

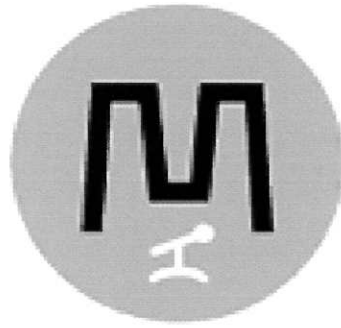
**MURRAY**  
CITY COUNCIL

# 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**

---

The Murray City Municipal Council met on Tuesday, January 8, 2019 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:**

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	Kristin Reardon	Police Department
Joe Tarver	Deputy Police Chief	Jon Harris	Fire Chief
Danny Astill	Public Works Director	Kim Sorensen	Parks and Recreation Director
Jim McNulty	Development Services Manager	Patricia Cook	Senior Recreation Center Director
Melinda Greenwood	Community Development Director	Rob White	IT Director
Michelle Lundeen	Power Department	Brandon Lundeen	Building Department
Scouts		Citizens	

## **Opening Ceremonies**

Call to Order – Mr. Brass called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Craig Burnett, Police Chief

## **Approval of Minutes**

Council Meeting – December 4, 2018

Council Meeting – December 11, 2018

MOTION: Mr. Cox moved to approve both sets of minutes. The motion was SECONDED by Ms. Turner. Voice vote taken, all "ayes."

### **Special Recognition**

A moment of silence was held for Officer Joseph Shinnars from the Provo Police Department who was killed in the line of duty on January 5, 2019

1. Murray City Council Employee of the Month, Captain Stephen Olson, Murray City Fire Department.

Staff Presentation: Brett Hales, Councilmember and Jon Harris, Fire 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 Captain Olson with a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Captain Olson for all he does for the City.

Chief Harris spoke about Captain Olson's career with Murray City and Captain Olson introduced his family.

2. Swearing-In New Murray City Police Officer, Aaron Capes.

Staff Presentation: Craig Burnett, Police Chief

Chief Burnett introduced Officer Capes and spoke about his career experience. The Oath of Office Ceremony was conducted by Jennifer Kennedy, City Recorder and Officer Capes introduced his family.

Mayor Camp noted that tomorrow, January 9, is Law Enforcement Appreciation Day.

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

Jasmine Walton – NeighborWorks Salt Lake

Ms. Walton invited everyone to attend the open house that NeighborWorks will be holding on February 20, 2019.

### **Consent Agenda**

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

1. Consider confirmation of the Mayor's appointment of Peter L. Klinge to the Murray Arts Advisory Board for a three-year term to expire January 15, 2022.
2. Consider confirmation of the Mayor's reappointment of Dana Dmitrich to the Murray Parks and Recreation Advisory Board for a three-year term to expire January 1, 2022.
3. Consider confirmation of the Mayor's reappointment of Jeffrey A. Beal to the Murray



Parks and Recreation Advisory Board for a three-year term to expire January 1, 2022.

4. Consider confirmation of the Mayor's appointment of Max Derrick to the Murray Senior Recreation Center Advisory Board for a three-year term to expire February 1, 2022.
5. Consider confirmation of the Mayor's appointment of Sandra Jones to the Murray Senior Recreation Center Advisory Board to fulfill an unexpired term ending February 1, 2021.

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

Council roll call vote:

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

Motion passed 5-0

**Public Hearings**

Staff and sponsor presentations, and public comment will be given prior to Council action on the following matters.

1. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 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. (See Attachment 1 for slides used during this presentation.)

Applicant: Anton Rezac

Staff Presentation: Jim McNulty, Development Services Manager

Mr. McNulty gave some information on the property noting that it is currently zoned as agricultural and the applicant is proposing to rezone it to R-1-8 to put in some single-family homes. He showed a map of the property, a map of the property's current zoning, and a map of the future zoning of the property. Mr. McNulty noted that both the Planning Commission and staff are recommending approval of this proposal.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Nicponski moved to adopt the ordinance. The motion was SECONDED by Mr. Hales.

Council roll call vote:

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

Motion passed 5-0

**Business Items**

1. Election of Chair and Vice-Chair of the Murray City Municipal Council for calendar year 2019.

Mr. Brass asked for nominations for Council Chair.

Mr. Cox nominated Dave Nicponski for Council Chair. No other nominations were given.

Council roll call vote:

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

Vote 5-0

Dave Nicponski was elected Council Chair for the year 2019.

---

Mr. Brass asked for nominations for Council Vice-Chair.

Mr. Hales nominated Dale Cox for Council Vice-Chair. No other nominations were given.

Council roll call vote:

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

Vote 5-0

Dale Cox was elected Council Vice-Chair for the year 2019.

2. Election of Chair and Vice-Chair of the Murray City Budget and Finance Committee for calendar year 2019.

Mr. Brass asked for nominations for Chair of the Budget and Finance Committee.

Mr. Nicponski nominated Brett Hales for Chair of the Budget and Finance Committee. Mr. Hales nominated Diane Turner for Chair of the Budget and Finance Committee

A secret ballot vote took place. Jennifer Kennedy counted the votes and announced that Diane Turner received all five votes. Diane Turner was elected Chair of the Budget and Finance Committee for the year 2019.

---

Mr. Brass asked for nominations for Vice-Chair of the Budget and Finance Committee.

Mr. Nicponski nominated Brett Hales for Vice-Chair of the Budget and Finance Committee. No other nominations were given.

Council roll call vote:

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

Vote 5-0

Brett Hales was elected Vice-Chair of the Budget and Finance Committee for the year 2019.

3. Consider a resolution approving the Mayor's appointment of representatives to boards of Interlocal Entities

Staff Presentation: Mayor Blair Camp

Mayor Camp went over his proposed appointments to the boards of Interlocal Entities. He said most of the appointments were the same as the previous year. He noted two changes to this year's appointments. Jim McNulty will now be serving as the city's representative on the NeighborWorks Salt Lake Board and Mayor Camp will be serving on the Jordan River Commission with Kim Sorensen as the alternate representative.

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

Council roll call vote:

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

Motion passed 5-0

4. Consider a resolution ratifying the creation of an Information Technology Department Database/System Analyst position.

Staff Presentation: Robert White, IT Director

Mr. White explained that the current Database/System Analyst has been deployed. He said this position is critical to the IT Department, especially since the city is getting ready to implement a new utility billing program.

Mr. Brass agreed that this position is critical to the IT Department.

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

Council roll call vote:

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

Motion passed 5-0

5. Consider a resolution providing advice and consent to the Mayor's appointment of Melinda Greenwood as the City's Community and Economic Development Department Director.

Staff Presentation: Mayor Blair Camp

Mayor Camp introduced Ms. Greenwood noting that the Council had the opportunity to meet with her and ask her questions in the Committee of the Whole meeting that was held right before tonight's City Council meeting.

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

Council roll call vote:

Ms. Turner     Aye

Mr. Hales     Aye  
Mr. Nicponski Aye  
Mr. Cox       Aye  
Mr. Brass     Aye

Motion passed 5-0

The Oath of Office Ceremony was conducted by Jennifer Kennedy, City Recorder.

6. Consider 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.

Staff Presentation: Jim McNulty, Development Services Manager

Mr. McNulty said the Building Department would like to make some changes to the Building Permit Fees. He noted that the city's Building Official attended the December 11, 2018 Committee of the Whole meeting and went over some of the changes he would like to see made. Mr. McNulty noted these changes would help streamline things in the Building Department.

Ms. Turner stated she feels these changes will be positive for the Building Department.

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

Council roll call vote:

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

Motion passed 5-0

7. Consider a resolution approving a Cooperative Agreement between Murray City Corporation (the "City") and the Utah Division of Forestry, Fire and State Lands ("DFFSL") to provide funding for law enforcement patrols along the Jordan River. – Chief Burnett presenting.

Staff Presentation: Craig Burnett, Police Chief

Chief Burnett explained this money, up to \$25,000, was allocated to the city from the State last year. The Police Department is doing a lot of work down along the Jordan River, but they need some additional patrols done in that area. This money will pay for overtime to allow additional patrols along the Jordan River.

Ms. Turner asked for clarification on what “up to \$25,000” means.

Chief Burnett replied this money will be used for overtime pay and the city will be reimbursed any money used for overtime, up to \$25,000.

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

Council roll call vote:

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

Motion passed 5-0

**Mayor’s Report and Questions**

Mayor Camp went over the following items:

- The city has hired GSBS Architects and Layton Construction to work on the new City Hall
- Monday, January 21, 2019 is Martin Luther King Day. There will be a concert at Murray High school that night at 7:00 p.m. He invited everyone to attend.
- The city will be participating in the rain barrel program again this year and will be receiving at least 200 barrels. More details will be available around the beginning of April.

**Adjournment**

The meeting was adjourned at 7:17 p.m.

---

Jennifer Kennedy, City Recorder

# Attachment 1

# CITY COUNCIL MEETING

January 8, 2019



1

## 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



2





3

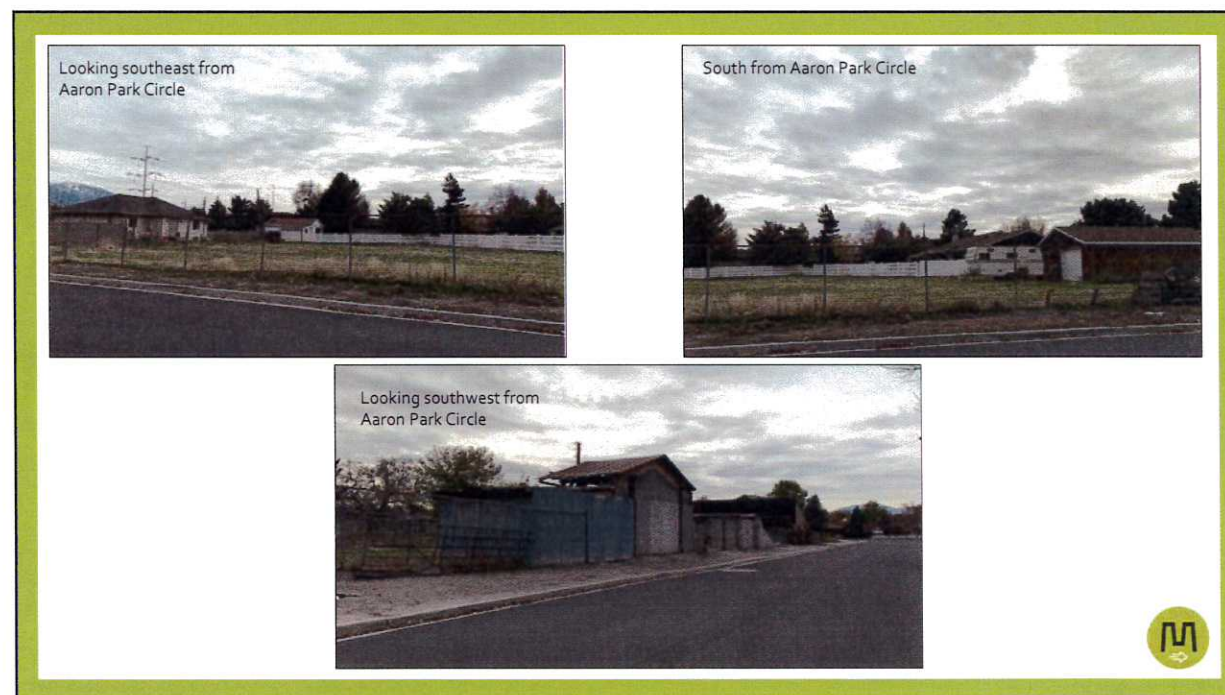


4





5



6



7

## Staff Recommendation to Amend the Murray City Zoning Map

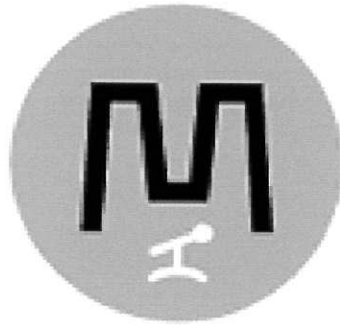
Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map for the property located at 5668 South Bullion Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.

## 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.



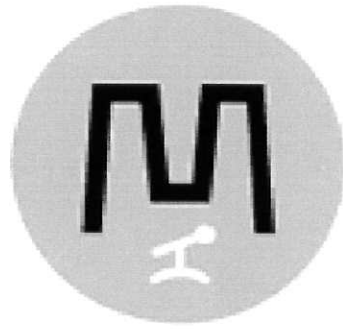
8



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Consent Agenda




## Mayor's Office

### Reappointment of Haley Oliphant to the Arts Advisory Board

#### Council Action Request

#### Council Meeting

Meeting Date: January 22, 2019

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Reappointment of board member
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Haley Oliphant to the Arts Advisory Board
<b>Presenters</b> Mayor Camp	<b>Attachments</b> See attached resume
	<b>Budget Impact</b> No budget impact
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Haley Oliphant has agreed to be reappointed to the Arts Advisory Board for a two-year term, ending January 15, 2021
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> December 26, 2018	



# Haley M. Oliphant

801-462-5568

[haleyoliphant@gmail.com](mailto:haleyoliphant@gmail.com)

@oliphant\_haley

## Education

### University of Utah

- Class of 2020
- English BA (3.85 GPA)
- Utah Flagship Scholarship (formerly Honors at Entrance)
  - Awarded to students who show exemplary academic achievement

## Experience

### The Daily Utah Chronicle (January 2017—present)

- Digital Managing Editor (Summer 2018—present)
  - Manage all online content from multiple desks
  - Manage social media accounts and weekly email blasts
  - Provide well-written content for online
  - Help hire skilled students to contribute to various desks
  - Train desk editors
  - Brainstorm story ideas with desk editors
- Arts Desk Assistant Editor (Fall 2017—Spring 2018)
  - Manage online stories including deadlines, editing, and content
  - Provide well-written content for online and print issues
  - Help hire skilled students to write for the desk
  - Train writers in AP Style and WordPress
  - Brainstorm story ideas with writers
- Arts Desk Writer (Spring 2017)
  - Provide well-written content for online and print issues

### The Dinner Detective (August 2016—February 2018)

- Required to play multiple roles on the spot
- Come prepared with own props and specified script

## Skills

Singer, Dancer, Actor, Basic Computer Programming, Proficient in WordPress, Solid Grasp of Social Media Platforms, Knowledge of AP Style and InCopy

## References:

Kim Brenneisen (Former Managing Editor of Daily Utah Chronicle): 801-556-7007, [kimbrenneisen@gmail.com](mailto:kimbrenneisen@gmail.com)



**MURRAY**


## Mayor's Office

### Appointment of Andy Hulka to the MCCD Design Review Committee

#### Council Action Request

#### Council Meeting

Meeting Date: January 22, 2019

<b>Department Director</b> Melinda Greenwood	<b>Purpose of Proposal</b> Appointment of new board member
<b>Phone #</b> 801-270-2420	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Andy Hulka to the MCCD Design Review Committee
<b>Presenters</b> Mayor Camp	<b>Attachments</b> See attached resume
	<b>Budget Impact</b> No budget impact
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Andy Hulka has agreed to be appointed to the MCCD Design Review Committee for a three-year term, ending January 5, 2022.
<b>Is This Time Sensitive</b> Yes	Mr. Hulka replaces Jay Bollwinkle, who completed three full terms.
<b>Mayor's Approval</b> 	
<b>Date</b> December 31, 2018	



# ANDY HULKA

## CITY PLANNER

801-441-9269 andrew.hulka@gmail.com

### EDUCATION

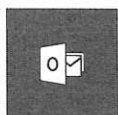
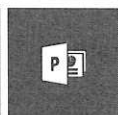
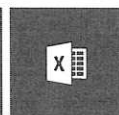
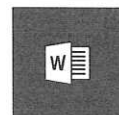


**UNIVERSITY OF UTAH**  
MASTER OF CITY AND METROPOLITAN  
PLANNING, 2015 - 2018



**BRIGHAM YOUNG UNIVERSITY**  
BACHELORS OF POLITICAL SCIENCE,  
2007 - 2013

### SKILLS



### EXPERIENCE

#### **Cottonwood Heights City, Associate Planner**

2016 - Current

- Assisted with long-range planning projects including the Wasatch Boulevard Area Master Plan, Fort Union Corridor Plan, and Open Space Master Plan.
- Project manager for planning applications including subdivisions, planned unit developments, conditional use permits, zone map amendments, and variances.
- Presented projects at public meetings before the City Council, Planning Commission, Board of Adjustment, and Administrative Hearing Officer.
- Reviewed projects for design compliance against the city's Architectural Design Guidelines and presented projects to the Architectural Review Commission.

#### **Bountiful City, Assistant Planner**

2014 - 2016

- Encouraged economic development by creating a business survey and assisting in the city's first business symposium.
- Facilitated neighborhood involvement by planning the Val Verda Neighborhood Open House.
- Researched and drafted new parking ordinance for the city's Downtown Zone.

#### **Office of Legislative Research and General Counsel, Legislative Intern**

2013

- Full-time assistant to state representatives Keith Grover and Doug Sagers.
- Responded to constituent emails, designed and wrote content for weekly newsletters, wrote talking points for proposed bills, tracked and summarized bills.
- Researched and summarized the Utah Code to evaluate proposed changes to the law.

