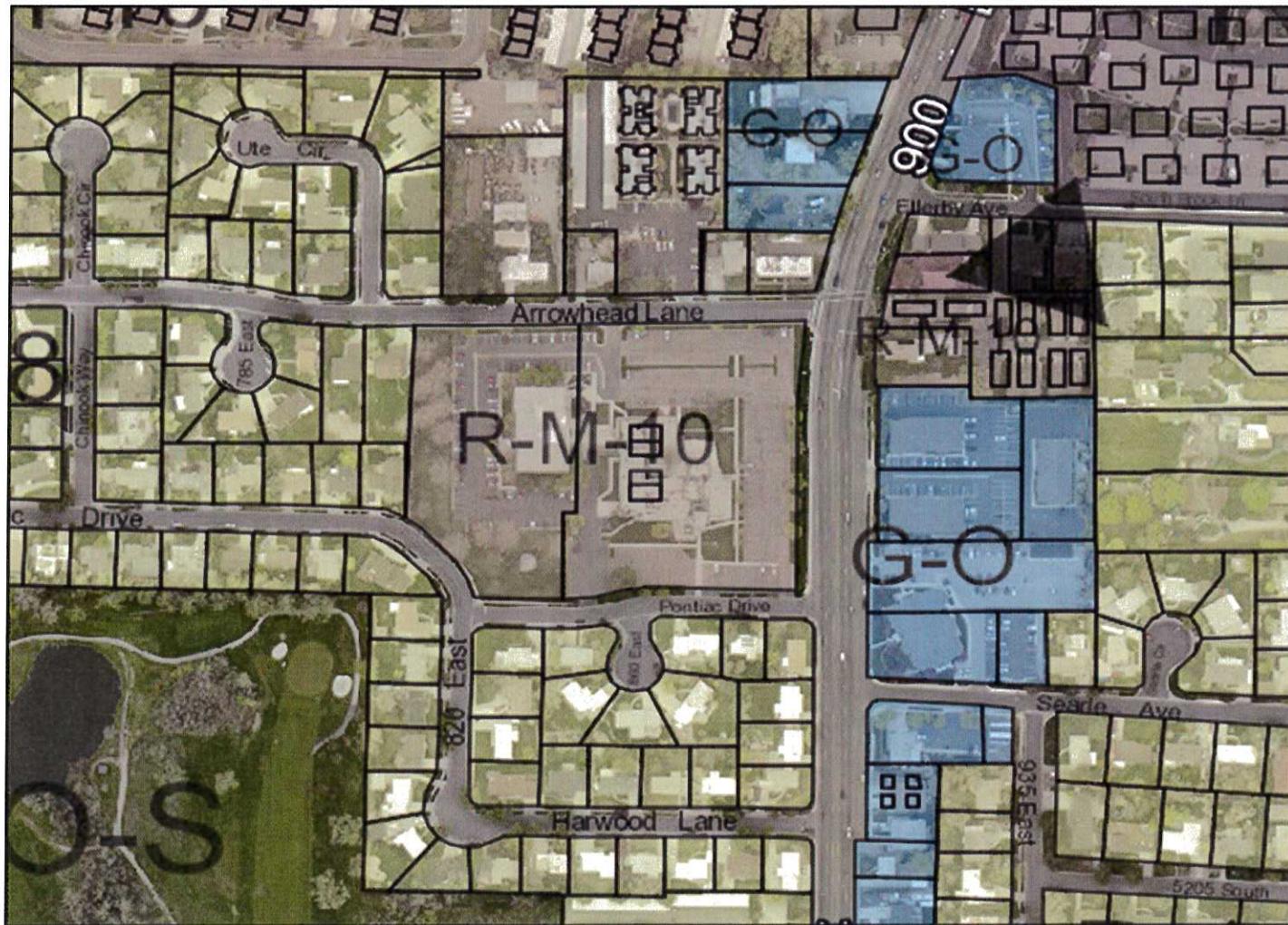
# Utah Education Association General Plan and Zoning Map Amendment

