

**MURRAY**  
CITY COUNCIL

# Council Meeting March 19, 2019



# Murray City Municipal Council

## Notice of Meeting

**March 19, 2019**

Murray City Center

5025 South State Street, Murray, Utah 84107

### Meeting Agenda

**6:00 p.m.**      **Committee of the Whole** - Conference Room #107  
Dave Nicponski conducting

### **Discussion Items**

1. Parkway Golf Fund Discussion – Dave Nicponski, G.L. Critchfield, and Kim Sorensen

### **Announcements**

### **Adjournment**

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

**6:30 p.m.**      **Council Meeting** – Council Chambers  
Brett Hales conducting.

### **Opening Ceremonies**

Call to Order  
Pledge of Allegiance

### **Approval of Minutes**

Council Meeting – March 5, 2019

### **Special Recognition**

1. Murray City Council **Employee of the Month, Ashlie Devaughn, Murray Municipal Court** – Karen Gallegos and Brett Hales
2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah in Support of the Murray Exchange Club by Recognizing and Declaring **April 2019 as Child Abuse Prevention Month.** – Mayor Camp and Sheri VanBibber

### **Citizen Comments**

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

### **Public Hearings**

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

1. Consider an ordinance relating to land use; amends the General Plan from Low Density Residential to Medium Density Residential for the property located at approximately 344 East 5600 South, Murray City, Utah. – Melinda Greenwood; Murray Yellow House applicants.

### **Legislative Report – Dale Cox**

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

### **Adjournment**

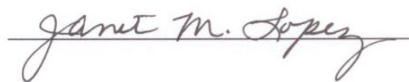
#### **NOTICE**

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

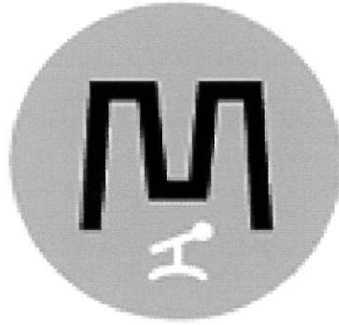
**SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.**

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

On Friday, March 15, 2019, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website and the state noticing website at <http://pmn.utah.gov>.



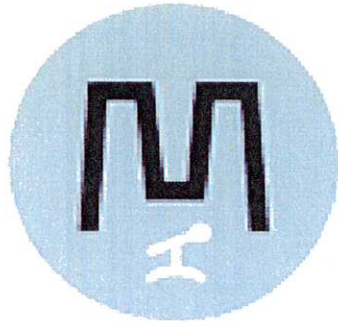
Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



**MURRAY**  
CITY COUNCIL

# Committee of the Whole





MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

## City Council

### Murray Parkway Golf Course

#### Council Action Request

#### Council Meeting

Meeting Date: March 19, 2019

|  |   |
|--|---|
| <b>Department Director</b><br>Janet M. Lopez<br><br><b>Phone #</b><br>801-264-2622<br><br><b>Presenters</b><br>G.L. Critchfield<br>Kim Sorensen<br><br><br><br><br><br><br><br><br><br><b>Required Time for Presentation</b><br><br><br><br><br><br><b>Is This Time Sensitive</b><br>No<br><br><b>Mayor's Approval</b><br><br><br><br><br><br><br><br><br><br><b>Date</b><br>March 8, 2019 | <b>Purpose of Proposal</b><br><br>Discussion related to the future funding of the Golf Course due to recent subsidies and loans.<br><br><b>Action Requested</b><br><br>Discussion, review and direction.<br><br><b>Attachments</b><br><br>Fiscal Year 2018/2019 Murray Parkway Fund Budget<br>Additional information to consider.<br><br><b>Budget Impact</b><br><br>FY 2018/2019 Scheduled Transfers-In to the Golf Fund:<br>General Fund Transfer of \$60,000<br>Capital Fund Transfer of \$310,000<br><br><b>Description of this Item</b><br><br>The Murray Parkway Golf Course opened in 1986. It is an 18-hole course featuring 6,900 yards of golf from the longest tees for a par of 72. There is a Men's League, Ladies League and Couples League. Lessons are taught by John Pearson, PGA Professional, and two assistant professionals. Rate sheet is attached. |
|--|---|

Doug Hill provided the following information for consideration if dissolving the Parkway Golf enterprise fund and transferring to the General Fund.

- State code states that Enterprise Funds are for services which charge a fee and the fund should be treated like a business organization.
- Like many other recreation facilities and programs, the golf course won't be required to cover costs in the General Fund.
- In the General Fund, a transfer is not required to cover golf course operations and capital improvements.
- The golf fund has a loan from the Power Fund that will need to be 'forgiven' or 'paid back' if transferred to the General Fund.
- Some may argue transferring to the General Fund makes funding for the golf course less transparent.

I asked Kim Sorensen if he would provide some additional information for your review.

- Are golf rounds increasing or decreasing? Maybe you could provide some numbers and insight since the sprinkler system replacement affected rounds.
- Do you think the trend will continue?
- Are our fees in line or could they be adjusted?
- Are there any special events that could increase rounds and revenue?
- Any other thoughts or input would be appreciated.

# Golf Course Funding

|                  | Enterprise | General | Other |
|------------------|------------|---------|-------|
| AF/Lehi/PG       |            | X       |       |
| Beaver           |            |         | X     |
| Bountiful        | X          |         |       |
| Brigham City     |            |         | X     |
| Hurricane        | X          |         |       |
| Murray           | X          |         |       |
| Nephi            |            | X       |       |
| North Salt Lake  | X          |         |       |
| Park City        | X          |         |       |
| Payson           | X          |         |       |
| Richfield        |            | X       |       |
| Roosevelt        | X          |         |       |
| Salt Lake City   | X          |         |       |
| Salt Lake County | X          |         |       |
| Sandy            | X          |         |       |
| Smithfield       |            | X       |       |
| South Jordan     | X          |         |       |
| Spanish Fork     |            | X       |       |
| Springville      | X          |         |       |
| St. George       |            | X       |       |
| Washington       |            | X       |       |
| West Bountiful   | X          |         |       |



## Rates

| Rates   |      |      |
|---|------|------|
| Adult   | \$15 | \$30 |
| Adult w/cart  | \$22 | \$44 |
| Senior  | \$12 | \$24 |
| Senior w/cart   | \$19 | \$38 |
| Juniors   | \$8  | \$16 |
| Junior and Senior rates apply Monday-Friday all day.<br>Saturday, Sunday and Holidays after 1:00 pm |      |      |

**Tee Times Online**

**MURRAY**

**36°**

moderate rain  
humidity: 93%  
wind: 13mph S  
H 37 • L 35

**33°**  
SAT

**34°**  
SUN

**33°**  
MON

**34°**  
TUE

Weather from OpenWeatherMap

# Murray City Budget

Fiscal Year 2018/2019

## MURRAY PARKWAY FUND

The Murray Parkway fund is used to account for the activities of the City's golf course. The 18-hole course at Murray Parkway Golf Course features 6,900 yards of golf from the longest tees for a par of 72. The course rating is 71.3 and it has a slope rating of 120 on blue grass. Murray Parkway Golf Course opened in 1986, and was designed by Robert Muir Graves.

Golf courses around the nation have been experiencing lower green fees due to a reduced number of golfers. The Murray Parkway has experienced this same trend and is working to make the course more attractive to players and to generate an increased interest in the sport with the next generation.

### STAFFING

|                                 | Prior Year<br>Actual<br>FY 15-16 | Prior Year<br>Actual<br>FY 16-17 | Amended<br>Budget<br>FY 17-18 | Mayor's<br>Budget<br>FY 18-19 |
|---------------------------------|----------------------------------|----------------------------------|-------------------------------|-------------------------------|
| Golf Pro                        | 1.00                             | 1.00                             | 1.00                          | 1.00                          |
| Golf Course Superintendent      | 1.00                             | 1.00                             | 1.00                          | 1.00                          |
| Assistant Golf Pro              | 2.00                             | 2.00                             | 2.00                          | 1.00                          |
| Assistant Greens Superintendent | 1.00                             | 1.00                             | 1.00                          | 1.00                          |
| Irrigation Specialist           | 1.00                             | 1.00                             | 1.00                          | 1.00                          |
| Small Engine Mechanic           | 1.00                             | 1.00                             | 1.00                          | 1.00                          |
|                                 | <u>7.00</u>                      | <u>7.00</u>                      | <u>7.00</u>                   | <u>6.00</u>                   |

### CAPITAL PROJECTS

A capital project is a project that helps maintain or improve a City asset. In order to qualify as a capital project, it must be either a new construction, expansion, renovation, or replacement for an existing facility or facilities.

The following capital projects have been included in the budget for fiscal year 2018-2019.

|                                   |                   |
|-----------------------------------|-------------------|
| Driving range fence replacement   | \$ 110,000        |
| Vehicle and equipment replacement | 200,000           |
|                                   | <u>\$ 310,000</u> |

### NET POSITION

(excluding investment in net assets)

|                        | Prior Year<br>Actual<br>FY 16-17 | Estimated<br>Actual<br>FY 17-18 | Amended<br>Budget<br>FY 17-18 | Mayor's<br>Budget<br>FY 18-19 |
|------------------------|----------------------------------|---------------------------------|-------------------------------|-------------------------------|
| Beginning balance      | \$ 978,700                       | \$ (143,200)                    | \$ (143,200)                  | \$ 68,850                     |
| Revenues               | 1,190,074                        | 1,277,000                       | 1,271,000                     | 1,276,000                     |
| Expenditures           | (3,839,968)                      | (1,373,950)                     | (1,430,000)                   | (1,669,689)                   |
| Transfers In/Out (net) | 1,527,995                        | 309,000                         | 309,000                       | 370,000                       |
| Ending balance         | <u>\$ (143,200)</u>              | <u>\$ 68,850</u>                | <u>\$ 6,800</u>               | <u>\$ 45,161</u>              |