### MEMBERSHIPS & AFFILIATIONS

- American Planning Association - Utah Chapter Member
- Utah Emerging Planner Group - Volunteer
- Congress for the New Urbanism - Member
- Bike Utah - Member
- Salt Lake County Bike Ambassador



**MURRAY**


## Mayor's Office

Reappointment of Christine Clark to the Murray  
Senior Recreation Center Advisory Board

### Council Action Request

#### Council Meeting

Meeting Date: January 22, 2019

<b>Department Director</b> Kim Sorensen Trish Cooke <b>Phone #</b> 801-284-4237 <b>Presenters</b> Mayor Camp  <b>Required Time for Presentation</b>  <b>Is This Time Sensitive</b> Yes <b>Mayor's Approval</b>  <b>Date</b> December 10, 2018	<b>Purpose of Proposal</b> Reappointment of board member.  <b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Christine Clark to the Senior Recreation Center Advisory Board <b>Attachments</b> See attached resume  <b>Budget Impact</b> No budget impact  <b>Description of this Item</b> Christine Clark has agreed to be reappointed to the Murray Senior Recreation Center Advisory Board for a three-year term ending February 1, 2022.
---	--

## Tricia Cooke

---

**From:** rhyrumclark@juno.com  
**Sent:** Monday, January 08, 2018 7:48 AM  
**To:** Tricia Cooke  
**Subject:** Bio for Richard & Chris Clark

**Chris - Murray** resident since 1974 (43 years). Chris grew up in the Sugar House area of Salt Lake City and graduated from South High School in 1969. While attending the "U" she car pooled with and later married her husband, Richard Clark, in 1972. Chris graduated in 1973 with a Bachelor's degree in Elementary Education. After graduation she taught in the Salt Lake School District as a Title I teacher and left teaching to raise five children (two girls and three boys), all of which attended Grant Elementary, Riverview Junior High and graduated from Murray High School. Chris loves her family, enjoying many hours with her children, 12 grandchildren and extended family. Chris currently volunteers at the Murray Heritage Center where she enjoys teaching Pickleball, a game she loves for both exercise and the friendships she has developed. Other volunteer opportunities Chris is involved in include service as a local Cub Scout leader and as an office volunteer at LDS Welfare Square Corrections Office where she responds to letters from inmates nationwide.

Richard - Murray resident since 1974 (43 years). Richard grew up in the Sugar House area of Salt Lake City and graduated from Highland High School in 1969. While attending the "U" he car pooled with and later married his wife, Christine, in 1972. Richard graduated in 1974 with a Bachelor's degree in Accounting and immediately started working as an Accountant for Murray School District. Richard was appointed Business Administrator for Murray School District in July 1986. Richard retired from Murray School District in 1999 shortly after being asked to serve as Bishop of the LDS Murray 16th Ward. In September of 2003 Richard was asked to be a Fiscal Consultant for the Academy for Math, Engineering & Science, an Early College High School and worked part time there until July of 2015. Richard served two assignments as fiscal consultant and interim Business Administrator for both Grand County School District and Rich County School District. Richard also served a 2 year term as the Rich County School District Business Administrator from June 2015 through June 2017. Richard enjoys playing pickleball with his wife and pickleball friends at the Murray Heritage Center. Richard also volunteers at the LDS Welfare Square Corrections Office, along with his wife, Chris.

Here are the Bios. You are welcome to edit them if you feel it appropriate.

Richard



**MURRAY**


## Mayor's Office

Reappointment of Ed Houston to the Murray Senior  
Recreation Center Advisory Board

### Council Action Request

#### Council Meeting

Meeting Date: January 22, 2019

<b>Department Director</b> Kim Sorensen Trish Cooke  <b>Phone #</b> 801-284-4237  <b>Presenters</b> Mayor Camp          <b>Required Time for Presentation</b>      <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>   <b>Date</b> December 10, 2018	<b>Purpose of Proposal</b> Reappointment of board member.  <b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Ed Houston to the Senior Recreation Center Advisory Board  <b>Attachments</b> See attached resume  <b>Budget Impact</b> No budget impact  <b>Description of this Item</b> Ed Houston has agreed to be reappointed to the Murray Senior Recreation Center Advisory Board for a three-year term ending February 1, 2022.
---	--



Ed Houston

5606 S. Allendale Dr.  
Murray, UT 84123

801-262-7883  
ehouston88 @comcast.net

I, Edward A. Houston Jr., was born in Omaha, Nebraska on May 13, 1940. I enlisted in the U.S. Air Force on May 14, 1957 and retired on June 30, 1977. I was first a Fuels Specialist/Supervisor and later-on I became a Contracts Specialist/Supervisor. Upon my retirement from the military, I worked as a Contracts Supervisor/Manager in the Aerospace Industry for 24 years until I retired in 2001. I have lived in Murray for over 21 years and have been married to my wife Kathy Houston for over 18 years. Kathy enjoyed her time on the Heritage Center Advisory Board, so I am excited to fill-in as she completes her service to Term Limits. We love going to the Heritage Center for their activities, the food and the good friends.

Should you require additional information, please advise.



**MURRAY**  
CITY COUNCIL

# Public Hearing #1

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 22<sup>nd</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 the consideration of amending the General Plan from Professional Office to Residential Medium Density Multi-Family and amending the Zoning Map from the M-U (Mixed Use) zoning district to the R-M-15 (Residential Medium Density Multi-Family) zoning district for the properties located at approximately 380 West 4850 South, Murray, Utah.

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

DATED this 2<sup>nd</sup> day of January 2019.

MURRAY CITY CORPORATION

  
Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: January 11, 2019  
PH 19-03



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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM PROFESSIONAL OFFICE TO RESIDENTIAL MEDIUM DENSITY MULTI-FAMILY AND AMENDS THE ZONING MAP FROM M-U TO R-M-15 FOR THE PROPERTIES LOCATED AT APPROXIMATELY 380 WEST 4850 SOUTH, MURRAY CITY, UTAH. (Hamlet Development)

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

WHEREAS, the owner of the real properties located at approximately 380 West 4850 South (multiple properties with the same address), Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as Residential Medium Density Multi-Family and to amend the zoning map to designate the property in an R-M-15 zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Murray City General Plan be amended to show a Residential Medium Density Multi-Family projected use for the following described properties located at approximately 380 West 4850 South, Murray City, Salt Lake County, Utah:

PARCEL 1: 21-12-129-007

Commencing 144.05 feet South and North 89°49' West 635.56 feet and South 00°11' West 241.5 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 00°11' West 185 feet; thence North 89°49' West 107.38 feet; thence North 06° West 186.08 feet; thence South 89°49' East 127.42 feet to the beginning.

PARCEL 2: 21-12-129-017

Beginning at a point 145.3 feet South 00°06'54" East; thence 565.80 feet North 89°47'36" West along the centerline of 4800 South Street and 241.5 feet South 00°12'24" West from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian and running thence South 00°12'24" West 456.65 feet; thence North 63°57' West 171.37 feet; thence North 06° West 198.01 feet; thence South 89°47'36" East 107.38 feet; thence North 00°12'24" East 185 feet and thence South 89°47'36" East 68.2 feet to the point of beginning.



PARCEL 3: 21-12-129-027

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 385.44 feet and West 374.94 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°47'44" West 148.19 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence North 00°19'00" West 183.95 feet along said right of way line to the point of beginning.

PARCEL 4: 21-12-129-028

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 713.93 feet and West 373.12 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°02'00" West 115.35 feet; thence South 09°13'44" West 154.32 feet more or less to the center of Little Cottonwood Creek; thence along said center North 63°57'00" West 61.02 feet; thence North 00°12'24" East 456.65 feet; thence South 89°47'44" East 43.25 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence South 00°19'00" East 144.55 feet along said right of way to the point of beginning.

*Section 2.* That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the M-U zone district to the R-M-15 zone district.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council

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

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_, Chair

ATTEST:

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

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_ day of \_\_\_\_\_, 2019.

MAYOR'S ACTION:

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

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0.

HAMLET DEVELOPMENT – 380 West 4850 South (multiple properties with the same address) – Project # 18-165 & 18-166

Michael Brodsky was present to represent this request. Jared Hall reviewed the location and requests for amendments to the Murray City Future Land Use Map and the Zoning Map for the subject property. The requested Future Land Use Map amendment is from a designation of Professional Office to Medium Density Residential. The requested Zoning Map Amendment is from a designation of M-U, Mixed Use to R-M-15, Multi-Family Residential. Mr. Hall explained that the applicants propose to amend the General Plan and Zoning Map in preparation to apply for a new residential development including townhomes, and small lot single-family detached homes on the property. The subject property is comprised of four parcels fronting onto Galleria Drive, adjacent to the I-15 freeway. In Murray City every property is designated in two ways; by the Future Land Use Map and by Zone. In 2007 the city changed the zoning designation for this area to M-U, Mixed Use in accordance with the Future Land Use Map designation at that time. The revised General Plan adopted in 2017, called for the creation of a new zoning designation for professional offices, and created a new future land use designation to support changes to that zone called Professional Office. During the process of deciding the Future Land Use Map designation for this area, the Professional Office designation was applied after careful consideration of the highest and best use for this property. Mr. Hall reviewed Staff findings and stated that re-designation of the Future Land Use Map as requested by the applicant would be detrimental to the goals and objectives of the General Plan for creating an employment center and implementing a Professional Office Zone. In addition, the proposed amendment of the Zoning Map from M-U to R-M-15 is not in harmony with goals and objectives of the General Plan, and Staff finds that it would be inappropriate to amend the recently adopted General Plan, as well as the Zoning Map in support of this application. Lastly, the down-zoning of the property will prevent the implementation of the Professional Office Zone, which would not allow the highest and best use of the property. 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 re-designating the property located at 4850 South 380 West from Professional Office to Medium Density.

Mr. Woodbury stated that he understands the need to have a Professional Office Zone in this area and asked if there has been any interest in the P-O Zone across the City since the time this zone was added. Mr. Hall replied that the zone was too recently adopted to gauge interest in it. Mr. McNulty added that we would only be able to speculate about the growth at this time. Mr. Hall added that this is the reason for the recommendation of denial because we need to keep the zone as it is currently designated to give the zone a chance to be successful.

Michael Brodsky, 308 East 4500 South, stated he is in an unusual situation as he disagrees with the recommendation of Staff. Mr. Brodsky stated he is aware the M-U Zone which is currently in place on the property allows High Density Residential for this area and that it is feasible in his opinion. Mr. Brodsky questioned if the P-O Zone is really the best use for this location because it's buffered on one side by a steep embankment with limited visibility from the freeway. Mr. Brodsky presented an outline of his proposal to the Planning Commissioners that he believes supports his application for the change to the Future Land Use Map and Rezone. Mr. Brodsky added that the nearby Galleria property on 4800 South was recently designated as the M-U Zone and he understands that his proposal is not the highest and best use in terms of economic rewards to the city, but it is a very practical use. It is also the belief of Mr. Brodsky that it will be very difficult to find somebody who wants to build a Professional Office at this location. Mr. Brodsky apologized to Staff for his disagreement with their professional decision, but he respectfully submitted his idea as a much more appropriate use for this property.

The meeting was opened for public comment. There were no public comments and the public comment portion for this agenda item was closed.

Mr. McNulty indicated that the applicant submitted a handout of his proposed plan to the Planning Commissioners and stated with any rezoning, we shouldn't take a proposed plan into consideration. Mr. McNulty added that the purpose of tonight's agenda is to look at the possibility of rezoning based on the merits of the use of land and not as a plan that the applicant is proposing.

Mr. Brodsky stated he does not disagree with what Mr. McNulty has stated; however, he believes there is a process that can be employed to assure that the proposed plan is an approved plan prior to the City Council accepting other rezone requests. Mr. Brodsky stated they had just entered into a Memorandum of Understanding with the City for his project on 4800 South and 100 West which identified a specific intended use for the property and believed this process could be implemented if the proposed changes are approved. Mr. McNulty commented that the Memorandum of Understanding is used on a case by case basis and that the suggestion will be taken under advisement by the City Attorney. Mr. McNulty explained that the Professional Office Zone has been identified on our General Plan throughout the City, and that there will be other zones that are currently developing now under the C-D Zone and G-O zones which will be re-designated as P-O in the future.

Mr. Markham stated that he chose not to look at the information presented by Mr. Brodsky because he believes we are only considering a rezoning at this time and that there is nothing in place now to hold Hamlet to develop what has been presented tonight. Mr. Markham added that the project that was submitted tonight has no bearing on the decisions that the Commissioners are going to make tonight. In the past, a similar project was submitted in an equivalent manner and it was well liked, and then the final product was not exactly the same as previously presented.

Ms. Patterson stated that she agrees with the Professional Office idea, but also recognizes the potential limitations the property has, such as limited freeway access and visibility. Ms. Patterson added that in this particular area the General Plan was very carefully sculpted, and she would like to give the zone a chance to be used as it was previously conceived.

Mr. Woodbury stated he also has concerns about the property being able to sustain a Professional Office, and that the proposed plan by Hamlet Development looked like a quality



design, but it is too soon to agree with the proposed changes tonight.

Ms. Milkavich stated she agrees with all of the comments made by the other Commissioners and stated she is concerned because the subject property is in the center of the P-O zone and if the zoning is changed, we are jeopardizing the surround integrity of the zone.

Mr. Hacker stated that he too agrees with all of the comments made by the other Commissioners and added Hamlet has done great work in Murray, but he also wanted to give the new P-O Zone a change to develop to its fullest potential.

Mr. Woodbury made a motion to forward a forward a recommendation of denial to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 4850 South 380 West from Professional Office to Medium Density Residential. Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

Ms. Patterson made a motion to forward a recommendation of denial to the City Council for the requested amendment to the Zoning Map designation of the property located at 4850 South 380 West, from M-U (Mixed Use) to R-M-15, Multi-Family Residential.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

Mr. Woodbury wanted to address the possible misconception that sometimes people think that the Planning Commissioners automatically agree with whatever Staff recommends and stated that as a long time Planning Commissioner, he really takes pride in looking at every project individually.

UTAH WATER GARDEN, LLC– 5901 & 5911 South 1300 East – Project # 18-169

Sheida Maguire was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from R-1-10, Single-Family Low Density Residential



**TO: Murray City Planning Commission**

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

**DATE OF REPORT: November 29, 2018**

**DATE OF HEARING: December 6, 2018**

**PROJECT NAME: Hamlet Development, Amendments to the Future Land Use Map and Zoning Map**

**PROJECT NUMBER: 18-165 & 18-166**

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

**APPLICANT: Hamlet Development**

**PROPERTY ADDRESS: 4850 South 380 West (approximately 4902 South Galleria Drive)**

**SIDWELL #s: 21-12-129-028, 21-12-129-027, 21-12-129-017, 21-12-129-007**

**EXISTING ZONE: M-U, Mixed Use**

**PROPOSED ZONE: R-M-15**

**EXISTING FUTURE LAND USE DESIGNATION: Professional Office**

**PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential**

**PROPERTY SIZE: 3.35 acres**

**I. REQUEST:**

The applicants 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 Professional Office to Medium Density Residential. The requested Zoning Map amendment is from a designation of M-U, Mixed Use to R-M-15, Multi-Family Residential. The applicants propose to amend the General Plan and Zoning Map in preparation to apply for a new residential development including townhomes and small lot, single-family detached homes on the property.

## II. BACKGROUND AND REVIEW

### 1. *Project Location:*

The subject property is made up of four vacant parcels comprising 3.35 acres of land located on the west side of Galleria Drive immediately south of 4800 South, and north of Little Cottonwood Creek and the parking lot of the AISU school property.

### 2. *Surrounding Land Uses & Zoning:*

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial & single-family residential	M-U
South	AISU parking lot, City Well House	M-U
East	Transportation	I-15
West	Commercial	M-U

### 3. *Analysis:*

#### Zoning Districts & Allowed Land Uses

- Existing: The existing M-U zone allows office, industrial, and commercial uses alone, and allows high-density, multi-family housing developments with a required ground floor commercial component. Notable exclusions from the M-U zone are vehicle sales, vehicle repair, and single-family detached residential dwellings.
- Proposed: The proposed R-M-15 zone allows for single-family and multi-family development and uses, with densities of up to 12 units per acre. Special requirements for density bonuses must be met to allow greater residential densities up to a maximum of 15 units per acre.

