

**MURRAY**  
CITY COUNCIL

# Council Meeting December 11, 2018



# Murray City Municipal Council

## Notice of Meeting

**December 11, 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**

None scheduled.

### **Discussion Items**

1. Funding Proposal for a Database Analyst – Mayor Camp and Robert White (10 minutes)
2. Building Permit Fee Discussion – Mayor Camp, Briant Farnsworth, Steve Reid and Jim McNulty (20 minutes)
3. Proposed Rezone for 5668 S. Bullion Street – Jim McNulty (10 minutes)
4. Sign Code Revisions – Mayor Camp and Jim McNulty (40 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

### **Approval of Minutes**

Council Meeting – November 6, 2018

Council Meeting – November 20, 2018

### **Special Recognition**

1. Murray City Council **Employee of the Month, Susan Nixon**, Associate Planner, Community and Economic Development Division – Brett Hales and Jim McNulty
2. Swearing-In New **Murray City Police Officers, Joshua Wadsworth and Amanda Marriott.** – Chief Burnett and Jennifer Kennedy presenting.

### **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.

### **Public Hearings**

Staff and sponsor presentations, and public comment (requirements above) prior to Council action on the following matter.

1. Consider 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. – Jim McNulty, presenting; Smith Family Dental, applicants.

### **Business Items**

1. Consider a resolution acknowledging completion and receipt of the independent audit for Fiscal Year 2017-2018 and order that notice be published pursuant to Section 10-6-152 of the Utah Code. - Danyce Steck presenting.

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

### **Adjournment**

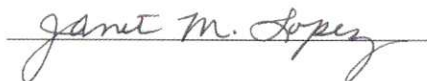
#### **NOTICE**

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

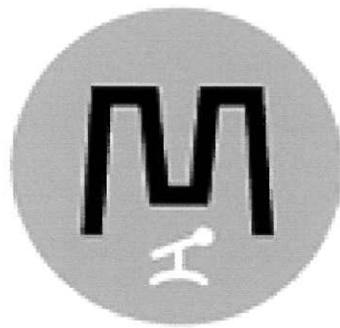
SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.

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, December 7, 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>.



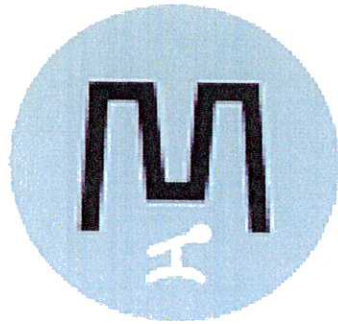
Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



**MURRAY**  
CITY COUNCIL

# Committee of the Whole





**MURRAY**  
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# Discussion Item #1



**MURRAY**


# Information Technology

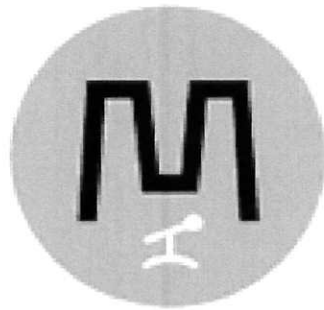
## Database Analyst position

### Council Action Request

Committee of the Whole

Meeting Date: December 11, 2018

<b>Department Director</b> Robert White  <b>Phone #</b> 801 264-2696  <b>Presenters</b> Blair Camp Robert White     <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>  Blair Camp  <b>Date</b> November 30, 2018	<b>Purpose of Proposal</b> Request discussion for a budget amendment for funding a Database Analyst due to military deployment.  <b>Action Requested</b> We are requesting consideration for a budget amendment to fill a Database Analyst position immediately.  <b>Attachments</b>     <b>Budget Impact</b> Current fiscal year impact will be \$11,607.50 to pay retirement contributions for deployed employee.  <b>Description of this Item</b> Our current Database Analyst position is occupied by Adam Decker. He has just received military orders for deployment Starting January 6th. According to Adam's orders, the activation can be for up to one year. This will create a critical personnel shortage in the programming division, leaving only one employee. In January we are resuming the conversion of Utility Billing system with Tyler. This project is the largest of all Tyler conversion and has been anticipated to take about a year to complete. It is critical to have a full-time Database Analyst in place in addition to our current employee during this utility billing implementation/transition.
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**MURRAY**  
CITY COUNCIL

# Discussion Item #2



**MURRAY**


## Community & Economic Development

### Building Permit Fees- City Code Text Amendment, Title 15

#### Council Action Request

Committee of the Whole

Meeting Date: December 11, 2018

<b>Department Director</b> Jim McNulty  <b>Phone #</b> 801-270-2477  <b>Presenters</b> Mayor Camp Briant Farnsworth Steve Reid Jim McNulty  <b>Required Time for Presentation</b> 20 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>  Blair Camp  <b>Date</b> November 27, 2018	<b>Purpose of Proposal</b> Proposed City Code Text Amendment.  <b>Action Requested</b> Informational discussion with the Committee of the Whole prior to scheduled action on January 8, 2019.  <b>Attachments</b> Draft City Ordinance.  <b>Budget Impact</b> No budget impact.  <b>Description of this Item</b> The Community & Economic Development Department and City Attorney's Office are working together on needed revisions to Sections 15.08.010, 15.08.020 and 15.08.030 of the Murray City Municipal Code relating to Building Permit Fees. The proposed revisions would allow for the reinstatement of expired permits with associated fees, removal of project completion deposits for one and two-family residential, as well as multi-family residential and commercial projects. However, plan review fees for each of the above mentioned items will remain.
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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 15.08.010, 15.08.020 AND 15.08.030 OF  
THE MURRAY CITY MUNICIPAL CODE RELATING TO BUILDING PERMIT FEES

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this ordinance is to amend sections 15.08.010, 15.08.020 and 15.08.030 of the Murray City Municipal Code relating to building permit fees

*Section 2. Amend sections 15.08.010, 15.08.020 and 15.08.030.* Sections 15.08.010, 15.08.020 and 15.08.030 of the Murray City Municipal Code shall be amended to read as follows:

**15.08.010: PERMITS; ADMINISTRATION AND ENFORCEMENT, VIOLATIONS:**

A. Permits: The 1997 edition of the Uniform Administrative Code (ISSN 0896-9698), published by the International Conference of Building Officials is adopted by reference, with the following changes and exceptions:

1. The following definitions listed in chapter 1, section 103, are amended to read:

"Building Code" is the international building code and the international residential code promulgated by the International Code Council, as applicable, adopted and amended by the State of Utah.

"Electrical Code" is the national electrical code promulgated by the National Fire Protection Association, as adopted by the State of Utah.

"Mechanical Code" is the international mechanical code promulgated by the International Code Council and the international fuel gas code promulgated by the International Code Council, as applicable, adopted and amended by the State of Utah.

"One And Two Family Dwellings" are detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

"Plumbing Code" is the international plumbing code promulgated by the International Code Council, as adopted and amended by the State of Utah.



"Valuation Or Value", as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, based on the current replacement as annually determined by the building official from building valuation data published by the International Code Council in February, to be effective the following July 1st.

2. Subsection 303.1 is amended by adding the following paragraph:

Fire sprinkling systems require a separate permit and fee which is calculated according to section 304 and table 3-A.

3. Fees for residential and commercial buildings are particularly set forth in sections [15.08.020](#) and [15.08.030](#) of the City Code.

4. Subsection 305.2 is deleted.

5. Subsection 303.4 is amended by adding the following exception after the first paragraph:

Exception #1. Reinstatement of Expired Permits. Reinstatement of expired permits shall be based on the following:

- a. Requests for reinstatement must be in writing; and
- b. Reinstatement fees must be paid. Fees for reinstatement of expired permits shall be charged as follows:
  - i. \$100.00 if the permittee voluntarily requests the permit to be reinstated without reminders from staff, or if there is only one phone call and/or email from staff reminding permittee to request a reinstatement of the permit;
  - ii. \$250.00 if staff must send one or more letters to permittee; or
  - iii. \$400.00 if letters from staff are sent and a notice of non-compliance is filed.

In cases where a project completion deposit was collected by the City, the deposit will be reinstated upon the reinstatement of the building permit.

6. Subsection 304.5.2 is amended by adding the following exception after the first paragraph:

Exception #1. Investigation fee for an owner/builder project shall be the lesser of \$200.00 or a charge equal to ½ the amount of the permit fee required by this Code.

- B. Sanctions: It is unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building, structure or building service equipment or cause or permit the same to be



done in violation of the Uniform Administrative Code, the Uniform Code for the Abatement of Dangerous Buildings and the uniform technical construction codes. Each violation is a Class B misdemeanor. (Ord. 17-31)

#### 15.08.020: ONE- AND TWO-FAMILY RESIDENTIAL FEES:

A. Residential Fees: Fee tables 3-A through 3-D, 3-G and 3-H of the 1997 edition of the Uniform Administrative Code as promulgated by the International Conference of Building Officials (ISSN 0896-9698) are adopted by reference, with the following changes:

1. Subsection 304.2: The first paragraph of subsection 304.2 shall read:

304.2 Permit Fees. The fee for each building permit shall be the amount as set forth in table 3-A. The fees for electrical permits, mechanical permits, plumbing permits and grading shall be the amount set forth in tables no. 3-B, 3-C, 3-D, 3-G and 3-H, as applicable, except that the minimum fee according to any table is \$50.00 and the minimum fee for each supplemental permit is \$10.00.

2. Subsection 304.3: The first paragraph of subsection 304.3 shall read:

304.3 Residential Plan Review Fees. When a plan or other data are required to be submitted by section 302.2, ~~a project completion deposit~~fees required hereunder shall be paid at the time of ~~submitting plans and specifications for review~~permit issuance.

<del>Project completion deposit for one- or two-family dwellings</del>	<del>\$1,000.00</del>
<del>Private garages and residential additions</del>	<del>500.00</del>

(Plan review for multifamily residential and commercial buildings are set forth in section [15.08.030](#) of the city code.)

~~Project completion deposits will be refunded to the applicant when the certificate of occupancy is issued. If no building permit is issued within 360 days of application, the project completion deposit is nonrefundable.~~

The plan review fee for one or two family dwellings is the lesser of actual costs of performing the plan review or 50 percent of the building permit fee. Plan review fees for buildings or structures which are identical (except for site considerations) to those previously reviewed and approved by the City is the lesser of costs incurred in reviewing the plan or 10 percent of the building permit fee. Plan review fees for buildings or

structures which are similar (except for site considerations and minor changes or options), and are part of the same project, to those previously reviewed and approved by the City shall be the lesser of the costs incurred in reviewing the plan or 25% of the building permit fee.

The plan review fees for electrical, mechanical and plumbing work for other than one and two family dwellings shall be equal to the lesser of actual costs of performing the plan review or 22.5 percent of the total permit fee as set forth in tables 3-B, 3-C and 3-D.

The plan review fee for grading work shall be the lesser of actual costs incurred to review the plan or fees as set forth in table 3-G.

The plan review fees specified in this subsection are separate fees from the permit fees specified in section 304.2 and are in addition to the permit fees.

3. Amendments to Tables: Tables 3-B, 3-C, 3-D, 3-G and 3-H increase all the amounts in the unit fee schedule by fifteen percent (15%).

Tables 3-A, 3-B, 3-C, 3-D, and 3-G delete the sections labeled "Other Inspections And Fees" and replace with the following:

Other Inspections And Fees.

1. Inspection outside of normal business hours: \$75--per hour (minimum-two hours)
2. Reinspection fee assessed under provisions of section 305.8: \$50.00 per inspection
3. Inspections for which no fee is specifically indicated: \$50.00 per hour (minimum- $\frac{1}{2}$  hour)
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial plan review has been completed: \$80.00 per hour (minimum- $\frac{1}{2}$  hour)
5. State surcharge equal to 1% the total of the building permit, plumbing permit, electrical permit, and mechanical permit

Add to table 3-D, sewer connection inspection fee \$50.00.

#### **15.08.030: MULTI-FAMILY RESIDENTIAL AND COMMERCIAL FEES:**

- A. Uniform Administrative Fee Tables: Fee tables 3-A through 3-D, 3-G and 3-H of the 1997 edition of the Uniform Administrative Code as promulgated by the International Conference of Building Officials (ISSN 0896-9698) are adopted by reference, with the following changes.

B. Fees For Multi-Family Residential And Commercial Buildings: Except as otherwise provided in this chapter, building permit fees for commercial buildings are the amount set as stated in table 3-A. The fees for electrical permits, mechanical permits, plumbing permits and grading permits shall be the amounts set forth in tables 3-B, 3-C, 3-D, 3-G and 3-H, as applicable, except that the minimum fee according to any table is fifty dollars (\$50.00) and the minimum fee for each supplemental permit is ten dollars (\$10.00).

C. Multi-Family Residential And Commercial Plan Review Deposits:

1. When submittal documents are required by subsection 302.2 of the Uniform Administrative Code, a plan review ~~and project completion~~ deposit shall be paid at the time of submitting the submittal documents for plan review. A plan review deposit shall be paid as follows:

Commercial buildings:	
0 to 4,999 square feet	\$1,000 .00
5,000 to 9,999 square feet	2,000 .00
10,000 square feet and larger	3,500.00

~~A project completion deposit shall be paid as follows:~~

<del>On premises signs</del>	<del>\$ 500 .00</del>
<del>Off premises signs</del>	<del>1,000 .00</del>
<del>Tenant improvements</del>	<del>500 .00</del>
<del>Fire sprinklers</del>	<del>500 .00</del>
<del>Multi-family residential per building</del>	<del>1,000.00</del>
<del>Commercial buildings</del>	<del>1,000 .00</del>



~~2. Project completion deposits will be refunded to the applicant when the certificate of occupancy is issued. If no building permit is issued within three hundred sixty (360) days of application, the project completion deposit is nonrefundable.~~

3. The plan review fee for commercial buildings or structures is the lesser of actual costs incurred to review the plan or sixty five percent (65%) of the building permit fee. Plan review fees for buildings or structures which are identical (except for site considerations) to those previously reviewed and approved by the City is lesser of costs incurred in reviewing the plan or ten percent (10%) of the building permit fee.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in section 302.4.2 of the Uniform Administrative Code, an additional plan review fee shall be charged at the rate shown in tables 3-A through 3-G.

The plan review fees for electrical, mechanical and plumbing work shall be equal to the lesser of actual costs incurred to review the plan or twenty-two and one-half percent (22.5%) of the total permit fee as set forth in tables 3-B, 3-C and 3-D.

The plan review fees specified in this subsection are separate fees from the permit fees specified in section 304.2 and are in addition to the permit fees.

D. Miscellaneous Commercial Fees: The following fees are imposed in addition to other fees required by this chapter for commercial buildings:

1. Inspection For Change In Use: Prior to issuance of a building permit, if a preinspection is requested by an individual seeking general information regarding the change in use of a building under International Building Code section 3405, a one hundred fifty dollar (\$150.00) fee shall be paid by the person prior to any site inspection.
2. Amendments: Table 3-B (1997 edition) shall omit "temporary power service" fees, and add the category for "new commercial buildings" as follows:

New Commercial Buildings	
New retail stores including new commercial buildings:	
For new retail stores including retail, storage, office and restroom areas, per square foot	\$.040
For new office buildings and restaurants all areas, per square foot	.050
For new storage warehouses all areas other than offices, per square foot	.025

For multi-family residential, other types for commercial buildings and unusual conditions use the unit fee schedule	
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Amend tables 3-B, 3-C, 3-D, 3-G and 3-H to increase all the amounts in the unit fee schedule by fifteen percent (15%).

3. Additional Amendments: Amend tables 3-A, 3-B, 3-C, 3-D, and 3-G to delete the sections labeled "Other Inspections And Fees" and replace with the following:

Other Inspections And Fees.

1. Inspection outside of normal business hours: \$75--per hour (minimum-two hours)
2. Reinspection fee assessed under provisions of section 305.8: \$50.00 per inspection
3. Inspections for which no fee is specifically indicated: \$50.00 per hour (minimum-<sup>1</sup>/<sub>2</sub> hour)
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial plan review has been completed: \$80.00 per hour (minimum-<sup>1</sup>/<sub>2</sub> hour)
5. State surcharge equal to 1% the total of the building permit, plumbing permit, electrical permit, and mechanical permit.

Add to table 3-D, sewer connection inspection fee \$50.00.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this  
\_\_\_\_ day of \_\_\_\_\_, 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:

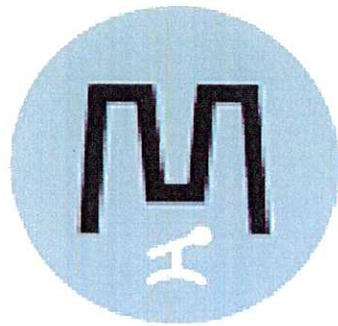
\_\_\_\_\_  
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2018.

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





MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**


## Community & Economic Development

### Zoning Map Amendment for property at 5668 S Bullion St.

#### Council Action Request

Committee of the Whole

Meeting Date: December 11, 2018

<b>Department Director</b> Jim McNulty  <b>Phone #</b> 801-270-2477  <b>Presenters</b> Jim McNulty     <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>  Blair Camp  <b>Date</b> November 27, 2018	<b>Purpose of Proposal</b> Proposed Zoning Map Amendment.  <b>Action Requested</b> Informational discussion in Committee of the Whole prior to scheduled action on January 8, 2019.  <b>Attachments</b> Power Point presentation attached.  <b>Budget Impact</b> No budget impact.  <b>Description of this Item</b> Anton Rezac has requested a Zoning Map Amendment for the property located at 5668 South Bullion Street from A-1, Agricultural to R-1-8, Single Family Low Density Residential. The subject property currently includes a single-family home and is 1.82 acres in size. The applicant intends to subdivide the property allowing for single-family residential lots with frontage off of Aaron Park Circle. The proposed rezone is consistent with the General Plan Land Use Map which identifies Low Density Residential uses for properties in this area.
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# COMMITTEE OF THE WHOLE

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December 11, 2018





# Anton Rezac Zoning Map Amendment

5668 South Bullion Street

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-1-8, Single Family

Property Size: 1.82 Acres

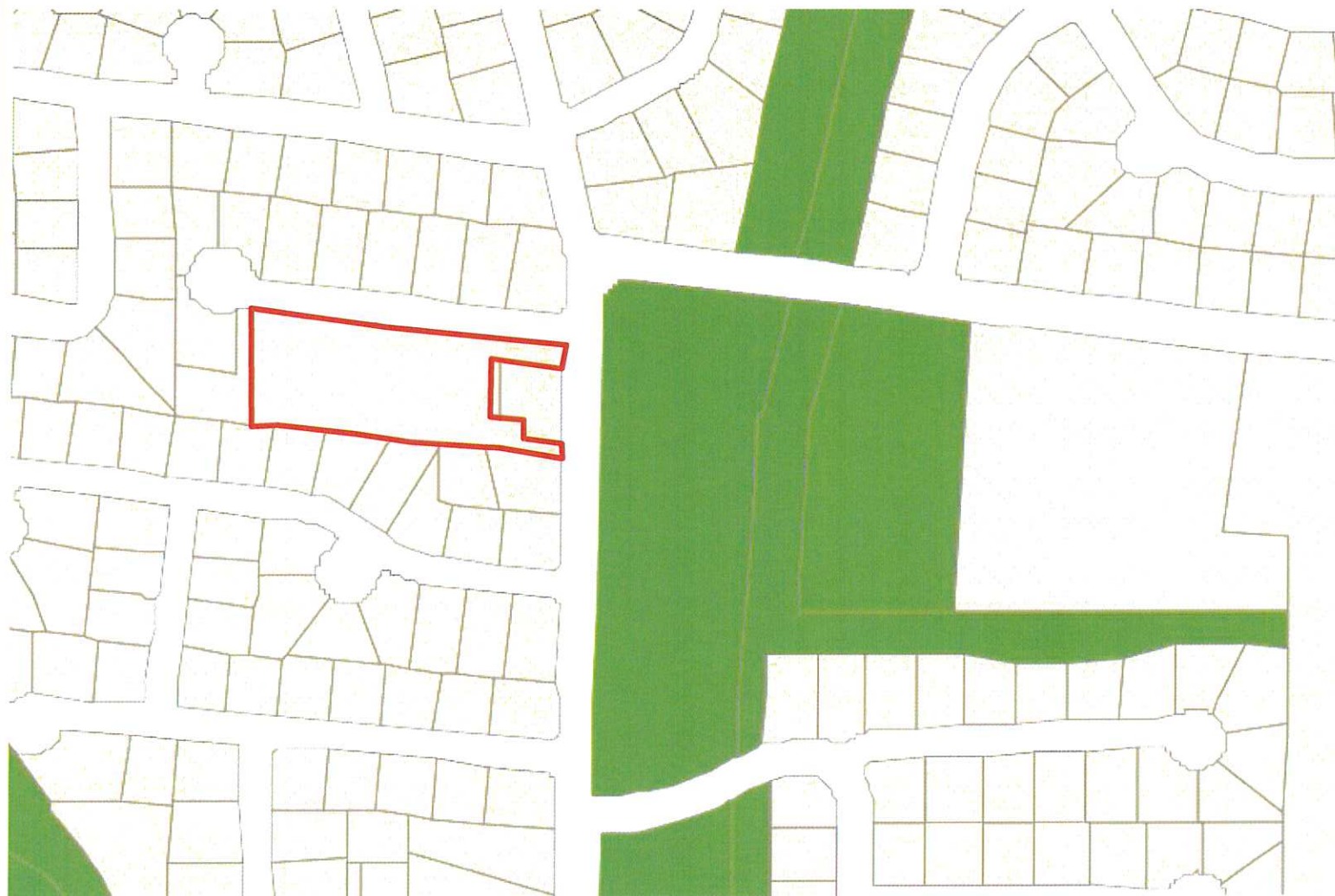












### Future Land Use Categories

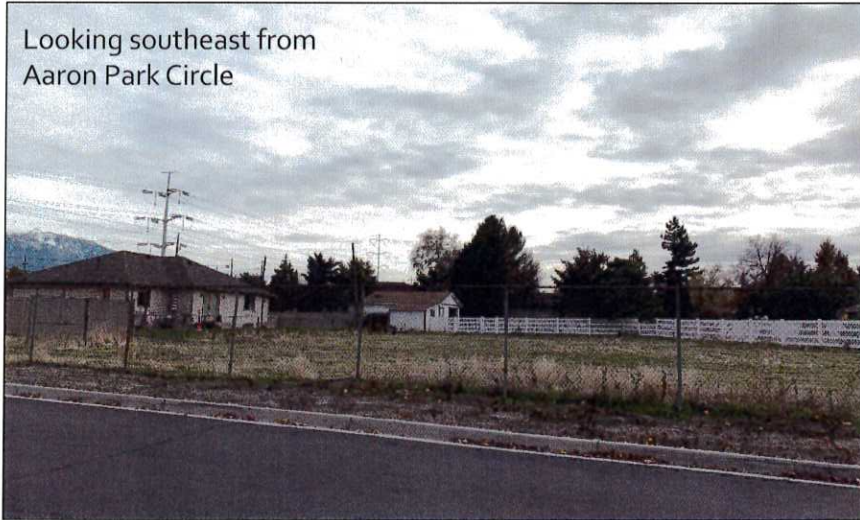
- City Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Residential Business
- Professional Office
- Office
- Business Park Industrial
- Industrial
- Parks and Open Space