# Murray City Mayor's Budget

Fiscal Year 2018/2019

## MURRAY PARKWAY FUND

### BUDGET AND FINANCIAL HISTORY

|   | Prior Year<br>Actual<br>FY 16-17 | Estimated<br>Actual<br>FY 17-18 | Amended<br>Budget<br>FY 17-18 | Mayor's<br>Budget<br>FY 18-19 | Change     |
|---|----------------------------------|---------------------------------|-------------------------------|-------------------------------|------------|
| <b>REVENUES</b>                         |                                  |                                 |                               |                               |            |
| <b>Charges for Services</b>             |                                  |                                 |                               |                               |            |
| 54-0000-37410 Green Fees                | \$ 731,815                       | \$ 785,000                      | \$ 785,000                    | \$ 785,000                    |            |
| 54-0000-37420 Golf Cart Rentals         | 278,400                          | 310,000                         | 310,000                       | 310,000                       |            |
| 54-0000-37430 Driving Range Fees        | 26,996                           | 35,000                          | 35,000                        | 35,000                        |            |
| 54-0000-37440 Pro Shop Sales            | 122,013                          | 125,000                         | 125,000                       | 125,000                       |            |
| 54-0000-37460 Food Sales                | 16,590                           | 15,000                          | 15,000                        | 17,000                        |            |
| 54-0000-36100 Interest Income           | 10,388                           | 3,000                           | 1,000                         | -                             |            |
| 54-0000-36400 Sale of Capital Assets    | -                                | -                               | -                             | -                             |            |
| 54-0000-36500 Miscellaneous             | 3,872                            | 4,000                           | -                             | 4,000                         |            |
|   | <b>1,190,074</b>                 | <b>1,277,000</b>                | <b>1,271,000</b>              | <b>1,276,000</b>              | <b>0%</b>  |
| <b>Transfer In</b>                      |                                  |                                 |                               |                               |            |
| 54-0000-39210 General Fund Transfer     | -                                | 34,000                          | 34,000                        | 60,000                        |            |
| 54-0000-39241 Capital Projects Transfer | -                                | 275,000                         | 275,000                       | 310,000                       |            |
| 54-0000-39251 Water Fund Loan           | 277,994                          | -                               | -                             | -                             |            |
| 54-0000-39253 Power Fund Loan           | 1,250,000                        | -                               | -                             | -                             |            |
|   | <b>1,527,994</b>                 | <b>309,000</b>                  | <b>309,000</b>                | <b>370,000</b>                | <b>20%</b> |
| 54-0000-39400 Use of Reserves           | 1,121,900                        | -                               | -                             | 23,689                        |            |
| <b>TOTAL REVENUES</b>                   | <b>\$ 3,839,968</b>              | <b>\$ 1,586,000</b>             | <b>\$ 1,580,000</b>           | <b>\$ 1,669,689</b>           | <b>6%</b>  |
| <b>EXPENDITURES</b>                     |                                  |                                 |                               |                               |            |
| <b>Golf Course - Pro</b>                |                                  |                                 |                               |                               |            |
| <b>Wages and benefits</b>               |                                  |                                 |                               |                               |            |
| 54-5401-41100 Full-time wages           | \$ 203,815                       | \$ 178,791                      | \$ 178,791                    | \$ 147,910                    |            |
| 54-5401-41110 Part-time wages           | 85,108                           | 86,000                          | 86,000                        | 108,500                       |            |
| 54-5401-41115 Overtime                  | 558                              | -                               | -                             | -                             |            |
| 54-5401-41200 Social Security           | 19,690                           | 20,847                          | 20,847                        | 19,615                        |            |
| 54-5401-41300 Group Insurance           | 33,980                           | 34,655                          | 34,655                        | 20,704                        |            |
| 54-5401-41400 Retirement                | 39,517                           | 39,897                          | 39,897                        | 33,531                        |            |
| 54-5401-41500 Worker Comp               | 3,170                            | 3,535                           | 3,535                         | 3,975                         |            |
| 54-5490-49310 Admin Fee Wages           | 542                              | -                               | -                             | -                             |            |
|   | <b>386,379</b>                   | <b>363,725</b>                  | <b>363,725</b>                | <b>334,235</b>                | <b>-8%</b> |
| <b>Operations</b>                       |                                  |                                 |                               |                               |            |
| 54-5401-42010 Unemployment              | -                                | -                               | -                             | -                             |            |
| 54-5401-42030 Tuition Reimbursement     | 2,478                            | 4,200                           | 4,200                         | 2,000                         |            |
| 54-5401-42050 Uniform Allowance         | 642                              | 1,000                           | 1,000                         | 1,000                         |            |
| 54-5401-42060 Car Allowance             | 1,355                            | 1,500                           | 1,500                         | 1,500                         |            |
| 54-5401-42110 Books & Subscriptions     | 1,138                            | 1,500                           | 1,500                         | 1,500                         |            |
| 54-5401-42125 Travel & Training         | 869                              | 2,000                           | 2,000                         | 2,000                         |            |
| 54-5401-42140 Supplies                  | 3,043                            | 3,850                           | 3,850                         | 3,850                         |            |
| 54-5401-42141 Janitorial Supplies       | 1,219                            | 2,500                           | 2,500                         | 2,500                         |            |

# Murray City Mayor's Budget

Fiscal Year 2018/2019

## MURRAY PARKWAY FUND

|  | Prior Year<br>Actual<br>FY 16-17 | Estimated<br>Actual<br>FY 17-18 | Amended<br>Budget<br>FY 17-18 | Mayor's<br>Budget<br>FY 18-19 | Change |
|--|----------------------------------|---------------------------------|-------------------------------|-------------------------------|--------|
|--|----------------------------------|---------------------------------|-------------------------------|-------------------------------|--------|

### EXPENDITURES (continued)

#### Operations

|                                     |                |                |                |                |    |
|-------------------------------------|----------------|----------------|----------------|----------------|----|
| 54-5401-42142 Range                 | 6,193          | 1,000          | 1,000          | 6,000          |    |
| 54-5401-42143 Soft Goods            | 42,477         | 40,000         | 40,000         | 40,000         |    |
| 54-5401-42144 Golf Balls            | 25,001         | 22,000         | 22,000         | 22,000         |    |
| 54-5401-42145 Golf Clubs            | 28,091         | 21,000         | 21,000         | 21,000         |    |
| 54-5401-42170 Small Equipment       | 223,468        | 500            | 500            | 500            |    |
| 54-5401-42180 Miscellaneous         | -              | 2,000          | 500            | 500            |    |
| 54-5401-42410 Inventory Loss        | -              | -              | 500            | 500            |    |
| 54-5401-42505 Bldg & Grounds Maint  | 1,620          | 5,000          | 5,000          | 5,000          |    |
| 54-5401-42510 Equipment Maintenance | 8,035          | 7,200          | 7,200          | 7,200          |    |
| 54-5401-42511 Office Equip Maint    | -              | 500            | 500            | 500            |    |
| 54-5401-42730 Credit Card Fees      | 21,194         | 25,000         | 25,000         | 25,000         |    |
| 54-5401-42740 Over/Short            | -              | -              | -              | -              |    |
| 54-5401-43000 Professional Services | -              | 300            | 300            | 300            |    |
| 54-5401-44000 Utilities             | 12,570         | 15,000         | 15,000         | 15,000         |    |
| 54-5401-44010 Telephone             | 4,565          | 4,200          | 4,200          | 4,600          |    |
| 54-5401-44020 Cell Phone            | 361            | 700            | 700            | 700            |    |
| 54-5401-45000 Rent & Lease Payments | 5,000          | 5,000          | 5,000          | 9,000          |    |
| 54-5490-49000 Risk Assessment       | 12,208         | 12,959         | 12,959         | 20,340         |    |
| 54-5490-49100 Fleet Assessment      | 4,238          | 4,172          | 4,172          | -              |    |
| 54-5490-49311 Admin Fee O&M         | 171            | -              | -              | -              |    |
|                                     | <b>405,935</b> | <b>183,081</b> | <b>182,081</b> | <b>192,490</b> | 6% |

#### Total Golf Course - Pro

|  |                |                |                |                |     |
|--|----------------|----------------|----------------|----------------|-----|
|  | <b>792,314</b> | <b>546,806</b> | <b>545,806</b> | <b>526,725</b> | -3% |
|--|----------------|----------------|----------------|----------------|-----|

#### Golf Course - Superintendent

##### Wages and benefits

|                               |                |                |                |                |     |
|-------------------------------|----------------|----------------|----------------|----------------|-----|
| 54-5402-41100 Full-time wages | 236,746        | 239,396        | 239,396        | 278,111        |     |
| 54-5402-41110 Part-time wages | 65,212         | -              | 60,000         | 78,000         |     |
| 54-5402-41115 Overtime        | 16             | -              | -              | -              |     |
| 54-5402-41200 Social Security | 22,079         | 22,507         | 22,507         | 27,242         |     |
| 54-5402-41300 Group Insurance | 56,761         | 58,738         | 58,738         | 63,031         |     |
| 54-5402-41400 Retirement      | 53,458         | 54,274         | 54,274         | 63,048         |     |
| 54-5402-41500 Worker Comp     | 3,640          | 4,018          | 4,018          | 5,520          |     |
|                               | <b>437,911</b> | <b>378,933</b> | <b>438,933</b> | <b>514,952</b> | 17% |

#### Operations

|                                     |         |        |        |        |  |
|-------------------------------------|---------|--------|--------|--------|--|
| 54-5402-42040 Service Awards        | -       | 200    | 200    | 200    |  |
| 54-5402-42110 Books & Subscriptions | 910     | 1,200  | 1,200  | 1,000  |  |
| 54-5402-42125 Travel & Training     | 3,652   | 2,700  | 2,700  | 3,000  |  |
| 54-5402-42140 Supplies              | 1,090   | 900    | 900    | 900    |  |
| 54-5402-42141 Janitorial Supplies   | 3,301   | 3,000  | 3,000  | 3,300  |  |
| 54-5402-42160 Fuel                  | 14,139  | 18,000 | 18,000 | 18,000 |  |
| 54-5402-42170 Small Equipment       | 1,016   | 1,500  | 1,500  | 1,500  |  |
| 54-5402-42180 Miscellaneous         | 5,267   | 6,000  | 4,000  | 4,000  |  |
| 54-5402-42505 Bldg & Grounds Maint  | 109,652 | 70,893 | 70,893 | 72,000 |  |
| 54-5402-42510 Equipment Maintenance | 17,851  | 20,000 | 20,000 | 19,000 |  |