#### 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 designation of properties.

- Existing. The subject property is currently designated as "Professional Office". Professional Office allows for a range of commercial and employment uses, and is intended to allow office development of a higher and more urban intensity. The development patterns should promote and enhance the livability of surrounding residential development, and

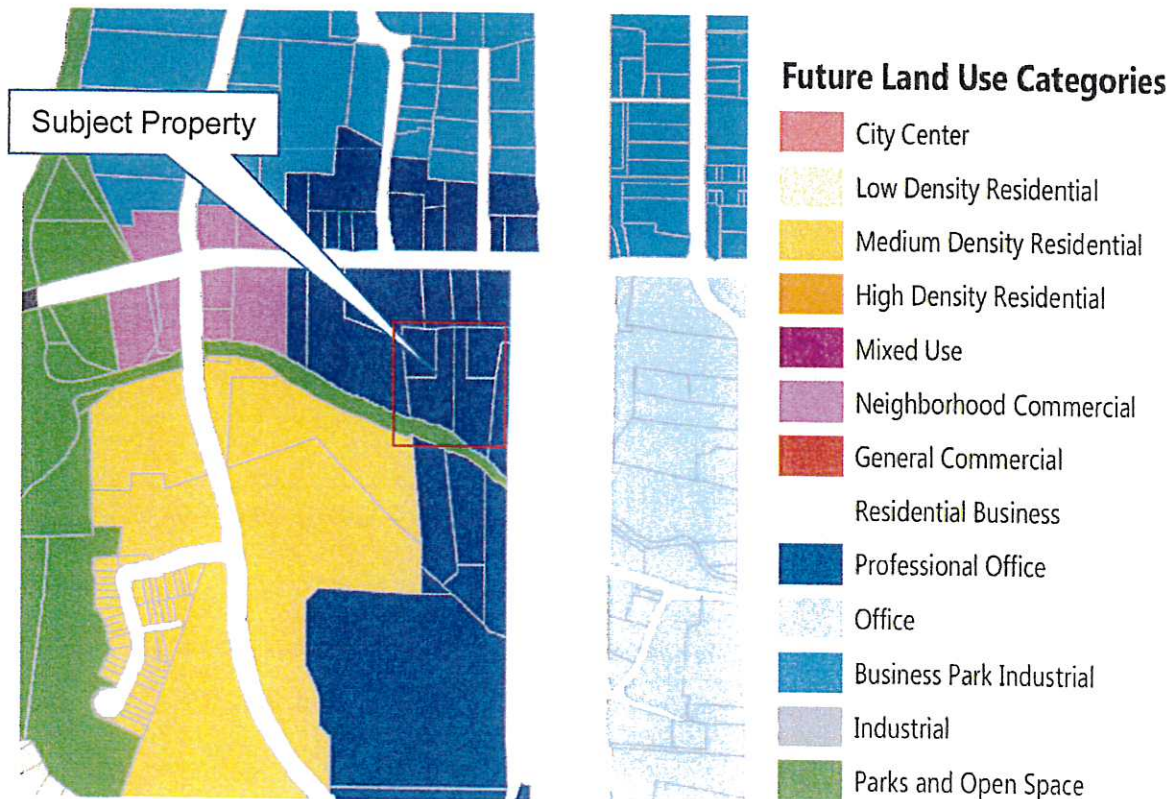


contribute to development of nearby business areas. Corresponding zoning designations include the H, Hospital Zone and the newly adopted P-O, Professional Office Zone.

- Proposed: The applicants have proposed amending the Future Land Use Map designation of the property to "Medium Density Residential". Medium Density Residential allows a mix of housing types that are single-dwelling in character or smaller multi-family structures such as townhouses. The overall density range is between 6 and 15 dwelling units per acre. Corresponding zoning designations include the R-1-6, R-M-10, and R-M-15 zones.

#### Compatibility

The Medium Density Residential designation is intended for areas near, in, and along centers and corridors, and near transit station areas. During the recent General Plan process, some large areas that had previously been zoned Mixed-Use were re-designated. In the case of the subject properties, they were included with other properties along the I-15 corridor, extending north to the new Class-A office development (Security National campus) and potential developments near 5300 South and the Murray Central Station area. Areas peripheral to that core were designated for Mixed Use, Medium Density Residential, and Business Park.





When the current Future Land Use Map was recently adopted in 2017, the need to create opportunities for employment centers was repeatedly emphasized. As a result, the City was to undertake the writing and adoption of a Professional Office Zone which would facilitate more intense, urban office development that would in turn support residential, mixed-use, and commercial development in the surrounding areas. The P-O, Professional Office zone has been adopted, but has not yet been applied to properties within the City. Again, the recently adopted General Plan indicates this pattern of application of a Professional Office zone, with the peripheral areas such as the parking lot of the AISU school property with frontage along Murray Boulevard designated for Medium Density Residential.

Staff finds that the requests to amend both the Future Land Use Map and Zoning Map are inappropriate at this time because the General Plan and Future Land Use Map were so recently adopted, and the Professional Office designation has been applied to these properties for the reasons cited above. An appropriate request for rezone would be from M-U, Mixed Use to P-O, Professional Office.

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

A Planning Review Meeting was held on Monday, October 29, 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 with the exception of a recommendation of approval and support from the City Engineer.

### **IV. PUBLIC INPUT**

As of the date of this report, no public input has been received by Community Development Staff.

### **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 Future Land Use designation of the property should be changed. The current Professional Office designation would allow a rezone to Professional Office, which Staff finds would be appropriate in this location.

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

While the multi-family and/or small lot single-family attached dwelling units allowed by the proposed R-M-15 zoning designation would support some

goals of the General Plan, the removal of this property from potential participation in development of professional offices to support the creation of employment centers near the downtown and other areas of higher density residential and mixed use as envisioned by the General Plan would represent a significant departure from those important objectives.

**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?**

Staff would expect no adverse impacts to services as result of development of the property as proposed by the applicant.

**VI. FINDINGS**

1. Re-designation of the Future Land Use Map for the subject property as requested would be detrimental to the goals and objectives of the General Plan.
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 Zoning Map from M-U to R-M-15 is not in harmony with goals and objectives of the General Plan, and Staff finds that it would be inappropriate to amend the recently adopted General Plan, as well as the Zoning Map in support of this application.

**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, re-designating the property located at 4850 South 380 West from Professional Office to Medium Density Residential.**

## 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 4850 South 380 West from M-U, Mixed Use to R-M-15, Multi-Family Residential.

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

# **Site Information**

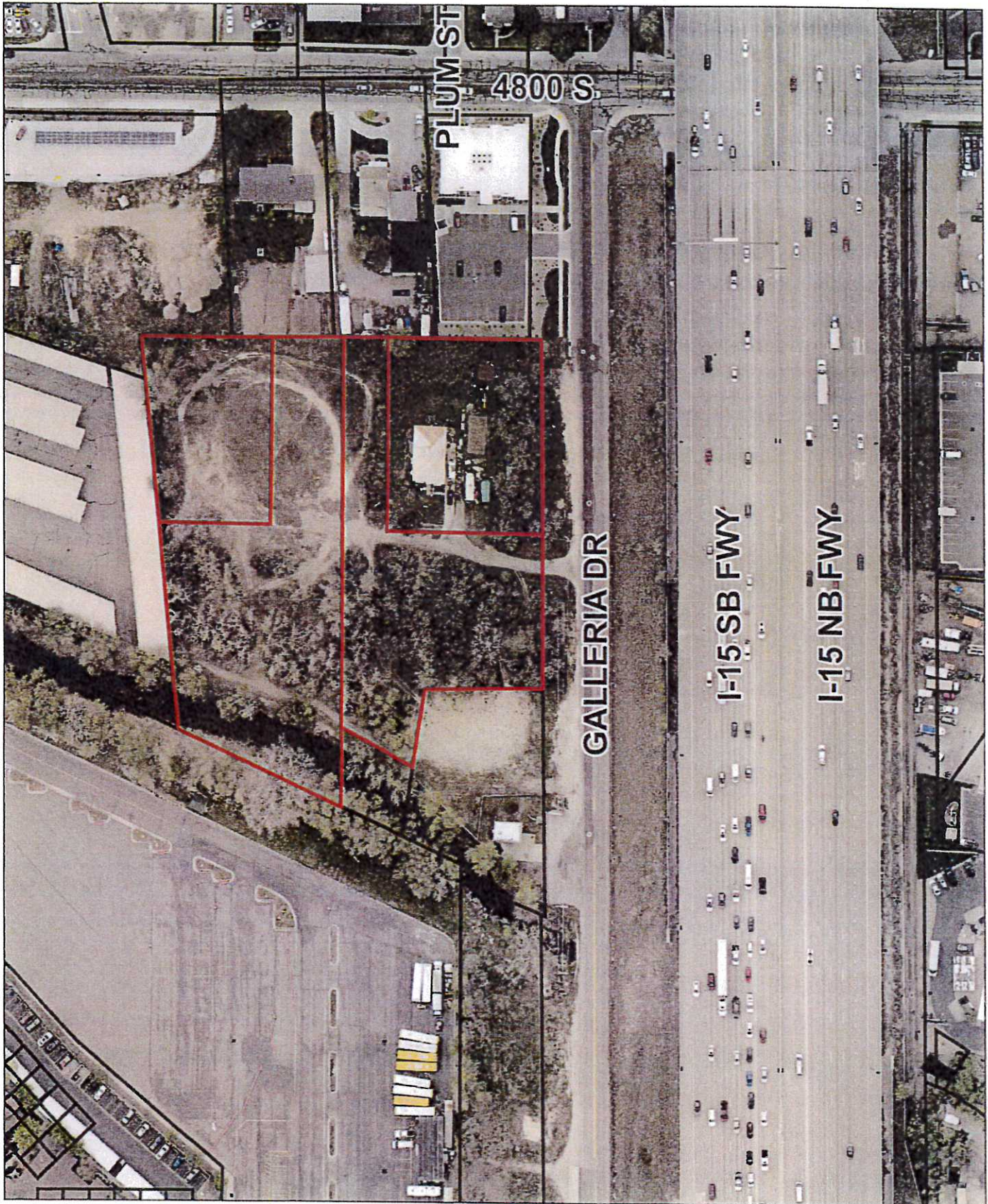




# 4850 South 380 West



**MURRAY**  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







November 21, 2018

### NOTICE OF PUBLIC MEETING

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

Representatives of Hamlet Development are requesting a General Plan Amendment to change the Future Land Use Map designation from Professional Office to Medium Density Residential and a Zone Map Amendment from M-U (Mixed Use) Zone to R-M-15 (Medium Density Multi-Family) Zone for the property located at 380 West 4850 South. Please see the attached map segments.

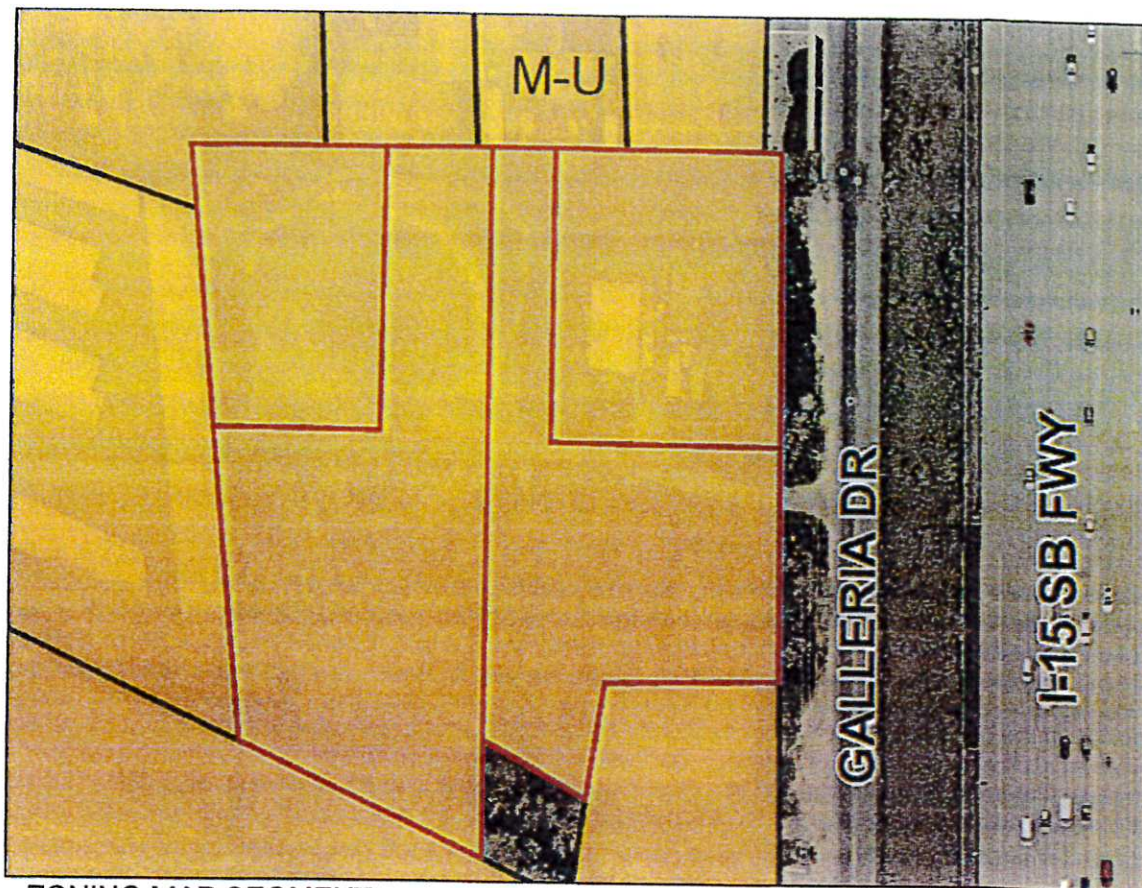
This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall, with the Murray City Community Development Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

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.

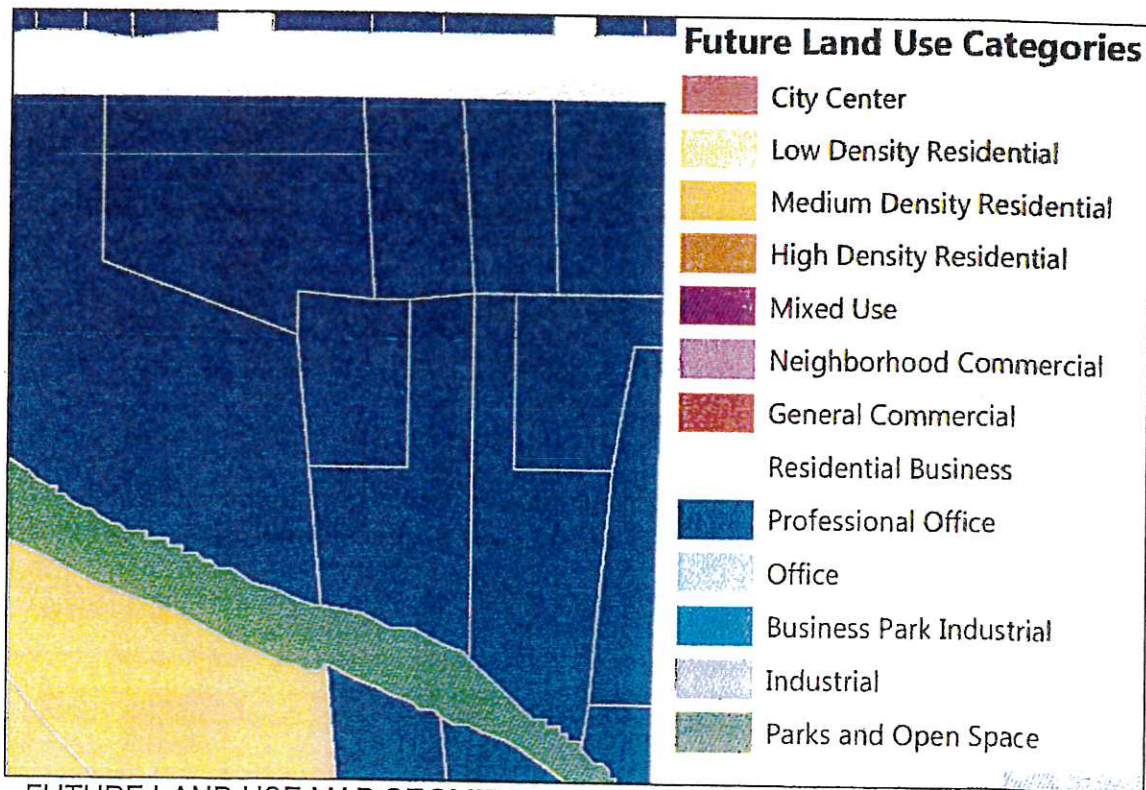
#### 380 West 4850 South







ZONING MAP SEGMENT



FUTURE LAND USE MAP SEGMENT

# **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: Approximately 4902 South Galleria Drive, Murray, Utah

Parcel Identification (Sidwell) Number: 21121290280000, 21121290270000, 21121290170000, 21121290070000

Parcel Area: 3.35 Acres Current Use: Vacant

Existing Zone: Mixed Use Development Proposed Zone: Multiple-Family Medium Density Residential, R-M-15

Applicant Name: Michael Brodsky

Mailing Address: 308 E 4500 S, Suite 200

City, State, ZIP: Murray, Utah 84107

Daytime Phone #: (801)506-9611 Fax #: (801)281-2224

Email address: Michael@Hamlethomes.com

Business Name (If applicable): Hamlet Development

Property Owner's Name (If different): C2K Associated, LLC ET AL, & ICO Multifamily Holding, LLC; ET AL


Property Owner's Mailing Address: 1000 S Main, Suite 104

City, State, Zip: Salt Lake City, Utah 84101

Daytime Phone #: (801)355-4300 Fax #: (801)355-4308

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

The zone change is requested to allow for a residential community to be constructed. We would like to develop a residential community with a diverse mix of housing typologies that can benefit from the adjacent river and future trail running along the river. These parcels are not in a location visible from I-15 or any other high traffic roadway due to the 15'-20' grade change from the property in question and the adjacent I-15 corridor. The lack of visibility prevents these parcels from being a viable commercial property.

Authorized Signature: 

Date: 11/8/18

Property Owners Affidavit

I (we) David Kimball, 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.

X [Signature]

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 8<sup>TH</sup> day of NOVEMBER, 20 18.



HAYLEY DAWN PRATT  
Notary Public, State of Utah  
Commission #701968  
My Commission Expires  
September 15, 2022

[Signature]

Notary Public

Residing in SALT LAKE COUNTY

My commission expires: September 15, 2022

Agent Authorization

I (we), LZK Asset Ico Multi LLC, the owner(s) of the real property located at 4902 S. Fairview Dr. Murray, in Murray City, Utah, do hereby appoint

Lanlet Development Corp. Michael Gross, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

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

X [Signature]

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

On the 8<sup>TH</sup> day of NOVEMBER, 20 18, personally appeared before me DAVID KIMBALL the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



HAYLEY DAWN PRATT  
Notary Public, State of Utah  
Commission #701968  
My Commission Expires  
September 15, 2022

[Signature]

Notary public

Residing in SALT LAKE CITY

My commission expires: SEPTEMBER 15, 2022

EXHIBIT A  
PROPERTY DESCRIPTION

PARCEL 1: 21-12-129-007

Commencing 144.05 feet South and North 89°49' West 635.56 feet and South 00°11' West 241.5 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 00°11' West 185 feet; thence North 89°49' West 107.38 feet; thence North 06° West 186.08 feet; thence South 89°49' East 127.42 feet to beginning.