### Node Types

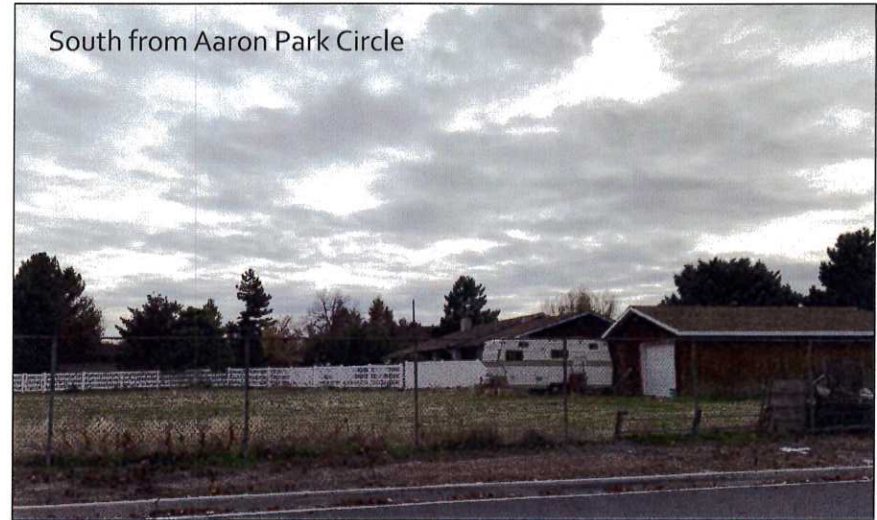
- Commuter Rail Node
- TRAX Light Rail Node
- Community Node
- Neighborhood Node
- City Boundary



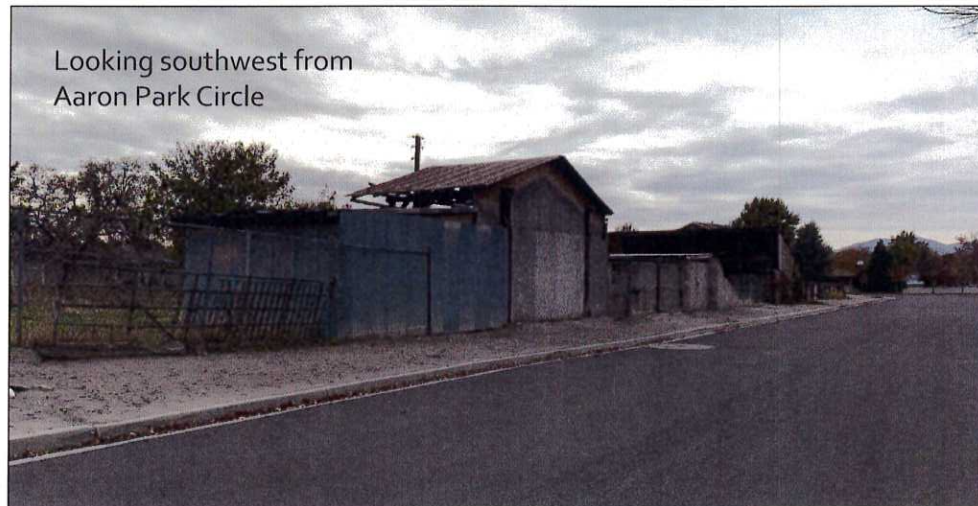
Looking southeast from  
Aaron Park Circle



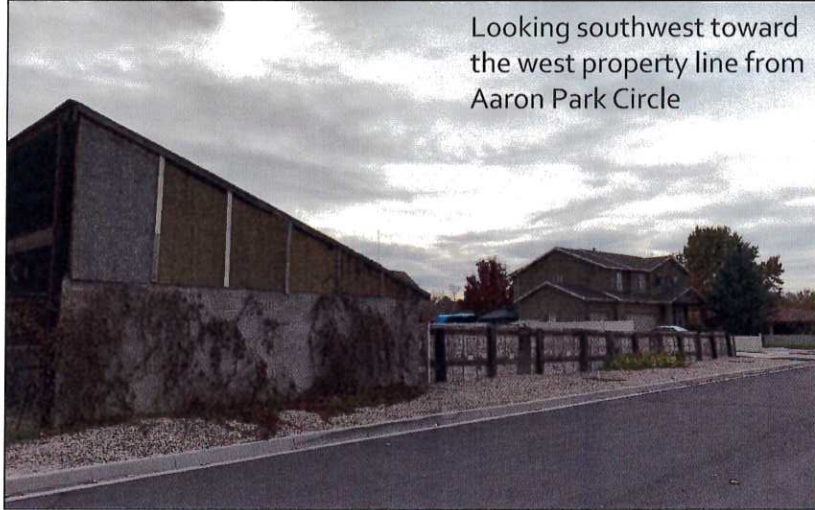
South from Aaron Park Circle



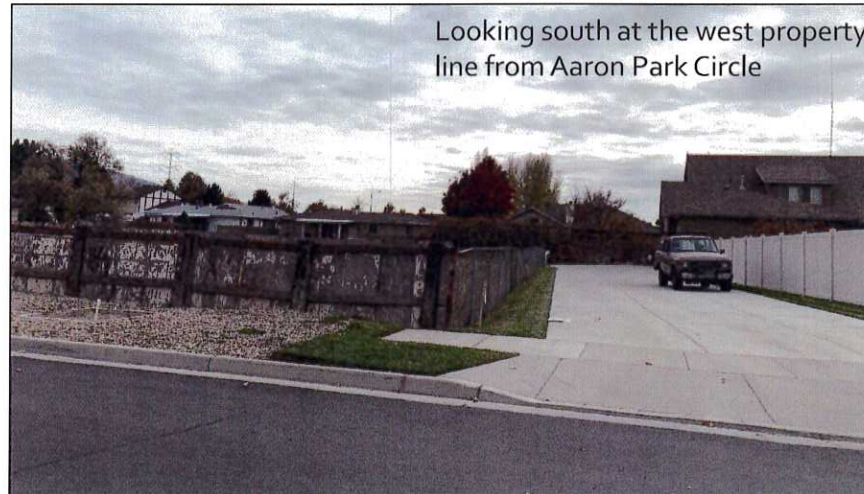
Looking southwest from  
Aaron Park Circle







Looking southwest toward  
the west property line from  
Aaron Park Circle



Looking south at the west property  
line from Aaron Park Circle



## Staff Recommendation to Amend the Murray City Zoning Map

Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map for the property located at 5668 South Bullion Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.

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

On November 1, 2018, the Planning Commission held a public hearing and forwarded a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map for the property located at 5668 South Bullion Street from A-1, Agricultural to R-1-8, Single Family Low Density Residential.



# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8<sup>th</sup> day of January, 2019, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the A-1 (Agricultural) zoning district to R-1-8 (Single-Family Low Density Residential) zoning district for the property located at 5668 South Bullion Street, 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

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: December 28, 2018

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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED 5668 SOUTH BULLION STREET, MURRAY CITY, UTAH FROM THE A-1 (AGRICULTURAL) ZONING DISTRICT TO THE R-1-8 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL) ZONING DISTRICT. (Anton Rezac)

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

WHEREAS, the owner of the real property located at 5668 South Bullion Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in a R-1-8 (Single-Family Low Density Residential) 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 5668 South Bullion Street, Murray, Salt Lake County, Utah from A-1 (Agricultural) to R-1-8 (Single-Family Low Density Residential):

OVERALL BOUNDARY FOR 'WEST BULLION LOT SPLIT, LOT 1'

BEGINNING AT A POINT 1087.10 FEET N 00°12'39" W AND 2862.68 FEET WEST FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 00°56'00" W 32.26 FEET TO THE NORTH LINE OF LOT 2 WEST BULLION LOT SPLIT AMENDED AND RUNNING ALONG SAID LOT 2 THE FOLLOWING FIVE (5) COURSES: 1) THENCE N 83°21'56" W 95.59 FEET; 2) THENCE S 00°06'00" W 94.51 FEET; 3) THENCE S 83°44'00" E 36.19 FEET; 4) THENCE S 00°26'00" W 29.51 FEET; 5) THENCE S 83°44'00" E 57.70 FEET TO THE WEST LINE OF BULLION STREET; THENCE S 00°56'00" W 26.96 FEET; THENCE N 84°20'00" W 201.08 FEET; THENCE N 83°30'00" W 303.16 FEET; THENCE N 00°06'00" E 186.88 FEET; THENCE S 83°21'56" E 507.34 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 8<sup>th</sup> day of January, 2019.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Chair

ATTEST:

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

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
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 \_\_\_\_\_, 2019.

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

- i. Modify or relocate the existing irrigation control boxes along Vine Street property and obtain written approval from Tanner Ditch Company for the system changes.
  - j. Locate privacy walls on private property.
  - k. Develop and implement a site Storm Water Pollution Prevention Plan (SWPPP) prior to beginning any site work.
  - l. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall meet all applicable building and fire codes.
  3. The applicant shall provide complete plans, structural calculations and soils reports, stamped and signed by the appropriate design professional upon submittal for building permits. The applicant shall also provide stamped engineering drawings for any required retaining walls.
  4. The applicant shall work with staff to appropriately place street lights for the subdivision on the proposed cul-de-sac.
  5. The project shall meet all requirements of the Murray Power Department.
  6. The project shall meet all requirements of the Murray City Water and Sewer Division.
  7. The applicant shall deed a portion of the land that shall be used as a border fence located on the western edge of the property before recordation of the plat.
  8. The applicant shall install a retaining wall on the northwestern corner of the cul-de-sac to provide access to sewer improvements.
  9. The applicant shall meet all regulations of Section 17.104 of the Murray City Land Use Ordinance.
  10. The applicant shall remove any existing structures prior to the recordation of the Final Plat

Seconded by Ms. Milkavich.

Call vote recorded by Mr. Hall.

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

Motion passed 7-0.

ANTON REZAC— 5668 South Bullion Street – Project # 18-110

Randon Wilson was present to represent this request. Zac Smallwood reviewed the location and requests for a Zone Map Amendment from A-1, Agricultural to R-1-8, Single-Family Low Density Residential for the property addressed 5668 South Bullion Street. Mr. Smallwood

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





**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: Rezac, Zone Change**

**PROJECT NUMBER: 18-110**

**PROJECT TYPE: Zone Map Amendment**

**APPLICANT: Anton Rezac**

**PROPERTY ADDRESS: 5668 South Bullion Street**

**SIDWELL #: 21-14-176-055**

**EXISTING ZONE: A-1, Agricultural**

**PROPOSED ZONE: R-1-8, Single-Family Low Density Residential**

**PROPERTY SIZE: 1.82 acres**

**I. REQUEST:**

The applicant, Anton Rezac, is requesting approval of a Zone Map Amendment from A-1, Agricultural to R-1-8, Single-Family Low Density Residential for the property addressed 5668 South Bullion Street. A legal description of the property is attached to this report.

**II. BACKGROUND AND ANALYSIS**

Background

The subject property is currently used as a single-family home. There are a number of single-family houses surrounding the subject property to the north, south, and west. There is a large, vacant field to the east that is owned by Utah Power & Light Company, with large powerlines on the property. The proposed

rezone of this property will support the goals of the General Plan to preserve and stabilize existing residential communities by creating an opportunity for additional, low-density single-family lots.

#### Site Location/Detail

The proposed Zoning Map Amendment would affect the parcel located at 5668 South Bullion Street. The applicant is requesting the Zoning Map Amendment to potentially allow for a single-family subdivision with access from Aaron Park Circle.

Frontage on Aaron Park Circle has not been accessible to the applicant to date because when Aaron Park Circle was developed, a **protection strip** was created on the south side of the street. A protection strip is a small piece of land held by a property owner that prevents another property owner access to the improvements and right-of-way that were installed at the original subdivider's cost. Murray City no longer allows for the creation of protection strips when properties are developed. Mr. Rezac is working with the owner of the protection strip to acquire the small piece of land that would allow the applicant to subdivide on the public right-of-way and tie into the existing utility improvements on Aaron Park Circle.

#### Traffic Impact

The City Engineer has determined that a traffic impact study will not be required for this location. This was determined by evaluating the maximum number of lots the applicant could potentially develop with the available land and considering that impact with existing conditions and infrastructure available in the area.

#### Surrounding Land Use & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-8
South	Residential	R-1-8
East	Agricultural	A-1
West	Residential	R-1-8

#### Allowed Land Uses

Existing: The A-1 zone allows single family, detached homes with a minimum lot size of one (1) acre. This district is intended to include activities normally related to the conduct of light agricultural uses and residential living. This zone also allows accessory uses which are typical to single family homes, as well as public and quasi-public uses with conditional use permits.

Proposed: The R-1-8 zone allows single family, detached homes with minimum lot sizes of 8,000 square feet. This zone also allows accessory uses which are typical to single family homes, as well as public and quasi-public uses with conditional use permits.

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

A Planning Review Meeting was held on Monday, October 15<sup>th</sup>, 2018 where the proposed amendment was considered by City Staff from various departments. No comments on the proposed changes to the Zoning Map were outlined made.

### **IV. PUBLIC INPUT**

As of the date of this report, staff has not received any comment from the public regarding this proposed rezone.

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

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

The proposed change in zoning from A-1 to R-1-8 is in harmony with the Future Land Use designation of the subject property and with the goals of the General Plan. The property is located adjacent to established single-family residential homes on a local street (Aaron Park Circle). It is likely that the future redevelopment of this property would be related to the existing neighborhood in some way.

Chapter Three of the Murray City General Plan calls for reinvestment in stable communities to maintain property values. The proposed change in zoning will create opportunities for the subject property to be developed for low density, single-family residential uses.

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

The subject property is located within an area that has already developed as single-family residential units. The potential development of this property as additional housing would further the goals of the General Plan and blend with the existing R-1-8 zoning in the surrounding area.

#### **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 land surrounding the subject property has been previously developed. Utilities and services in the area are available and have demonstrated capacity that would not be impacted negatively by the potential single-family residential development of the subject property.

## **VI. FINDINGS**

- i. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
- ii. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
- iii. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject properties.

## **VII. STAFF RECOMMENDATION**

Based on the above findings, staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested Zone Map Amendment for the property located at 5668 South Bullion Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.**

Zachary Smallwood, Associate Planner  
Community & Economic Development  
801-270-2420  
zsmallwood@murray.utah.gov

# **Site Information**

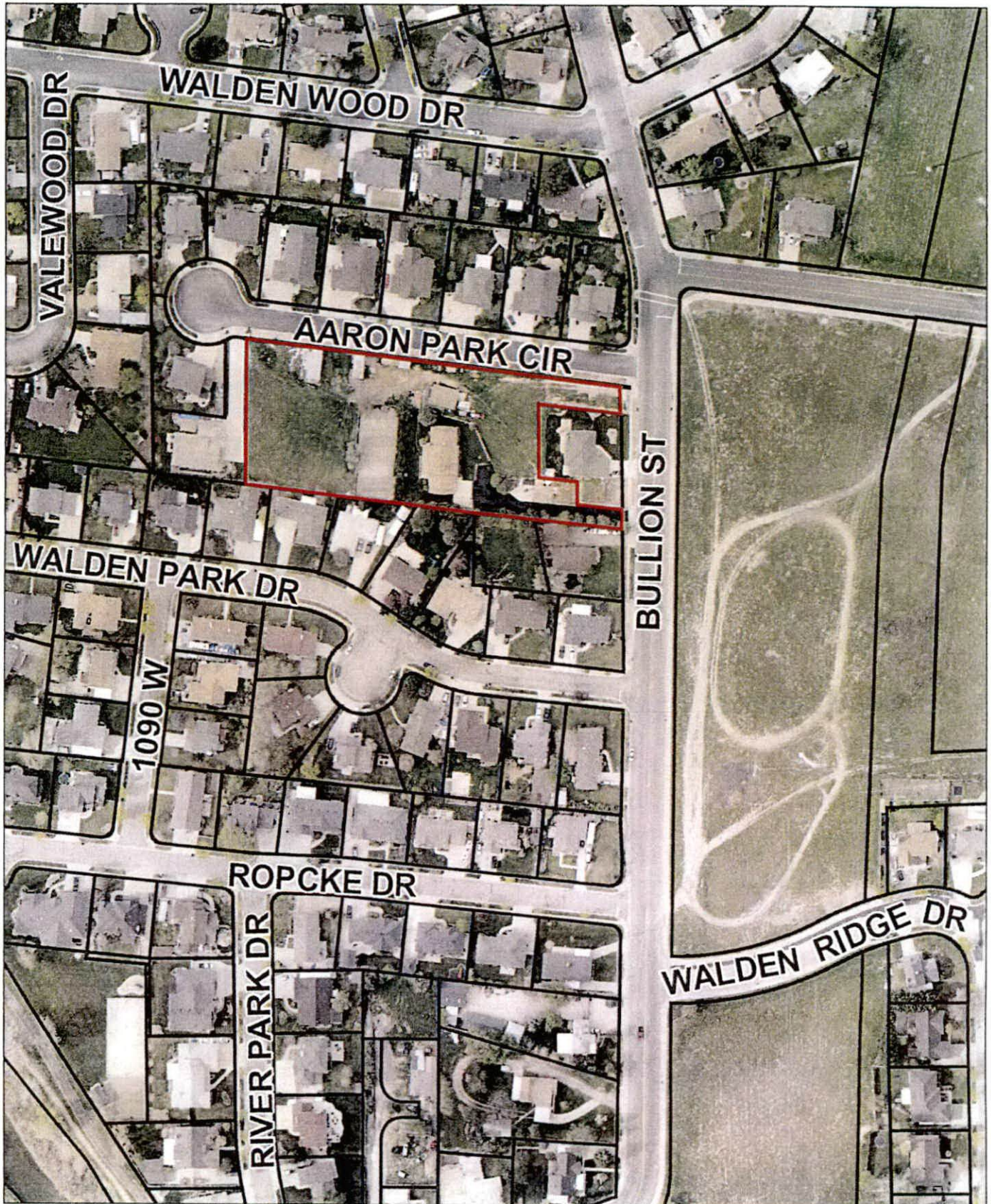




5668 South Bullion Street



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







**MURRAY CITY CORPORATION  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES**

Building Division 801-270-2400  
Community & Economic Development 801-270-2420  
Geographic Information Systems 801-270-2460

October 18, 2018

**NOTICE OF PUBLIC MEETING**

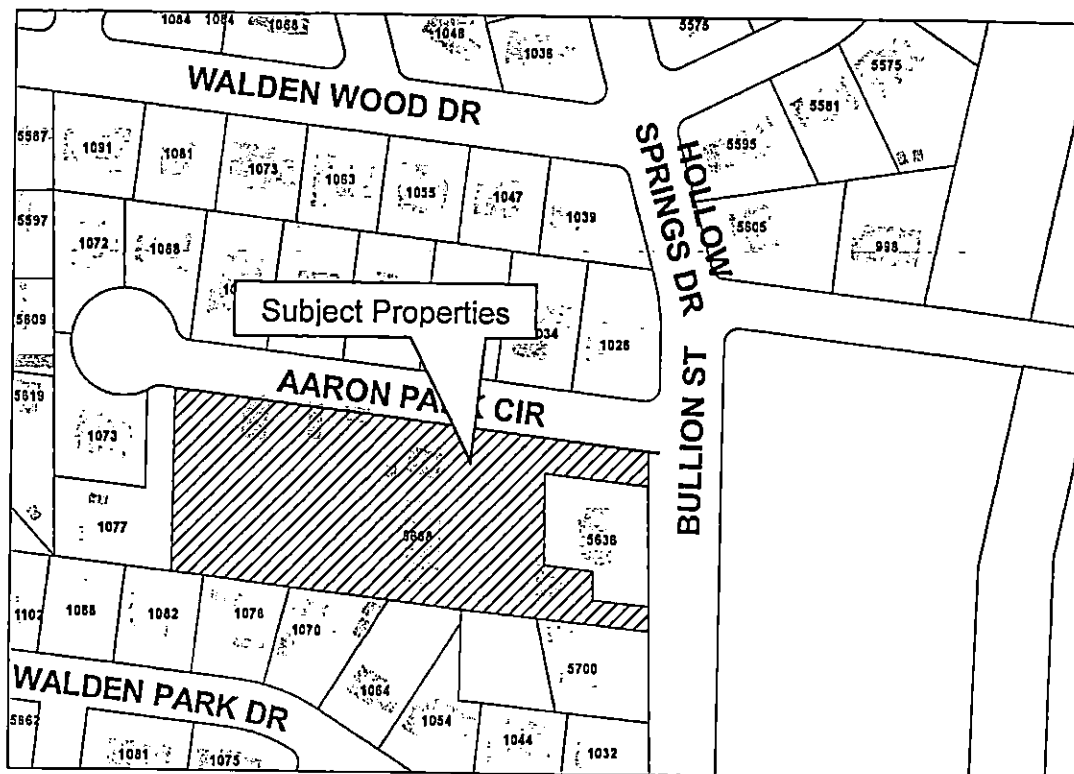
This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, November 1, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Anton Rezac is requesting a Zone Map Amendment from A-1, Agricultural, to R-1-8, Low density single family for the property addressed 5668 South Bullion Street.

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.

**5668 South Bullion Street**





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

FILE COPY

Rezac Rezone

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

10/22/2018

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001228770 /

PUBLICATION SCHEDULE

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

CUSTOMER REFERENCE NUMBER

PUBLIC HEARING - REZAC

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

SIZE

30 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

55.40

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 Zoning Map Amendment from A-1 (agricultural) to R-1-8 (Low Density Residential) for the property located at: 5668 South Bullion Street, in Murray City, Salt Lake County, State of Utah. Jared Hall, Supervisor Community & Economic Development 1228770 UPALP

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 Coun** 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

SIGNATURE

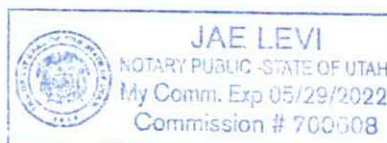
*Judmundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

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

BY LORAIN GUDMUNDSON.



*Jae Levi*  
NOTARY PUBLIC SIGNATURE

# **Application Materials**

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

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

Subject Property Address: 5668 So Bullion

Parcel Identification (Sidwell) Number: 21-14-176-055

Parcel Area: 1.82 Current Use: Residential

Existing Zone: A-1 Proposed Zone: R-1-E

Applicant Name: "Tony" Anton Rezac

Mailing Address: 5668 So Bullion Str

City, State, ZIP: Murray UT 84123

Daytime Phone #: 801-266-3154 Fax #: \_\_\_\_\_

Email address: N/A

Business Name (If applicable): \_\_\_\_\_

Property Owner's Name (If different): same

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

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

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

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

zone map amendment from A-1  
to R-1-E.

Authorized Signature: Anton Rezac Date: 8-10-18

### Property Owners Affidavit

I (we) Anton Rezac, 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.

Anton Rezac  
Owner's Signature

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

Subscribed and sworn to before me this 10<sup>th</sup> day of August, 2018.



Susan Nixon  
Notary Public  
Residing in Salt Lake County  
My commission expires: 5-9-19

### 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

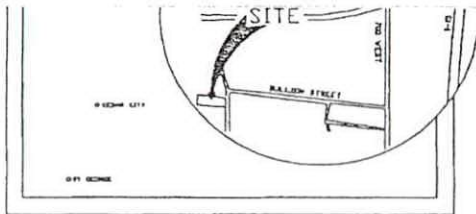
\_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

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



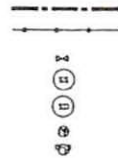
OVERALL BOUNDARY FOR 'WEST BULLION LOT SPLIT, LOT 1"

BEGINNING AT A POINT 1087.10 FEET N 00°12'39" W AND 2862.68 FEET WEST FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 00°56'00" W 32.26 FEET OT THE NORHT LINE OF LOT 2 WEST BULLION LOT SPLIT AMENDED AND RUNNING ALONG SAID LOT 2 THE FOLLOWING FIVE (5) COURSES: 1) THENCE N 83°21'56" W 95.59 FEET; 2) THENCE S 00°06'00" W 94.51 FEET; 3) THENCE S 83°44'00" E 36.19 FEET; 4) THENCE S 00°26'00" W 29.51 FEET; 5) THENCE S 83°44'00" E 57.70 FEET TO THE WEST LINE OF BULLION STREET; THENCE S 00°56'00" W 26.96 FEET; THENCE N 84°20'00" W 201.08 FEET; THENCE N 83°30'00" W 303.16 FEET; THENCE N 00°06'00" E 186.88 FEET; THENCE S 83°21'56" E 507.34 FEET TO THE POINT OF BEGINNING.