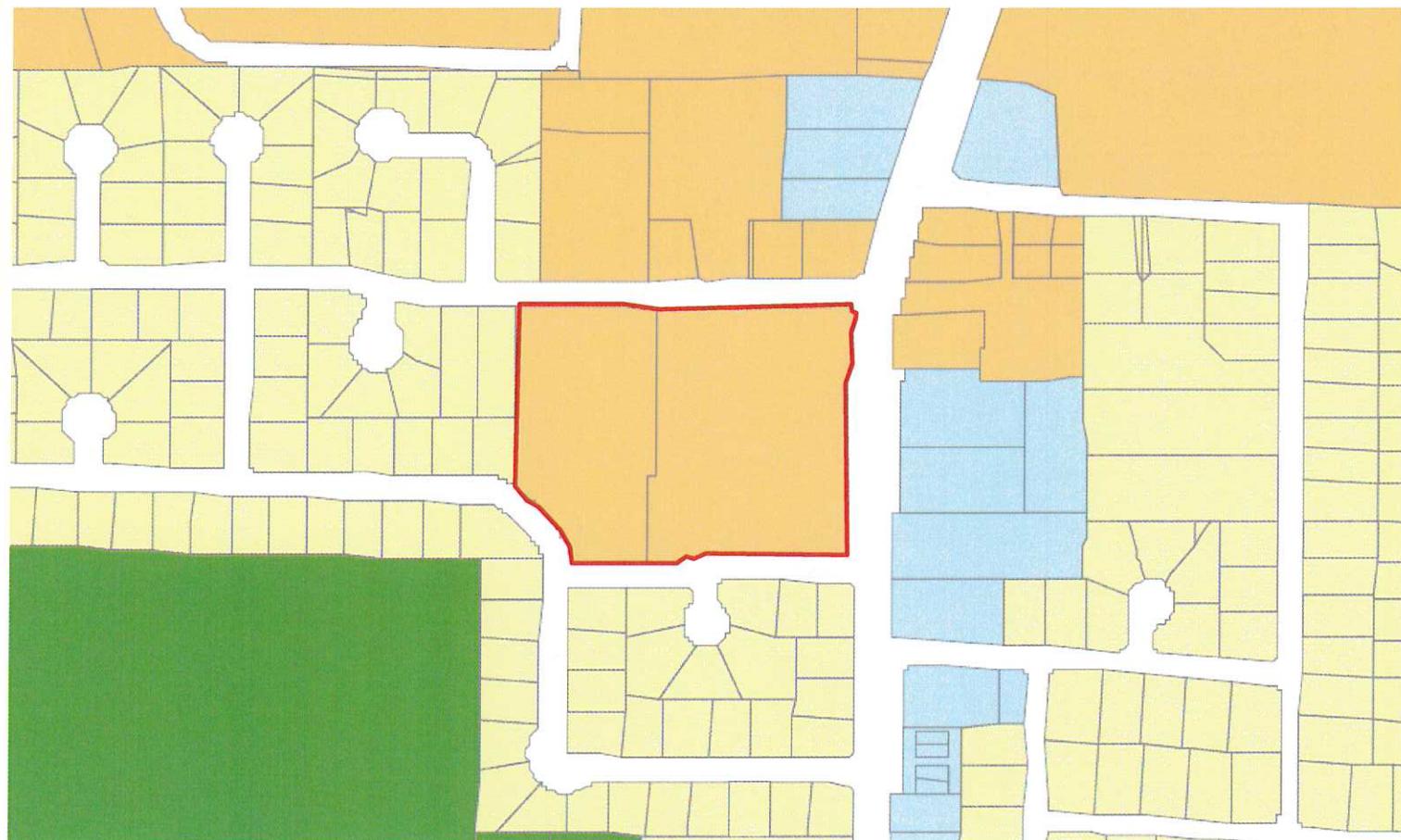
875 E. Pontiac Drive &  
852 – 878 E. Arrowhead Lane











### Future Land Use Categories

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

### Node Types

-  Commuter Rail Node
-  TRAX Light Rail Node
-  Community Node
-  Neighborhood Node
-  City Boundary





# Staff & Planning Commission Recommendation to Amend the Murray City General Plan & Zoning Map

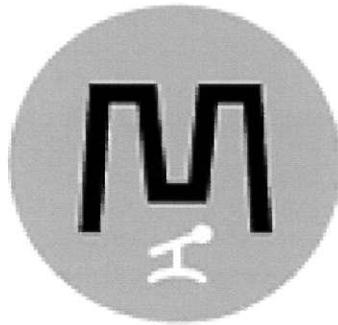
## Motion #1:

Staff recommended that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the General Plan Land Use Map designation of the properties located at 875 East Pontiac Drive and 852, 872, 874 and 878 East Arrowhead Lane from Medium Density Residential to Office.

## Motion #2

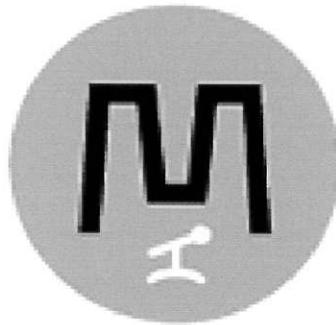
Staff recommended that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested Zoning Map amendment for the properties located at 875 East Pontiac Drive and 852, 872, 874 and 878 East Arrowhead Lane from R-M-10, Multi-Family Residential to G-O, General Office.





**MURRAY**  
CITY COUNCIL

# **Mayor's Report And Questions**



**MURRAY**  
CITY COUNCIL

# Adjournment