PARCEL 2: 21-12-129-017

Beginning at a point 145.3 feet South 00°06'54" East; thence 565.80 feet North 89°47'36" West along the centerline of 4800 South Street and 241.5 feet South 00°12'24" West from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian and running thence South 00°12'24" West 456.65 feet; thence North 63°57' West 171.37 feet; thence North 06° West 198.01 feet; thence South 89°47'36" East 107.38 feet; thence North 00°12'24" East 185 feet and thence South 89°47'36" East 68.2 feet to the point of beginning.

PARCEL 3: 21-12-129-027

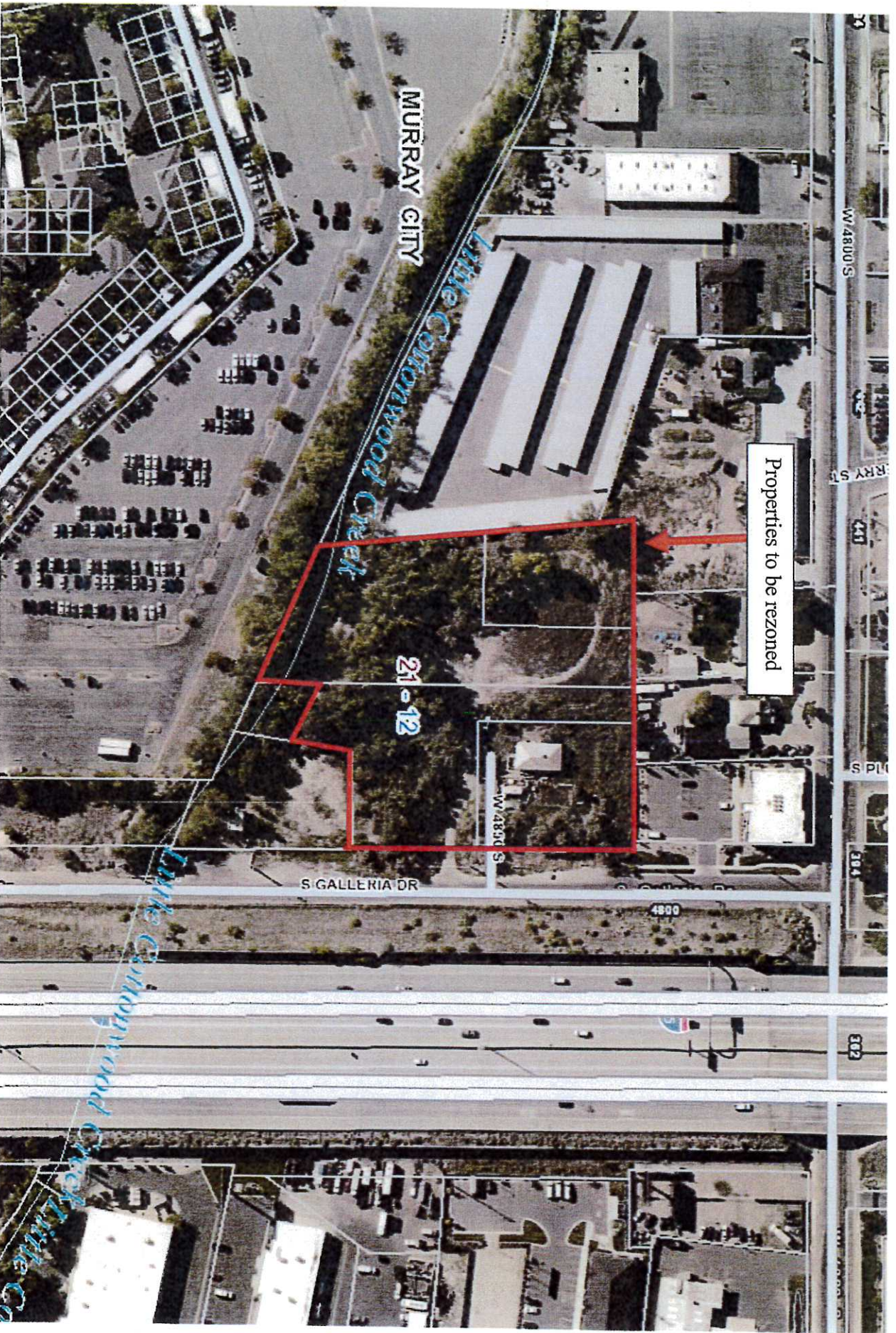
Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 385.44 feet and West 374.94 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°47'44" West 148.19 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence North 00°19'00" West 183.95 feet along said right of way line to the point of beginning.

PARCEL 4: 21-12-129-028

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 713.93 feet and West 373.12 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°02'00" West 115.35 feet; thence South 09°13'44" West 154.32 feet more or less to the center of Little Cottonwood Creek; thence along said center North 63°57'00" West 61.02 feet; thence North 00°12'24" East 456.65 feet; thence South 89°47'44" East 43.25 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence South 00°19'00" East 144.55 feet along said right of way to the point of beginning.



Zoning Map Amendment, Exhibit B  
4902 South Galleria Drive





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

Deseret News



The Salt Lake Tribune

**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,		11/26/2018
TELEPHONE	ORDER # / INVOICE NUMBER	
8012642660	0001233257 /	
PUBLICATION SCHEDULE		
START 11/25/2018 END 11/25/2018		
CUSTOMER REFERENCE NUMBER		
HAMLET DEV 4850 S 380 W GP REZONE		
CAPTION		
MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY		
SIZE		
36 LINES	1 COLUMN(S)	
TIMES	TOTAL COST	
3	65.48	

**MURRAY CITY CORPORATION  
NOTICE OF  
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 6th day of December, 2018, of 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 Professional Office to Medium Density Residential and a Zone Map Amendment from M-U (Mixed Use) Zone to R-M-15 (Medium Density Residential) Zone for the properties located at approximately: #830 South 380 West, Murray City, Salt Lake County, State of Utah.

Jared Hall, Supervisor  
Community & Economic  
Development  
1233257 UPXLP

**FILE COPY**  
*Hamlet Dev*

**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 6th day of December, 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 11/25/2018 End 11/25/2018

DATE 11/26/2018

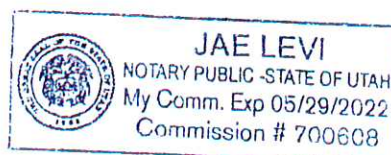
SIGNATURE *Judmundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25TH DAY OF NOVEMBER IN THE YEAR 2018

BY LORAIN GUDMUNDSON



*Jae Levi*  
NOTARY PUBLIC SIGNATURE



HAMLET DEV  
P/C 12/6/18  
Project #18-165 & 18-166  
500 ft radius + affect entities

Cherry Street, Lc  
920 E Woodoak Ln # 200  
Salt Lake City UT 84117

Education Capital Solutions, Llc  
909 Walnut, Suite 200  
Kansas City MO 64106

C2K Associates,  
Llc; Ico Multifamily Holdings, Llc  
1000 S Main St #104  
Salt Lake City UT 84101

Ludlow Holdings, Llc  
3616 S Elmwood St  
Salt Lake City UT 84106

Quick Tow Towing, Inc  
1055 W 1700 S  
Salt Lake City T 84104

GSH Holdings, Inc  
473 W 4800 S  
Murray UT 84123

RI Property One, Llc  
4859 S 190 W  
Murray UT 84107

Snarr Brothers Enterprises, Llc  
5223 S Spring Clover Dr  
Murray UT 84123

Ray D Daines Investment Company, Llc  
485 W 4800 S  
Murray  
UT 84123

48Th Street Llc  
457-461 W 4800 S  
Murray  
UT 84123

Delbert R Widerburg; Drw Rev Tr  
4751 S Cherry St  
Murray UT 84123

Sophia Enterprises, Llc  
5928 S Susquehanna Dr  
Murray  
UT 84123

Drwrt; Lwrt  
633 E Walnut Brook Dr  
Murray UT 84107

Faramarz Baravi  
424 W 4800 S  
Murray UT 84123

Desert Star Theatrics  
Po Box 981616  
Park City UT 84098

Hale Company Inc  
5056 S Morning Dew Dr  
Murray UT 84123

Hunter'S Woods Condmn Common  
Area Master Card  
1954 E Fort Union Blvd  
Cottonwood Hts UT 84121

Kyler R Story  
8621 S 1700 E  
Sandy  
UT 84093

JSJ Revoc Tr  
1466 W King Benjamin Ct  
South Jordan  
UT 84095

Hunters Woods Spe Llc  
1954 E Fort Union Blvd  
Cottonwood Hts  
UT 84121

Lc Val-Dev  
179 E Belle Glenn Cir  
Sandy UT 84070

L L C Snarr Brothers Enterprises  
5223 S Spring Clover Dr  
Murray UT 84123

Kyler R Story  
8621 S 1700 E  
Sandy UT 84093

Murray City Corporation  
5025 S State St  
Murray UT 84107

Lightnng Ventures Llc  
4757 S Plum St  
Murray UT 84123

Marco Cruz  
1007 W Country Villa Ln  
Taylorsville UT 84123

Sego Lily School  
447 W 4800 S  
Murray UT 84123

Rw Brunswick Property Llc  
4859 S 190 W  
Murray UT 84107

Ryan Seare; Chris Seare  
4794 S Commerce Dr  
Murray UT 84107

Trust Not Identified  
409 W 4800 S  
Murray UT 84123

SJB Management Llc  
1098 W Framewood Ln  
Taylorsville UT 84123

Teddy L Wardle  
393 W 4800 S  
Murray UT 84123

Utah Department Of Transportation  
Po Box 148420  
Salt Lake City UT 84114

W & B Bleazard Llc  
2222 W Saddle Wy  
Taylorsville UT 84129

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

**CANALS & DITCHES**  
(Updated 12/27/17)

GWR&H  
c/o ALAN DEMANN  
5693 S 675 E  
MURRAY UT 84107

SANDY DITCH  
c/o ROCKY EMERSON  
9150 S 150 E  
SANDY UT 84070

NORTH JORDAN CANAL  
c/o BOB WIRTHLIN  
4701 S 1065 W  
Taylorsville UT 84123  
801-450-1523

ARMY CORP OF ENGINEERS  
533 W 2600 S #150  
BOUNTIFUL UT 84010

WINCHESTER DITCH  
RALPH w/Midvale  
801-243-8454

TANNER DITCH  
c/o MAX REESE  
977 E 5600 So  
MURRAY UT 84121

BROWN DITCH  
c/o RON CHRISTENSEN  
583 E BENBOW ST  
MURRAY UT 84107

MURRAY DITCH  
c/o ROBERT WOOD  
385 W 4800 S  
MURRAY UT 84123

SALT LAKE COUNTY FLOOD  
2001 S STATE #N3100  
SLC UT 84190

STATE OF UTAH  
DEPT OF WATER QUALITY  
P.O. Box 144870  
SLC UT 84114

Utah Division of Water Rights  
1594 West North Temple Suite 220,  
P.O. Box 146300,  
Salt Lake City, Utah 84114-6300  
801-538-7240

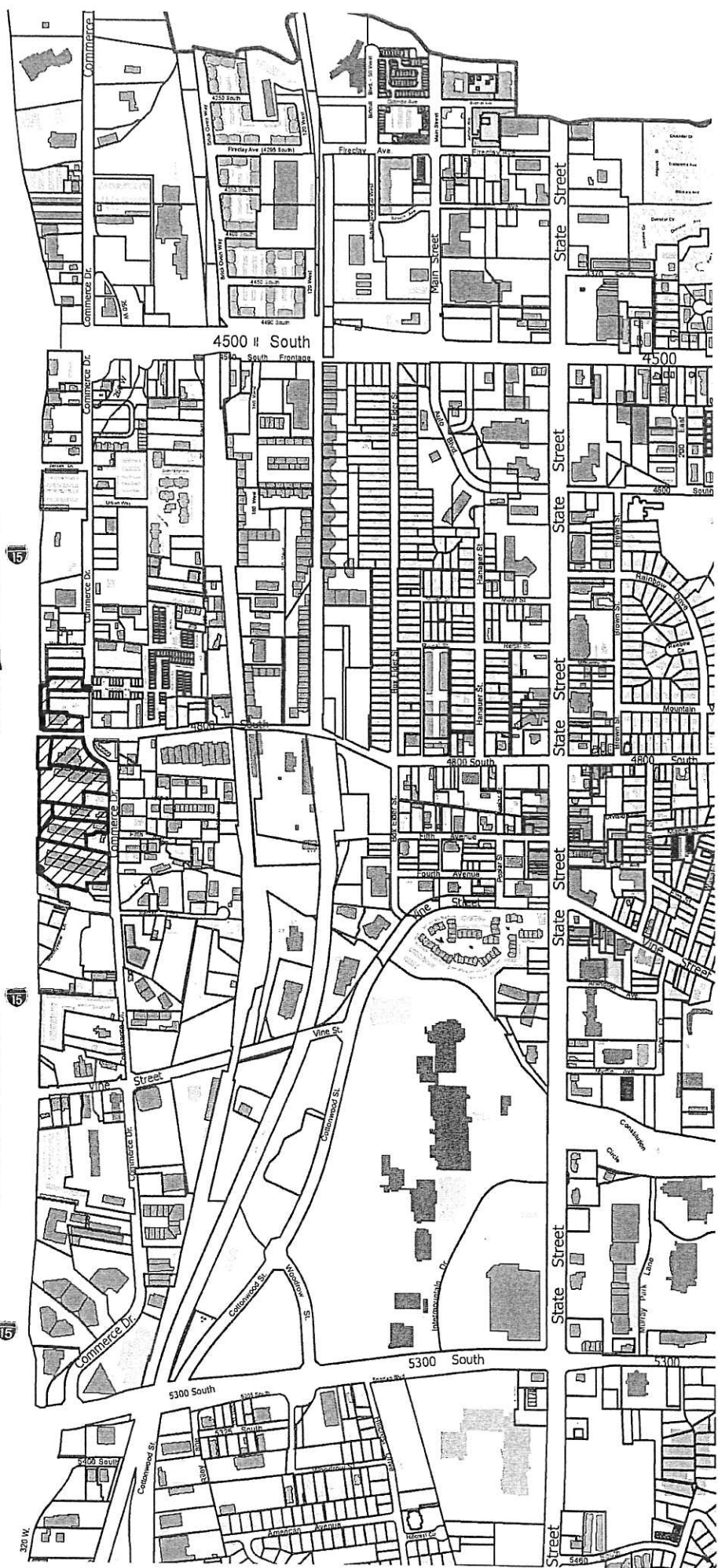
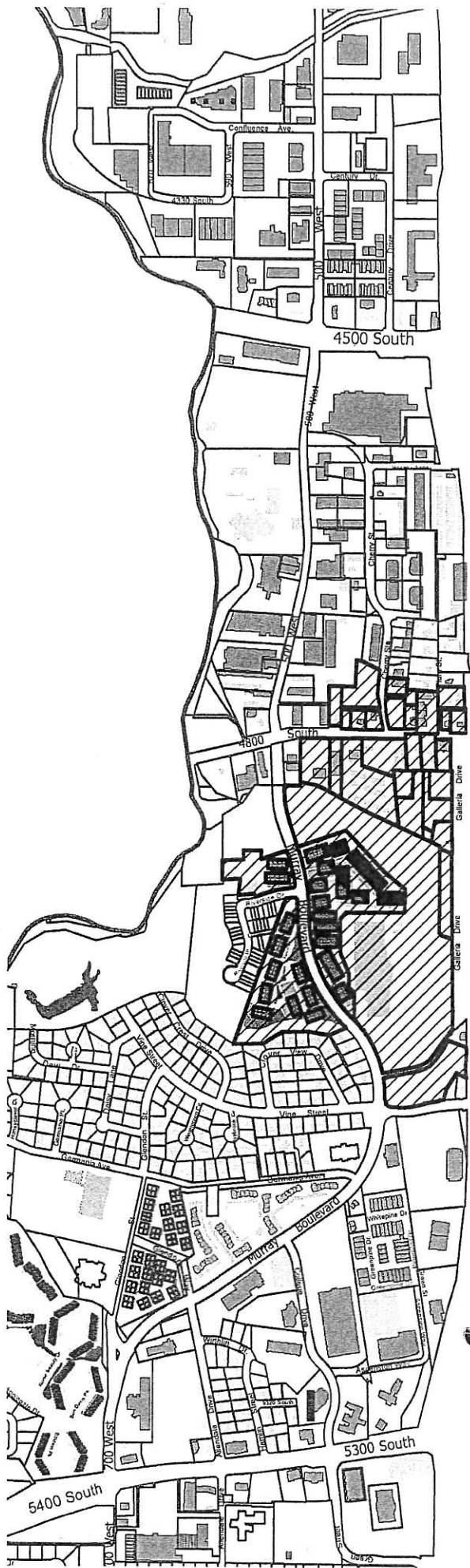
BIG DITCH  
c/o KYLE BUXTON  
801-910-3399  
c/o EVAN JOHNSON  
801-369-3400