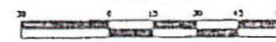


BOUNDARY LINE  
EXISTING FENCELINES  
WATER VALVES  
SEWER MANHOLES  
STORMDRAIN MANHOLES  
POWER POLES  
FIRE HYDRANT

#### LEGEND



SCALE 1" = 30'



#### NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF TONY REJAC, THE PROPERTY OWNER, TO CREATE A RESIDENTIAL BUILDING LOT WITHIN THE BOUNDS OF AN EXISTING TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MURRAY CITY, UTAH, 84107. THE BASIS OF BEARING FOR THIS SURVEY IS N 00°12'30" W 2639.83' (2640.34' RECORD ARP) BETWEEN THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THE NORTH EAST CORNER OF SAID SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. NO CORNERS WERE SET AS A RESULT OF THIS SURVEY.



#### NOTES:

1. ALL LOTS WILL BE SUBJECT TO ANY AND ALL APPLICABLE ZONING REGULATIONS FOR RESIDENTIAL LOTS, INCLUDING SET BACK LIMITS AND MINIMUM LOT SIZE.

2. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A) WARRANTY DEED RECORDED AS ENTRY NUMBER 7592111 BOOK 8347 PAGE 3830 ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE

STAKE MARKS FOR  
NORTHEAST CORNER  
OF SECTION 14,  
T2S, R1W, S36M

STAKE MARKS FOR  
EAST QUARTER CORNER  
SECTION 14,  
T2S, R1W, S36M

SURVEYOR'S CERTIFICATE

I, MATTHEW C. STONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER: 7170711 DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS A TRUE AND CORRECT REPRESENTATION OF SAID TRACT OF LAND, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDERS AND SURVEYOR'S OFFICES AND AS SURVEYED ON THE GROUND.

DATE: 1-14-13



MATT STONES  
UT PLS #7170711

RECORD LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 67°13' WEST 3118.87 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°19' WEST 491.90 FEET; THENCE SOUTH 0°28' WEST 308.5 FEET; THENCE SOUTH 83°44' EAST 494.4 FEET; THENCE NORTH 0°08' WEST 302.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT LOCATED NORTH 67°13' WEST 3118.87 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°19' WEST 491.90 FEET; THENCE SOUTH 0°28' WEST 118.90 FEET; THENCE S 83°21'58" E 493.01 FEET; THENCE NORTH 00°05' WEST 118.60 FEET TO THE POINT OF BEGINNING.

LOT 1 AS SURVEYED LEGAL DESCRIPTION

BEGINNING AT A POINT 1090.28 FEET NORTH 00°12'35" WEST ALONG THE SECTION LINE AND 2864.91 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°21'58" WEST 493.01 FEET; THENCE SOUTH 0°28'00" WEST 188.80 FEET; THENCE SOUTH 83°44'00" EAST 494.40 FEET; THENCE NORTH 0°08'00" WEST 123.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT,  
TO BE KNOWN HEREAFTER AS 5638 SOUTH BULLION STREET:

BEGINNING AT A POINT LOCATED 1090.28 FEET NORTH 00°12'35" WEST ALONG THE SECTION LINE, 2864.91 FEET WEST AND 35 FEET SOUTH 0°08'00" EAST FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°21'58" WEST 83.82 FEET; THENCE SOUTH 0°08'00" WEST 84.51 FEET; THENCE SOUTH 83°44'00" EAST 58.10 FEET; THENCE SOUTH 0°28'00" WEST 20.31 FEET; THENCE SOUTH 83°44'00" EAST 58.10 FEET; THENCE NORTH 0°08'00" WEST 123.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT LOCATED 1090.28 FEET NORTH 00°12'35" WEST ALONG THE SECTION LINE, 2864.91 FEET WEST; 35 FEET SOUTH 0°08'00" EAST AND 83.82 FEET NORTH 83°21'58" WEST FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°21'58" WEST 14.08 FEET; THENCE SOUTH 0°08'00" WEST 84.51 FEET; THENCE SOUTH 83°44'00" EAST 14.08 FEET; THENCE NORTH 0°08'00" EAST 84.51 FEET; TO THE POINT OF BEGINNING.

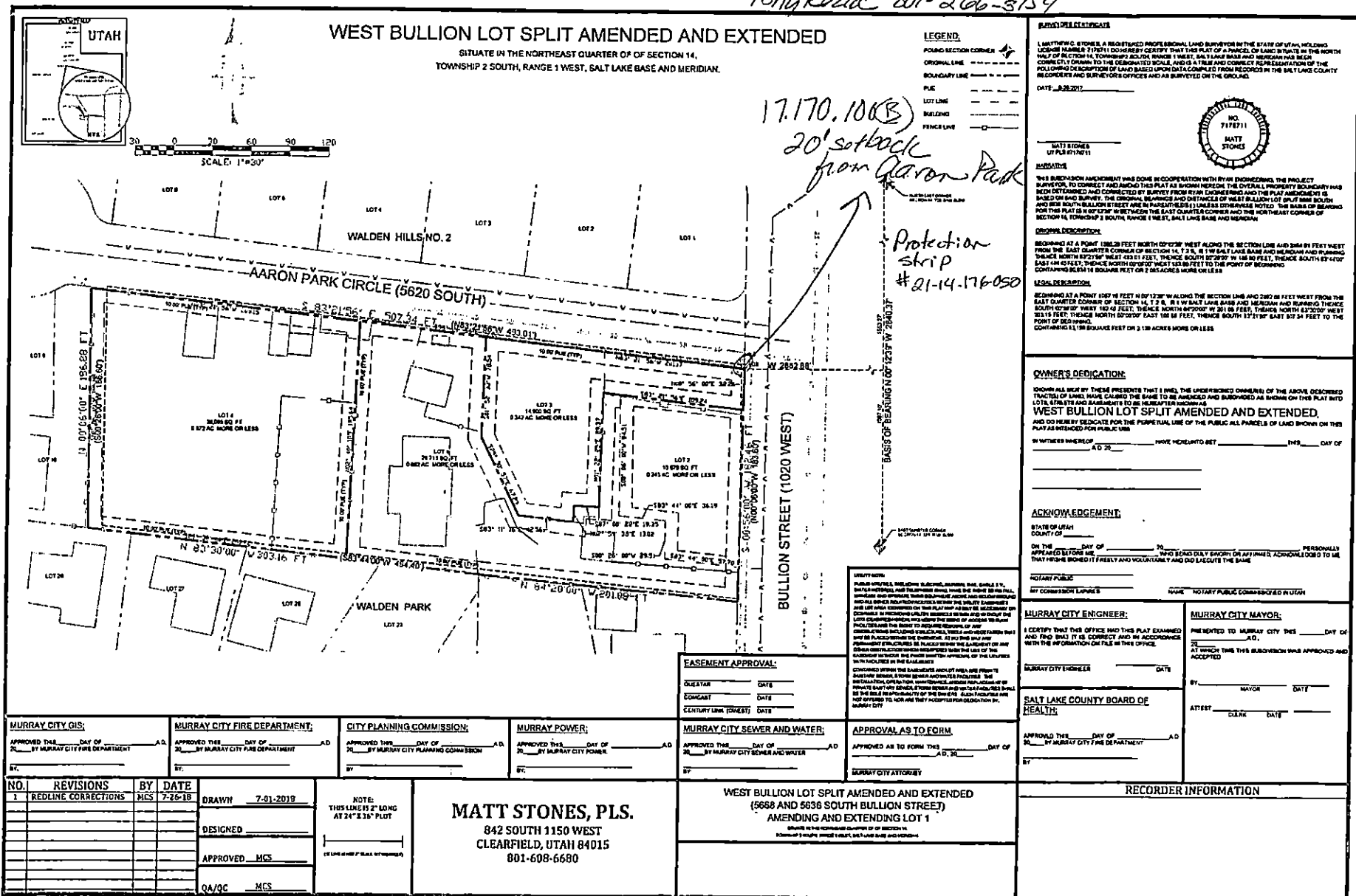
THE OVERALL BOUNDARY OF LOT 2 (5638 SOUTH BULLION STREET) IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 1090.28 FEET NORTH 00°12'35" WEST ALONG THE SECTION LINE, 2864.91 FEET WEST AND 35 FEET SOUTH 0°08'00" EAST FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 83°21'58" WEST 108.00 FEET; THENCE SOUTH 0°08'00" WEST 84.51 FEET; THENCE SOUTH 83°44'00" EAST 50.27 FEET; THENCE SOUTH 0°28'00" WEST 20.31 FEET; THENCE SOUTH 83°44'00" EAST 58.10 FEET; THENCE NORTH 0°08'00" WEST 123.48 FEET TO THE POINT OF BEGINNING.

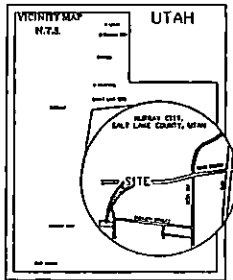
OWNER

ANTON P. REZAC  
AND BARBARA R. REZAC  
5668 SOUTH BULLION STREET  
MURRAY CITY, UTAH 84107

17.170.100(B)  
20' setback  
from Garon Park



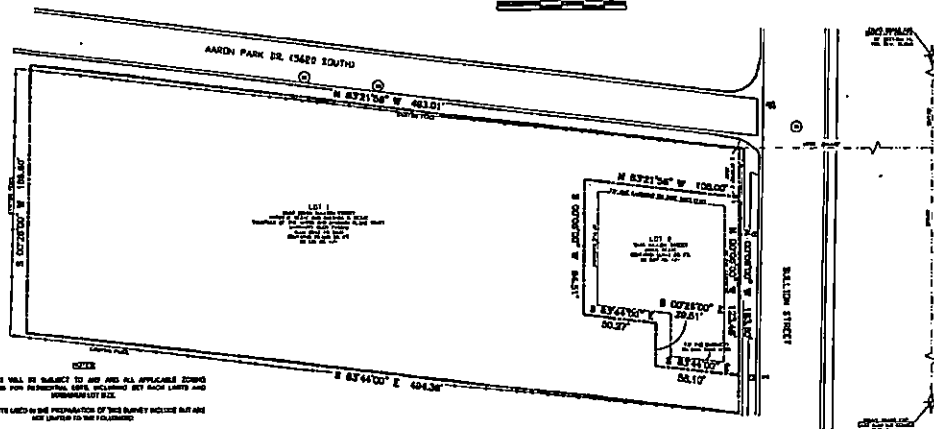




# WEST BULLION LOT SPLIT AMENDED

AMENDING LOTS 1 AND 2, BULLION LOT SPLIT  
5668 SOUTH AND 5636 SOUTH BULLION STREET

LOCATED IN THE NORTHEAST 1/4 OF SECTION 14,  
T2S, R1W, SLB&M, U.S. SURVEY MURRAY CITY, SALT  
LAKE COUNTY, UTAH



NOTE:  
1. ALL LOTS SHALL BE SUBJECT TO AND FOR ALL APPLICABLE ZONING  
REGULATIONS FOR THE CITY OF MURRAY, UTAH, AND ALL APPLICABLE  
COUNTY ORDINANCES.  
2. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY INCLUDE BUT ARE  
NOT LIMITED TO THE FOLLOWING:  
a. SURVEY RECORDS AS FILED IN THE SALT LAKE COUNTY RECORDER'S OFFICE  
PAGE 38 ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE  
b. SURVEY RECORDS AS FILED IN THE SALT LAKE COUNTY RECORDER'S OFFICE  
PAGE 38 ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE

RECORDING INFORMATION  
A. NORTHERN CROSSING, INC. HAS BEEN ADVISED BY THE SALT LAKE COUNTY RECORDER'S OFFICE THAT THE SURVEY RECORDS FOR THIS SURVEY ARE ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE. THE SURVEY RECORDS FOR THIS SURVEY ARE ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE. THE SURVEY RECORDS FOR THIS SURVEY ARE ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

DATE: 1-14-13



RECORDED AT A POINT NORTH 89° 15' 00" WEST 100.00 FEET FROM THE EAST  
CORNER OF SECTION 14, T2S, R1W, SLB&M, U.S. SURVEY, MURRAY CITY, SALT  
LAKE COUNTY, UTAH, THE FOLLOWING DECREASED TRACT:  
THENCE SOUTH 89° 15' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89° 15' 00" EAST 100.00 FEET TO THE POINT OF BEGINNING.

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<p>MURRAY CITY SEWER AND WATER</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>MURRAY POWER</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>MURRAY CITY FIRE DEPARTMENT</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>OWNER'S DECLARATION</p> <p>I, THE OWNER, HEREBY CERTIFY THAT THE SURVEY RECORDS FOR THIS SURVEY ARE ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE. THE SURVEY RECORDS FOR THIS SURVEY ARE ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE. THE SURVEY RECORDS FOR THIS SURVEY ARE ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE.</p>	<p>RECORDED AT A POINT NORTH 89° 15' 00" WEST 100.00 FEET FROM THE EAST CORNER OF SECTION 14, T2S, R1W, SLB&amp;M, U.S. SURVEY, MURRAY CITY, SALT LAKE COUNTY, UTAH, THE FOLLOWING DECREASED TRACT: THENCE SOUTH 89° 15' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 15' 00" EAST 100.00 FEET TO THE POINT OF BEGINNING.</p>
<p>COMMUNITY AND ECONOMIC DEVELOPMENT</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>COUNTY HEALTH DEPARTMENT</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>MURRAY CITY ENGINEER</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>MURRAY CITY MAYOR</p> <p>APPROVED THIS 11th DAY OF JANUARY, 2013 BY MURRAY CITY ENGINEER</p> <p><i>David J. Rogers</i></p>	<p>RECORDED AT A POINT NORTH 89° 15' 00" WEST 100.00 FEET FROM THE EAST CORNER OF SECTION 14, T2S, R1W, SLB&amp;M, U.S. SURVEY, MURRAY CITY, SALT LAKE COUNTY, UTAH, THE FOLLOWING DECREASED TRACT: THENCE SOUTH 89° 15' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 15' 00" EAST 100.00 FEET TO THE POINT OF BEGINNING.</p>	<p>RECORDED AT A POINT NORTH 89° 15' 00" WEST 100.00 FEET FROM THE EAST CORNER OF SECTION 14, T2S, R1W, SLB&amp;M, U.S. SURVEY, MURRAY CITY, SALT LAKE COUNTY, UTAH, THE FOLLOWING DECREASED TRACT: THENCE SOUTH 89° 15' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 15' 00" EAST 100.00 FEET TO THE POINT OF BEGINNING.</p>

OWNER  
ANTON F. REZAC  
AND BARBARA R. REZAC  
5668 SOUTH BULLION STREET  
MURRAY CITY, UTAH 84107

WEST BULLION LOT SPLIT AMENDED  
5668 South Bullion Street  
NORTHEAST 1/4 SECTION 14,  
T2S, R1W, SLB&M, U.S. SURVEY  
MURRAY CITY, SALT LAKE COUNTY, UTAH 84107

BOUNDARY SURVEY  
MATT STONES, PLS  
P.L.S. 1150 N. 900 E.  
CLARK COUNTY, NEVADA  
801-776-3100

REZAC REZONE  
P/C 9/6/18  
Project #18-110  
300' radius + affected entities

ANDERSON, PHILIP E & CYNTHIA O; JT  
1112 W WALDEN PARK DR  
MURRAY UT 84123

BATEMAN, KENT W & BRIDGETTE; JT  
5668 S 1090 W  
MURRAY UT 84123

BAUER, KIRBY A & VAL LYNN (JT)  
5667 S 1090 W  
MURRAY UT 84123

BENNION, CHAD E  
5700 S BULLION ST  
MURRAY UT 84123

BREEZE, JUSTIN R & BOBBI S; JT  
1091 W WALDEN WOOD DR  
MURRAY UT 84123

CHARLESWORTH, GLADE G; TR (GGC  
LIV TRUST)  
PO BOX 57291  
MURRAY UT 84157

CHASE, WARD A & PAULA M; JT  
1041 W WALDEN PARK DR  
MURRAY UT 84123

COLEMAN, RICHARD H & ROSANE E; TRS  
(C FAM TR)  
1122 W VALEWOOD DR  
MURRAY UT 84123

CORSER, ANDREW B & KIMBERLY A; JT  
1068 W AARON PARK CIR  
MURRAY UT 84123

DEAN, CATHERINE V  
3586 E HEUGHS CANYON CIR  
HOLLADAY UT 84121

DEKORVER, SARAH L & STEPHEN J; JT  
5605 S HOLLOW SPRINGS DR  
MURRAY UT 84123

DIAZ, ARTHUR P & ELVIA E; JT  
1047 W WALDEN WOOD DR  
MURRAY UT 84123

FARMER, KATIE L & BRADY W; JT  
1088 W WALDEN PARK DR  
MURRAY UT 84123

FILLMORE, DIANA M & JAMES B; TRS  
5619 S VALEWOOD DR  
MURRAY UT 84123

FROST, JACK E  
5674 S BULLION ST  
MURRAY UT 84123

HAMBLIN, JANE & CLAYTON; JT  
5595 S WALDEN WOOD DR  
MURRAY UT 84123

HANSEN, MARK J & DENISE P; TC  
1064 W AARON PARK CIR  
MURRAY UT 84123

HANSGEN, BRYAN D & SIDNEY L; JT  
5627 S VALEWOOD DR  
MURRAY UT 84123

HARRIS, JONATHAN A  
5675 S 1090 W  
MURRAY UT 84123

JAMES, ERIC E & SUZANNE;; JT  
1073 W AARON PARK CIR  
MURRAY UT 84123

JAMESON, AUBRA R & ROSALIND L; JT  
1049 W WALDEN PARK DR  
MURRAY UT 84123

JENSEN, GORDON M & BARBARA A (JT)  
1065 W WALDEN PARK DR  
MURRAY UT 84123

JOHNSON, DENNIS L & LINDA L; TRS (JFT)  
5587 S VALEWOOD DR  
MURRAY UT 84123

JORGENSEN, ANDREW N & MEGAN J; JT  
1026 W AARON PARK CIR  
MURRAY UT 84123

KETCHAM, CARL C  
1077 W AARON PARK CIR  
MURRAY UT 84123

KITCHEN, MARY E  
1075 W WALDEN PARK DR  
MURRAY UT 84123

KOUGIOULIS, JOSEPH D & EILEEN; JT  
1104 W WALDEN PARK DR  
MURRAY UT 84123

LOPEZ, DARRELL G &  
BLACKETT, DAWNA L; JT  
998 W BULLION ST  
MURRAY UT 84123

MARTIN, THOMAS  
1055 W WALDEN WOOD DR  
MURRAY UT 84123

MCELROY, DANIELLE L  
1058 W AARON PARK CIR  
MURRAY UT 84123

MECHAM, WILLIAM  
1102 W WALDEN PARK DR  
MURRAY UT 84123

MOYES, GORDON R  
1063 W WALDEN WOOD DR  
MURRAY UT 84123

NELSON, CHRISTOPHER & DEBRA; JT  
1034 W AARON PARK CIR  
MURRAY UT 84123

NELSON, SPENCER B & ASHLEY J; JT  
1072 W AARON PARK CIR  
MURRAY UT 84123

NIELSEN, ANDREW C & MARTA M; JT  
1081 W WALDEN WOOD DR  
MURRAY UT 84123

NOEL, JONATHAN & SARAH; JT  
1073 W WALDEN WOOD DR  
MURRAY UT 84123

OKI, JEANNE M; TR (JMOT)  
1052 W AARON PARK CIR  
MURRAY UT 84123

OLIVER, ALEX A  
1054 W WALDEN PARK DR  
MURRAY UT 84123

POULSEN, AARON G & LORI M; JT  
1064 W WALDEN PARK DR  
MURRAY UT 84123

REZAC, ANTON P & BARBARA R; TRS  
(A&BRT)  
5668 S BULLION ST  
MURRAY UT 84123

REZAC, BROCK  
5636 S BULLION ST  
MURRAY UT 84123

REZAC, EARL J & MICHELLE T (JT)  
5662 S 1090 W  
MURRAY UT 84123

RIET, THOMAS E & CHERYL S; TRS  
1069 W WALDEN PARK DR  
MURRAY UT 84123

RYAN, JOHN C & KATHRYN M; JT  
1076 W WALDEN PARK DR  
MURRAY UT 84123

SIMPER, ANDREW J & AL ALICIA; JT  
1032 W WALDEN PARK DR  
MURRAY UT 84123

STEADMAN, LORI L & GLEN J; JT  
1039 W WALDEN WOOD DR  
MURRAY UT 84123

STOMNESS, GUYNELL  
1081 W WALDEN PARK DR  
MURRAY UT 84123

STRANG, GARY R  
1082 W WALDEN PARK DR  
MURRAY UT 84123

SUNDLOFF, THOMAS K & MELADIE (JT)  
5597 S VALEWOOD DR  
MURRAY UT 84123

SWENSON, ROBERT R & IRENE G; JT  
1070 W WALDEN PARK DR  
MURRAY UT 84123

VARNEY, ERIK G & VICTORIA A; JT  
1042 W AARON PARK CIR  
MURRAY UT 84123

VIETTI, BARTLEY J & LENA P; TRS  
2338 S COUNTRY CLUB CIR  
SALT LAKE CITY UT 84109

WHITE, ROBERT E & KATHLEEN R A; TC  
5609 S VALEWOOD DR  
MURRAY UT 84123

B G REAL ESTATE SERVICES LLC  
107 HIGHLAND  
NEWPORT BEACH CA 92663

MCMULLIN HOMES INC  
1098 E SOUTHUNION AVE  
MIDVALE UT 84047

UTAH POWER & LIGHT CO  
825 NE MULTNOMAH ST #1900  
PORTLAND OR 97232

P/C AGENDA MAILINGS  
"AFFECTED ENTITIES"  
Updated 11/2017

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

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

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

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

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

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

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

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

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

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

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

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

CENTRAL UTAH WATER DIST  
355 W UNIVERSITY PARKWAY  
OREM UT 84058

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKWY  
SANDY UT 84070

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

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

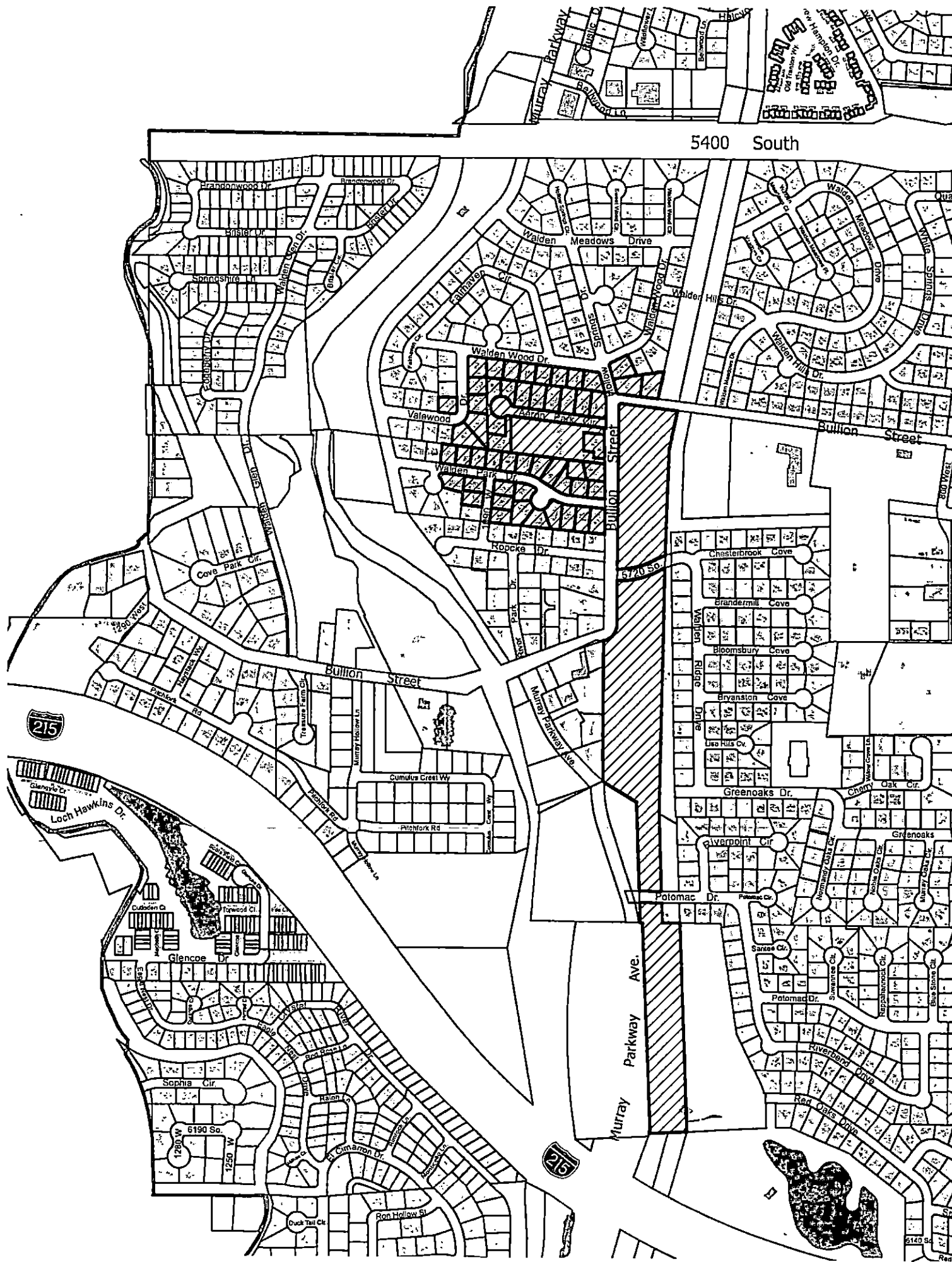
MILLCREEK  
Attn: Planning & Zoning  
3330 South 1300 East  
Millcreek, UT 84106