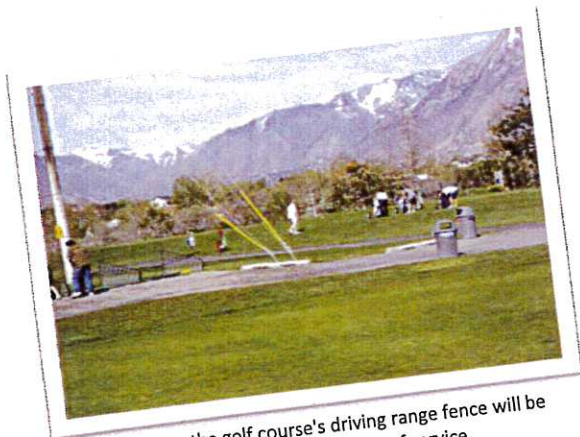


# Murray City Mayor's Budget

Fiscal Year 2018/2019

## MURRAY PARKWAY FUND

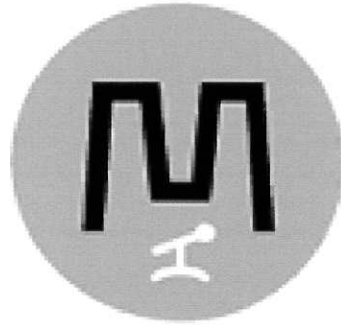
|   | Prior Year<br>Actual<br>FY 16-17 | Estimated<br>Actual<br>FY 17-18 | Amended<br>Budget<br>FY 17-18 | Mayor's<br>Budget<br>FY 18-19 | Change |
|---|----------------------------------|---------------------------------|-------------------------------|-------------------------------|--------|
| <b>EXPENDITURES (continued)</b>           |                                  |                                 |                               |                               |        |
| <b>Operations</b>                         |                                  |                                 |                               |                               |        |
| 54-5402-42511 Office Equip Maint          | 120                              | 250                             | 100                           | 150                           |        |
| 54-5402-42520 Vehicle Maintenance         | 2,503                            | 2,000                           | 2,000                         | 2,000                         |        |
| 54-5402-44000 Utilities                   | 25,197                           | 22,000                          | 22,000                        | 25,000                        |        |
| 54-5402-44010 Telephone                   | 1,586                            | 1,500                           | 1,500                         | 1,500                         |        |
| 54-5402-44020 Cell Phone                  | 906                              | 1,500                           | 700                           | 900                           |        |
|   | <b>187,189</b>                   | <b>151,643</b>                  | <b>148,693</b>                | <b>152,450</b>                | 3%     |
| <b>Total Golf Course - Superintendent</b> | <b>625,100</b>                   | <b>530,576</b>                  | <b>587,626</b>                | <b>667,402</b>                | 14%    |
| <b>Capital</b>                            |                                  |                                 |                               |                               |        |
| 54-5470-47300 Infrastructure              | 2,285,241                        | 75,000                          | 75,000                        | 110,000                       |        |
| 54-5470-47400 Equipment                   | 93,512                           | 56,000                          | 56,000                        | 200,000                       |        |
|   | <b>2,378,753</b>                 | <b>131,000</b>                  | <b>131,000</b>                | <b>310,000</b>                | 137%   |
| <b>Debt Service</b>                       |                                  |                                 |                               |                               |        |
| 54-5480-48120 Interfund Loan Principal    | 42,732                           | 136,098                         | 136,098                       | 138,819                       |        |
| 54-5480-48220 Interfund Loan Interest     | 1,068                            | 29,470                          | 29,470                        | 26,743                        |        |
|   | <b>43,800</b>                    | <b>165,568</b>                  | <b>165,568</b>                | <b>165,562</b>                | 0%     |
| <b>Transfers Out</b>                      |                                  |                                 |                               |                               |        |
| 54-5490-49241 Capital Projects Transfer   | -                                | -                               | -                             | -                             |        |
|   | -                                | -                               | -                             | -                             |        |
| Reserve Buildup                           | -                                | 212,050                         | 150,000                       | -                             |        |
| <b>TOTAL EXPENDITURES</b>                 | <b>\$ 3,839,968</b>              | <b>\$ 1,586,000</b>             | <b>\$ 1,580,000</b>           | <b>\$ 1,669,689</b>           | 6%     |



This year the golf course's driving range fence will be replaced after many, many years of service.

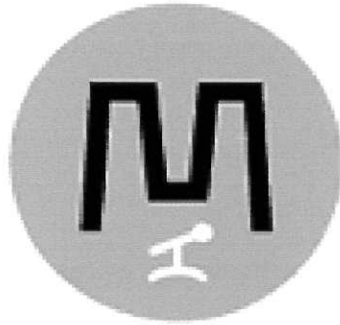


In FY 2018, the City completed the installation of a new irrigation system for the golf course. We are expecting a lush green course for this season.



**MURRAY**  
CITY COUNCIL

**Adjournment**

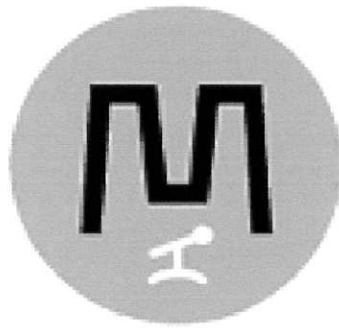


**MURRAY**  
CITY COUNCIL

# Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

# **Murray City Municipal Council Chambers Murray City, Utah**

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The Murray City Municipal Council met on Tuesday, March 5, 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:**

|                       |             |
|-----------------------|-------------|
| Dave Nicponski, Chair | District #1 |
| Dale Cox, Vice Chair  | District #2 |
| Jim Brass             | District #3 |
| Diane Turner          | District #4 |
| 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    | Community & PR Director                     |
| Craig Burnett    | Police Chief                 | Jon Harris        | Fire Chief                                  |
| Danny Astill     | Public Works Director        | Melinda Greenwood | Community and Economic Development Director |
|                  |                              | Ryan Madsen       | IT  |
|                  |                              |                   |   |
| Citizens         |                              |                   |   |

## **Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Roger Haglund

## **Approval of Minutes**

Council Meeting – February 19, 2019

MOTION: Mr. Brass moved to approve the minutes. The motion was SECONDED by Mr. Cox. Voice vote taken, all “ayes.”

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

Lori Haglund – Murray City, Utah

Ms. Haglund said the Wasatch Front Regional Council and Murray City plan to increase the width

of Vine Street between 900 East and Van Winkle Expressway to a uniform 81 feet. This is a Wasatch Front Regional Council project, approved over a decade ago, that is being managed and implemented by Murray City. The plans include the addition of a 12-foot center turning lane, two five-foot bike lanes, two six-foot parking lanes, curb and gutter, two five-foot park strips and two four-foot sidewalks – totaling 81 feet.

Ms. Haglund stated an 81-foot roadway will require the removal of approximately 52 mature trees, along with numerous bushes, young trees and hedges that will be replaced with asphalt and concrete. Mature trees and landscape provide character and shade in the area, reducing the amount of water needed to preserve surrounding landscape areas and reducing the amount of energy required to heat and air condition surrounding homes. Removal of more than 52 large trees will increase the use of water and energy resulting in additional costs to homeowners.

Ms. Haglund said this area is zoned R-1-10 and the city code requires that homes be set back 25 feet from the sidewalk. The city's forced acquisition of property from homeowners will create numerous noncompliant homes.

Ms. Haglund noted she had 285 signatures on a petition against the project. She realizes that eliminating the project is probably out of the question, but she thinks there are a lot of options where the city could reduce the impact and still get what the city is looking for.

Ms. Haglund said she feels this is money looking for a project instead of a project that needs money. She has been a longtime advocate for a continuous sidewalk down Vine Street so children can walk safely to and from school. However, she doesn't think there has been a study or anything else done that justifies the need to widen Vine Street. She thinks that a big, huge, wide, sterile street will only increase the desire to drive faster. She noted that there was an accident yesterday from someone going too fast on Vine Street. She asked the Council not to enter into the Interlocal Agreement with Salt Lake County.

Susan Cohen – Murray City, Utah

Ms. Cohen said she thinks they need sidewalks on Vine Street. She fears that if Vine Street is widened to 81-feet, it will become more of a thoroughfare. Speed is also a concern of hers. As the road is widened and becomes a thoroughfare, it becomes faster paced which will increase accidents. People already drive through there very quickly and if Vine Street becomes wider, with a turning lane in the middle, then there's really no reason for people to slow down. She agrees that something needs to be done, but she thinks the project needs to be looked at in pieces rather than doing everything at one time.

Darrell Troester – Murray City, Utah

Mr. Troester said he doesn't know if the scope of this project is appropriate or not, that is what the Council gets to figure out. However, the need for a sidewalk and curb and gutter is pretty evident. He and his wife walk their dog along Vine Street and there are a number of places with no sidewalk.



Roger Haglund – Murray City, Utah

Mr. Haglund said his only hope is to mitigate some of the taking away of the trees that line Vine Street. One of the problems of making a street this wide is it completely destroys the feeling of a neighborhood. If you drive into Salt Lake City, into the University of Utah along 1300 East, the traffic is horrendous. However, Salt Lake City refuse to raise the speed limit because they want to maintain a neighborhood feel for the people across each side of 1300 East. It ends up making people use 700 East, which is ideal, because 700 East is four lanes wide. There is an alternative from getting from 2000 East down to 900 East and down to State Street into the center of Murray, its I-215; there is no need for a three-lane street on Vine Street.

Mr. Haglund noted that the proposal for Vine Street has parking where no one will ever park. He told the Council that if any of them lived on Vine Street and were going to have their front yard be brought closer to their house because the street was going to take out 15-20 feet of their property, he thinks they would be a little bit more interested in mitigating the damage to the street and the neighborhood.

Mr. Haglund said it's already hard to cross Vine Street because the speed limit is 35 MPH and widening the street to 81 feet is not going to make that easier. He has stated before that there is a need for sidewalks and gutters along Vine Street.

Mr. Haglund said he thinks if this project had started at 900 East and gone to 2000 East all at once, more people would have been against it. But it's been piecemealed along the way, and they are the last stretch. He hopes they can work with the city to mitigate the neighborhood destroying aspects of this project.

Dr. Jothan Manoranjan – Murray City, Utah

Dr. Manoranjan said his concern is this project is an undo expenditure and the money could be used in other places. He doesn't see the traffic volume being enough to justify widening the road.

Beverly Crangle – Murray City, Utah

Ms. Crangle said this project will cause her to lose about 1/3 of her front yard, which is giving up a lot of landscape. She wonders where the traffic will go. If Highland Drive to 900 East is widened, she believes traffic will back up at 900 East. She said she only waits through one stoplight, at the most, on Vine Street where ever she goes. It will be uninviting to widen the street and take away the trees for the people who walk and bike along Vine Street.

Ms. Crangle said there are two elementary schools that are encouraging children to walk and bike to school, but there are so few crosswalks on Vine Street that children have to cross Vine Street against the traffic.

Ms. Crangle read from the World Resource Report stating that wider streets increase accidents in city's safer by design. Safe urban design is about reducing motor vehicle speeds. Reducing street widths creates a safer pedestrian experience. Other studies show the most significant relationship to injury crashes is street width and street curvature, and Vine Street has a curve. As

street width widens, crashes per mile, per year increase exponentially.

Ms. Crangle asked the Council to consider adjusting the width to the Vine Street proposal.

Kathleen Stanford – Murray City, Utah

Ms. Stanford asked the Council if they could say no to this plan since it was voted in by a different City Council.

Juan Magana – Murray City, Utah

Mr. Magana said he agrees that Vine Street should be widened, but not to 81 feet so speeds will increase. It needs to be wide enough to add sidewalks and so residents can see traffic when they back out of their driveways.

**Public Hearings**

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

1. Consider an ordinance relating to land use; amends the General Plan from Residential Neighborhood Business to Mixed Use and amends the Zoning Map from R-N-B to M-U for the property located at approximately 160 West Winchester Street, Murray City, Utah. (KC Heating & Air, applicant)

**WITHDRAWN BY APPLICANT.**

Staff Presentation: Melinda Greenwood, Community and Economic Development Director.

Ms. Greenwood said the applicant requested to withdraw their application.

**Business Items**

1. Consider a resolution authorizing the execution of an Interlocal Cooperation Agreement between Murray City and Salt Lake County for the sharing of election services for the City's 2019 Municipal Election.

Staff Presentation: Jennifer Kennedy, City Recorder

Ms. Kennedy said this resolution will allow the city to enter into an Interlocal Cooperation Agreement with Salt Lake County for the 2019 Municipal Elections. The not to exceed cost the County has quoted the city is \$56,451.92. Some of the services the County provides are ballot preparation, machine programming, delivering supplies and equipment, coordinating, vote centers and poll workers, and preparing canvass reports.

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

Council roll call vote:

Mr. Nicponski Aye

Mr. Cox Aye



|            |     |
|------------|-----|
| Mr. Brass  | Aye |
| Ms. Turner | Aye |
| Mr. Hales  | Aye |

Motion passed 5-0

2. Consider a resolution approving an agreement with Murray Depot LLC to clarify certain obligations and responsibilities with respect to the West Open Space Easement Parcel located on Lot 203 in the Birkhill Phase 2 Subdivision Project.

Staff Presentation: Melinda Greenwood, Community and Economic Development Director

Ms. Greenwood said Murray Depot is trying to clean a title report to purchase a property and close on construction loans. Because Murray Depot is receiving Federal Tax Credits for affordable housing, the lender is requiring a clean title.

Ms. Greenwood explained that in 2011 the city breeched a conservation easement, located on lot 203, that was dedicated to them by allowing that property to be subdivided. The conservation easement stated subdividing wasn't allowed, but because the city allowed it to happen, the title report noted a breach of the easement and the title company and lenders are requesting it be fixed.