WALKER DITCH  
c/o DAVE CLINE  
5304 AVALON DRIVE  
MURRAY UT 84107

SALT LAKE CANAL  
c/o DAVID MAIORANO  
1530 S JEFFERSON ST  
SLC UT 84115

BUREAU OF WATER QUALITY  
C/O HEALTH DEPT  
788 WOODOAK LN #120  
MURRAY UT 84107

BIG COTNWD TANNER DITCH  
ATTN: DAVE CHISHOLM  
6018 S LATOURE STR  
HOLLADAY UT 84121

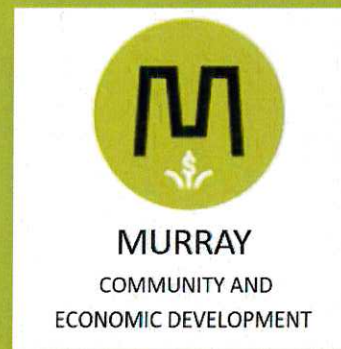




# COMMITTEE OF THE WHOLE

---

January 8, 2019



# HAMLET DEVELOPMENT

## General Plan and Zone Map Amendment

380 West 4850 South

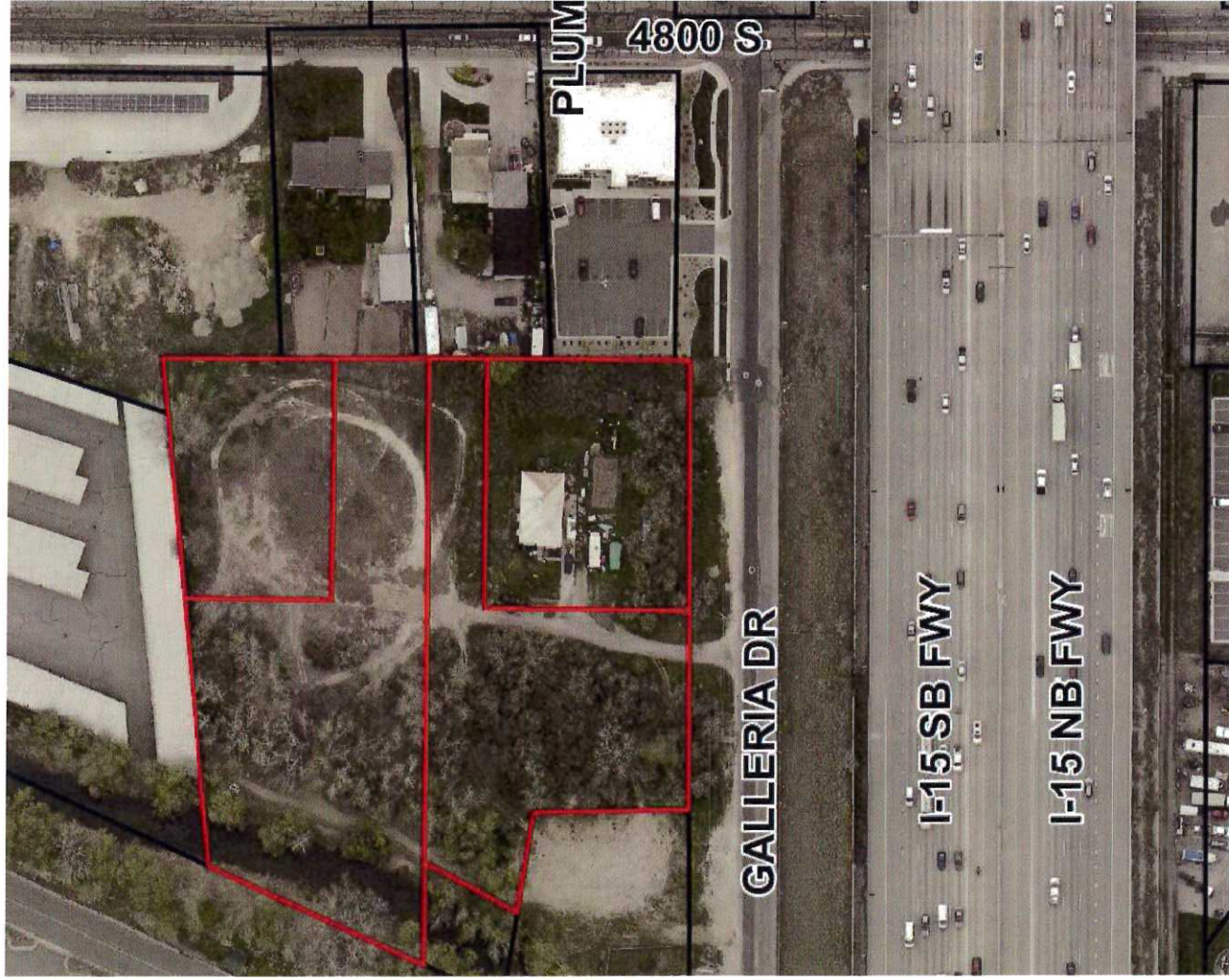
Existing Zoning: M-U, Mixed Use

Proposed Zoning: R-M-15, Multi-Family Residential

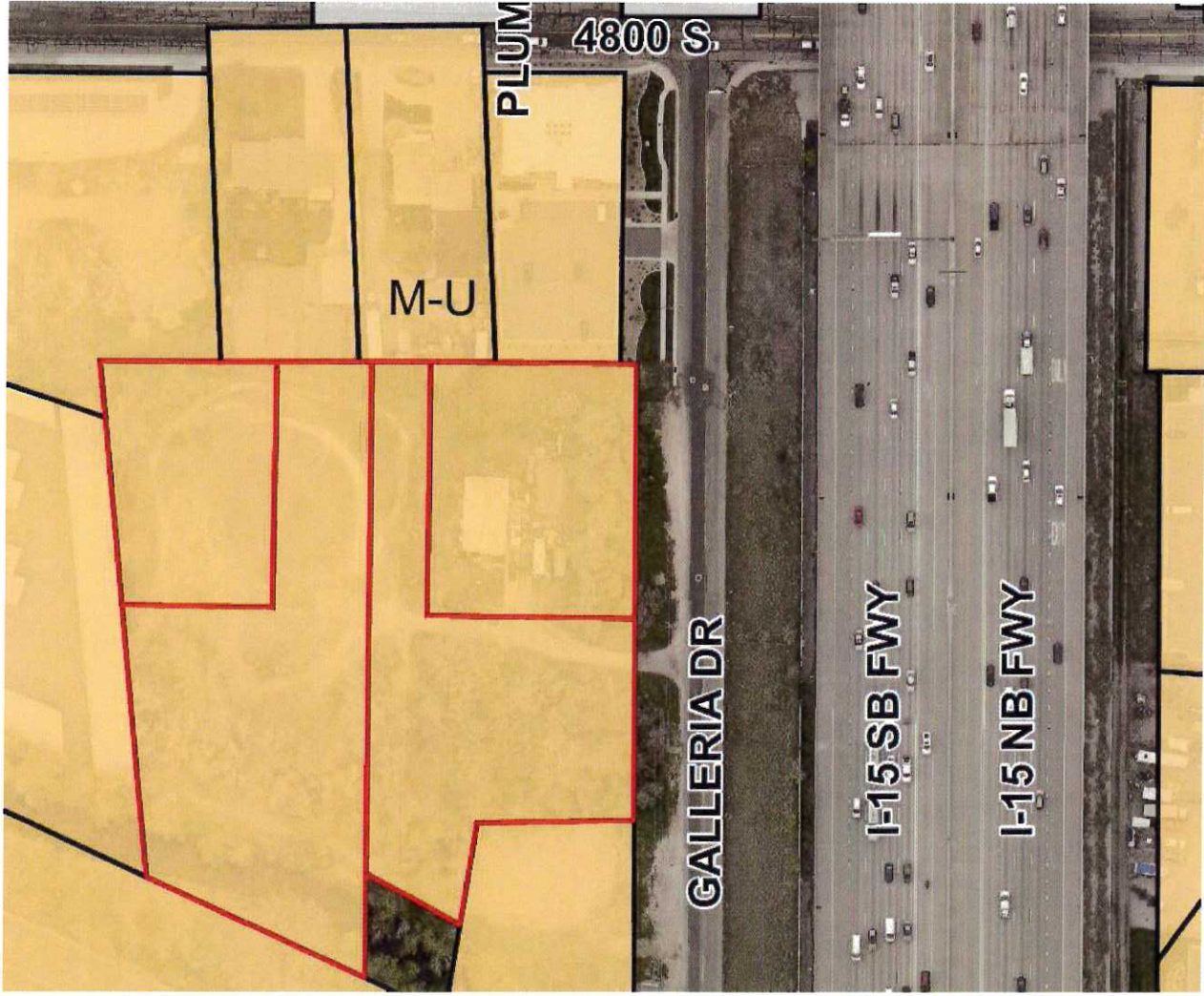
Property Size: 3.35 Acres













Future Land Use Categories	
<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border:1px solid black;"></span>	City Center
<span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border:1px solid black;"></span>	Low Density Residential
<span style="display:inline-block; width:15px; height:15px; background-color: #ffa500; border:1px solid black;"></span>	Medium Density Residential
<span style="display:inline-block; width:15px; height:15px; background-color: #ffa500; border:1px solid black;"></span>	High Density Residential
<span style="display:inline-block; width:15px; height:15px; background-color: #800080; border:1px solid black;"></span>	Mixed Use
<span style="display:inline-block; width:15px; height:15px; background-color: #800080; border:1px solid black;"></span>	Neighborhood Commercial
<span style="display:inline-block; width:15px; height:15px; background-color: #ff0000; border:1px solid black;"></span>	General Commercial
<span style="display:inline-block; width:15px; height:15px; background-color: #ffccff; border:1px solid black;"></span>	Residential Business
<span style="display:inline-block; width:15px; height:15px; background-color: #0000ff; border:1px solid black;"></span>	Professional Office
<span style="display:inline-block; width:15px; height:15px; background-color: #add8e6; border:1px solid black;"></span>	Office
<span style="display:inline-block; width:15px; height:15px; background-color: #add8e6; border:1px solid black;"></span>	Business Park Industrial
<span style="display:inline-block; width:15px; height:15px; background-color: #808080; border:1px solid black;"></span>	Industrial
<span style="display:inline-block; width:15px; height:15px; background-color: #008000; border:1px solid black;"></span>	Parks and Open Space







Subject property frontage along Galleria Drive, looking north toward 4800 South.



Subject property frontage along Galleria Drive, looking south toward the AISU school property.





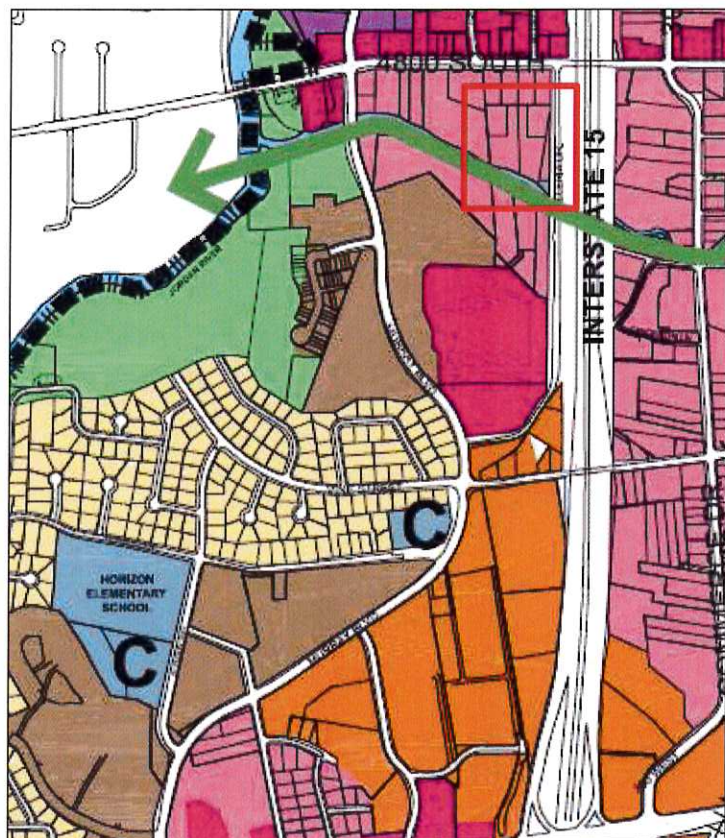
Looking east across Galleria Drive at the I-15 embankment from the subject property.



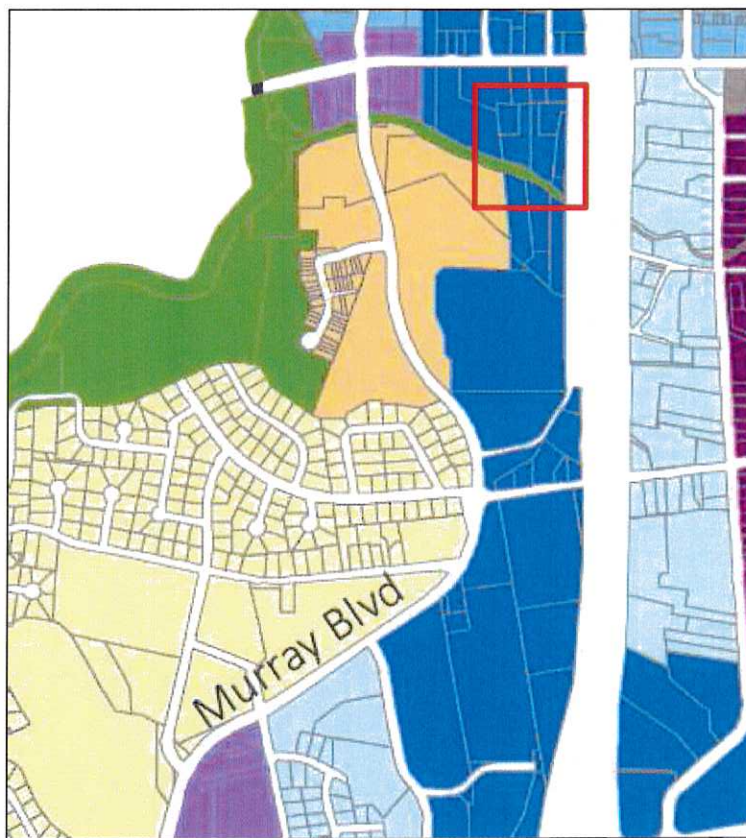
Looking west onto the subject property. The property sits lower than the right-of-way at Galleria Drive.







2003 General Plan



2017 General Plan



## 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 for the property located at 4850 South 380 West (Galleria Drive) from Professional Office to Medium Density Residential.

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

On December 6, 2018 the Planning Commission forwarded a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation for the property located a 4850 South 380 West (Galleria Drive) from Professional Office to Medium Density Residential.





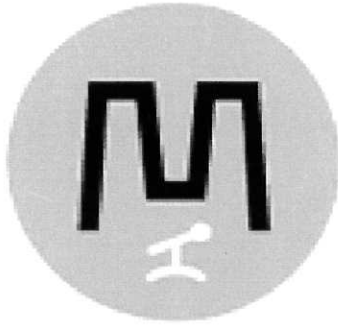
## Staff Recommendation to Amend the Murray City Zoning Map

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 4850 South 380 West (Galleria Drive) from M-U, Mixed Use to R-M-15, Medium Density Residential.

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

On December 6, 2018 the Planning Commission forwarded a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located at 4850 South 380 West (Galleria Drive) from M-U, Mixed Use to R-M-15, Medium Density Residential.





**MURRAY**  
CITY COUNCIL

# Public Hearing #2

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 22<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 R-1-10 (Single-Family Low Density Residential) zoning district to A-1 (Agricultural) zoning district for the property located at 5901 & 5911 South 1300 East, Murray, Utah.

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

DATED this 2<sup>nd</sup> day of January 2019.

MURRAY CITY CORPORATION

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

DATE OF PUBLICATION: January 11, 2019  
PH19-02



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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED 5901 AND 5911 SOUTH 1300 EAST, MURRAY CITY, UTAH FROM THE R-1-10 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL) ZONING DISTRICT TO THE A-1 (AGRICULTURAL) ZONING DISTRICT. (Utah Water Gardens)

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

WHEREAS, the owner of the real property located at 5901 and 5911 South 1300 East, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an A-1 (Agricultural) 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 5901 and 5911 South 1300 East, Murray, Salt Lake County, Utah from R-1-10 (Single-Family Low Density Residential) to A-1 (Agricultural):

**5901 South 1300 East**

**Parcel 22-17-430-0020000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 546 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 80 FT; N 89°55'59" W 240 FT; N 0°29' E 80 FT TO BEG. 0.44 AC M OR L. 5043-0335 08907-1956

**5911 South 1300 East**

**Parcel 22-17-430-0030000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 626 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 100 FT; N 89°55'59" W 240 FT; N 0°29' E 100 FT TO BEG. 0.55 AC M OR L. 5043-0335 08907-1956



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 22<sup>nd</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

design, but it is too soon to agree with the proposed changes tonight.

Ms. Milkavich stated she agrees with all of the comments made by the other Commissioners and stated she is concerned because the subject property is in the center of the P-O zone and if the zoning is changed, we are jeopardizing the surround integrity of the zone.

Mr. Hacker stated that he too agrees with all of the comments made by the other Commissioners and added Hamlet has done great work in Murray, but he also wanted to give the new P-O Zone a change to develop to its fullest potential.