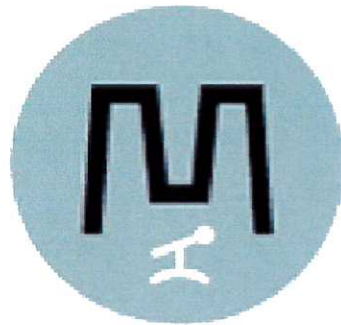
**GENERAL PLAN MAILINGS:**

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

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114







**MURRAY**  
CITY COUNCIL

# Discussion Item #4



**MURRAY**


## Community & Economic Development

### Discussion Item - Sign Code Revisions

#### Council Action Request

Committee of the Whole

Meeting Date: December 11, 2018

<b>Department Director</b> Jim McNulty	<b>Purpose of Proposal</b> Discussion regarding future revisions to the Murray City Sign Code.
<b>Phone #</b> 801-270-2477	<b>Action Requested</b> Informational only. No action requested at this time.
<b>Presenters</b> Mayor Camp Jim McNulty	<b>Attachments</b> Draft sign code graphics.
	<b>Budget Impact</b> No budget impact.
<b>Required Time for Presentation</b> 40 Minutes	<b>Description of this Item</b> The Community & Economic Development Department and City Attorney's Office have been working on revisions to the Murray City Sign Ordinance for a number of months. I will be prepared to go through a number of proposed revisions with council members and explain the reasoning behind the updates. In addition, a number of sign graphics have been created by city staff to make this document more user friendly for business owners, contractors, developers, or others who may be interested in the sign code.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b>  Blair Camp	
<b>Date</b> November 27, 2018	

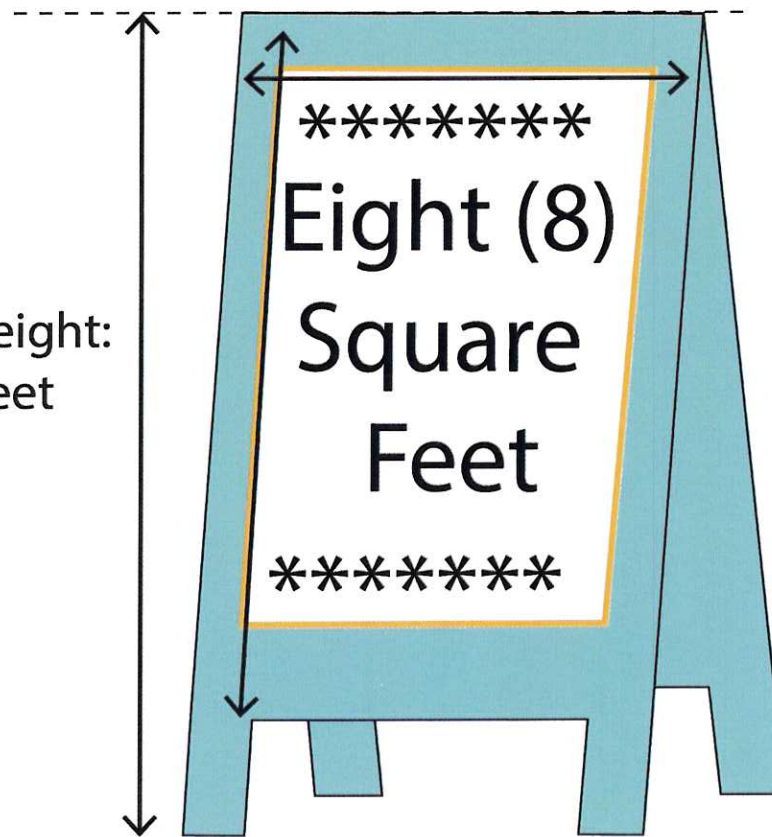


# Draft Sign Code Graphics





Maximum Height:  
Four (4) Feet



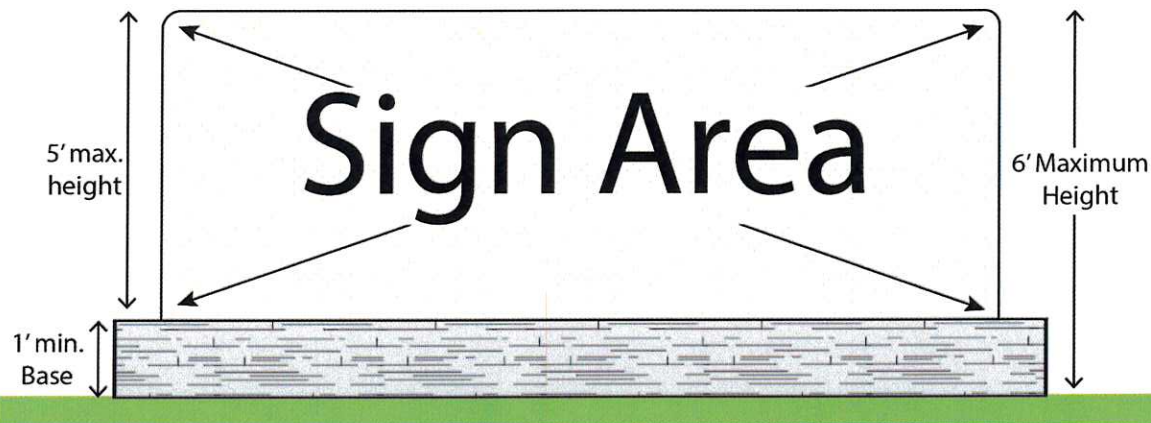
Example of an A-Frame Sign



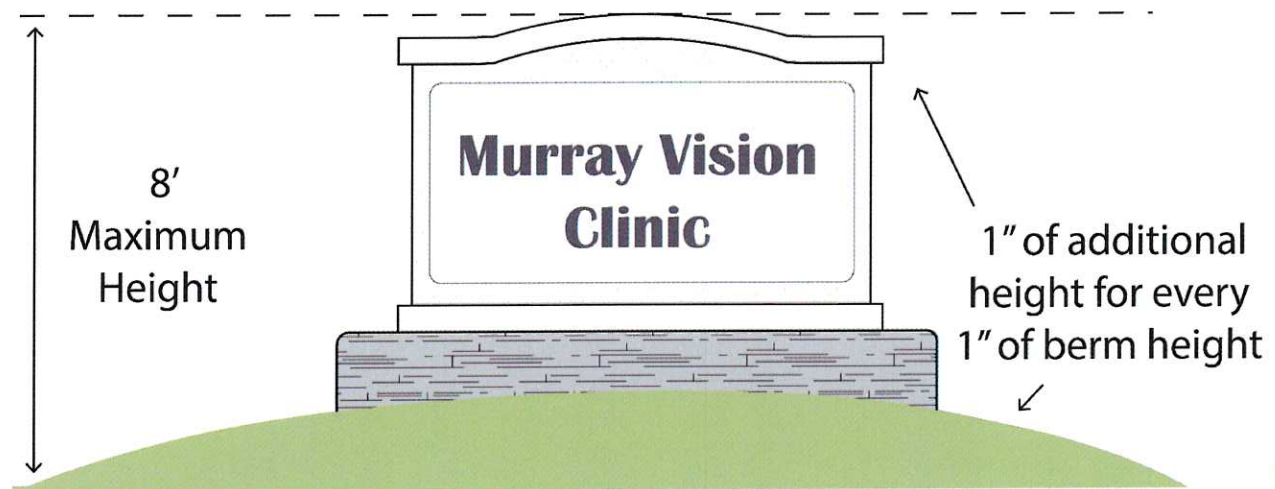


Example of a Marquee Sign



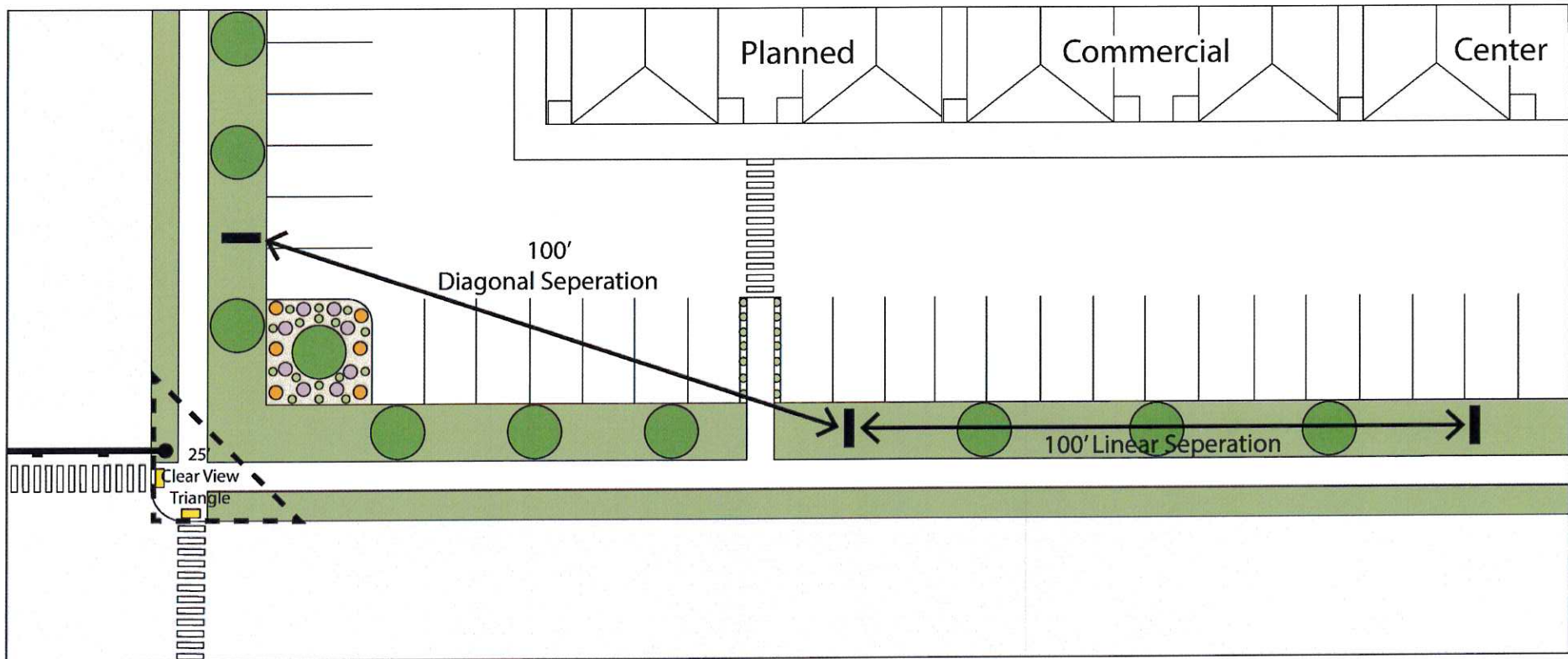


Example of a Monument Sign (Flat Area)



Example of a Monument Sign (Bermed Area)