Ms. Greenwood said this agreement states the breach happened in 2011, outlines responsibilities, and stipulates that Murray Depot will build the trail that was requested back when that conservation easement was accepted by the city. There is also the potential of some encroachment on that easement with either fencing or parking lot lighting.

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

Council roll call vote:

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

Motion passed 5-0

3. Consider a resolution approving an Interlocal Cooperation Agreement between the City and Salt Lake County ("County") for the transfer of County Transportation Funds for certain transportation projects within Salt Lake County – Vine Street Project.

Staff Presentation: Danny Astill, Public Works Director

Mr. Astill said this resolution is for Phase 1 of the Vine Street widening project which is between 900 East and 1300 East. The Wasatch Front Regional Council funded part of this project and the city will have to put some money towards the project also.

Ms. Turner said that many of the people who spoke during citizen comments were talking about Phase 2. She asked Mr. Astill if the design for Phase 2 has begun.

Mr. Astill replied there is no design for Phase 2. He said the Wasatch Front Regional Council has looked at the overall concept for this project. As they went into Phase 1, there was all kinds of property that the city needed to buy and other things that came up. The Engineering Department had several meetings with the citizens in that area regarding those issues. The city has done the best it can to meet everyone's needs and still create a safer way for people to get through that area.

Ms. Turner verified that there were community meetings for Phase 1 and that citizens were involved in that process. Mr. Astill stated that was correct.

Ms. Turner asked if that was the intent for the next phase as well. Mr. Astill said that was the intent for the next phase, but they don't know when those meetings will take place. He did say it would be after Phase 1 is complete.

Mr. Cox asked if there were modifications made to the Phase 1 project after the community meetings. Mr. Astill said yes, to meet the intent of the project and the property owner's desires. They did the best they could to meet everyone's needs.

Ms. Turner reiterated that what is being considered tonight is Phase 1 of the Vine Street project which is between 900 East and 1300 East.

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

Council roll call vote:

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

Motion passed 5-0

4. Consider a resolution approving an Interlocal Cooperation Agreement between the City and Salt Lake County ("County") for the transfer of County Transportation Funds for certain transportation projects within Salt Lake County – Hanauer Street Project.

Staff Presentation: Danny Astill, Public Works Director

Mr. Astill said this project has been on the city's radar for a while and coincides with projects happening in the downtown area. The city asked the County for additional funds to build this road and the County has committed those funds to the city.

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

Council roll call vote:

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

Motion passed 5-0

**Legislative Report**

Staff Report: Dale Cox, Councilmember

Mr. Cox spoke about HB 441 Tax Equalization and Reduction Act. The intent of this bill is to lower the sales tax rate and broaden the sales tax base. They say income and other taxes will be lowered, but there is no real firm plan. They want to tax things like health insurance, lawyers, and other things that are currently not taxed. It effects the city because we have a strong sales tax area in Murray. Mr. Cox feels this bill should go to the interim for more study because nobody knows the unintended consequences. There are a lot of things in this bill that are hard to grasp.

Mr. Cox said SB 129 Public Safety and Firefighter Tier II Retirement Benefits has had some adjustments made to it. Years ago, the Legislature revamped all the state retirement and made it so that first responders can retire after 25 years with 37 ½% of their income, which very few people can live on. The main change is the city contribution increases from 12% to 14%. Mr. Cox is hopeful this bill passes.

Mr. Cox said HB 320 Container Regulation Act prohibits a local government entity from regulating or imposing a fee on an auxiliary container unless it is used on property owned by the local government entity. There are a lot of cities that are going away from using plastic bags at the store or putting fees on them. The plastic bags are not recyclable, and the landfills are filling up with them. The Legislature is trying to take the initiative away from the cities to be able to pass a law on this within their city.

Mr. Cox said HB 119 Initiative and Referendum Bill Amends many of the provisions of citizen initiatives, signature collection, information publications, public meetings for elected official explanation, and due process. There's already a very stringent process to go through to get a

referendum on the ballot so they are looking at adjusting that process.

**Mayor's Report and Questions**

No report was given by Mayor Camp.

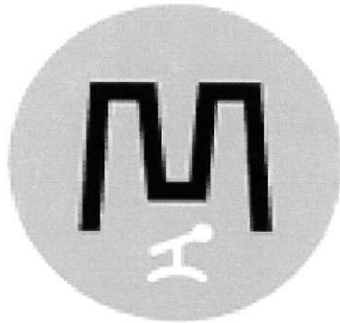
**Adjournment**

The meeting was adjourned at 7:10 p.m.

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Jennifer Kennedy, City Recorder

DRAFT



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Special Recognition #1



**MURRAY**

# Murray Municipal Court

**Employee of the Month, Ashlie Devaughn,  
Court Clerk 1**

## Council Action Request

**Council Meeting  
March 19, 2019**

|  |   |
|--|---|
| <b>Department Director</b><br><br>Karen Gallegos<br>Phone # 801-284-4292<br><br><b>Presenter</b><br>Karen Gallegos and<br>Brett Hales<br><br><b>Required Time for Presentation</b><br><br><br><br><b>Is This Time Sensitive</b><br><br>No<br><br><b>Approval:</b><br>N/A<br><br>February 8, 2019 | <b>Purpose of Proposal</b> <ul style="list-style-type: none"><li>• City Council Employee of the Month Award</li></ul> <b>Action Requested</b> <ul style="list-style-type: none"><li>• Presentation only.</li></ul> <b>Attachments</b> <ul style="list-style-type: none"><li>• Employee of the Month Recognition Form</li></ul> <b>Budget Impact</b> <ul style="list-style-type: none"><li>• None</li></ul> <b>Description of this item</b> <p>(This should provide council members a clear understanding of the matter.)</p> <p>Ashlie has only worked at the Murray Court for 22 months, however, in that time she has taken great initiative to create a procedure to contact and schedule cases that are past due 90 days in order to fulfill a State requirement on Order to Show Cause hearings.</p> |
|--|---|

## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

Court

DATE:

02/14/2019

NAME of person to be recognized:

Ashlie Devaughn

Submitted by:

Karen Gallegos

DIVISION AND JOB TITLE:

Court Clerk 1

YEARS OF SERVICE:

22 months

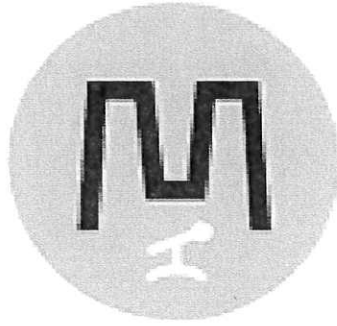
REASON FOR RECOGNITION:

In 2018 the State of Utah passed a bill that says a court needs to have an Order to Show Cause hearing before a warrant can issue for failure to pay the fine, Ashlie created a procedure and form letter where she schedules people who are 90 days past due to come to court and address the fine, she asks pertinent questions and is always on top of scheduling.

COUNCIL USE:

MONTH/YEAR HONORED March 2019





MURRAY  
CITY COUNCIL

# Special Recognition #2



**MURRAY**

## City Council/Mayor's Office

**Child Abuse Prevention Month  
April 2019**

### Council Action Request

#### Council Meeting

Meeting Date: March 19, 2019

|  |   |
|--|---|
| <b>Department Director</b><br>Janet M. Lopez<br><br><b>Phone #</b><br>801-264-2622<br><br><b>Presenters</b><br>Mayor Camp<br>Sheri VanBibber<br>801-808-0830<br><br><br><br><br><b>Required Time for Presentation</b><br>10 Minutes<br><br><b>Is This Time Sensitive</b><br>Yes<br><br><b>Mayor's Approval</b><br><br><br><br><br><b>Date</b><br>March 8, 2019 | <b>Purpose of Proposal</b><br>Consider a Joint Resolution Recognizing April 2019 as Child Abuse Prevention Month<br><br><b>Action Requested</b><br>Action item and presentation.<br><br><b>Attachments</b><br>Proposed resolution attached.<br><br><b>Budget Impact</b><br>Not applicable.<br><br><br><b>Description of this Item</b><br>Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah In Support of the Murray Exchange Club by Recognizing and Declaring <b>April 2019 as Child Abuse Prevention Month.</b> |
|--|---|

Resolution # 19-\_\_\_\_\_

**A Joint Resolution of the  
Mayor and the Municipal Council  
of  
Murray City, Utah  
In Support of the  
Murray Exchange Club  
by  
Recognizing and Declaring  
April 2019  
as  
Child Abuse Prevention Month**

Murray's greatest asset is our children. All children deserve to grow up in a safe and nurturing environment to assure they reach their full potential.

**Whereas,** Child Abuse is a serious and growing problem affecting over 3 million of our nation's children annually, with over 29,000 cases of Child Abuse and Neglect reported statewide, and 210 cases right here in our City; and

**Whereas,** This societal malignancy called Child Abuse respects no racial, religious, socio-economic or geographic boundaries, and, in fact, has been Declared a National Emergency; and

**Whereas,** The National Exchange Club has adopted this cause as its National Project and is supporting parent aide programs, parenting classes, educational programs and community service activities, and is helping to make significant progress in stopping this crime against families and children; and

**Whereas,** The Murray Exchange Club members are active and positive participants in the City of Murray in accordance with the standards of the National Exchange Club; and

**Whereas,** The Murray Exchange Club is anxious and appreciative to share this worthwhile cause and opportunity with Murray City;

**Now, Therefore,** as the Mayor and the Murray City Municipal Council, we hereby resolve to recognize and declare

**April 2019  
as  
Child Abuse Prevention Month**

and we urge all citizens to use this time to better understand, recognize and respond to this grievous problem; and

**Be it Further Resolved**, that in support of the Murray Exchange Club and this worthwhile cause, Murray City will fly the Child Abuse Prevention Flag in front of City Hall under our flags from April 1st through April 30th.

To promote awareness of Child Abuse Prevention - The Exchange Club will host a gathering in front of City Hall, on Monday, April 1st at 6:30 pm to kick-off their month-long effort by tying 210 Blue Ribbons on the trees, and placing 210 Blue and Silver Pinwheels in the grass and flower beds, representing the number of the all-encompassing cases of Child Abuse and Neglect. Please join us.

We are appreciative of the work, care and concern that our Victim Advocates, Police and Detectives put forth in dealing with these tough cases. It is our hope that those numbers will decrease as families develop healthy caring, nurturing and loving relationships; and

**Be it still Further Resolved**, we commend the Murray Exchange Club for their continued efforts in helping families break free from this vicious cycle of Child Abuse. Our Nation's greatest asset is our children. All Children deserve to grow-up in a safe and nurturing environment to assure they reach their full potential.

Passed, Approved and Adopted this 19th day of March, in the year 2019.