Mr. Woodbury made a motion to forward a forward a recommendation of denial to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 4850 South 380 West from Professional Office to Medium Density Residential. Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

Ms. Patterson made a motion to forward a recommendation of denial to the City Council for the requested amendment to the Zoning Map designation of the property located at 4850 South 380 West, from M-U (Mixed Use) to R-M-15, Multi-Family Residential.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

Mr. Woodbury wanted to address the possible misconception that sometimes people think that the Planning Commissioners automatically agree with whatever Staff recommends and stated that as a long time Planning Commissioner, he really takes pride in looking at every project individually.

UTAH WATER GARDEN, LLC– 5901 & 5911 South 1300 East – Project # 18-169

Sheida Maguire was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from R-1-10, Single-Family Low Density Residential

to A-1, Agricultural, for the properties addressed 5901 and 5911 South 1300 East. Mr. Smallwood explained that the applicant owns a business that provides pond maintenance, Koi Fish, and aquatic plants. The proposed re-zone complies with the General Plan requirements. As a condition of approval, Staff would require the two separate properties from which this business would operate be combined into one property by way of a Lot Line Adjustment to meet the one-acre minimum requirement of the A-1 Zone. 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.

Mr. Woodbury asked if this type of business requires a Major Home Occupation Business License. Mr. Smallwood replied that in the Agricultural Zone it does not.

Sheida Maguire, 4068 South 1500 East, stated she has reviewed the conditions and will be able to comply. Ms. Maguire stated that she had an existing business in Millcreek and the landlord sold the property that she operated from. Ms. Maguire state that her plan is to purchase the property and operate from it as long as the zone change is approved. The property has a home on it that would become the primary residence for the applicant and that the existing barn and other structures would be kept intact as long as they are safe. Moveable greenhouses would be used in compliance with City standards on the property as well. Ms. Maguire stated that if she is able to obtain the property that she would like to open her greenhouses to Cottonwood High School, so they could use them as an educational aid.

The meeting was opened for public comment.

Eu Ma, owns the property next door and stated that she is concerned that farm animals will be allowed if the zone is changed to Agricultural because of potential smell. Ms. Ma is in support of the greenhouses.

Denise Winslow, 615 East 5640 South, stated she has a pond and owns Koi fish. Ms. Winslow is in support of Utah Water Gardens and stated they operate a reputable business and believes it would benefit the community.

Ebony Berrest, 4117 South Clubhouse Drive, stated she is an employee of Utah Water Gardens and is in support of the proposed zone change.

The public comment portion was closed.

Mr. Markham stated that if the zone is changed to Agricultural, that animals could be housed here. Mr. Markham added that it is nice to have an item like this to close out the year because it is so original.

Mr. Woodbury stated that the project is very nice, he thanked the speakers for their input and expressed that he is glad to be a part of a City that has a vision for the future, but that also allows for creative projects like this.

Ms. Wilson made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the property located at 5901 and 5911 South 1300 East from R-1-10, Single-Family Low Density Residential to A-1, Agricultural subject to the following condition:



1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural zone.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

#### OTHER BUSINESS

Mr. McNulty stated that the Planning Commission meeting on December 20, 2018 is has been canceled and the next Planning Commission Meeting is scheduled for January 3, 2019.

Mr. McNulty thanked the Commissioners and Staff for their service and wished all a Happy New Year.

The meeting was adjourned at 7:40 p.m.

---

Jared Hall, Supervisor  
Community and Economic Development



MURRAY CITY CORPORATION  
CITY RECORDER

D. Blair Camp, Mayor  
Jennifer Kennedy, City Recorder  
801-264-2660 FAX 801-264-2618

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 22<sup>nd</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 R-1-10 (Single-Family Low Density Residential) zoning district to A-1 (Agricultural) zoning district for the property located at 5901 & 5911 South 1300 East, Murray, Utah.

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

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

If you have questions or comments concerning this proposal, please call the Murray City Community & Economic Development Department office at 801-270-2420.

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

DATED this 2<sup>nd</sup> day of January 2019.

MURRAY CITY CORPORATION

  
Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: December 11, 2019  
PH 19-02

Rules of the Murray City Municipal Council  
Murray City Corporation

Public Hearings

The presiding officer shall conduct the public hearing in the following manner:

1. Introduction – The presiding officer informs those attending of the procedure and order of business for the hearing.
2. Staff Presentation – City staff briefly summarizes the request that prompted the public hearing. This presentation shall not exceed five (5) minutes.
3. Sponsor Presentation – If desired, the sponsor of the request may also make a presentation. This presentation shall not exceed fifteen (15) minutes.
4. Public Comment – The presiding officer asks for public comment on the matter before the Council. Comments are limited to three (3) minutes, unless otherwise approved by a majority vote of the Council members, and each speaker shall be allowed to speak only once, unless otherwise approved by a majority of the Council members. Speakers are requested to:
  - a. complete the appropriate form;
  - b. wait to be recognized before speaking;
  - c. come to the microphone;
  - d. be brief and to the point;
  - e. not restate points made by other speakers;
  - f. address questions through the presiding officer;
  - g. confine remarks to the topic, avoiding personalities.

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

5. Sponsor Summation/Response – Following citizen comment and questions by the Council, the sponsor shall be given the opportunity to give a fifteen (15) minute summation and/or response prior to the closing of the public hearing.
6. Closing the Hearing – If there is no further public comment, questions by the Council members, or final response by the sponsor, the presiding officer declares the hearing closed. The Council shall conclude the public hearing ten (10) minutes in advance of subsequently scheduled public hearing. The Council may, by majority vote, extend a public hearing past the starting time of a subsequent public hearing.
7. Consideration of Item – At the close of the public hearing, the Council shall consider the item as a special order.





5901 South 1300 East  
5911 South 1300 East



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







5160®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates) !  
Use Avery Template 5160 !

UTAH WATER GARDENS  
P/C 12/6/18  
Project #18-169  
300' radius (included affected entities)

Ann L Jarvis  
1336 E 5935 S  
Salt Lake City UT84121

Arthur F Fenstermaker;  
Margaret R Fenstermaker (Jt)  
1263 E Lillie Cir  
Murray UT84121

Austin Larsen  
1280 E Hyland Lake Dr  
Salt Lake City UT84121

Barbara R Neuffer;  
Alice H Hoesch (Jt)  
1352 E 5935 S  
Murray UT84121

Board Of Education Granite School  
Dist.  
2500 S State St  
South Salt Lake UT84115

Craig D Jones  
1275 E Lillie Cir  
Salt Lake City UT84121

David R Whitzel;  
Rolene P Whitzel (Jt)  
1274 E Lillie Cir  
Salt Lake City UT84121

Drew E Kramer;  
Machele Kramer (Jt)  
1291 E Quail Grove Cir  
Murray UT84121

Fossey Holdings Llc  
7890 S Siesta Dr  
Cottonwood Hts UT84093

Isaac Zenger;  
Emily Zenger (Jt)  
1283 E Quail Grove Cir  
Murray UT84121

James C Halvorsen;  
Terri T Halvorsen (Jt)  
1264 E Lillie Cir  
Salt Lake City UT84121

James M Lee; Erica R Lee (Jt)  
1359 E 5935 S  
Murray UT84121

James N Francis; Britta F Trepp (Jt)  
5925 S 1320 E  
Murray UT84121

Jason Ivins; Robyn Ivins (Jt)  
1343 E 5935 S  
Murray UT84121

Jeff Matson  
1291 E Hyland Lake Dr  
Murray UT84121

Jolene Merrill  
1268 E 5840 S  
Salt Lake City UT84121

Joni M Gagnon  
1278 E 5840 S  
Salt Lake City UT84121

Ma Li Family Living Trust 6/28/2016  
1307 E 5935 S  
Murray UT84121

Mons Aase;  
Norma K Carter-Aase (Tc)  
5924 S 1320 E  
Murray UT84121

MSC Inc  
3212 S State St  
South Salt Lake UT84115

Nathan B Kelsch; Jennifer L Kelsch (Jt)  
1279 E Lillie Cir  
Murray UT84121

Pilitati L Vaitai; Kalolaine T Vaitai (Tc)  
1283 E 5840 S  
Murray UT84121

Richard K Johnson  
1351 E 5935 S  
Salt Lake City UT84121

Robert L. Somsen;  
June Lanae Somsen  
1344 E 5935 S  
Salt Lake City UT84121

Sam Loizos Family Trust 10/18/1995  
3692 W Plymouth Rock Cv  
Lehi UT84043

Sam Loizos Family Trust 10/18/1995  
3692 W Plymouth Rock Cv  
Lehi UT84043

Sue Ellen Wallace  
1281 E Hyland Lake Dr  
Salt Lake City UT84121

Trust Not Identified  
1335 E 5935 S  
Salt Lake City UT84121

Trust Not Identified  
1270 E Hyland Lake Dr  
Salt Lake City UT84121



5160®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates) !  
Use Avery Template 5160 !

Trust Not Identified  
1280 E Lillie Cir  
Salt Lake City UT84121

Trust Not Identified  
1307 E 5935 S  
Murray UT84121

Trust Not Identified  
1328 E 5935 S  
Salt Lake City UT84121

Val Reynolds;  
Bobbie D Reynolds (Jt)  
1280 E 5840 S  
Salt Lake City UT84121

William S Nicholson  
1288 E Hyland Lake Dr  
Murray UT84121

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 UT84117

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



5160®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160**P/C AGENDA MAILINGS**  
"AFFECTED ENTITIES"  
Updated 11/2017UDOT - REGION 2  
ATTN: MARK VELASQUEZ  
2010 S 2760 W  
SLC UT 84104UTAH TRANSIT AUTHORITY  
ATTN: PLANNING DEPT  
PO BOX 30810  
SLC UT 84130-0810TAYLORSVILLE CITY  
PLANNING & ZONING DEPT  
2600 W TAYLORSVILLE BLVD  
TAYLORSVILLE UT 84118WEST JORDAN CITY  
PLANNING DIVISION  
8000 S 1700 W  
WEST JORDAN UT 84088CHAMBER OF COMMERCE  
ATTN: STEPHANIE WRIGHT  
5250 S COMMERCE DR #180  
MURRAY UT 84107MURRAY SCHOOL DIST  
ATTN: ROCK BOYER  
5102 S Commerce Drive  
MURRAY UT 84107MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047SALT LAKE COUNTY  
PLANNING DEPT  
2001 S STATE ST  
SLC UT 84190GRANITE SCHOOL DIST  
ATTN: KIETH BRADSHAW  
2500 S STATE ST  
SALT LAKE CITY UT 84115UTAH POWER & LIGHT  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020DOMINION ENERGY  
ATTN: BRAD HASTY  
P O BOX 45360  
SLC UT 84145-0360COTTONWOOD IMPRVMT  
ATTN: LONN RASMUSSEN  
8620 S HIGHLAND DR  
SANDY UT 84093JORDAN VALLEY WATER  
ATTN: LORI FOX  
8215 S 1300 W  
WEST JORDAN UT 84088CENTRAL UTAH WATER DIST  
355 W UNIVERSITY PARKWAY  
OREM UT 84058HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKWY  
SANDY UT 84070UTOPIA  
Attn: JAMIE BROTHERTON  
5858 So 900 E  
MURRAY UT 84121COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106MILLCREEK  
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 84116UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114



**TO: Murray City Planning Commission**

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

**DATE OF REPORT: November 29, 2018**

**DATE OF HEARING: December 6, 2018**

**PROJECT NAME: Utah Water Gardens, Zone Change**

**PROJECT NUMBER: 18-169**

**PROJECT TYPE: Zone Map Amendment**

**APPLICANT: Sheida + Christopher Maguire**

**PROPERTY ADDRESS: 5901 + 5911 South 1300 East**

**SIDWELL #: 21-17-430-002; 21-17-430-003**

**EXISTING ZONE: R-1-10, Single-Family Low Density Residential**

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

**PROPERTY SIZE: 1 acre**

**I. REQUEST:**

The applicant is requesting approval of a Zone Map Amendment from R-1-10, Single-Family Low Density Residential to A-1, Agricultural for the properties addressed 5901 and 5911 South 1300 East. Legal descriptions of the properties are attached to this report.

**II. BACKGROUND AND ANALYSIS**

Background

The subject properties currently include a single-family home with accessory buildings. There are a number of single family houses surrounding the subject properties to the south in the R-1-10 zone and west within the R-1-8 zone. Cottonwood High School is located directly east.



### Proposed Use

With respect to applications for Zone Map Amendments, Staff does not generally elaborate on an applicants proposed plans because there are many variables and owners and plans may change. However, staff finds that an application to rezone to A-1, Agricultural is a unique situation where some clarification is warranted, and an explanation of Utah Water Garden's operations are warranted.

Utah Water Gardens operates a pond maintenance business providing specialized horticulture with aquatic and riparian plants, as well as fish for local pond operators. The applicants have stated that these two properties would allow them to expand their business and possibly work with the students at Cottonwood High School. To make this property feasible for the owners to live on the property and operate their agribusiness the property would need to be rezoned from its current R-1-10 designation to A-1, Agricultural.

### Site Location/Detail

The proposed zoning map amendment would affect two parcels that are located at 5901 and 5911 South 1300 East. Both parcels front onto 1300 East and are north of 5935 South. The applicants have proposed moving their agribusiness operations to this location because of its size and proximity to the local high school for potential cooperation.

The subject properties are less than one acre when separated, the Murray City Land Use Ordinance Section 17.92.040 states that in the A-1, Agricultural zone the minimum lot area shall be one (1) acre in size. The two lots will need to be combined in order to create a lot that is in conformance with the Land Use Ordinance.

### Surrounding Land Use & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-10
South	Residential	R-1-10
East	Public (school)	R-1-10
West	Residential	R-1-10

### Allowed Land Uses

Existing: The R-1-10 zone allows single family, detached homes with minimum lot sizes of 10,000 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.

Proposed:

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.

### **III. PUBLIC INPUT**

As of the date of this report, staff has received no phone calls regarding the properties.

### **IV. GENERAL PLAN ANALYSIS**

The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 5 of the Murray City General Plan identifies the goals and objectives for land use in the community. The plan also identifies future land use as depicted in the future land use map.

The subject property is identified as "Low Density Residential" by the General Plan and the Future Land Use Map. The proposed A-1 zoning is supported by the General Plan and is compatible with the current development pattern of the area. Agricultural uses in this area are in keeping with the goals and objectives of the General Plan.

### **V. FINDINGS**

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

The proposed change in zoning from R-1-10 to A-1 is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan. The properties are located adjacent to established single-family residential homes on a major collector (1300 East). The proposed use will provide an active resident to properly maintain the property.

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 properties to be maintained as low density, single-family residential uses with a low-impact, agricultural use.

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

The subject properties are located within an area that has largely been developed as single-family residential units. The proposed development of these properties as an agribusiness would further the goals of the General Plan by creating an active business and homeowner on the same property. Potential impacts of the agricultural use are also mitigated by the adjacent open space of the high school campus.

**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 subject properties have been 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 properties.

**VI. CONCLUSION & 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 R-1-10 to A-1 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 properties located at 5901 and 5911 South 1300 East from R-1-10, Single-Family Low Density Residential to A-1, Agricultural subject to the following conditions:**

1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural zone.