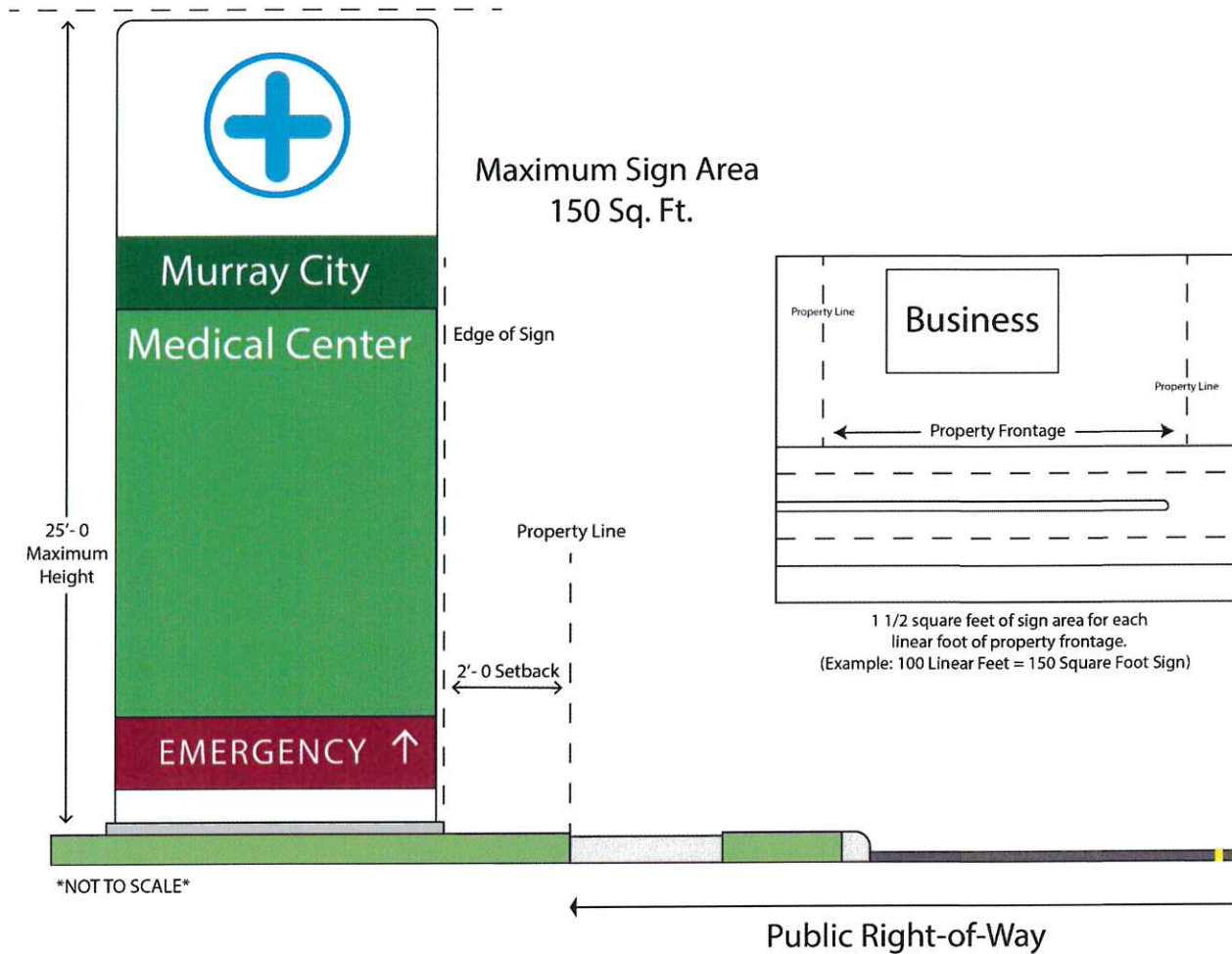




Example of locations for a Planned Commercial Center Ground Sign

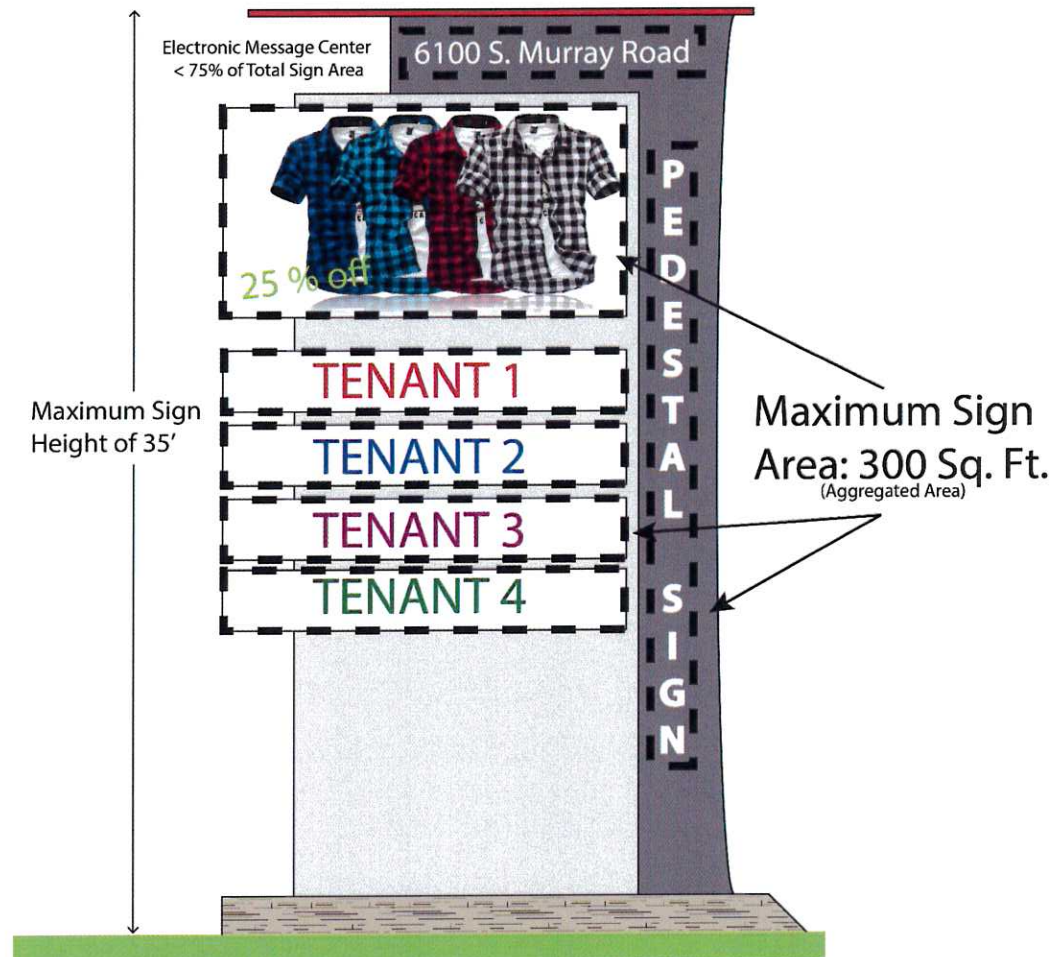






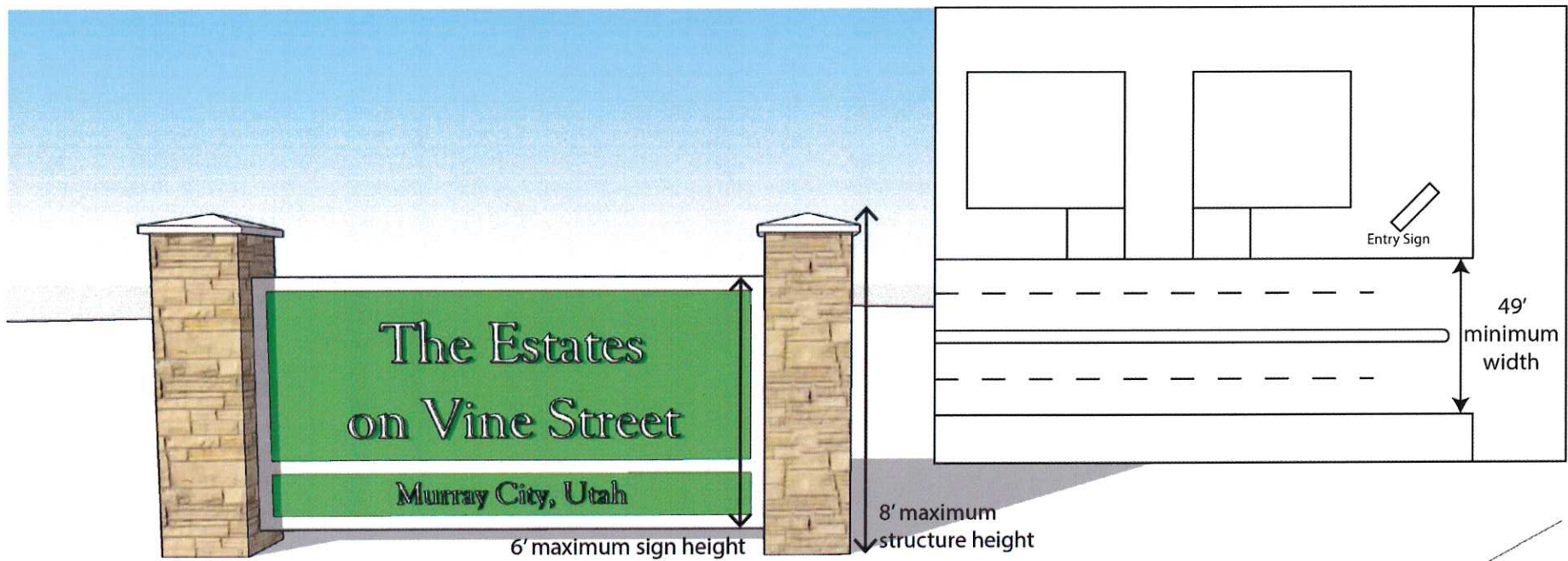
Example of a Pylon Sign





Example of a Pedestal Sign

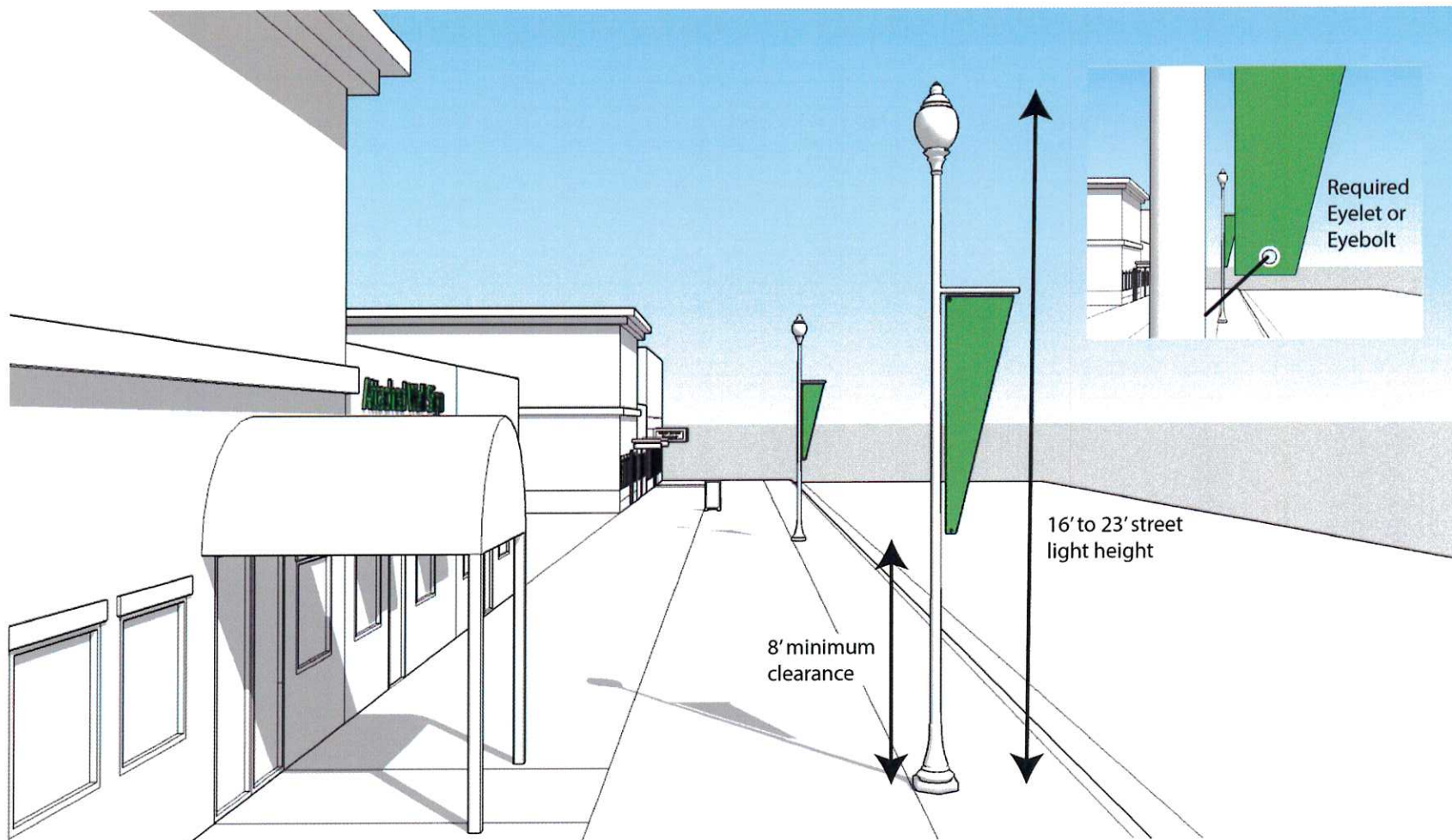




Example of a Residential Entry Sign







Example of Banners on Street Lights

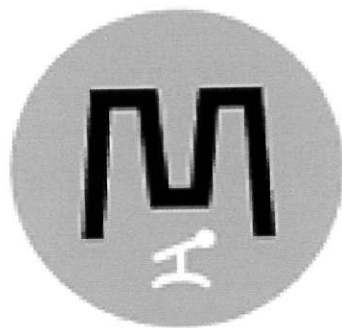






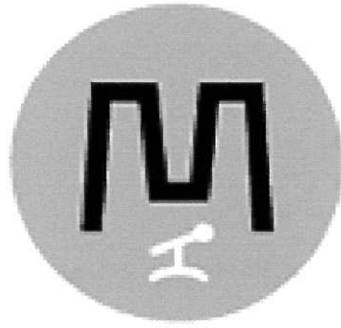
Example of Temporary Banner Sign





**MURRAY**  
CITY COUNCIL

**Adjournment**



**MURRAY**  
CITY COUNCIL

# Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes



# Murray City Municipal Council Chambers Murray City, Utah

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The Murray City Municipal Council met on Tuesday, November 6, 2018 at 6:35 p.m. for a meeting held in the Murray City Center Council Chambers, 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
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Comm. & Public Relations Director
Craig Burnett	Police Chief	Jon Harris	Fire Chief
Danny Astill	Public Works Director	Kim Sorensen	Parks and Recreation Director
		Robert White	Information Technology Director
Scouts		Citizens	

Dave Nicponski conducting.

## **Opening Ceremonies**

Call to Order - Mr. Nicponski called the meeting to order at 6:35 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Jim McNulty, Development Services Manager.

## **Approval of Minutes**

Council Meeting – October 16, 2018

MOTION: Mr. Hales moved to approve the minutes. The motion was SECONDED by Ms. Turner.  
Voice vote taken, all "ayes."

**Citizen Comments** – Comments are limited to 3 minutes unless otherwise approved by the Council.

Allison Trease – NeighborWorks Salt Lake

Ms. Trease spoke about NeighborWorks noting that they are a non-profit organization that

focuses on neighborhood revitalization. She went over the services NeighborWorks offers.

Mr. Nicponski asked the scouts in attendance to introduce themselves.

#### **Business Items**

1. Consider a resolution providing advice and consent to the Mayor's appointment of Robert White as the City's Information Technology Department Director. If approved, Oath of Office will follow.

##### Staff Presentation: Mayor Blair Camp

Mayor Camp said Mr. White has over 35 years of experience working in the Information Technology industry, and 22 years of that have been with Murray City.

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Mr. Hales.

##### Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

The Oath of Office Ceremony was conducted by Jennifer Kennedy, City Recorder and Mr. White introduced his family.

2. Consider a resolution approving an Interlocal Cooperation Agreement between the City and Salt Lake County for receipt by the City of Tier II "Zoo, Arts, and Parks" funds.

##### Staff Presentation: Kim Sorensen, Parks and Recreation Director

Mr. Sorensen said this resolution is to accept \$85,000 from the Zoo, Arts, and Parks fund to go towards the city's cultural arts programs. He thanked the Mayor and Council for their support of the Cultural Arts Division.

MOTION: Ms. Turner moved to adopt the resolution. The motion was SECONDED by Mr. Brass.

##### Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

3. Consider a resolution authorizing the execution of an Interlocal Cooperation Agreement

between the American International School of Utah ("AISU") and Murray City ("City"), relating to school resource officer provided by the City to AISU.

Staff Presentation: Craig Burnett, Police Chief

Chief Burnett said the Council funded an officer for AISU this year. This agreement outlines what the city will do for AISU and how the city will be compensated.

Mr. Cox asked if the compensation for AISU's officer is the same as it is for other Murray City schools.

Chief Burnett replied that AISU will compensate the city the same as what the city is currently getting from Granite School District for Cottonwood High School, which is different than what the city gets from Murray School District.

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Mr. Cox.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

4. Consider a resolution approving the termination of Development Agreement for the Vine Street Senior Living Project and authorizing the Mayor to execute the termination.

Staff Presentation: G.L. Critchfield, City Attorney

Mr. Critchfield said sometime ago there was a developer that was going to build a senior assisted living center on Vine Street. Once the developer had a contract on the property, they came to the city to get a development agreement to develop the property. The developer recorded the development agreement against the property, however, the project is no longer going forward.

Mr. Critchfield explained that in order to clear the title on that property, the city needs to file a termination of the development agreement.

MOTION: Ms. Turner moved to adopt the resolution. The motion was SECONDED by Mr. Hales

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

5. Consider a resolution adopting the regular meeting schedule of the Murray City Municipal Council for calendar year 2019.

Staff Presentation: Janet Lopez, Council Director

Ms. Lopez explained that the proposed 2019 meeting schedule for the City Council generally has meetings being held on the first and third Tuesday of each month with four exceptions. She went over the schedule with the City Council.

MOTION: Mr. Hales moved to adopt the resolution. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

**Mayor's Report and Questions**

Mayor Camp reminded everyone that through the winter months the Park Center is open on Sundays from 9:00 a.m. to 2:00 p.m.

Mayor Camp said the library is hosting their "Food for Fines" campaign. Anyone with a fine due at the library can get \$1.00 off their fine (up to \$5.00) for every can of food they donate.

Mayor Camp said the annual leaf drop off at Murray Park has started and will be available through November.

**Adjournment**

The meeting was adjourned at 6:54 p.m.

---

Jennifer Kennedy, City Recorder



# Murray City Municipal Council Chambers Murray City, Utah

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The Murray City Municipal Council met on Tuesday, November 20<sup>TH</sup>, 2018 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 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:

Blaine Haacke	Power
Blair Camp	Mayor
Brenda Moore	Finance
Brooke Smith	Recorder
Danny Astill	Public Works
Danyce Steck	Finance
Doug Hill	Mayor's Office
GL Critchfield	Legal
Jan Lopez	Council
Jennifer Heaps	Mayor's Office
Jim McNulty	Public Services

Joe Tarver	Police
Jon Harris	Fire
Kim Fong	Library
Kim Sorensen	Parks and Rec
Kristin Reardon	Police
Lori Edmunds	Parks and Rec
Pattie Johnson	council
Rob White	IT
Roy Halford	Police
Russ Kakala	Public Works
Trong Le	IT
	Citizens

## **Opening Ceremonies**

Call to Order – Mr. Nicponski called the meeting to order at 6:31 p.m. and excused Mr. Cox from the meeting.

Pledge of Allegiance – The Pledge of Allegiance was led by Joe Tarver, Deputy Police Chief.

## **Approval of Minutes**

Council Meeting – November 6, 2018

MOTION: Mr. Hales moved to approve the minutes. The motion was SECONDED by Ms.

Turner. Voice vote taken, all “ayes.”

### **Special Recognition**

1. Murray City Council Employee of the Month, Rebecka Cox, Murray City Police Officer.

Staff Presentation: Brett Hales, Councilmember and Joe Tarver, Deputy Police Chief

Mr. Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City’s employees. He presented Ms. Cox with a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Cox for all she does for the City.

Mr. Tarver spoke about Ms. Cox’s accomplishments during her time with the city and Ms. Cox introduced her family.

2. Wrap-Up Report from Miss Murray 2018, Jessica Christensen.

Staff Presentation: Mayor Blair Camp

Mayor Camp explained that each year, the city has the opportunity to participate in the Miss Murray Scholarship Pageant. Traditionally, the new Miss Murray comes to a City Council meeting and presents her Platform to the Council. However, the city has never had a report from the outgoing Miss Murray until now. Mayor Camp said he feels it is important for the Council to hear about the year that Miss Murray had. He invited Jessica Christensen to speak.

Ms. Christensen shared the experience she had as Ms. Murray and showed a video “Jessica Christenson Miss Murray 2017-2018 Finale”, which is on YouTube.

Mayor Camp thanked Jessica for representing Murray City well and presented her with the Mayors Award of Excellence.

3. Introduction of Miss Murray 2019, Savannah Angle.

Staff Presentation: Mayor Blair Camp

Mayor Camp said the Miss Murray Scholarship Pageant was held on September 25, 2018. He introduced Ms. Angle and recognized her First Attendant, Kristin Breeding; Second Attendant, Julia Cheshire and the Miss Murray Scholarship Pageant Director, Leesa Lloyd. He invited Ms. Angle to speak.

Ms. Angle introduced herself and shared her Social Impact Initiative (Platform), “Better Together Arts in Education”. Ms. Angle shared the goals and initiatives she has planned while she is crowned Miss. Murray.

**Citizen Comments** – Comments are limited to 3 minutes unless otherwise approved by the Council.

Brian Barrow – Murray City, Utah

Mr. Barrow said recently the Lt. Governor's office announced they are going to allow municipal elections the ability to have Ranked Choice Voting. He asked if the city had plans to implement Ranked Choice Voting and if not, what can be done to adopt it.

**Consent Agenda**

Mr. Nicponski asked that all items be taken together; no objections were made.

1. Consider confirmation of the Mayor's appointment of Christy Anderson to the Arts Advisory Board for a three-year term to be completed January 15, 2022.
2. Consider confirmation of the Mayor's appointment of Kat Martinez to the Arts Advisory Board for a three-year term to be completed January 15, 2022.
3. Consider confirmation of the Mayor's reappointment of Nancy Buist to the Arts Advisory Board for a two-year term to be completed January 15, 2021.

MOTION: Ms. Turner moved to adopt the Consent Agenda. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 4-0

**Public Hearings**

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

Consider an ordinance relating to land use; amends the Zoning Map for the property located at 6230 and 6256 South 900 East, Murray City, Utah from the A-1 (Agricultural) Zoning District to the R-N-B (Residential Neighborhood Business) Zoning District.  
Applicant – Valley Behavioral Health

Staff Presentation: Jim McNulty, Development Services Manager

Mr. McNulty explained the proposed zone change. He said there are single-family homes on each of these properties which are proposed to be removed to allow for a future medical facility on the property. Mr. McNulty added that this development pattern has been happening along 900 East and there have been some nice office buildings built along that corridor. The Planning Commission and staff are both

recommending approval of this zone change.

The public hearing was open for public comment.

KaeLynn Nielson – Murray City, Utah

Ms. Nielson asked what kind of medical facility was going in on the property.

Mr. McNulty responded that this meeting is strictly to discuss the rezoning of this property and whether it meets the city's requirements or not. He said the R-N-B zone allows for things such as medical offices, but no plan will be discussed tonight.

Kevin Potts – Murray City, Utah

Mr. Potts ask if there was a representative from Valley Mental Health at the meeting. He is concerned about having a residential facility across the street from him where they are doing inpatient detox and alcohol treatment.

A citizen acknowledged that they were there representing Valley Mental Health.

Robert Nielson – Murray City, Utah

Mr. Nelson stated he is concerned about the traffic on 900 East. In the seven years he has lived in his home, traffic on 900 East has increased dramatically. Trying to turn left onto 900 East is not an easy task. He would like to know what kind of traffic the proposed development would bring.

Robert Benson – Murray City, Utah

Mr. Benson said he is concerned about light pollution at night. Some of the properties along 900 East have a lot of lights and they are on all night long. He is also concerned about the fence height, utilities and location of the building on the lot.

Kimberly Larson – Murray City, Utah

Ms. Larson said that the business next to her property has light pollution and an alarm system that is constantly being triggered all through the night. Ms. Larsen is also concerned about the power lines and height of the fence since its being rezoned for a behavior health facility. She said on other properties that back a behavior health facility, the fence height is increased to eight feet.

Neil Christenson – Murray City, Utah

Mr. Christenson said he is concerned about traffic on 900 East and that building a large facility will add to the traffic problem. He also wondered if the properties on the other side of 900 East, next to Wheeler Farm, would also be rezoned.

Brad Christopherson, General Council for Valley Mental Health, introduced himself and responded to questions generated by the public. He said the plan for the property is not a drug treatment facility, but a day facility for adults with autism and it would operate

during normal business hours.

Mr. Christopherson added they are working with the Utah Department of Transportation (UDOT) on a variance for access. UDOT will not allow a left-turn into the property and Murray City will not allow access to the property off of Holly Avenue unless it's for emergency access only. He added that they are in the early planning stages, so they don't have all the details on the utilities and lights at this point.

Mr. McNulty clarified that this meeting is only to rezone the properties located at 6230 and 6256 South 900 East. He explained there will be another public hearing with the Planning Commission where citizens can address concerns about the light, density, fencing, traffic; etc. Mr. McNulty said the R-N-B zone is nice and has a residential character to it.

Mr. Nicponski closed the public hearing.

Mr. Hales reiterated the Council's decision tonight is solely for the rezoning of the property and there will be other meetings that will get into the specifics of the project.

Mr. Brass explained the process and importance for the Planning Commission and why the city created the R-N-B zone. He is, however, concerned about the light spill-over and would like staff to take a look at that if there is a potential issue.

Mayor Camp commented that the R-N-B zone is a good buffer zone and if there are issues with light pollution, chances are the business creating it is not in compliance and the city can have code enforcement look into it.

MOTION: Mr. Brass moved to adopt the ordinance. The motion was SECONDED by Ms. Turner.

Council roll call vote:

Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 4-0

**Business Items**

1. Consider a resolution approving a Memorandum of Agreement between the City, Salt Lake County, and Salt Lake City Corporation providing for the City's participation in Brownfields Coalition.

Staff Presentation: Jim McNulty, Development Services Manager

Mr. McNulty said that by participating in the Brownfields Coalition the city will have the



opportunity to apply for grants in the amount of \$600,000. That money would be used in areas of the city that need to be cleaned up. He explained that because these are federal grants the city would not be required to put up matching funds.

MOTION: Ms. Turner moved to adopt the resolution. The motion was SECONDED by Mr. Hales.

Council roll call vote:

Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 4-0

2. Consider a resolution to waive unbilled water usage charges between April and October of 2018.

Staff Presentation: Danyce Steck, Finance Director; Danny Astill, Public Works Director; and G.L. Critchfield, City Attorney.

Ms. Steck presented a PowerPoint (Attachment 1). She said this item is regarding the unbilled water usage that occurred between April and October of 2018. She explained the Water Fund is its own fund and does not receive any taxes or revenue from the General Fund. The Water Fund currently has \$2,800,000, or 54% of its annual revenues. The reserves are used to maintain and improve the water system. The Water Master Plan currently has \$27,000,000 in improvement projects scheduled over the next ten years.

Ms. Steck explained the city adopted a tiered rate schedule for the water system that was mandated by State Law in early 2018. The utility billing department misunderstood how to read the tiered rate schedule, therefore it was programmed into the system incorrectly. Ms. Steck showed a comparison of the rate schedule the Council adopted versus the rate schedule that was programmed into the utility billing system. She also noted that a second mistake was made when a decimal point was put in the incorrect place, causing the rates to be put in at 10% of the actual rate.

Ms. Steck said the utility billing system has been reprogrammed with the correct rates as of November 1, 2018 and that all utility bills are being tested independently and being compared with the system generated billing for accuracy. She added that policies and procedures are being developed for utility billing.

Ms. Steck recommended the Council forgive the unbilled water usage and noted that she has implemented several controls to make sure it doesn't happen again.

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Mr.

Hales.

Council roll call vote:

Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 4-0

**Mayor's Report and Questions**

Mayor Camp reported on the following:

- I. A fire occurred earlier this week at 700 W Anderson Ave where a 7-year old and her grandmother lost their lives;
- II. Two students were burned by steam when they opened a pressure cooker at AMES Charter School that is located in Cottonwood High School. They were taken by ambulance and treated;
- III. The playground equipment has been selected for the Willow Pond Park. The selection committee narrowed down the choices to three designs and then let the students and parents vote on which playground design they liked the best. The equipment should be installed by February 2019, weather permitting;
- IV. 15 new cardio machines have been ordered for the Park Center and will be installed towards the end of the year; and
- V. Danny Astill sent a reminder that the work on I-15 to widen the bridges at 5900 South and 4800 South will continue over the next few weeks.

VI.

**Adjournment**

Mr. Nicponski adjourned the meeting at 7:47 p.m.

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Jennifer Kennedy, City Recorder

# Attachment 1

City Council Meeting  
November 20, 2018

# Water Billing Correction



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

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



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

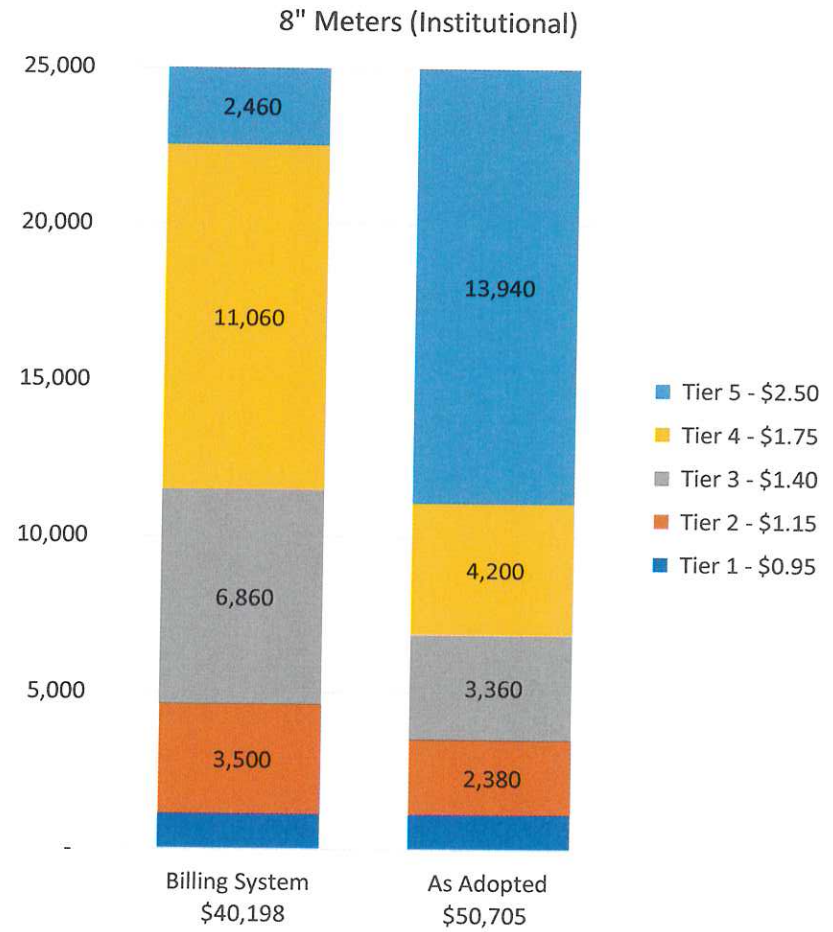
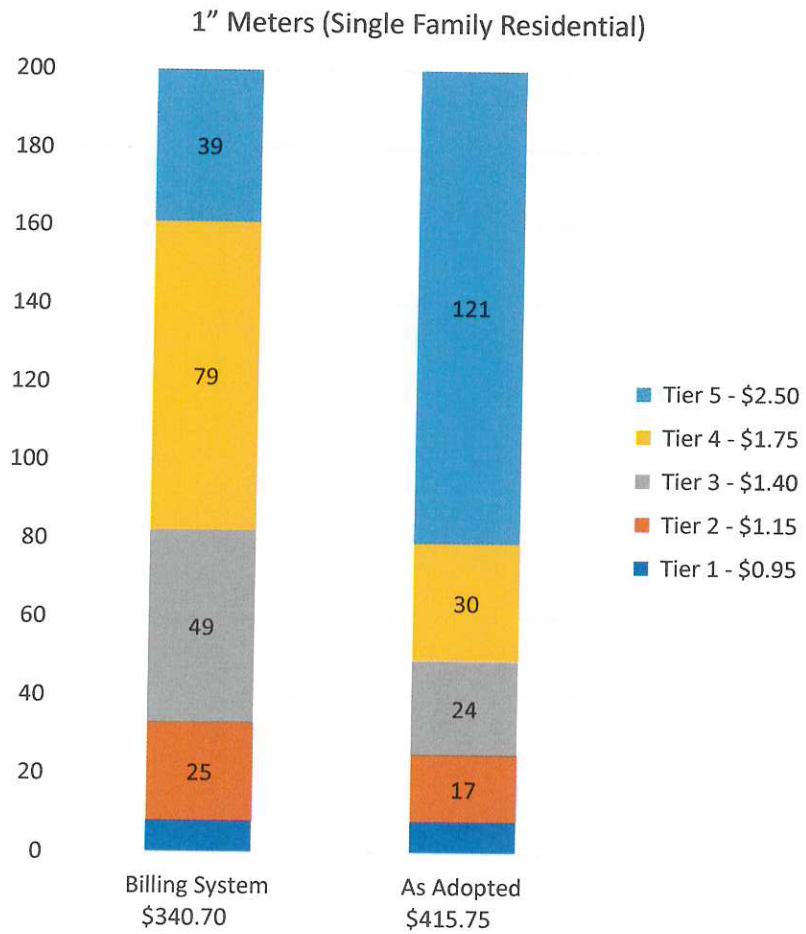
Reserves are used to maintain and improve the water system.