Murray City Corporation

Murray City Municipal Council

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Mayor Blair Camp

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Dave Nicponski, Chairman, District 1

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Dale Cox Vice-Chair, District 4

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James Brass, District 3

ATTEST:

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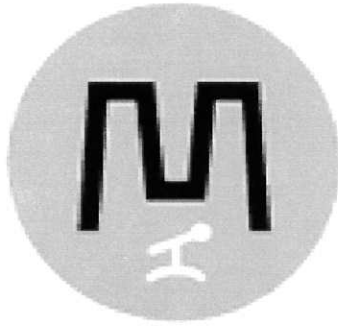
Diane Turner, District 4

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Jennifer Kennedy, City Recorder

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Brett Hales, District 5



**MURRAY**  
CITY COUNCIL

# Public Hearing #1



# Community & Economic Development

## General Plan Amendment for Property at 344 East 5600 South

### Council Action Request

### Council Meeting

Meeting Date: March 19, 2019

|   |  |
|---|--|
| <b>Department Director</b><br>Melinda Greenwood<br><br><b>Phone #</b><br>801-270-2428<br><br><b>Presenters</b><br>Melinda Greenwood   | <b>Purpose of Proposal</b><br>Consider an application for a general plan amendment.<br><br><b>Action Requested</b><br>Ordinance Consideration - attached<br><br><b>Attachments</b><br>Public notice, proposed ordinance, Planning Commission minutes, application, site map and staff recommendation.<br><br><b>Budget Impact</b><br>Not applicable.<br><br><b>Description of this Item</b><br><br>Murray Yellow House, LLC, submitted an application for a general plan amendment for property located at 344 East 5600 South, from Low Density Residential to Medium Density Residential.<br><br>The General Plan adopted in 2017 reflects that this area is intended to remain Low Density Residential.<br><br>On February 7, 2019 the Planning Commission held a public hearing on this item, and has forwarded a recommendation of denial to the city council for the proposed amendment to the General Plan. |
| <b>Required Time for Presentation</b><br>10 Minutes<br><br><b>Is This Time Sensitive</b><br>No<br><br><b>Mayor's Approval</b><br><br><br><br><br><b>Date</b><br>March 8, 2019 |  |

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19<sup>th</sup> day of March, 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 Low Density Residential to Medium Density Residential for the property located at approximately 344 East 5600 South, Murray, Utah.

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

DATED this 1<sup>st</sup> day of March, 2019.

MURRAY CITY CORPORATION

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

DATE OF PUBLICATION: March 8, 2019  
PH 19-06



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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT APPROXIMATELY 344 EAST 5600 SOUTH, MURRAY CITY, UTAH. (Murray Yellow House)

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

WHEREAS, the owner of the real property located at approximately 344 East 5600 South, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as Medium Density Residential; 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 be approved.

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Murray City General Plan be amended to show a Medium Density Residential projected use for the following described property located at approximately 344 East 5600 South, Murray City, Salt Lake County, Utah:

Beginning 1564.29 feet South and 2435.8 feet East from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 19 deg. 09' 50" East 184.52 feet; thence South 0 deg. 40' West 67.94 feet; thence South 89 deg. 20' East 24.5 feet; thence South 19 deg. 09' 50" East 26.33 feet; thence South 18 deg. West 26.04 feet; thence South 0 deg. 40' West 79.19 feet; thence North 87 deg. 28' West 23 feet; thence South 18 deg. West 5.48 feet, more or less; thence North 85 deg. 14' West 121.74 feet; thence South 56 deg. 15' West 84.54 feet to the East line of Hillside Drive; thence Northwesterly along the side of the East line 93.8 feet, more or less, to the Southwest corner of Lot 4. EAST RUBEN'S SUBDIVISION; thence South 83 deg. 59' East 96.8 feet; thence North 2 deg. 30' East 368.8 feet; thence South 85 deg. 18' East 105 feet, more or less, to beginning.

No. 22-18-177-005

*Section 2.* 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 19<sup>th</sup> day of March, 2019.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Dave Nicponski, 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

A Sue Wilson  
A Phil Markham  
A Maren Patterson  
A Ned Hacker

Motion passed 7-0.

MURRAY YELLOW HOUSE LLC – 344 East 5600 South – Project # 19-013

Jessica VanTassell was present to represent this request. Jared Hall reviewed the location, and requests to amend the Future Land Use Map for the subject property, 344 East 5600 South, from Low Density Residential to Medium Density Residential. Mr. Hall explained that the applicants own the subject property and the adjacent property to the east, which is an existing multi-family apartment building. The applicants desire for both parcels to share the same designation. The proposed Medium Density designation could support R-1-6, R-M-10, R-M-15, and would support multi-family apartments or condominiums up to 12 units to the acre. Most of the surrounding land is developed at Single-Family homes and Medium Density homes. Staff supports this existing General Plan designation and feels that it represents an appropriate demarcation between the Low-Density, Medium-Density and High-Density uses that surround the proposed site. There is a Community Node designated on the Future Land Use Map which is outside of the desired quarter mile radius. The City Engineer indicated concerns with infrastructure and strains to the infrastructure because it may not support the multiple-family uses. Staff feels that the proposed Medium-Density designation would be detrimental to goals and objectives that are in the General Plan because the City tries to stabilize established, flourishing, single-family neighborhoods. Because the recently adopted General Plan has a designation for Single-Family homes for the proposed site, Staff feels it is too soon to be designated otherwise. 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 denial to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designation to Medium Density Residential.

Mr. Nay asked what close proximity to the Community Node is considered. Mr. Hall answered it is about a quarter mile, within walking distance. Nodes are centered around intersections. This site is outside of the quarter mile distance.

Jessica VanTassell, 4968 S Cowdell, stated she has read staff findings and understands Staff recommendations. Ms. VanTassell presented written materials to the Commissioners and encouraged them to review them at the present time. Ms. VanTassell stated she understands that the General Plan is used to help Staff make land use decisions that will better the community and that she has felt pushback based on the age of the General Plan and feels that her application should be approved based on her opinion that it will benefit the community by providing additional homes, increase home values, and tax revenue for the City. Ms. VanTassell added that she believes approving her application for a Multi-Family Residential zone would be in accord with the surrounding area. Ms. VanTassel stated that if her application is approved tonight that she plans on asking for a rezone.

Mr. Markham stated that he appreciated the written materials that Ms. VanTassel presented tonight but, will not be able to review it in full during the meeting because there is not enough time to consider what was newly presented. A thorough report was written by Staff based on the application that was previously submitted, both the application information and the staff report was distributed to the Planning Commissioners and have been reviewed prior to

tonight's meeting. Ms. Milkavich stated that the City has an established time frame to submit information so that it may be reviewed prior to the meeting and considered tonight. Mr. Woodbury added that he quickly looked over the information presented, and it seemed to contain statistics that he has not had enough time to research or make an educated decision on. Mr. Woodbury commented that information like this which was submitted in advance could have been very beneficial and that the hard work and efforts to prepare it is appreciated.

The meeting was opened for public comment.

Andrea Washburn, 5753 South Hillside Drive, stated she lives three houses away and understands the need for new housing, but has concerns for what Medium-Density residential housing would allow, if the buildings would be tall, change the character of the neighborhood and disturb the wildlife in the area. Ms. Washburn stated that she doesn't mind smaller single-family houses.

Patrick Garcia, 5670 South Hillside Drive, indicated that he lives across the street from the property and stated that he recently purchased his home in this neighborhood based on the fact that there was not any High-Density dwelling nearby. Mr. Garcia added that he does not see the potential for a gain in property value based on what is proposed. The curve in the road also has the potential to create a safety hazard for the school children that walk on this street. Mr. Garcia stated that he believes he speaks for many of the neighbors on the street when he says that they are not in favor of the proposed development.

Rulon Page, 5682 South Hillside Drive, stated he lives across from the subject site and wondered how many egresses could be allowed and has concerns about property value.

Brook Garcia, 5670 South Hillside Drive, stated when she lived in Cottonwood Heights a similar situation happened to what is proposed tonight and that she disliked it so much she moved. Ms. Garcia stated that many children walk from McMillian Elementary and that additional homes would add traffic and create unsafe conditions.

Deborah Williams, 5624 South Hillside Drive, stated that her elderly neighbor wants only low-density because her backyard abuts the subject property. Ms. Williams asked if the objective of tonight's meeting is to vote between low and medium density. Mr. Hacker answered yes, the Commissioners will be voting between them. Ms. Williams asked if the proposal is for apartment complexes. Mr. Woodbury clarified that there not any application for a use at this time, only an application for a zone change that could potentially allow a variety of projects. Ms. Williams stated that if it were apartment complexes that it would increase traffic and pollution, and it would feel like less of a residential area.

The public comment portion for this agenda item was closed.

Mr. Hall addressed the residential concerns and explained that medium-density residential supports R-1-6, R-M-10 and R-M-15 zones. The R-M-15 zone would allow up to 12 units to the acre in a multi-family project. Multi-Family is attached housing and could allow up to 18 units or less based on the acreage of the subject property. Low-density residential supports R-1-6, R-1-8, R-1-10 and R-1-12 which are single-family zones and houses are detached. Mr. Hall stated that wildlife is often disrupted with development and there would likely be trees removed, however the City does try to preserve trees when possible. Mr. Hall stated that Murray City does advocate for high-density residential, but those projects are typically near transit stations. This proposed zone change would not support this type of density. This area

is predominantly a single-family zone and where the map shows surrounding areas that appear to be multi-family, it is actually smaller single-family detached homes, PUD's and Condominiums. If more housing does occur on this property it should be single-family, low density. Ms. Patterson asked if this stays the same zoning would the property owner be able to subdivide the property and build several, single-family houses based on the size of the property and how tall could they be. Mr. Hall answered yes, the property is 1.5 acres and they could build a number of houses on it and they would have to be no taller than 35 feet tall.

Mr. Markham stated that he understands if Medium-Density zoning were to be allowed it would not allow a significant amount of multi-family homes, but what is concerning, is that the abutting property owned by the same individuals could be combined and may have the potential to allow a much larger project with a much larger impact on the surrounding neighborhood. Mr. Nay estimated the combination of properties could be as large as 4 acres. Ms. Milkavich stated the impact would also affect the utilities, of which the City Engineer has already expressed concern about. Mr. Nay stated that he is an advocate for high-density housing and explained the missing middle housing is needed but this is not the wisest location for it as it is not near any major transit, shopping centers and Hillside Drive won't support the added traffic.

Mr. Woodbury made a motion to forward a recommendation of denial to the City Council for the requested amendment to the General Plan Future Land Use Map re-designation for the property located at 344 East 5600 South from Low-Density Residential to Medium-Density Residential.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

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

Motion passed 7-0

#### LAND USE ORDINANCE DISCUSSION ITEM - Section 17.48, Sign Code

Mr. McNulty presented the proposed draft Sign Code and stated that he would like open dialogue to collect thoughts, opinions and ideas. Staff has been directed to move forward on implementing the new Sign code. Mr. McNulty opened the item to the Commissioners.

Mr. Markham stated that City Code such as this is very technical, and it is reassuring to have experienced planners who are able to provide knowledge and education for all the Commissioners. Mr. Woodbury agreed, and added that Sign Code issues have come up in the past and this will give the City good defensible codes that will allow the Commissioners to establish an appearance we want for signs in Murray. Mr. McNulty explained that this is a re-write of Section 17.48 which has been very modernized and contains updated sign graphics. The re-write will help individuals who seek information on the Sign Code to be able to understand regulations on what is allowed or not allowed. Some of the highlights addressed





**MURRAY CITY CORPORATION**  
**Community &  
Economic Development**

Building Division 801-270-2400  
Planning Division 801-270-2420

**TO: Murray City Planning Commission**

**FROM: Murray City Planning Division Staff**

**DATE OF REPORT: January 31, 2019**

**DATE OF HEARING: February 7, 2019**

**PROJECT NAME: Murray Yellow House, Future Land Use Map Amendment**

**PROJECT NUMBER: 19-013**

**PROJECT TYPE: General Plan Amendment**

**APPLICANT: Murray Yellow House, LLC**

**PROPERTY ADDRESS: 344 East 5600 South**

**SIDWELL #s: 21-24-276-001, 21-24-276-002**

**ZONE: R-1-8**

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

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

**PROPERTY SIZE: 1.53 acres**

**I. REQUEST:**

The applicants are requesting approval to amend the Future Land Use Map for the subject property, 344 East 5600 South, from Low Density Residential to Medium Density Residential. The Future Land Use Map is an element of the 2017 Murray City General Plan. The applicants own the property adjacent to the east, which is an existing multi-family apartment building. That property is designated Medium Density Residential on the Future Land Use Map, and the applicants have expressed a desire for both parcels to share the same designation. This is likely to facilitate a new multi-family development, or expansion of their existing multi-family project. The request at this time is only to amend the Future Land Use Map. No rezone application has been filed by the

applicants.