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

# Site Information

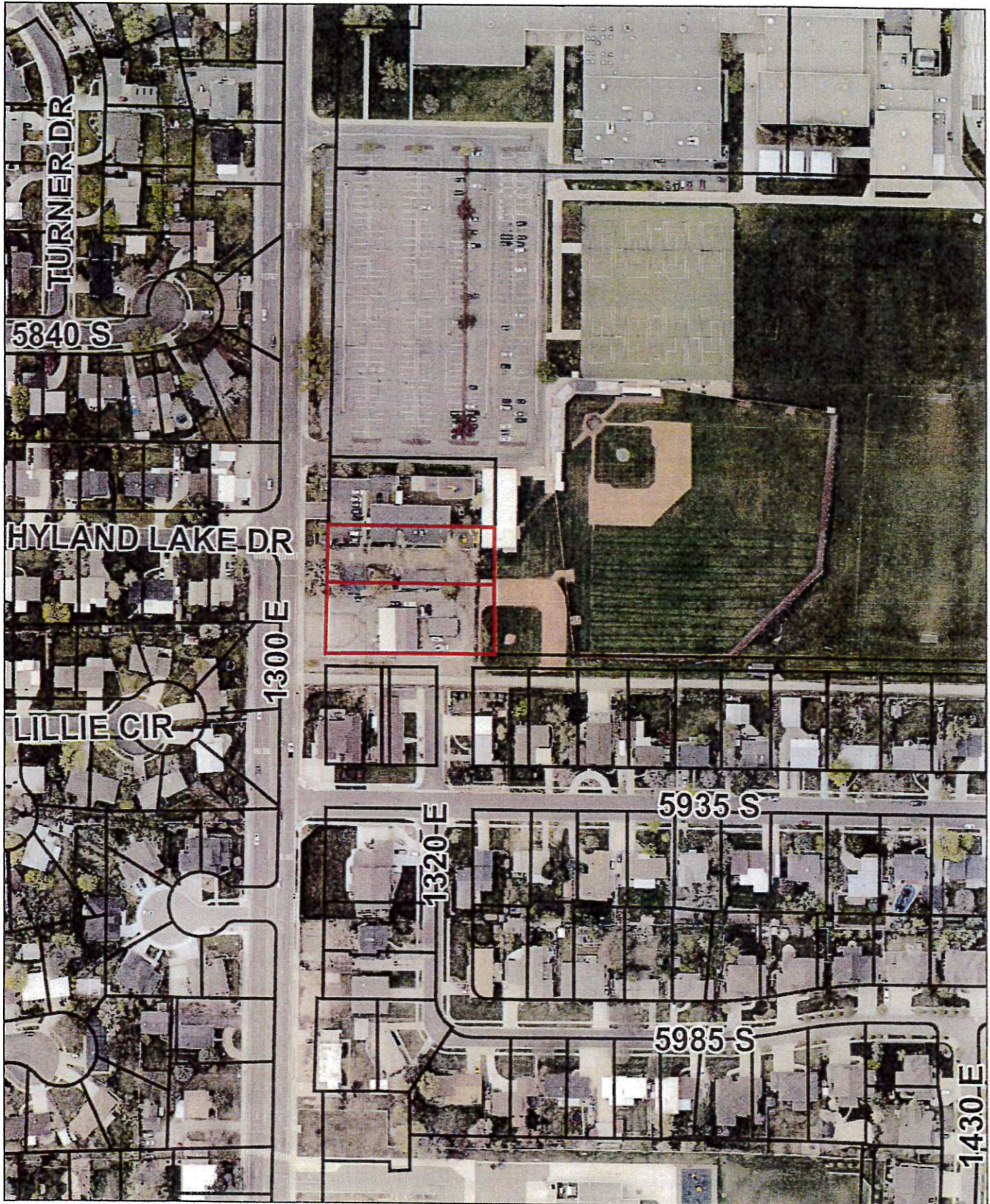




5901 South 1300 East  
5911 South 1300 East



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







November 21, 2018

## NOTICE OF PUBLIC MEETING

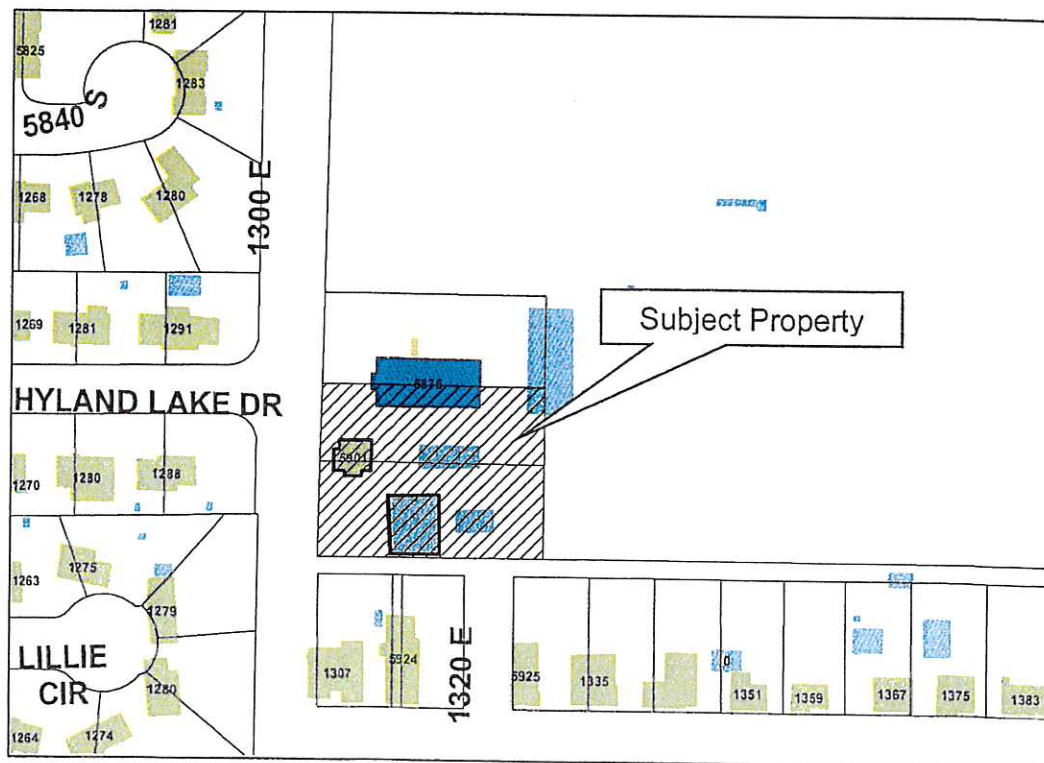
This notice is to inform you of a Planning Commission meeting scheduled for Thursday, December 6<sup>th</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

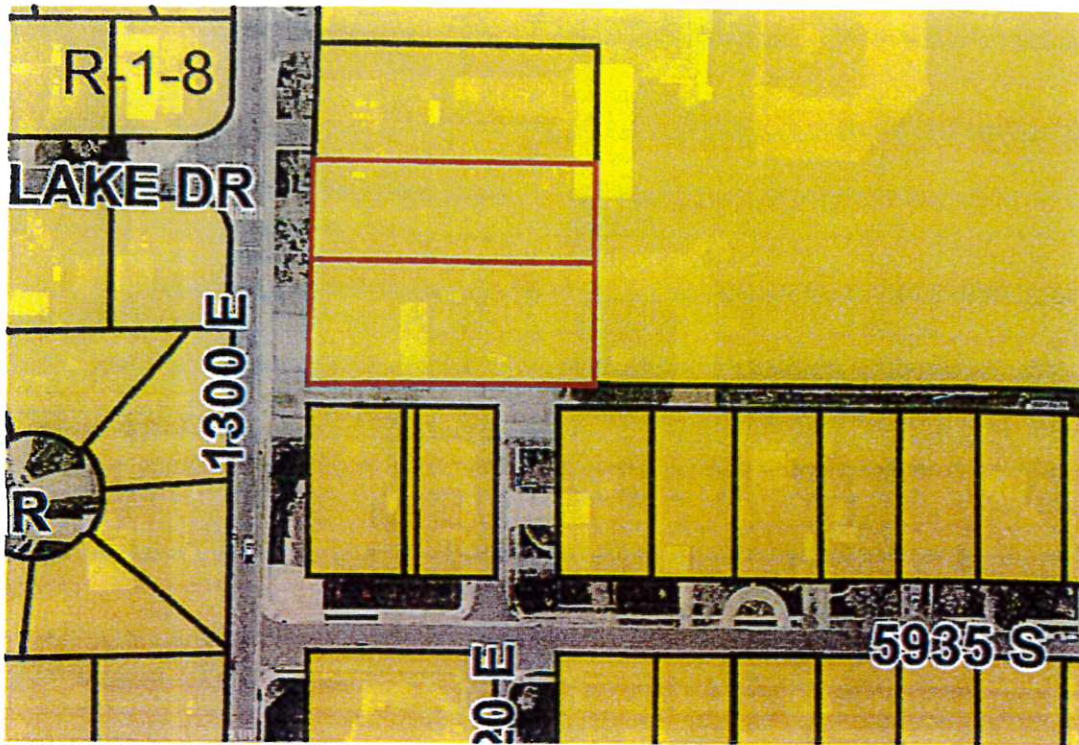
Representatives of Utah Water Gardens are requesting a Zone Map Amendment from R-1-10 (Single Family Low Density Residential) Zone to A-1 (Agricultural) Zone for the properties located at 5101 and 5111 South 1300 East. Please see the attached map segments.

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 Zachary Smallwood, with the Murray City Community Development Division at 801-270-2420, or e-mail to [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov).

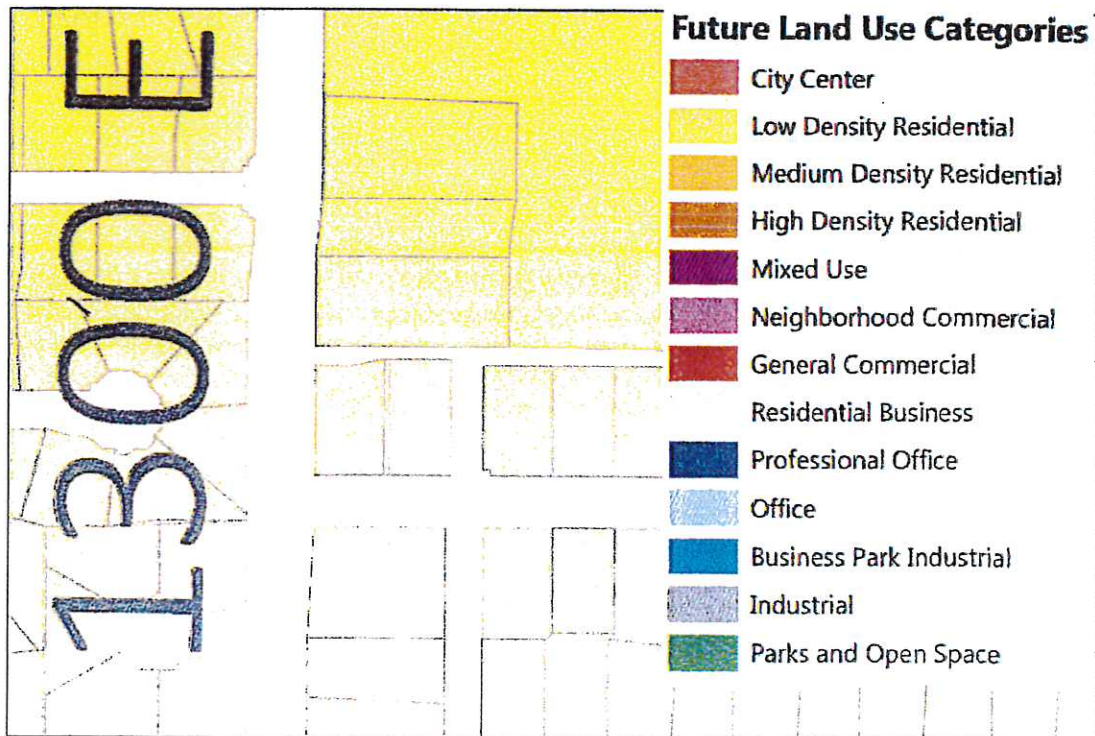
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

### 380 West 4850 South





ZONING MAP SEGMENT



FUTURE LAND USE MAP SEGMENT

# **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: 5901 South 1300 East and 5911 South 1300 East

Parcel Identification (Sidwell) Number: 22-17-430-002-0000 and 22-17-430-003-0000

Parcel Area: 0.44 and 0.55 Current Use: Residential

Existing Zone: R-1-10 Proposed Zone: A-1

Applicant Name: Sheida and Christopher Maguire

Mailing Address: 4068 South 1500 East

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

Daytime Phone #: 801-713-6336 Fax #: \_\_\_\_\_

Email address: utahwatergardens@gmail.com

Business Name (If applicable): Utah Water Gardens LLC

Property Owner's Name (If different): Suzanne Loizos

Property Owner's Mailing Address: 3692 W. Plymouth Rock Cove

City, State, Zip: Lehi UT 84043

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

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

We would like to move onto the property and use the  
land and structures for aquaculture and agriculture. We are  
a small family owned aquatic nursery that grow pond plants → continued

Authorized Signature: Sheida<sup>4</sup> Maguire Date: 11/14/2018

→ Continued...

and Koi, and build ponds and water features across Northern Utah. Historically the property was a farm and the barn is still operable. We intend to keep all existing structures intact. We would also like to build a beautiful pond facing the street that will showcase our aquatic plants and Koi and enhance the community. We would build a fence on the front of the property that will make the pond visible but safe for the community.

We would like to move onto the property and use the land for agriculture and aquaculture. We are a small family owned aquatic nursery that grow pond plants and Koi and build ponds and water features. I have my Bachelor's degree in Botany and Geology from Weber State University and have worked with the USDA Forest Service and Army Corp of Engineers mapping out wetlands in Utah. Recently our landlord sold the property that our greenhouses and ponds are situated on, so that 18 high density house units can be built. We would like the property to be our permanent location where we can stay and be part of the community. Historically the property was a farm and the barn is still operable. We intend to keep all existing structures intact. We would like to build a beautiful pond facing the street, that will showcase our aquatic plants and Koi and enhance the community. We would build a fence on the front of the property that will make the pond visible but safe for the community.

Sheida & Christopher Maguire  
4068 South 1500 East  
SLC UT 84124  
801-718-6336

Property Owners Affidavit

I (we) Suzanne Loizos, 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.

Suzanne Loizos  
Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 5 day of November 20 18.



Bronsynn Russell  
Notary Public  
Residing in Salt Lake County, Utah  
My commission expires: 8/23/20

Agent Authorization

I (we), Suzanne Loizos, the owner(s) of the real property located at 5901 S. 1300 east, in Murray City, Utah, do hereby appoint Christina Schmidt, 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.

Suzanne Loizos  
Owner's Signature

Owner's Signature (co-owner if any)

On the 5 day of November, 20 18, personally appeared before me

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



Bronsynn Russell  
Notary Public  
Residing in Salt Lake County, Utah  
My commission expires: 8/23/20



## Legal Description

Parcel I.D 22-17-430-002-0000

Beginning North  $89^{\circ}55'59''$  West 344.39 feet S  $0^{\circ}29'$  West 546 feet and South  $89^{\circ}55'59''$  East 40 feet from East  $\frac{1}{4}$  Corridor Section 17, T 2S, R 1E, SLM; South  $89^{\circ}55'59''$  East 240 feet; South  $0^{\circ}29'$  West 80 feet; North  $89^{\circ}55'59''$  West 240 feet; North  $0^{\circ}29'$  East 80 feet to Beginning 0.44 Acres more or less. S043-0035

Parcel I.D 22-17-430-003-0000

Beginning North  $89^{\circ}55'59''$  West 344.39 feet and South  $0^{\circ}29'$  West 626 feet and South  $89^{\circ}55'59''$  East 40 feet from East Corridor Section 17, T 2S, R 1E, SLM; South  $89^{\circ}55'59''$  East 240 feet; South  $0^{\circ}29'$  West 100 feet; North  $89^{\circ}55'59''$  West 240 feet; North  $0^{\circ}29'$  East 100 feet to Beginning 0.55 Acres more or less S043-0035

**5901 South 1300 East**

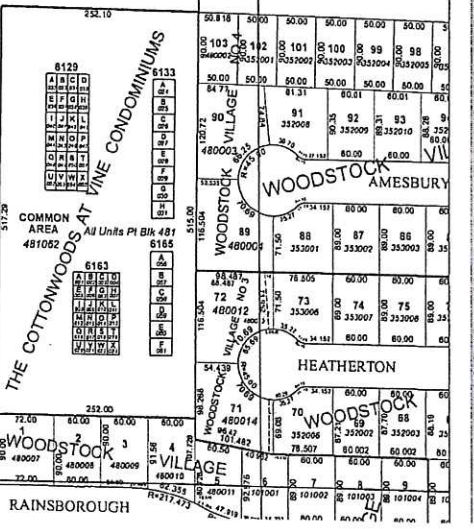
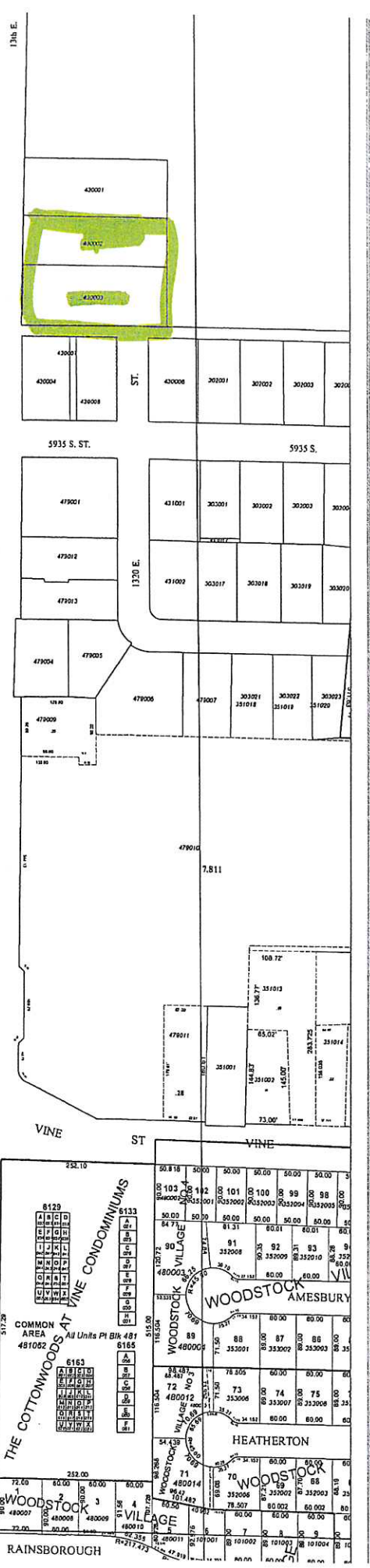
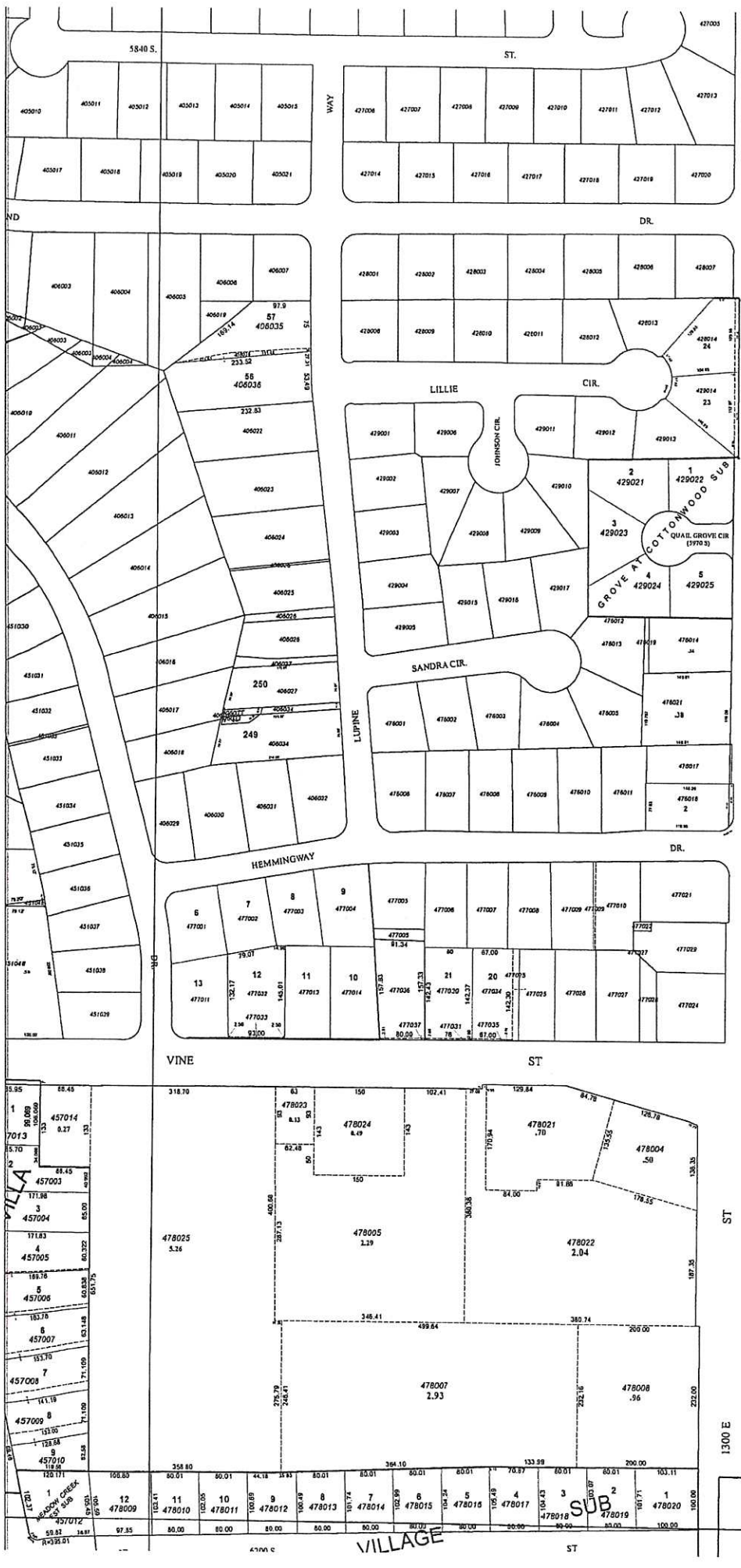
**Parcel 22-17-430-0020000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 546 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 80 FT; N 89°55'59" W 240 FT; N 0°29' E 80 FT TO BEG. 0.44 AC M OR L. 5043-0335 08907-1956