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

These projects are funded by the water rates.

What happened?

Tiered rate structure was misunderstood by the utility  
billing department





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

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

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

Summer rate from May 2017

Winter rate from November 2017

Incorrect tiered rates from April 2018

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



What is the impact?

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



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

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

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

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



What are the solutions?



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

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

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

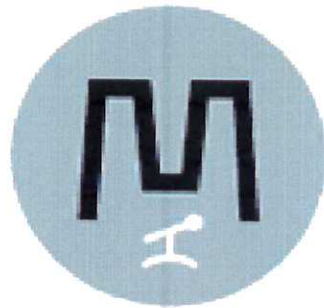
What is the  
recommendation?

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



Questions and  
comments





**MURRAY**  
CITY COUNCIL

# Special Recognition #1



**MURRAY**

## City Council

### Employee of the Month Susan Nixon, Associate Planner

#### Council Action Request

#### Council Meeting

Meeting Date: December 11, 2018

<b>Department Director</b>	<b>Purpose of Proposal</b> Employee of the Month Recognition of Susan Nixon, Associate Planner, Community & Economic Development
<b>Phone #</b> 801-270-2477	<b>Action Requested</b> Recognition and Presentation
<b>Presenters</b> Brett Hales Jim McNulty	<b>Attachments</b> See recognition form attached.
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b> 10 Minutes	<b>Description of this Item</b> See recognition form attached.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> November 30, 2018	

## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Community & Economic Development

November 27, 2018

NAME of person to be recognized:

Submitted by:

Susan Nixon

Jim McNulty

DIVISION AND JOB TITLE:

CED Division - Associate Planner

YEARS OF SERVICE:

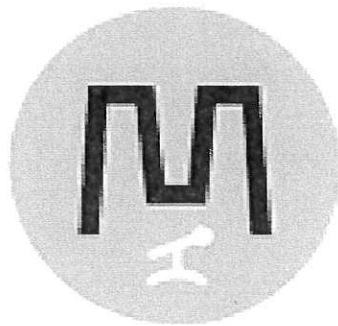
28

REASON FOR RECOGNITION:

Susan has been a Murray City employee for 28 years. That by itself is a major accomplishment! Susan was recently challenged to undertake additional responsibilities helping to provide staff support for the RDA. She took on this challenge without hesitation and has done a great job. This ability to adapt to new and challenging work is a very important asset to the Community & Economic Development Department as we are currently dealing with growth and redevelopment in our downtown area. Nothing less was expected because Susan has the ability to perform her job duties with diligence and attention to detail. Susan has great institutional knowledge and is committed to the success of Murray City. We can always count on Susan to know what needs to be done to process a development application, and get involved to make sure it's processed correctly. On behalf of the of the Community & Economic Development Department, I'm pleased to recommend her as Employee of the Month.

COUNCIL USE:

MONTH/YEAR HONORED



**MURRAY**  
CITY COUNCIL

# Special Recognition #2





**MURRAY**


## Murray City Police Dept.

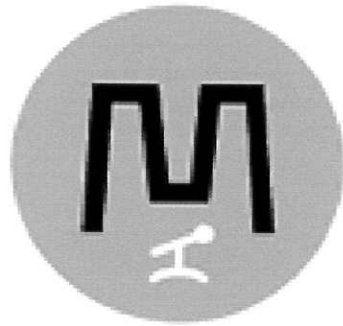
### Swearing In Officer(s) Joshua Wadsworth and Amanda Marriott

#### Council Action Request

#### Council Meeting

Meeting Date: December 11, 2018

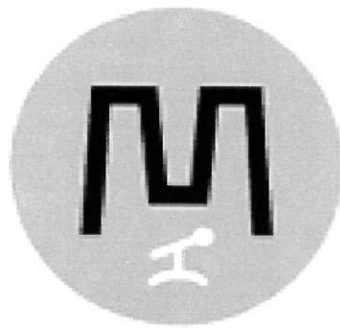
<b>Department Director</b> Craig Burnett	<b>Purpose of Proposal</b> Swearing In of newest Patrol Officers - Wadsworth and Marriott.
<b>Phone #</b> 801-264-2613	<b>Action Requested</b> City Recorder Jennifer Kennedy to issue Oath of office to New Police Officers.
<b>Presenters</b> Jennifer Kennedy Craig Burnett	<b>Attachments</b> None
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> New Hire Swearing in - The officers will be taking their Oath of Office under the Murray City Recorder's Office. Badge Pinning by Officer's family and/or badge presentation by Chief Burnett.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b>  Blair Camp	
<b>Date</b> November 20, 2018	



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Public Hearing #1

# 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


 801 266 1247  
Rodger Jaynes, 6229 s Fashion Blvd.


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

  
Fred Turpin, 6235 s Fashion Blvd,

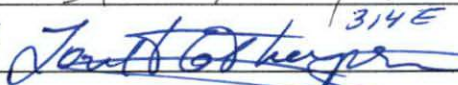
 6239 S 300 E

 6235 S 300 E

 321 E 6240 S 801-857-1233

 317 E 6240 S. 801-265-0326

 6232 S, 340 E Murray UT 84107 801-262-4243

I counter my other signature  
I DO NOT want it commercial  314 E 6230 S 801 706 2777

Linda Shingleton 320 East 6230 S

Bonnie Merrill 6218 S 490 E Murray, UT 84107

Matthew VM 6224 S, 320 E Murray 84107

Natalie Zogg 6210 S, 300 E Murray 84107

Jaye Newsome 6251 S 300 E Murray 84107



MURRAY CITY CORPORATION  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES

Building Division 801-270-2400  
Community & Economic Development 801-270-2420  
Geographic Information Systems 801-270-2460

October 18, 2018

**NOTICE OF PUBLIC MEETING**

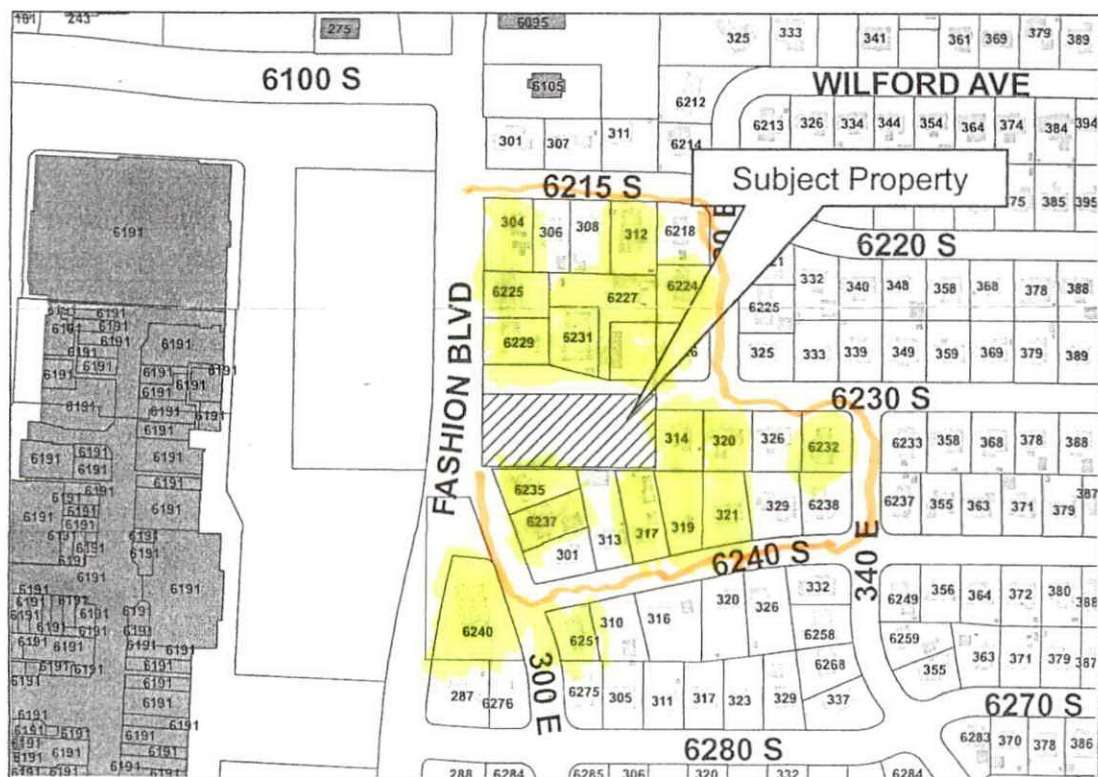
This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, November 1<sup>st</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

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.

	6227 So 300 E Fashion Place Blvd	
<u>Alan Lender</u>	801-266-1247	Adjoining property
	6231 S Fashion Blvd	
<u>Melanie Sessions</u>	801-635-0738	Adjoining Property
	6239 So 300 E	Adjoining property
<u>Tracy Budoff</u>	6235 So 300 E	
<u>Ralph Luper</u>		Adjoining Property
Adjoining		
<u>Neal Smith</u>	321 E 6240 S	801-857-1233
<u>David Smith</u>	317 E 6240 S	801-265-0326
<u>Robert Smith</u>	6232 S. 340 E. Murray UT 84107	801-262-4243
<u>Robert Smith</u>	314 E 6230 S	801-906-2777
<u>Linda Singleton</u>	320 East 6230 S Murray UT 84107	
<u>Brenda Meinhart</u>	6218 S 440 E Murray UT 84107	
<u>Robert Smith</u>	6224 S 320 E 84107	
<u>Michael Zapp</u>	6240 S 300 E 84107	
<u>Faye Newsome</u>	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 shortcomings 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.

## II. BACKGROUND AND REVIEW

### Background

The property is currently vacant, but has previously been used as a large, single-family lot. The property is 125' wide with frontage off of Fashion Boulevard. The property has lot depth of 300'. Several inquiries about the possible subdivision of the property have been made, but without additional public right-of-way frontage, the only potential subdivision would include two lots, one with frontage on Fashion Boulevard and the other being a flag lot. The applicant's letter indicates a desire to rezone the property to R-N-B in order to build a dental office for his business, which currently operates north of the subject property on Fashion Boulevard at 6065 South. Staff has included the applicant's letter and two additional letters in support of his application from real estate professionals for the Commission's review.

### 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-1-8 zone allows single family homes and uses that are typically accessory to them, as well as schools, utilities, cemeteries, and churches with Conditional Use Permit approval.
- Proposed: The proposed R-N-B zone allows for neighborhood oriented retail and office uses as permitted or conditional uses. R-N-B zoning also allows for single and two-family development, but not for multi-family residential uses. The R-N-B zone enumerates requirements limiting the commercial and/or office development of properties in order to mitigate potential impacts to the adjacent or surrounding residential uses and creates a buffer and transition from the high-traffic corridors. The R-N-B zone also requires that the scale, location on the site, and massing of the buildings be considered, limits building heights and requires a landscaped buffer and wall adjacent to residential zoning is required.

### General Plan & Future Land Use Designations

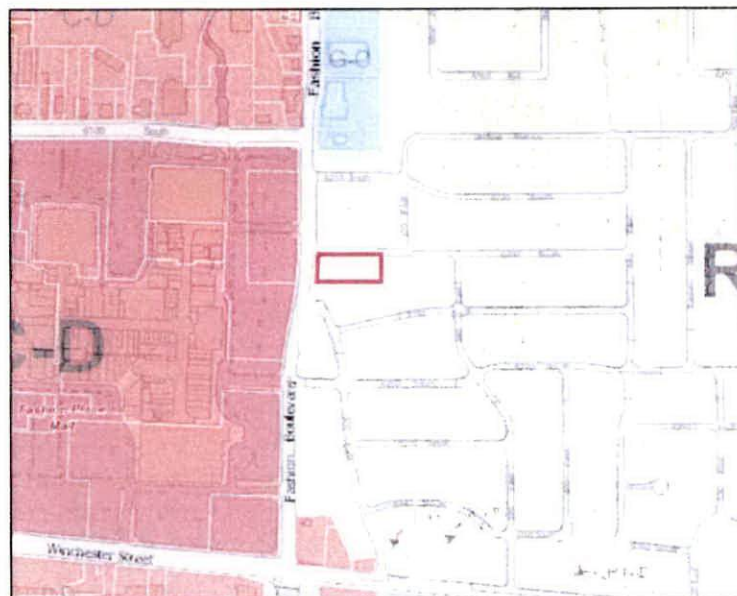
Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These

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

- Existing: The subject properties are currently designated as "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 designations 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.



This property is not directly adjacent to the areas which have been zoned or designated for non-residential uses, which is a concern. The properties to the east are in a large and well-established single-family neighborhood.

Staff finds that the request to amend both the Future Land Use Map and Zoning Map is inappropriate at this time because the change will impact an existing, established boundary between residential and non-residential zones and uses. At the same time, Staff recognizes that there is potential for change; however, that change must be carefully considered and is not appropriate for a single property. City Staff would recommend that the applicant work with adjacent property owners to see if they would like to be included in this petition or a separate rezoning petition.

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

A Planning Review Meeting was held on Monday, October 15, 2018 where the proposed amendments were considered by City Staff from various departments. There were no comments from City Departments to be forwarded to the Planning Commission at this time.

### **IV. PUBLIC INPUT**

Staff has received two letters from real estate professionals supporting the applications. The letters have been included for the Commission's review. No other public input has been received as of the date of this report.

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

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

Staff does not find compelling evidence that the use of the property for residential development (potential two-lot subdivision) is inappropriate at this time at this location. The subject property is located within a large area of residential development, including to the immediate north, south, and east.

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

The limited uses and design constraints of the proposed R-N-B zone are more appropriate for the location of the subject property than other non-residential designations; however, the removal of this single property from the residential designation would still represent an erosion of the established zoning area. It is Staff's recommendation that any appropriate consideration of a rezone would need to involve the remaining residentially zoned



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.

## REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 6623 South Fashion Boulevard from R-1-8, Single-Family Residential, to R-N-B, Residential Neighborhood Business.

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

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

Smith - G.P. +  
Rezone

**PROOF OF PUBLICATION CUSTOMER'S COPY**

CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER
MURRAY CITY RECORDER,  5025 S STATE, ROOM 113  MURRAY, UT 84107		9001341938
ACCOUNT NAME		DATE
MURRAY CITY RECORDER,		10/22/2018
TELEPHONE	ORDER # / INVOICE NUMBER	
8012642660	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	

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 6233 South Fashion Blvd., in Murray City, Salt Lake County, State of Utah. Jared Hall, Supervisor Community & Economic Development 1228771 UPALP

FILE COPY

**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

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 LORAIN GUDMUNDSON.



  
NOTARY PUBLIC SIGNATURE

# **Site Information**

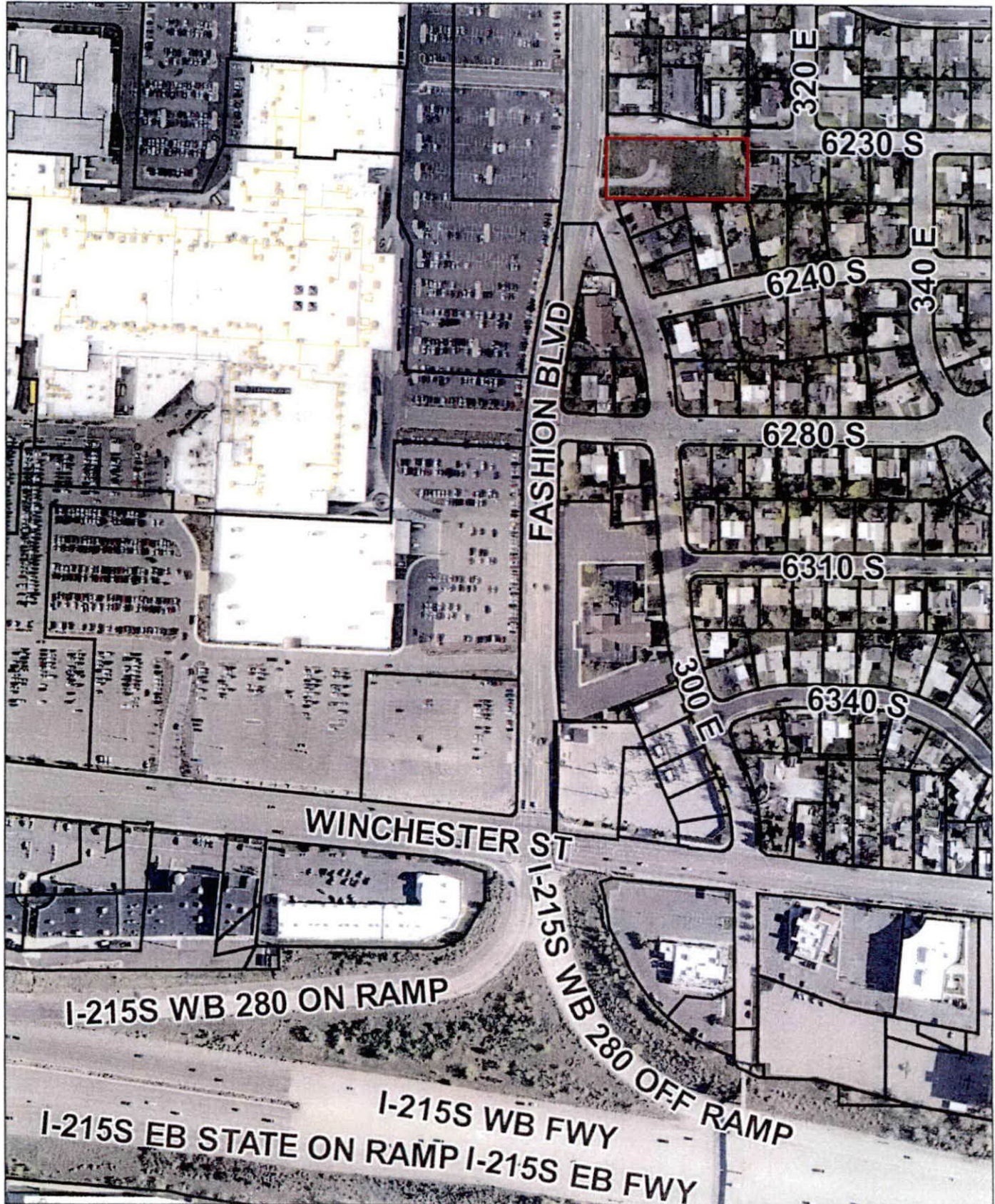




# 6233 South Fashion Boulevard



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







**MURRAY CITY CORPORATION**  
**ADMINISTRATIVE &**  
**DEVELOPMENT SERVICES**

Building Division 801-270-2400

Community & Economic Development 801-270-2420

Geographic Information Systems 801-270-2460

October 18, 2018

**NOTICE OF PUBLIC MEETING**

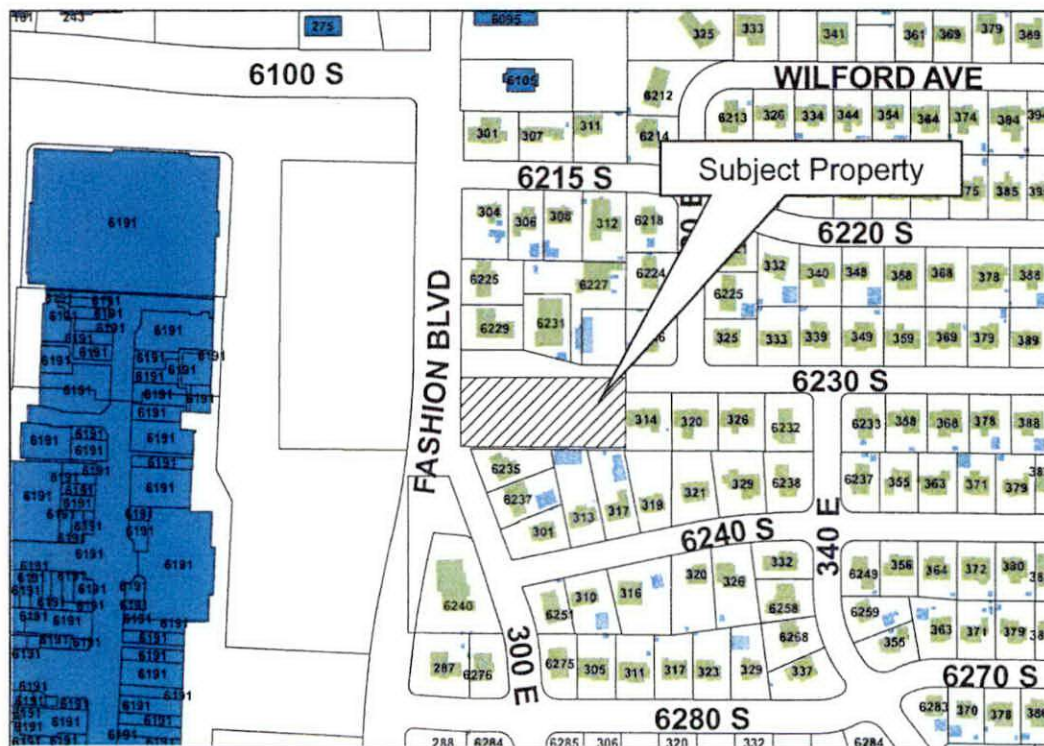
This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, November 1<sup>st</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

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.