## II. BACKGROUND AND REVIEW

### 1. *Project Location:*

The subject property is a vacant, 1.53 acre parcel on the south side of 5600 South. The property had formerly been used as a day care and a medical office. It is important to note that during the property's previous uses for non-residential purposes, the zoning has remained R-1-8, single-family residential.

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

| <u>Direction</u> | <u>Land Use</u>           | <u>Zoning</u>    |
|------------------|---------------------------|------------------|
| North            | Single-Family Residential | R-1-8 and R-M-15 |
| South            | Single-Family Residential | R-1-8            |
| East             | Multi-Family Residential  | R-M-15           |
| West             | Single-Family Residential | R-1-8            |

### 3. *Analysis:*

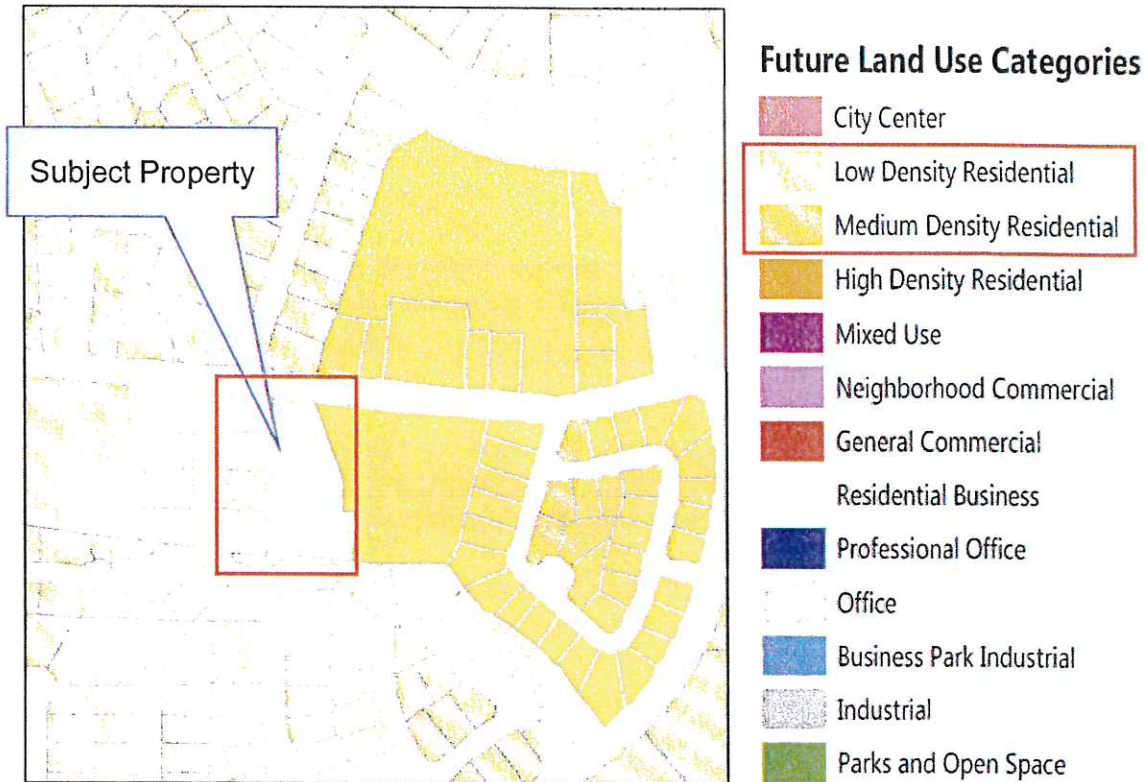
#### General Plan & Future Land Use Designations

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 "Low Density Residential". Low Density Residential allows residential development which is single-family detached in character. The overall density range anticipated is between 1 and 8 dwelling units per acre. Corresponding zoning designations include the A-1, R-1-12, R-1-10, R-1-8, R-1-6, and R-2-10 zones.
- 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. This property does not meet this criteria.



The subject property was designated as Low Density Residential on the Future Land Use Map in the 2003 General Plan. In both the 2003 General Plan and the 2017 General Plan, the line between Medium Density Residential and Low Density Residential designations is between this property and the properties immediately to the east – including the applicant's other parcel in the R-M-15 zone.

While there are properties zoned R-M-15 in the vicinity, City Staff does not find a compelling reason for an amendment to the Future Land Use Map at this time. One of the major goals of the General Plan is to preserve and protect the quality of life for existing and viable residential neighborhoods. This is accomplished by establishing, enhancing, and maintaining appropriate buffers to protect residential neighborhoods from encroachment by other uses that may have incompatible characteristics. Staff finds that the proposed change to the Future Land Use designation would be counterproductive to the stability of the existing residential area because the existing land use pattern of the surrounding properties is predominantly single-family, low density housing in established neighborhoods. Additionally, the General Plan and Future Land Use Map were recently adopted in May of 2017.



#### Applicant's Narrative

The applicant has provided a narrative argument in support of their request. The narrative is attached to the Staff Report for your review. Among other things, the narrative includes concerns with the parcel's limited frontage on 5600 South as compared to the property's size, the desire to effectively use the property together with the applicant's parcel immediately adjacent to the east, and argues that the amendment is small in nature.

Staff did feel it was important to clarify one fundamental misunderstanding expressed in the narrative related to "moving the boundary line". The narrative states:

*"The proposed change also moves the boundary more in line with the direction in which it naturally moves across the city. Algorithms and software matrix used to produce the General Plan needed human adjustment (we are asking now) in its outcome."*

The process of creating the General Plan and the Future Land Use Map was both extensive and time consuming. In cases where specific properties were not identified or targeted for adjustments, the designation most closely matching either the property's current use (in this case vacant) or the previous designation (in this case "Low Density Residential") was applied. The draft plan, including the Future Land Use Map, was reviewed many times during the process, and many adjustments were made to the designations of properties in each subsequent review. The suggestion that the designation of Low Density Residential was applied to the subject property in error, or as the result simply of software with a lack of human oversight is simply incorrect.

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

A Planning Review Meeting was held on January 22, 2019 where the proposed amendment was 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 the City Engineer. The City Engineer disapproves of the requested change based upon concerns that new, higher density development could create a strain on the utility infrastructure and traffic patterns in the area.

### **IV. PUBLIC INPUT**

As of the date of this report, Staff has received two emails from nearby property owners expressing interest and concern in what the possible uses associated with medium density residential designations are. Copies of the emails have been attached to this report for your review.



## **V. ANALYSIS & CONCLUSIONS**

### **A. Is there need for change in the General Plan's Future Land Use designation 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 designation and zoning are appropriate for this location.

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

While there is a mix of single-family and multi-family uses in the area, Staff does not find a compelling reason for an amendment to the Future Land Use designation at this time. The majority of the multi-family uses in the area are located on the north side of 5600 South. The area immediately surrounding the subject property is made up of existing single family homes and the applicant's additional parcel which was developed as senior apartments to the east.

### **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 higher density, multi-family development of the subject property which could result from rezoning supported by the proposed amendment to the Future Land Use Map could result in strains on the utilities, services, and traffic in the area.

## **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 amendment has been carefully considered based on the characteristics of the site and surrounding area and the policies and objectives of the 2017 Murray City General Plan, and has been found to be contrary to the goals of the Plan.
3. At this time it would be inappropriate to amend the Future Land Use Map of the recently adopted 2017 Murray City General Plan.

## VII. STAFF RECOMMENDATION

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 344 East 5600 South from Low Density Residential to Medium Density Residential.

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

# Site Information

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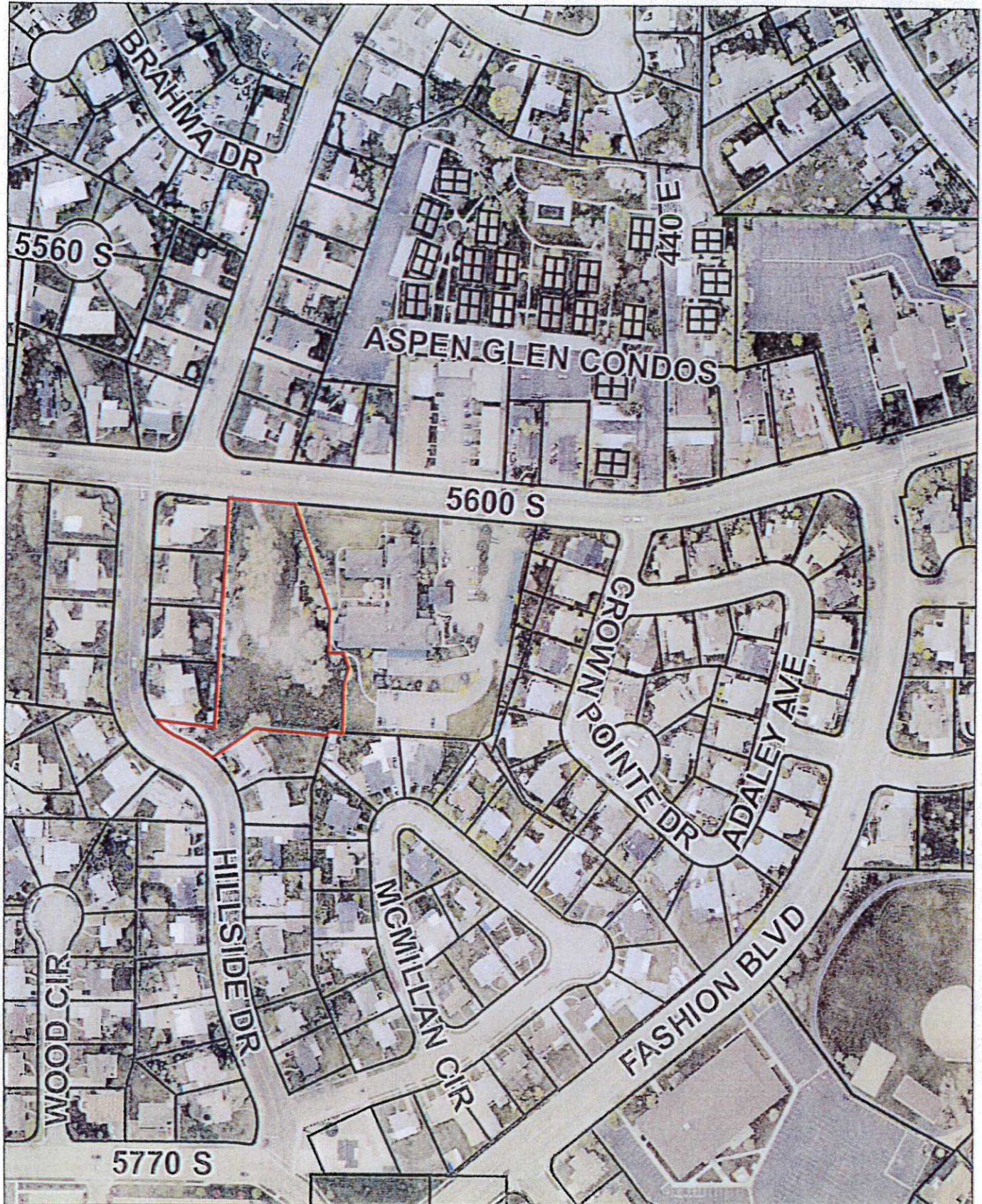