**5911 South 1300 East**

**Parcel 22-17-430-0030000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 626 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 100 FT; N 89°55'59" W 240 FT; N 0°29' E 100 FT TO BEG. 0.55 AC M OR L. 5043-0335 08907-1956



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

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

**PROOF OF PUBLICATION CUSTOMER'S COPY**

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

11/26/2018

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001233260 /

PUBLICATION SCHEDULE

START 11/25/2018 END 11/25/2018

CUSTOMER REFERENCE NUMBER

5901 5911 S 1300 E ZONE MAP AMEND

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

SIZE

33 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

60.44

**MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 6th 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 Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Zone Map Amendment from R-1-10 (Low Density Single-Family Residential) Zone to A-1 (Agricultural) Zone for the properties located at approximately: 5901 & 5911 South 1300 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Supervisor  
Community & Economic  
Development  
1233260 UPAXLP

**FILE COPY**

Utah Water Gardens

**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 6th day of December, 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 11/25/2018 End 11/25/2018

DATE 11/26/2018

SIGNATURE

*Judmundson*

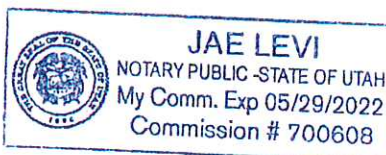
STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25TH DAY OF NOVEMBER

IN THE YEAR 2018

BY LORAIN GUDMUNDSON.



*Jae Levi*

NOTARY PUBLIC SIGNATURE



UTAH WATER GARDENS  
P/C 12/6/18  
Project #18-169  
300' radius (included affected entities)

Ann L Jarvis  
1336 E 5935 S  
Salt Lake City UT84121

Arthur F Fenstermaker;  
Margaret R Fenstermaker (Jt)  
1263 E Lillie Cir  
Murray UT84121

Austin Larsen  
1280 E Hyland Lake Dr  
Salt Lake City UT84121

Barbara R Neuffer;  
Alice H Hoesch (Jt)  
1352 E 5935 S  
Murray UT84121

Board Of Education Granite School  
Dist.  
2500 S State St  
South Salt Lake UT84115

Craig D Jones  
1275 E Lillie Cir  
Salt Lake City UT84121

David R Whitzel;  
Rolene P Whitzel (Jt)  
1274 E Lillie Cir  
Salt Lake City UT84121

Drew E Kramer;  
Machele Kramer (Jt)  
1291 E Quail Grove Cir  
Murray UT84121

Fossey Holdings LLC  
7890 S Siesta Dr  
Cottonwood Hts UT84093

Isaac Zenger;  
Emily Zenger (Jt)  
1283 E Quail Grove Cir  
Murray UT84121

James C Halvorsen;  
Terri T Halvorsen (Jt)  
1264 E Lillie Cir  
Salt Lake City UT84121

James M Lee; Erica R Lee (Jt)  
1359 E 5935 S  
Murray UT84121

James N Francis; Britta F Trepp (Jt)  
5925 S 1320 E  
Murray UT84121

Jason Ivins; Robyn Ivins (Jt)  
1343 E 5935 S  
Murray UT84121

Jeff Matson  
1291 E Hyland Lake Dr  
Murray UT84121

Jolene Merrill  
1268 E 5840 S  
Salt Lake City UT84121

Joni M Gagnon  
1278 E 5840 S  
Salt Lake City UT84121

Ma Li Family Living Trust 6/28/2016  
1307 E 5935 S  
Murray UT84121

Mons Aase;  
Norma K Carter-Aase (Tc)  
5924 S 1320 E  
Murray UT84121

MSC Inc  
3212 S State St  
South Salt Lake UT84115

Nathan B Kelsch; Jennifer L Kelsch (Jt)  
1279 E Lillie Cir  
Murray UT84121

Pilitati L Vaitai; Kalolaine T Vaitai (Tc)  
1283 E 5840 S  
Murray UT84121

Richard K Johnson  
1351 E 5935 S  
Salt Lake City UT84121

Robert L. Somsen;  
June Lanae Somsen  
1344 E 5935 S  
Salt Lake City UT84121

Sam Loizos Family Trust 10/18/1995  
3692 W Plymouth Rock Cv  
Lehi UT84043

Sam Loizos Family Trust 10/18/1995  
3692 W Plymouth Rock Cv  
Lehi UT84043

Sue Ellen Wallace  
1281 E Hyland Lake Dr  
Salt Lake City UT84121

Trust Not Identified  
1335 E 5935 S  
Salt Lake City UT84121

Trust Not Identified  
1270 E Hyland Lake Dr  
Salt Lake City UT84121

Trust Not Identified  
1280 E Lillie Cir  
Salt Lake City UT84121

Trust Not Identified  
1307 E 5935 S  
Murray UT84121

Trust Not Identified  
1328 E 5935 S  
Salt Lake City UT84121

Val Reynolds;  
Bobbie D Reynolds (Jt)  
1280 E 5840 S  
Salt Lake City UT84121

William S Nicholson  
1288 E Hyland Lake Dr  
Murray UT84121

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 UT84117

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

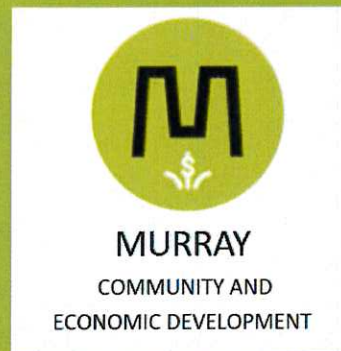




# COMMITTEE OF THE WHOLE

---

January 8, 2019





# UTAH WATER GARDENS, LLC

## Zone Map Amendment

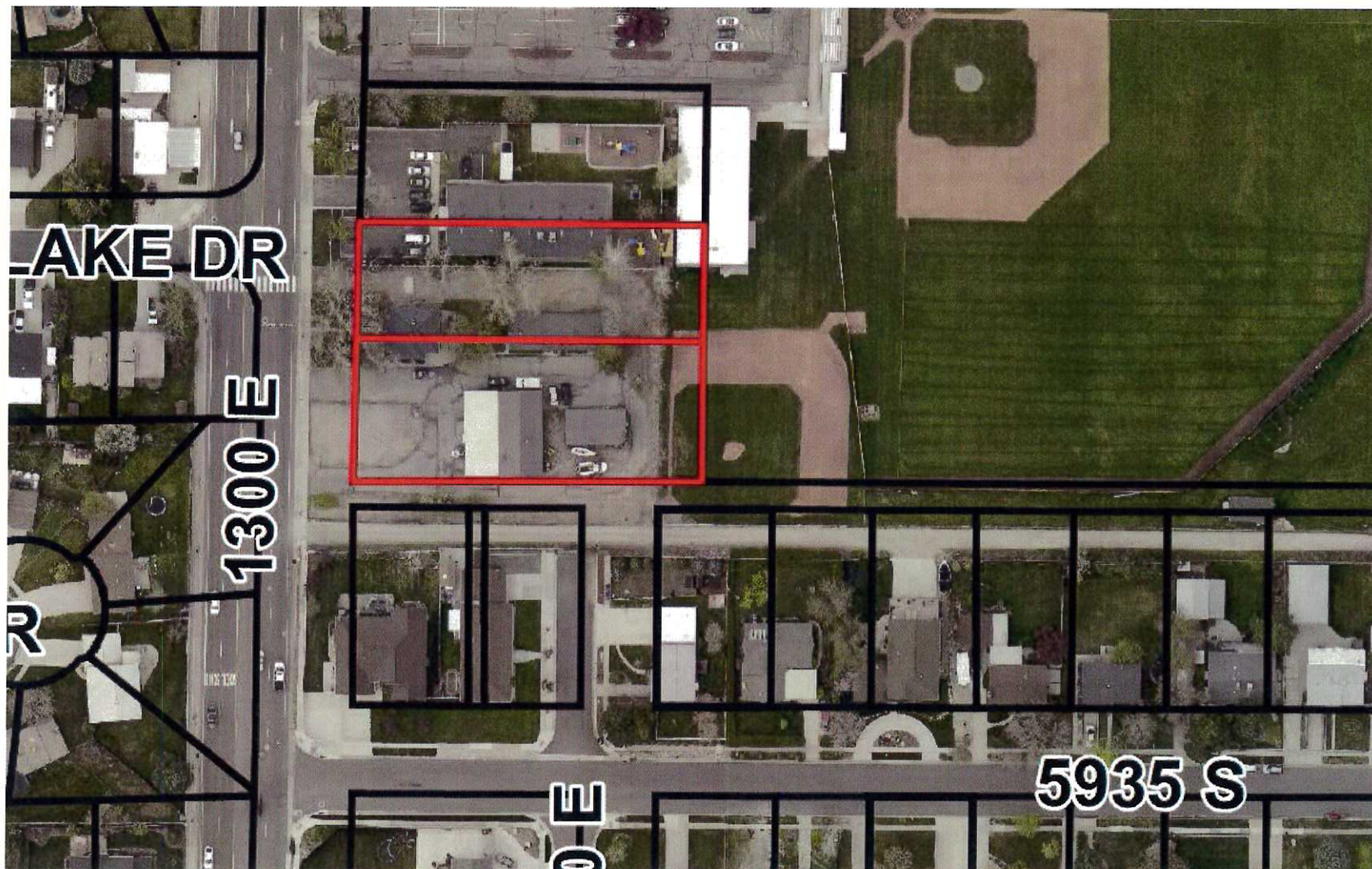
5901 & 5911 South 1300 East

Existing Zoning: R-1-10, Single Family Residential

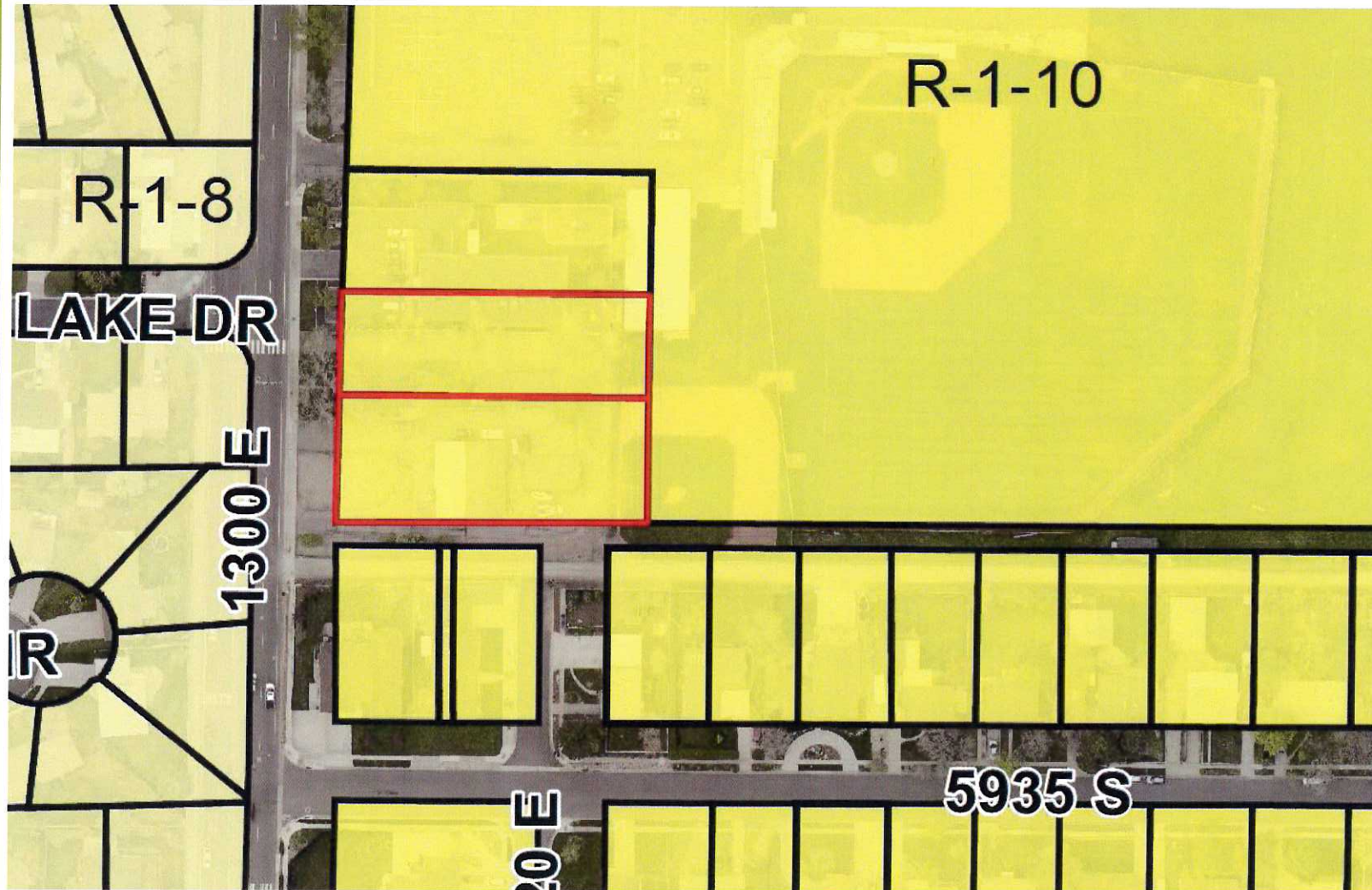
Proposed Zoning: A-1, Agricultural

Property Size 1.0 Acre











#### 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







Northeast Corner



Existing Single Family Home



Southeast Corner



Northwest Corner



Existing Accessory Structure



Southwest Corner



## 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 designation for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single Family Residential, to A-1, Agriculture subject to the following condition:

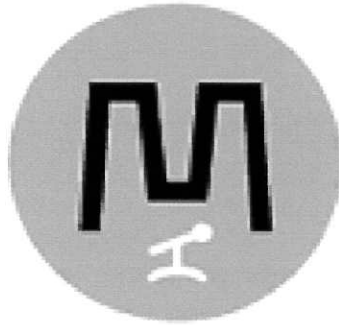
1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural Zone.

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

On December 6, 2018 the Planning Commission forwarded a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single Family Residential, to A-1, Agriculture subject to the approve condition.

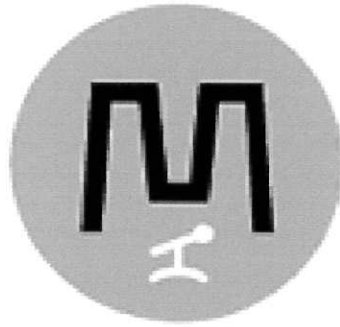






**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

**Adjournment**