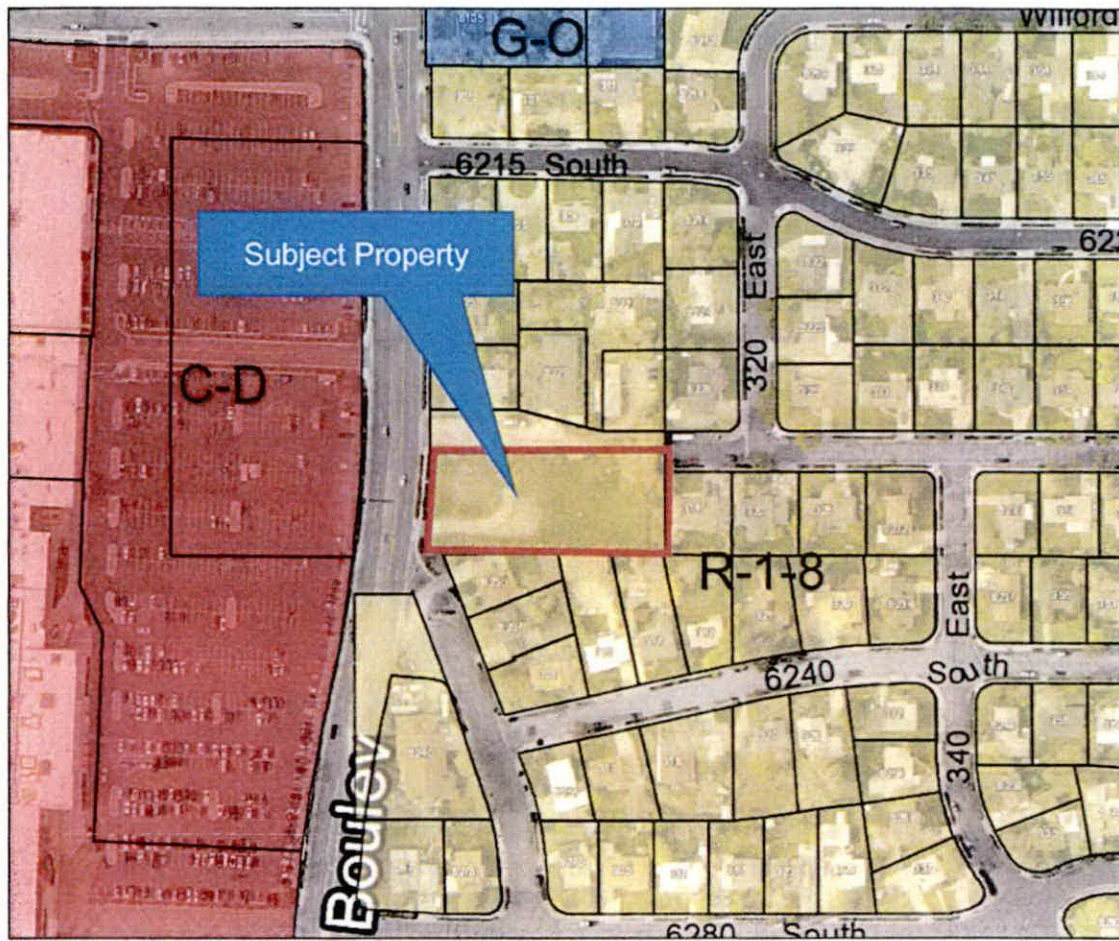
This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall, with the Murray City Community Development Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

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**



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: morganj.smith@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 techologies and care.

Authorized Signature: Morgan Smith Date: Oct 3-18

#18143

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

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

Subject Property Address: 6233 So. Fashion Blvd

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

Parcel Area: 0.88 Current Use: residential

Existing Zone: R-1-B Proposed Zone: R-N-B

Applicant Name: Morgan Smith

Mailing Address: 6065 So Fashion Blvd ste 200

City, State, ZIP: Murray UT 84107

Daytime Phone #: 801 266 4427 Fax #: 801 266 9034

Email address: morganj.smith@yahoo.com

Business Name (If applicable): see attached contract

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):

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: [Signature] Date: Oct 3-18

**Exhibit A**

**PARCEL 1:**

Beginning at a point North  $0^{\circ}01'45''$  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  $0^{\circ}01'45''$  East 98.41 feet; thence East 81.5 feet; thence South  $0^{\circ}01'45''$  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  $01^{\circ}01'45''$  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  $0^{\circ}01'45''$  East 98.41 feet; thence East 81.5 feet; thence South  $0^{\circ}01'45''$  West 98.41 feet to the point of beginning.



FILE COPY

10/14/18

To Whom This May Concern,

I am writing this letter to try to move our dental office to 6233 S Fashion Blvd. It currently is a residential zoned area. We have had a dental office in Murray, just down the street since 1978. We love Murray and the people we serve as patients. And it would be a dream to have my own building on the same street with upgraded technologies.

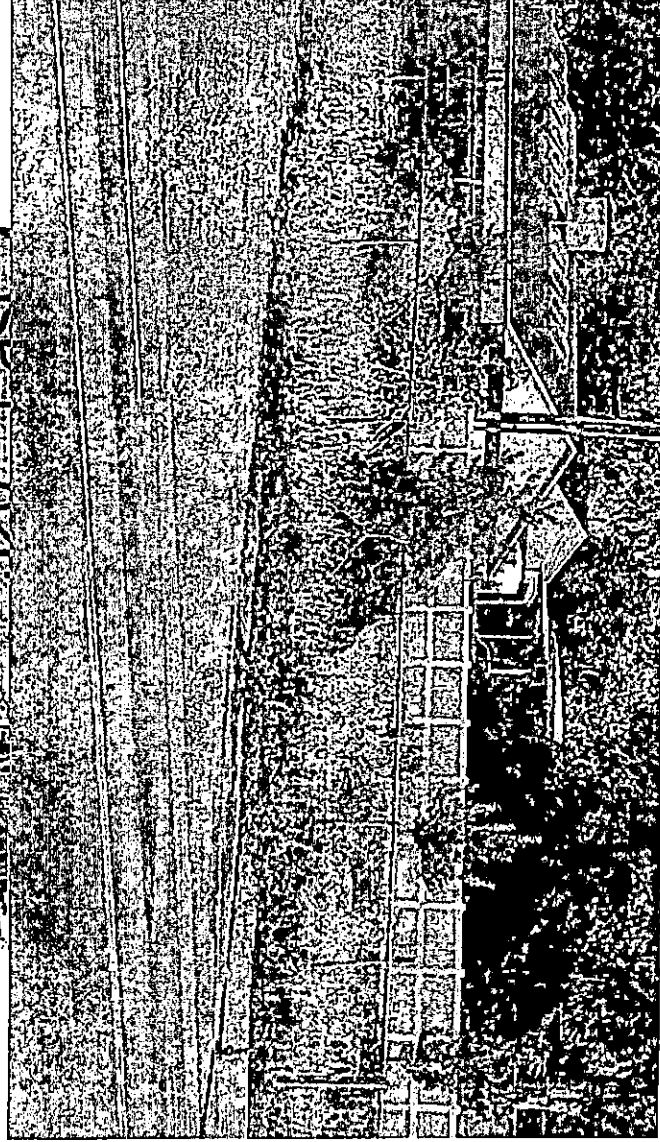
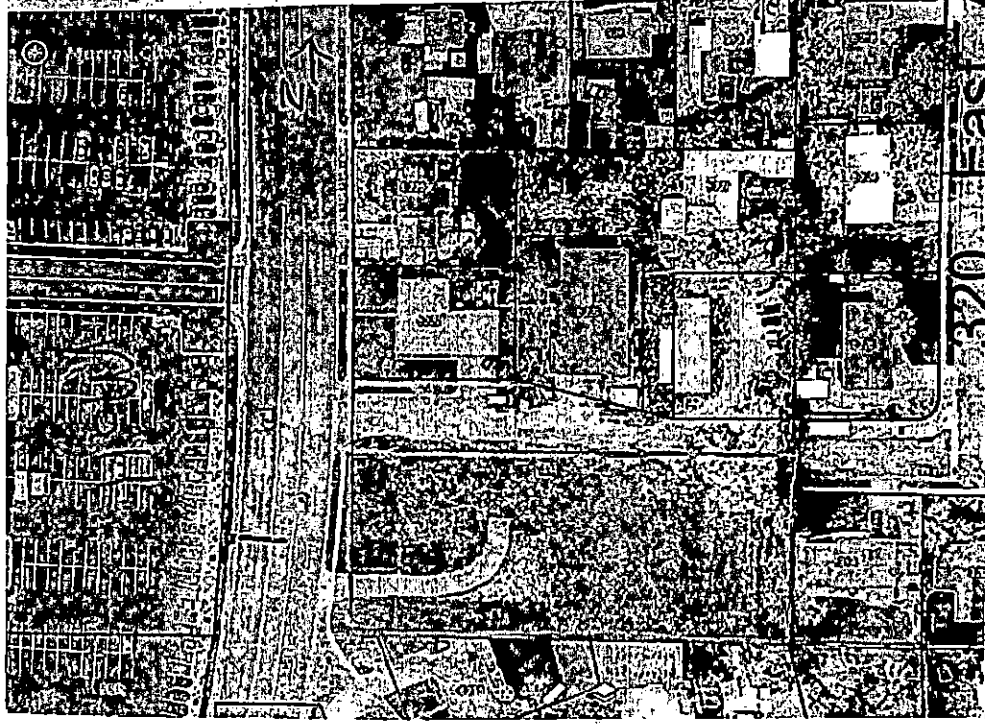
There are many reasons I hope you would consider zoning this lot to R-N-B. I will list a few. This lot has been on the residential market for 11 months, and is not had any interest in being used as residential. I feel that no-one will build on it unless it is used as commercial. It is too expensive of a lot to build homes on and to busy of a street to motivate people to put homes on it. Adjacent to both sides of this lot are no adjoining residential homes, further separating it from a normal residential community. This lot by definition is a high traffic arterial street transitioned to an adjacent residential neighborhood. On the west side it is the Fashion Place Mall. The driveway from the lot exits right onto Fashion Blvd, facing the mall, and it will not change the curb cuts at all. There are only 2 lots on the street that face the same way as this lot(which are not adjoining to this lot). I will have similar design characteristics with nearby residents, which will provide a good neighborhood fit(building material, colors, and schemes). Parking will be consolidated with a minimal number of spots. We are only open 4 days a week(Monday-Thursday, 8am-5:30pm) and only work regular hours on those days. The permit number is 6512 that I am hoping to use. The landscaping will compliment the surrounding area, and make it look even better. It will be neat and orderly. The current place I am leasing does not maintain the landscaping how I would like, and this is one reason I hope to move. There will be a low amount of light, along with a low amount of patients. The noise from a dental office is pretty much non existent. The noise of the ac and heaters will be comparable to a home. There is no odor from dental offices.

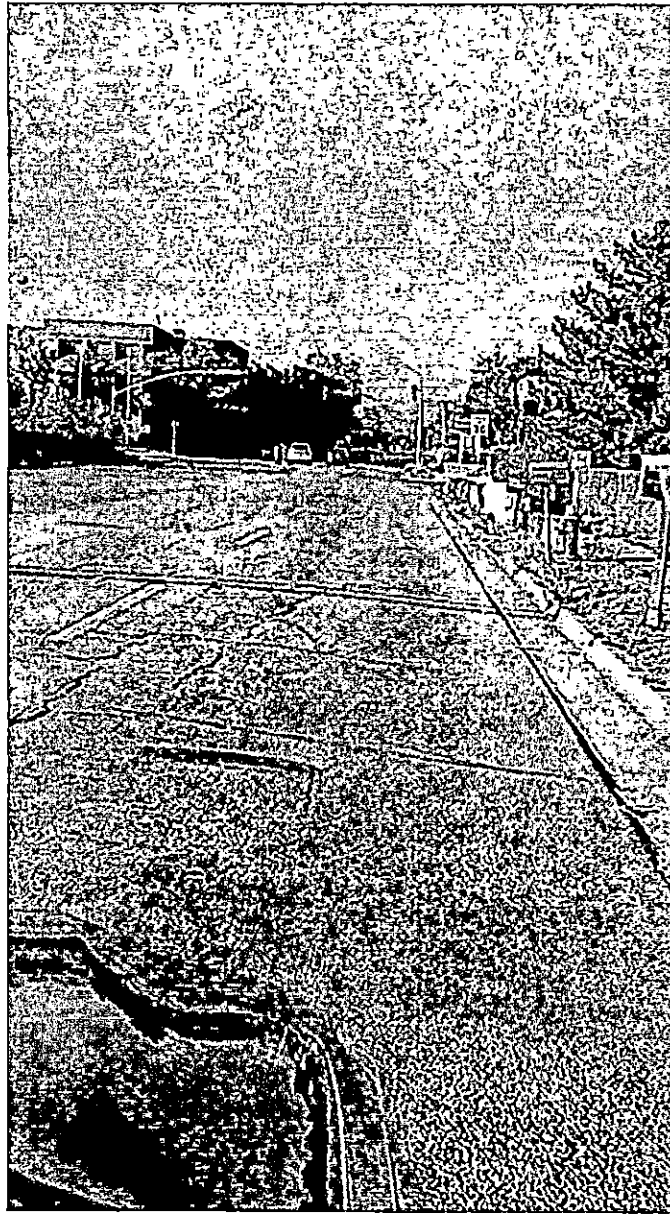
We really would like to stay in Murray. It would be wonderful to be as close as possible to our current location, to better serve our patients. We will help improve the curb appeal to the area and maintain a quiet residential feel with this location.

We thank you for your consideration of this proposal on behalf of myself, my staff, and my patients.

Morgan Smith, owner of Smith Family Dental

Please see attached pictures and lot picture and letters in attachments.







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

Thank you, Morgan Smith

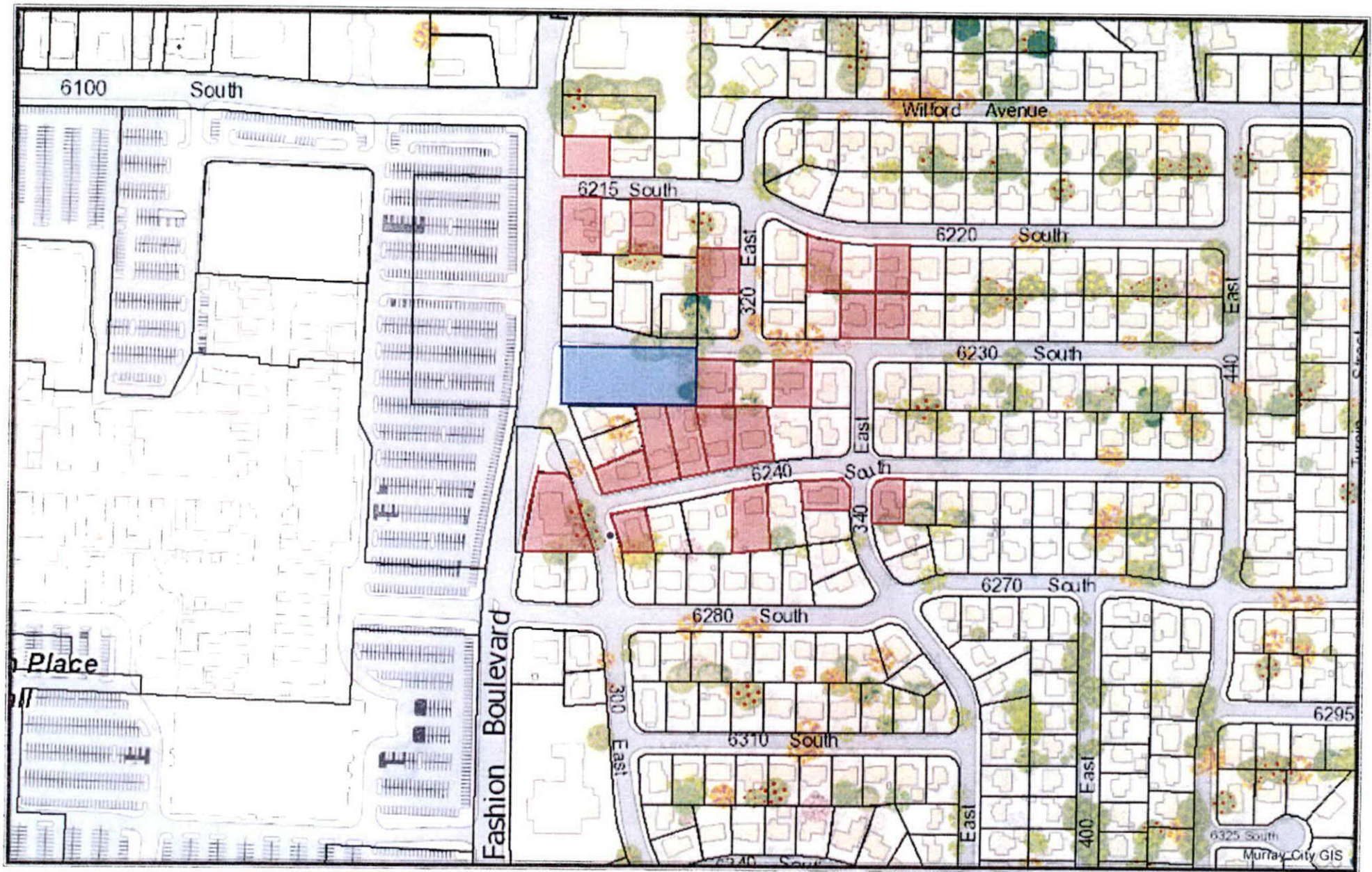




I feel it would be ok to put a dental office on 6233 S Fashion BLVD. I understand that the zoning of R-N-B is for commercial zoning buffered to residential and the building will fit within the zoning rules.

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
1. Ethel Long	6240 S. 300E	801-266-8028	Ethel Long
James Morrison	6251 S 300 E	801-211-8785	James Morrison
Shirley Francis	332 E 6240 S.	801-201-1399	Shirley Francis
Willa Miller	6249 S 310 E	801-971-3242	Willa Miller
Jack O'Leary	348 E 6220 S	801-634-7285	Jack O'Leary
Darlene Evans	332 E 6220 S.		Darlene Evans
Marka Mills	339 E 6230 S.	801-400-9423	Marka Mills
Johnnie Goff	349 E 6230 S	801-266-2078	Johnnie Goff
Robert Dill	326 E 6220 S	805-607-1144	Robert Dill
Steve Janette Thompson	314 E 6230 S	801-706-2777	Steve Janette Thompson
Valerie Lebel	6224 S 320 E	801-819-3310	Valerie Lebel
Kevin Burch	308 E 6215 S	801-231-2987	Kevin Burch
Antonia Magdonagis	304 E 6215 S	801-888-2818	Antonia Magdonagis
Johnnie Goff	301 E 6240 S	801-266-8545	Johnnie Goff
Steve Chabaz	313 E 6240	801-269-0559	Steve Chabaz
Stacy Acker	317 E 6240 S	801-265-0326	Stacy Acker
Dana & Burt	319 E 6240 S.	801-293-7067	Dana & Burt
Will Davis	320 E 6240 S.		Will Davis
DAVID EATON	301 E 6215 S.	801-705-5347	David Eaton
Alexis Smith	321 E 6240 S	801-652-5866	Alexis Smith





# Murray City

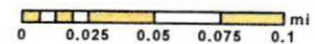
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 sources deemed reliable.



**MURRAY**



Date: 11/1/2018  
 Time: 12:18:21 PM





October 12, 2018

Murray City Economic Development  
5025 S. State Street  
Murray, Utah 84107

RE: 6233 S. Fashion Blvd

To Whom it May Concern:

I am writing regarding the above referenced parcel of ground that Dr. Morgan Smith DMD would like rezone to RNB to build a dental office for his practice. His practice has long time been located up the street at 6065 S. Fashion Blvd.

My name is Rich Bennion, and I have been a Realtor® and a real estate developer for nearly 40 years. In my long and successful career, I have developed over a million square feet of real estate, and I feel that I have a good perspective to offer regarding this parcel.

In my expert opinion I feel that 6233 S. Fashion Blvd would work well for a dental office. It could be constructed in a way that compliments the neighborhood and has a low impact on the homes surrounding it.

I also do not feel that this parcel is best suited for residential for many reasons. Fashion Blvd is a very busy street and from 5900 S to 6400 S it is mostly commercial uses, and directly across the street from this parcel is Fashion Place Mall. The homes located around this parcel are older and most are needing a lot of updating and repairs, therefore it isn't a great location for new homes to be constructed.

Please feel free to contact me with any questions.

Thank you,



Rich Bennion  
Advent Property Advisors, Inc.

FILE COPY

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

SMITH FAMILY DENTAL GP & Rezone  
P/C 11/1/18  
Project #18-142 & 18-143  
300' radius + affected entities

Alder, William G & Judy D; Trs  
(Wg&Jdar) Tr)  
317 E 6240 S  
Murray UT 84107

Allred, Owen A; Tr  
Po Box 617905  
Chicago IL 60661

Baddley, Larry R; Tr (Lb Trust)  
6237 S 300 E  
Murray UT 84107

Banner, Bonnie P  
319 E 6240 S  
Murray UT 84107

Bisby, Ashley B & Emily A; Jt  
333 E 6230 S  
Murray UT 84107

Burch, Gail L & Donna A; Trs  
17034 Spring Valley Rd  
Mayer AZ 86333  
\*\* returned in mail\*\*

Chaffos, Steven  
313 E 6240 S  
Murray UT 84107

Collard, Zack & Mclacalan, Courtney; Jt  
6238 S 340 E  
Murray UT 84107

Cox, Ethan  
325 E 6230 S  
Murray UT 84107

Davis, Willard M  
329 E 6240 S  
Murray UT 84107

Evans, David J S & Darlene L; Trs  
332 E 6220 S  
Murray UT 84107

Francis, Saydee R  
332 E 6240 S  
Murray UT 84107

Garcia, Teresa M  
6225 S Fashion Blvd  
Murray UT 84107

Gardner, Deanne  
306 E 6215 S  
Murray UT 84107

Ginsberg, Adam L  
320 E 6240 S  
Murray UT 84107

Graves, Wendy D & Patrick J; Jt  
6225 S 320 E  
Murray UT 84107

Hafen, Conner  
6226 S 320 E  
Murray UT 84107

Haynes, Dorothy L  
316 E 6240 S  
Murray UT 84107

Hernandez, Rosie & Garcia, Dolores F;  
Jt  
599 W 5900 S  
Murray UT 84123

Jaynes, Roger D & Sandra R; Trs  
6229 S Fashion Blvd  
Murray UT 84107

Jaynes, Sandra R & Rowley, Calvin M;  
Tc  
6229 S Fashion Blvd #Rear  
Murray UT 84107

Jenkins, Janiel  
6227 S Fashion Blvd  
Murray UT 84107

Jennings, Thomas  
324 E 6220 S  
Murray UT 84107  
\*\* returned in mail\*\*

Johnston, Lois I; Tr (Lij Fmly Tr)  
6218 S 320 E  
Murray UT 84107

Koll, Derek & Rachel; Trs  
2819 E St Marys Wy  
Salt Lake City UT 84108

Lambourne, Tyler J & Claudia; Jt  
326 E 6240 S  
Murray UT 84107

Miller, Leslie  
Po Box 65644  
Salt Lake City UT 84165

Moore, Jana C  
6258 S 340 E  
Murray UT 84107

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 li 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