# 344 East 5600 South



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







January 24, 2019

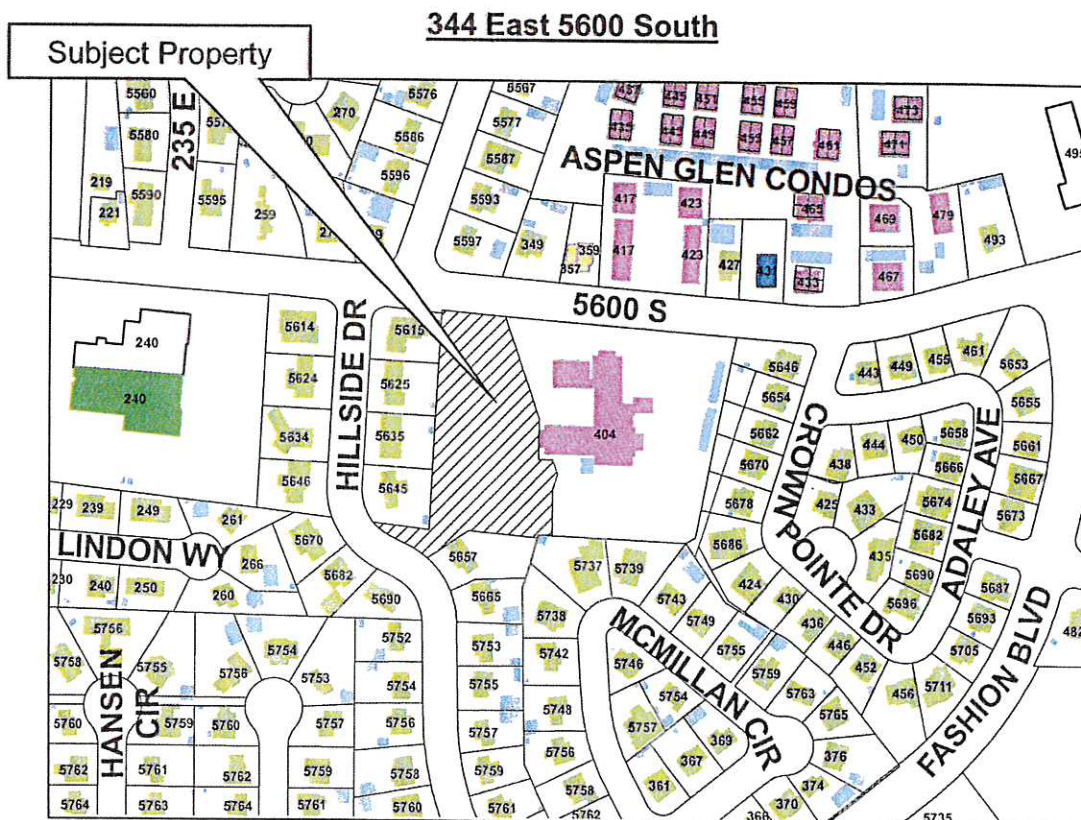
## NOTICE OF PUBLIC MEETING

This notice is to inform you of a Planning Commission meeting scheduled for Thursday, February 7, 2019 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

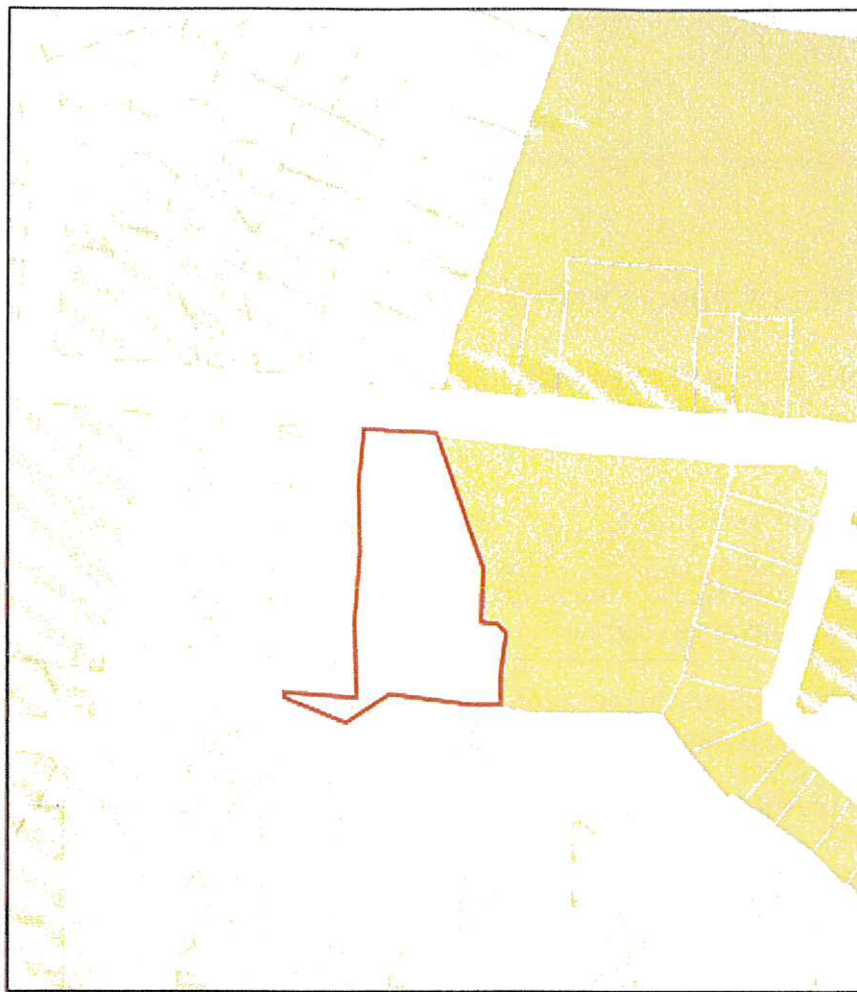
Representatives of the Murray Yellow House LLC are requesting a General Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Medium Density Residential for the property located at 344 East 5600 South. Please see the attached map segment.

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.







### Future Land Use Categories

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

### Node Types

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

A segment of the Future Land Use Map, showing the subject property, 344 E. 5600 South, outlined in red. The subject property is also outlined in red in the aerial photo included below.



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

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CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

1/28/2019

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001241041 /

PUBLICATION SCHEDULE

START 01/27/2019 END 01/27/2019

CUSTOMER REFERENCE NUMBER

PH - MURRAY YELLOW HOUSE

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY C

SIZE

32 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

58.76

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING  
NOTICE IS HEREBY GIVEN  
that on the 7th day of  
February, 2019, at the  
hour of 6:30 p.m. of said  
day in the Council Cham-  
bers of Murray City Cen-  
ter, 5025 South State  
Street, Murray, Utah, the  
Murray City Planning Com-  
mission will hold and con-  
duct a Public Hearing for  
the purpose of receiving  
public comment on and  
pertaining to General Plan  
Amendment from Low Den-  
sity Residential to Medium  
Density Residential for the  
property located at ap-  
proximately: 344 East  
5600 South, Murray City,  
Salt Lake County, State of  
Utah.  
Jared Hall, Supervisor  
Community & Economic De-  
velopment  
1241041 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 7th day of February, 2019, at the hour of 6:30 p.m. of said day in the Coun FOR MURRAY CITY RECORDER, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 01/27/2019 End 01/27/2019

DATE 1/28/2019

SIGNATURE

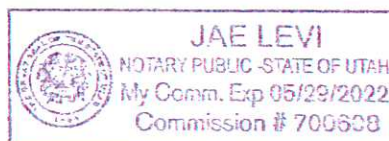
*Judmundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 27TH DAY OF JANUARY IN THE YEAR 2019

BY LORAIN GUDMUNDSON.



*Jae Levi*  
NOTARY PUBLIC SIGNATURE



MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 7<sup>th</sup> day of February, 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 Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to General Plan Amendment from Low Density Residential to Medium Density Residential for the property located at approximately: 344 East 5600 South, Murray City, Salt Lake County, State of Utah.

Jared Hall, Supervisor  
Community & Economic Development

# **Application Materials**

#19-013

## GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

Subject Property Address: 344 E 5600 South Murray, Ut 84107

Parcel Identification (Sidwell) Number: 22-18-177. 005

Parcel Area: 1.53 Acres Current Use: vacant

Land Use Designation: R-1-8 Proposed Designation: R-M-15

Applicant Name: MURRAY YELLOW HOUSE LLC

Mailing Address: PO BOX 57850

City, State, ZIP: SLC, UT 84157

Daytime Phone #: 801.550.5540 Fax #: \_\_\_\_\_

Email Address: patbru70@msn.com + Mike@pristineproperty.net

Business Name (If applicable): Johnson Land Enterprises

Property Owner's Name (If different): \_\_\_\_\_

Property Owner's Mailing Address: P.O. Box 57850

City, State, Zip: Murray, Utah 84157

Daytime Phone #: 801-550-5540 Fax #: \_\_\_\_\_

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

See additional Page

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

Date: 1/11/2019

correct based upon my personal knowledge.

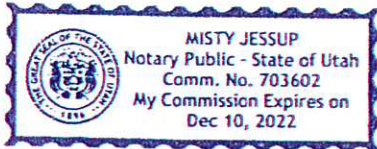
Patricia Johnson  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 11 day of January, 2019.



Misty Jessup  
Notary Public  
Residing in Herriman  
My commission expires: Dec. 10, 2022

#### Agent Authorization

I (we), MURRAY YELLOW HOUSE LLC, the owner(s) of the real property located at  
344 E 5600 South Murray, UT 84107, in Murray City, Utah, do hereby appoint

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

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

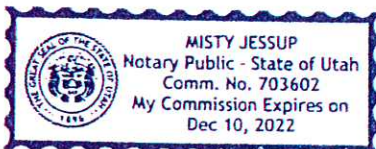
Patricia Johnson  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

On the 11<sup>th</sup> day of January, 2019, personally appeared  
before me Patricia Johnson the signer(s) of the above Agent  
Authorization who duly acknowledge to me that they executed the same.



Misty Jessup  
Notary Public  
Residing in Herriman  
My commission expires: 10 Dec 2022

Applicant currently owns both parcel number 177-005, and parcel number 177-014. Even though they are right next to each other and both face onto a busy street, Parcel 177-005 falls under the Low Density Residential category and Parcel 177-014 falls under the Medium Density Residential category. Attached hereto is a rendering of the Murray City Density Map for this immediate area. The proposed change only moves the line of the Medium Density Residential area over by one lot to the west, so all of Applicant's property is zoned the same. The proposed change also moves the boundary more in line with the direction in which it naturally moves across the city. The proposed change also brings more uniformity to the Medium and Low Density map, by including the only other large parcel in the grouping, and the only other large lot facing onto the busy street, into the Medium Density, like every other large lot in the grouping is already zoned. Applicant seeks to have the zoning on 177-005 changed to match its adjacent parcel, so that the properties can be pooled for a more effective usage. Parcel 177-005 faces onto a major street (rather than a residential street), and has limited access onto the street for a lot of that size, but combined with the adjacent lot it can be more fully utilized. Previously the Applicant used Parcel 177-005 for commercial purposes, and did so right up until the time the City used the building on it for training purposes, before the building was torn down. Applicant would like to continue to have the properties be usable together.