P/C AGENDA MAILINGS  
"AFFECTED ENTITIES"  
Updated 11/2017

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

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

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

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

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

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

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

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

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

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

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

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

CENTRAL UTAH WATER DIST  
355 W UNIVERSITY PARKWAY  
OREM UT 84058

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKWY  
SANDY UT 84070

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

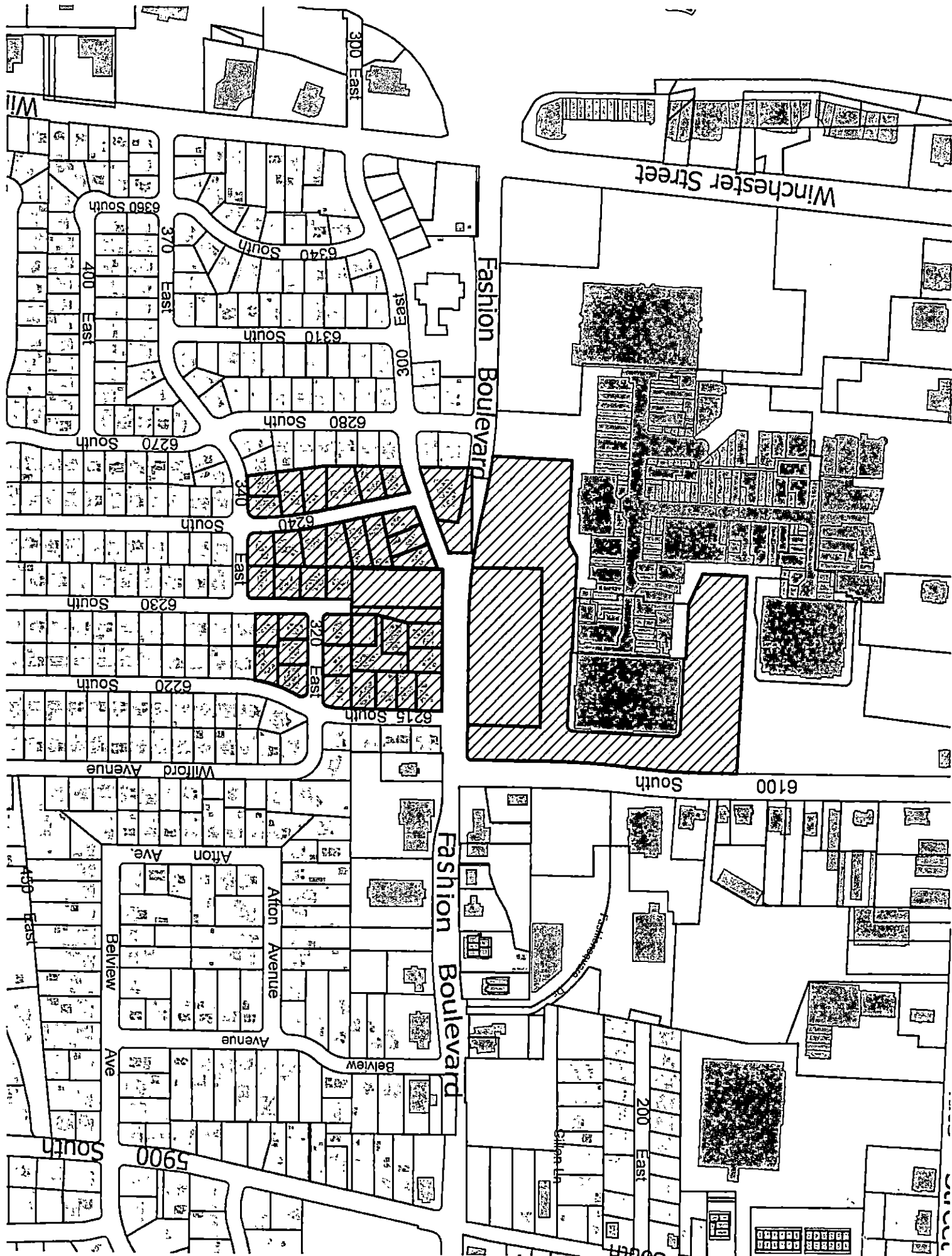
COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

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

**GENERAL PLAN MAILINGS:**

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

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114





**MURRAY**


## Community & Economic Development

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

#### Council Action Request

Committee of the Whole

Meeting Date: December 4, 2018

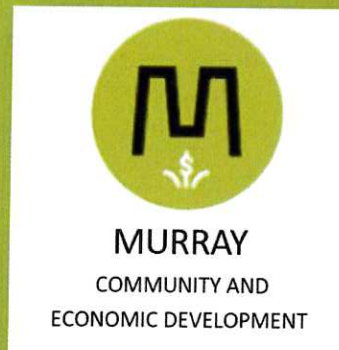
<b>Department Director</b> Jim McNulty  <b>Phone #</b> 801-270-2477  <b>Presenters</b> Jim McNulty          <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>  Blair Camp  <b>Date</b> November 20, 2018	<b>Purpose of Proposal</b> Proposed General Plan and Zoning Map Amendment.  <b>Action Requested</b> Informational discussion prior to scheduled action on December 11, 2018.  <b>Attachments</b> PowerPoint presentation attached.  <b>Budget Impact</b> No Budget impact.  <b>Description of this Item</b> 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.
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# COMMITTEE OF THE WHOLE

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December 4, 2018





# Smith Family Dental General Plan And Zoning Map Amendment

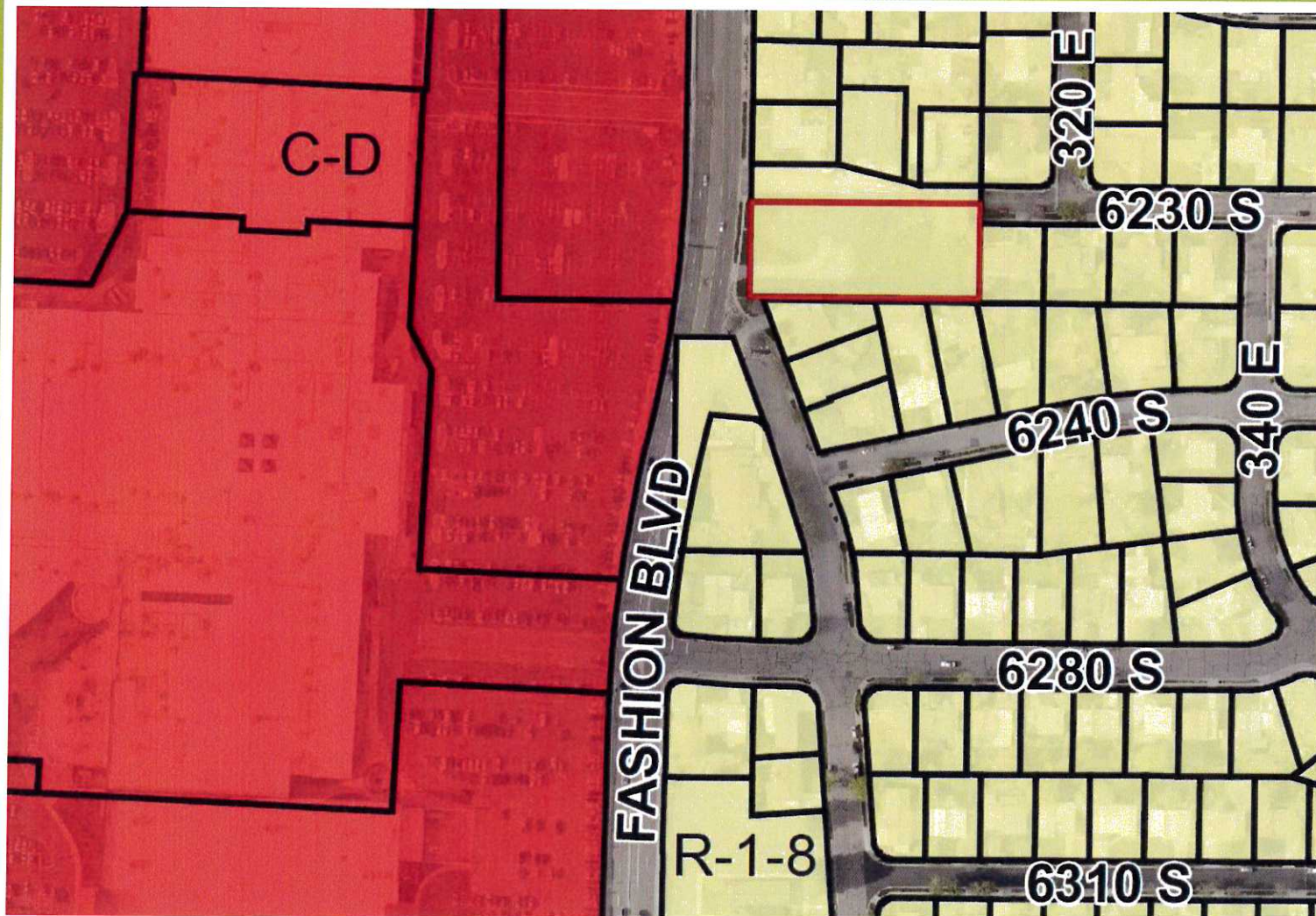
6233 South Fashion Boulevard



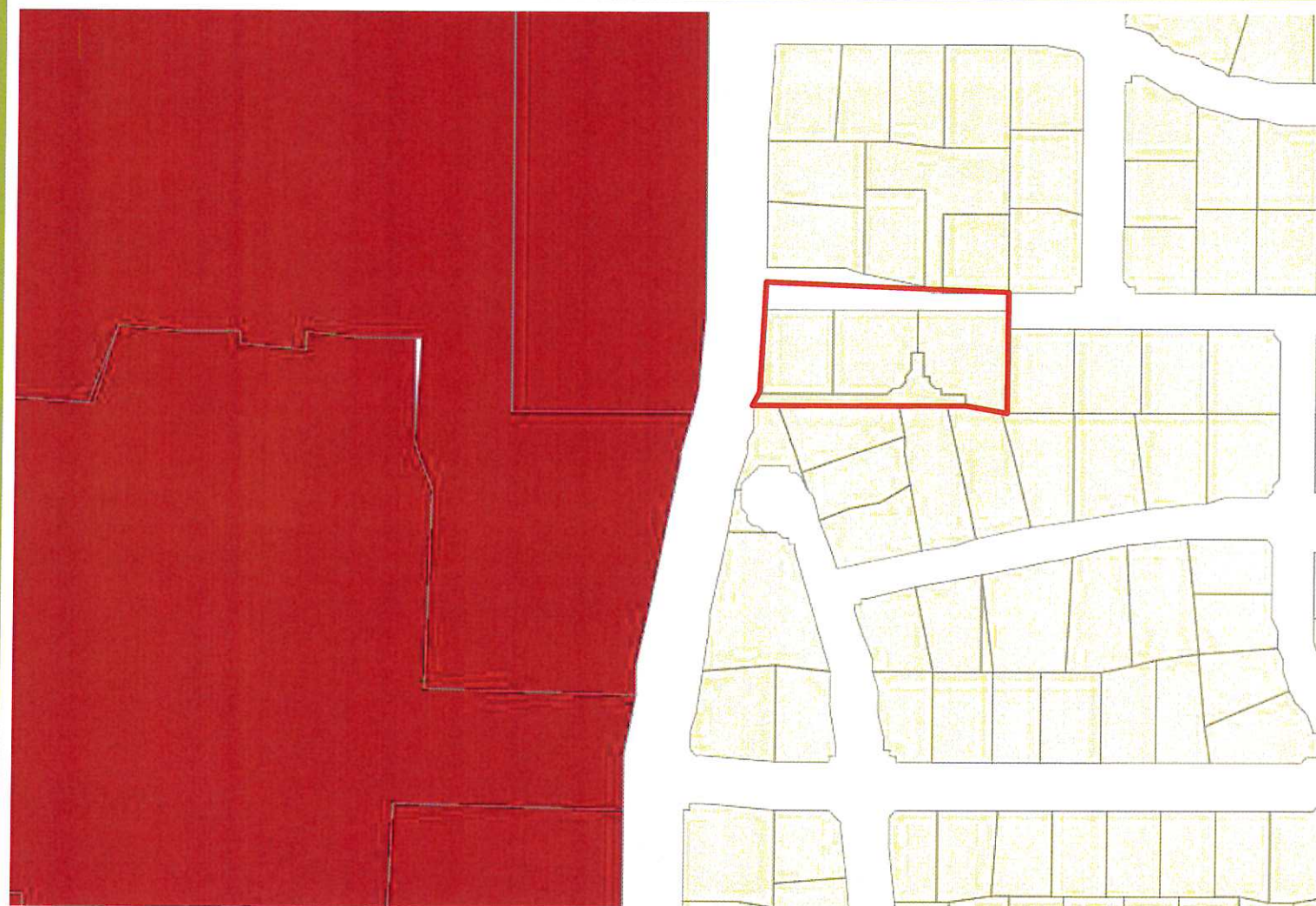












## Future Land Use Categories

- 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

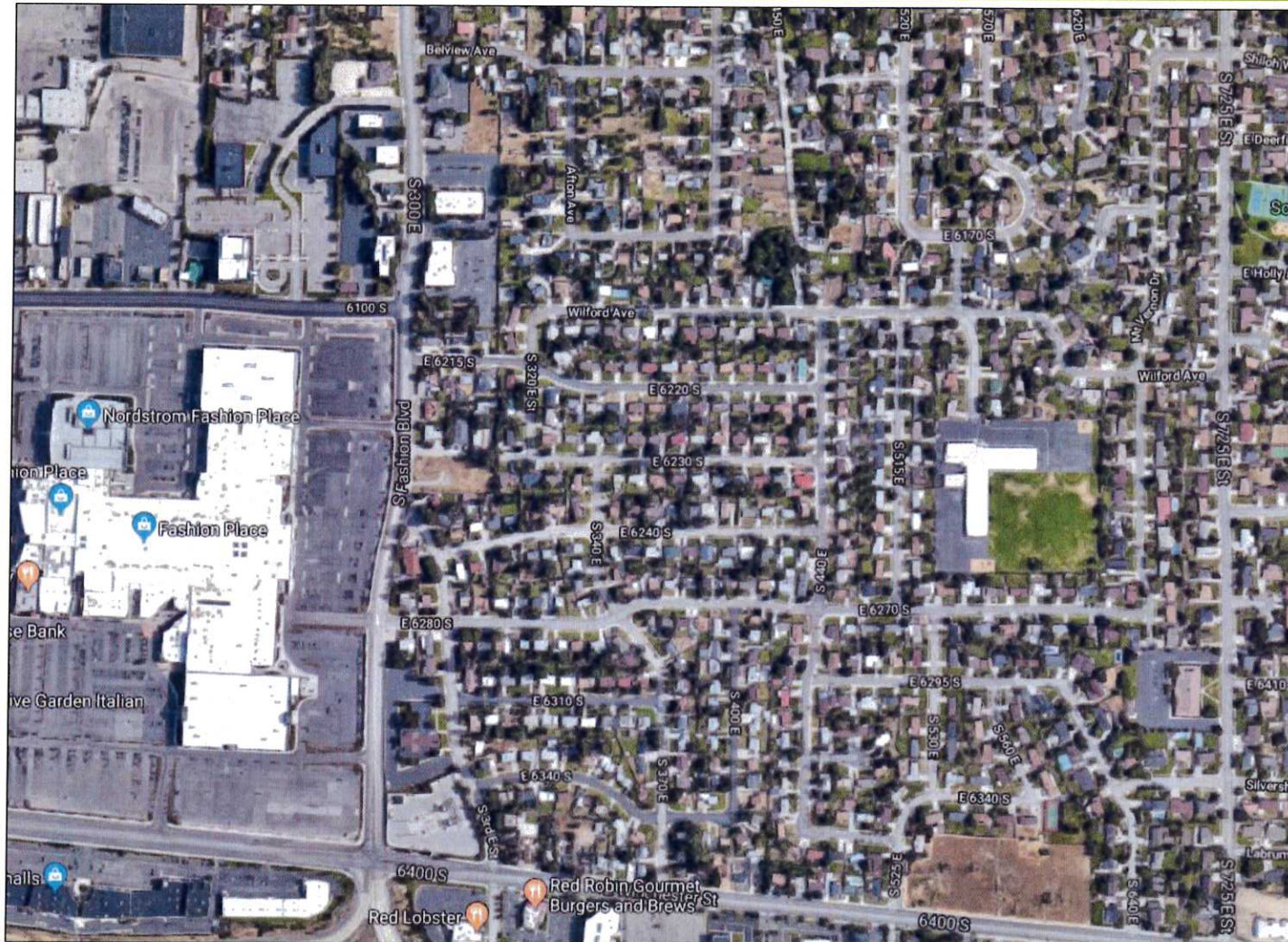
- Commuter Rail Node
- TRAX Light Rail Node
- Community Node
- Neighborhood Node
- City Boundary











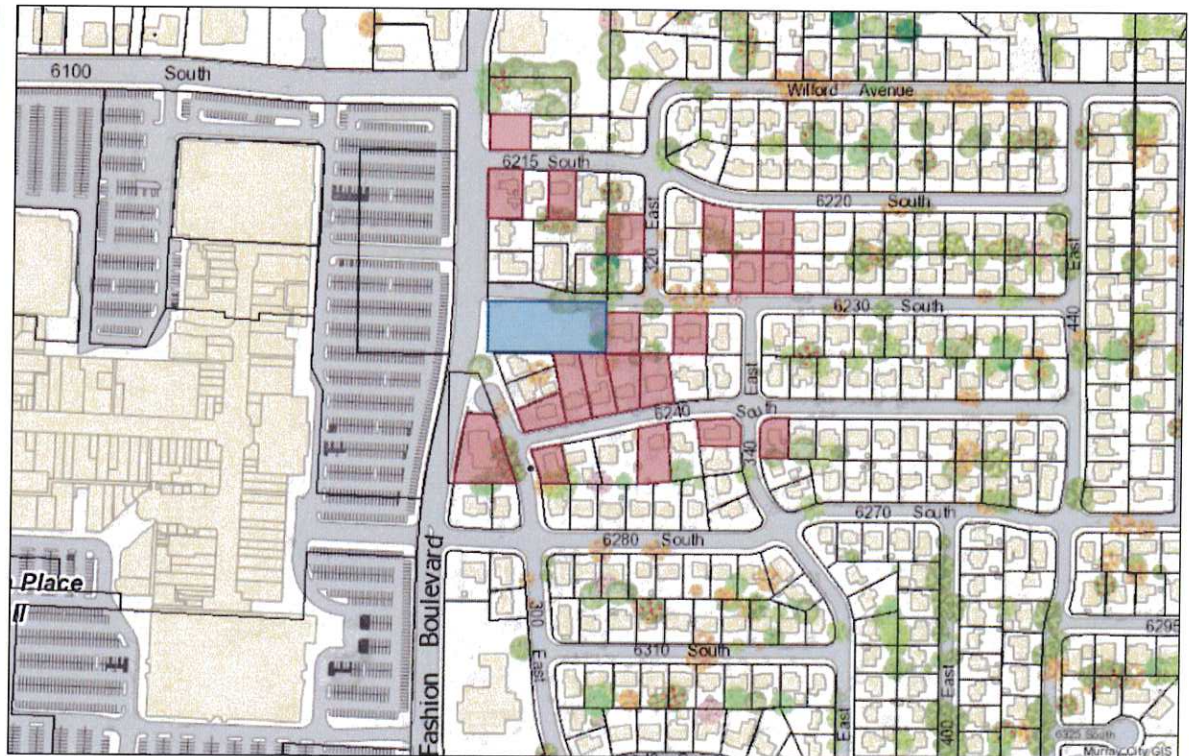






I feel it would be ok to put a dental office on 6233 S Fashion BLVD. I understand that the zoning of R-N-B is for commercial zoning buffered to residential and the building will fit within the zoning rules.

NAME	ADDRESS	PHONE NUMBER	SIGNATURE
I. Blair Long	6240 S. 300E	801-266-9018	I. Blair Long
Tanya Pearson	6251 S 300 E	801-211-8785	Tanya Pearson
Shirley Thomas	332 E 6240 S	801-201-1399	Shirley Thomas
Wanda Miller	6244 S 310 E	801-971-3242	Wanda Miller
Jackie O'Brien	348 E 6220 S	801-484-7285	Jackie O'Brien
Darlene Wachs	332 E 6220 S		Darlene Wachs
Nancy Mills	319 E 6230 S	801-400-9423	Nancy Mills
Janice Guffy	349 E 6230 S	801-266-2078	Janice Guffy
Bobbi-Jean Lee	326 E 6220 S	801-607-1149	Bobbi-Jean Lee
Steve Janet Thomas	314 E 6230 S	801-706-2777	Steve Janet Thomas
Valerie Lebel	6244 S 300 E	801-819-3310	Valerie Lebel
Kevin Burch	308 E 6215 S	801-231-2987	Kevin Burch
John H. Henderson	304 E 6215 S	801-888-2818	John H. Henderson
John P. Lee	301 E 6240 S	801-266-8505	John P. Lee
Steve Chaffin	313 E 6240	801-269-0559	Steve Chaffin
Debbie O'Leary	317 E 6240 S	801-265-0326	Debbie O'Leary
Donna S. Bunn	319 E 6240 S	801-293-7067	Donna S. Bunn
Will Davis	320 E 6240 S		Will Davis
DAVID EATON	301 E 6215 S	801-705-5347	DAVID EATON
Alexis Smith	321 E 6240 S	801-652-5806	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

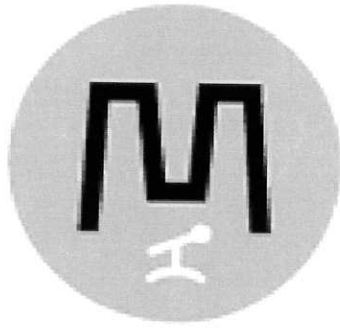
Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located at 6233 South Fashion Boulevard from R-1-8, Single-Family Residential, to R-N-B, Residential Neighborhood Business.

## 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 COUNCIL

# New Business Item #1



**MURRAY**


## Finance & Administration Department

### Comprehensive Annual Financial Report (CAFR) Discussion

#### Council Action Request

Committee of the Whole

Meeting Date: December 4, 2018

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

ACKNOWLEDGE COMPLETION AND RECEIPT OF THE  
INDEPENDENT AUDIT FOR FISCAL YEAR 2017-2018 AND  
ORDER THAT NOTICE BE PUBLISHED PURSUANT TO SECTION  
10-6-152 OF THE UTAH CODE.

WHEREAS, sections 10-6-151, 51-2a-201 and 51-2a-202 of the Utah Code require the City to have, at least annually, an independent audit of its accounts by a certified public accountant; and

WHEREAS, pursuant to section 10-6-152 of the Utah Code, within ten (10) days following receipt of the independent audit, the City is required to publish notice advising the public that the audit is complete and available for inspection; and

WHEREAS, the City retained Keddington and Christensen, certified public accountants, to do an independent audit of the City's accounts for fiscal year 2017-2018; and

WHEREAS, Keddington and Christensen has completed the independent audit of the City's accounts for fiscal year 2017-2018; and

WHEREAS, Keddington and Christensen has presented the independent audit to the Mayor and Murray City Municipal Council; and

WHEREAS, the Murray City Municipal Council wants to acknowledge receipt of the completed audit and order that notice be published pursuant to section 10-6-152 of the Utah Code.

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

It hereby acknowledges that the independent audit of the City's accounts for fiscal year 2017-2018 has been completed by Keddington and Christensen and submitted to the Murray City Municipal Council. As required by section 10-6-152 of the Utah Code, the City Recorder is directed to publish notice, advising the public that the independent audit is complete and available for inspection.

PASSED AND APPROVED this     of December, 2018.

MURRAY CITY MUNICIPAL COUNCIL

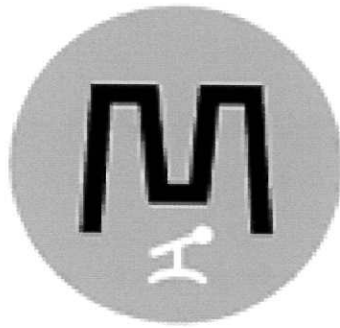
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Diane Turner, Chair

ATTEST:

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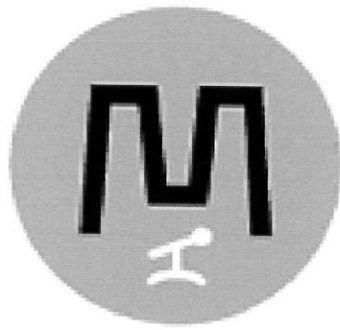
Jennifer Kennedy, City Recorder





**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

**Adjournment**