### Topics: Murray City 344 E 5600 South

- Applicant currently owns both parcel number 177-005, and parcel number 177-014.
- Even though they are right next to each other and both face onto a busy street, Parcel 177-005 falls under the Low Density Residential category and Parcel 177-014 falls under the Medium Density Residential category.
  - Attached hereto is a rendering of the Murray City Density Map for this immediate area.
- The proposed change only moves the line of the Medium Density Residential area over by one lot to the west.
  - This way all of Applicant's property is zoned the same.
- The proposed change also moves the boundary more in line with the direction in which it naturally moves across the city. Algorithms and software matrix used to produce General Plan needed human adjustment (we are asking now) in its outcome.
- The proposed change brings more uniformity to the Medium and Low Density map
  - by including the only other large parcel in the medium density grouping,
  - by including the only other large lot facing onto the busy street, into the Medium Density, like every other large lot in the grouping is already zoned.
  - Subdivision to East of 177-014 is zoned Medium density. However detached single family homes (Low density) are developed on it. With human input the General plan could have easily deemed subdivision to east as low density and 344 E as medium density.
- Applicant seeks to have the zoning on 177-005 changed to match its adjacent parcel, so that the properties maybe pooled for a more effective usage.
- Parcel 177-005 faces onto a major street (rather than a residential street)
- Parcel 177-005 has limited access onto the street for a lot of that size
- If Parcel 177-005 is combined with the adjacent lot it maybe more fully utilized.
- Previously the Applicant used Parcel 177-005 for commercial purposes, and did so right up until the time the City used the building on it for Police training purposes, before the building was torn down.
- Applicant would like to continue to have the properties be usable together.
- It was intent of owner to develop 177-005 to match 177-014.
- The owner enlisted the City to help in accommodating intent by having City conduct exercises on lot. In the beginning the Fire Dept was to also train on site but ended up not burning structure down due to large trees that are onsite.
- With a change in General Plan Amendment and a possible subsequent development of parcel the Neighborhood shall have positive benefit from modern development just like that of Justice Howe Lane (Balintore Subdivison 5650 S 830 E).



#### 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



Exhibit "A"

Beginning 1564.29 feet South and 2435.0 feet East from the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 19 deg. 09'50" East 104.52 feet; thence South 0 deg. 40' West 67.94 feet; thence South 89 deg. 20' East 24.5 feet; thence South 19 deg. 09'50" East 26.33 feet; thence South 10 deg. West 26.04 feet; thence South 0 deg. 40' West 79.19 feet; thence North 87 deg. 28' West 23 feet; thence South 10 deg. West 5.40 feet, more or less; thence North 85 deg. 14' West 121.74 feet; thence South 56 deg. 15' West 84.54 feet to the East line of Hillside Drive; thence Northwesterly along the side of the East line 93.8 feet, more or less, to the Southwest corner of Lot 4, EAST RUBEN'S SUBDIVISION; thence South 83 deg. 59' East 96.8 feet; thence North 2 deg. 30' East 368.8 feet; thence South 85 deg. 10' East 105 feet, more or less, to beginning.

22-18-177-005

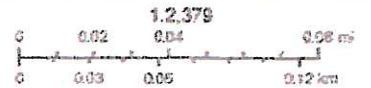
POOR COPY  
CO. RECORDER

BK8521 Pg8839

# General Plan Amendment - Parcel Map

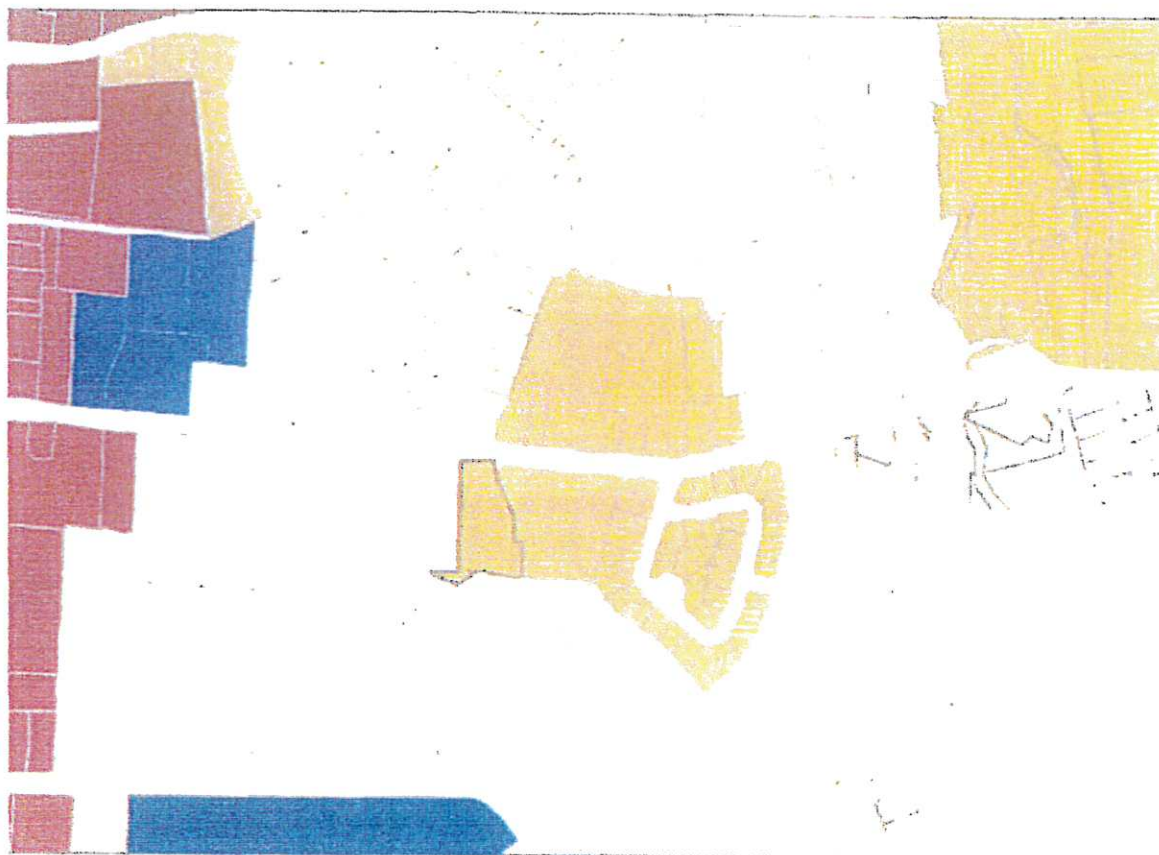


November 27, 2016



ESRI, Inc. © Garmin, © OpenStreetMap contributors  
Aerials: ESRI, HERE, DeLorme, USGS, Swiremap, IGN, GEBCO, etc.

This map was created by the City of Lake County, Oregon, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2016, Auditor's Office.  
The information depicted here is to be taken as an approximation in regards to the spatial position of the layers presented. This map is not intended to represent an actual land survey or any other official record or other official data, as the layers depicted here



### 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



# Salt Lake County Larger City Trend Allocation

| Jurisdiction   | Owner<br>Demand 2015 | Rental<br>Demand 2015 | Owner<br>Demand 2065 | Rental<br>Demand 2065 | Trend Owner<br>Change | Trend Rental<br>Change | Trend Rental<br>Share |
|----------------|----------------------|-----------------------|----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| Bluffdale      | 2,009                | 1,095                 | 4,951                | 2,995                 | 2,942                 | 1,900                  | 39%                   |
| Cottonwood H.  | 8,177                | 4,590                 | 13,528               | 6,150                 | 5,352                 | 1,560                  | 23%                   |
| Draper         | 10,012               | 3,645                 | 27,329               | 8,684                 | 17,317                | 5,039                  | 23%                   |
| Herriman       | 5,794                | 3,303                 | 18,884               | 10,071                | 13,090                | 6,769                  | 34%                   |
| Holladay       | 6,343                | 4,352                 | 8,412                | 5,990                 | 2,069                 | 1,637                  | 44%                   |
| Midvale        | 5,943                | 7,633                 | 8,933                | 12,012                | 2,990                 | 4,379                  | 59%                   |
| Murray         | 9,510                | 11,004                | 13,508               | 16,551                | 3,998                 | 5,547                  | 58%                   |
| Riverton       | 6,663                | 3,938                 | 16,594               | 9,317                 | 9,931                 | 5,379                  | 35%                   |
| Salt Lake City | 33,403               | 45,038                | 56,009               | 81,678                | 22,607                | 36,640                 | 62%                   |
| Sandy          | 17,984               | 11,219                | 28,568               | 20,854                | 10,584                | 9,635                  | 48%                   |
| South Jordan   | 13,922               | 6,238                 | 48,651               | 20,064                | 34,728                | 13,826                 | 28%                   |
| S. Salt Lake   | 2,941                | 6,502                 | 5,732                | 13,000                | 2,791                 | 6,498                  | 70%                   |
| Taylorsville   | 10,239               | 11,797                | 13,204               | 15,502                | 2,965                 | 3,704                  | 56%                   |
| West Jordan    | 17,561               | 14,328                | 28,776               | 22,607                | 11,215                | 8,279                  | 42%                   |
| West Valley C. | 18,512               | 23,138                | 28,304               | 34,795                | 9,792                 | 11,657                 | 54%                   |
| Uninc.         | 25,927               | 25,590                | 42,909               | 43,137                | 16,982                | 17,547                 | 51%                   |
| Urban Area     | 194,939              | 183,410               | 364,294              | 323,405               | 169,355               | 139,996                | 45%                   |

Source: WFRC unofficial household allocations adjusted for Gardner Institute projections by Arthur C. Nelson.  
No express or implied warranties.

Murray City Planning Commission Meeting: 02/07/2019

Johnson Land (344 E 5600 South) Notations

- The General Plan is used to help decision-makers evaluate proposals, and implement a better/desired future for the community.
- Despite the current General Plan age, if this change benefits the community, it should be implemented.
- On average, The Salt Lake Valley will increase by 7,220 households per year (through 2065). Each city in the valley will have to make changes to support our growing economy. [1]
- Murray City alone will need to plan for an average increase of 81 new households per year (through 2065) to keep up with the predicted growth for Salt Lake Valley. [2]
- If Murray waits the suggested 10 years to make changes to the general plan, it will be far below the needs of the city's demographic and economic growth.
- Allowing this parcel to be changed to "medium density" benefits both Murray City, and surrounding community members.
  - Under the assumption this parcel will be developed, these new homes will increase the value of existing homes in the area, which is of benefit to existing residents, and the economy.
  - Murray City will receive additional property tax income from these new residents
  - Murray City will receive a higher property tax income, per existing residence, due to the increased values of the homes
- Murray city makes the argument that "Staff finds the proposed change to the future land use designation would be counterproductive to the stability of the existing residential area **because the existing land use pattern of the surrounding properties is predominantly single-family, low-density housing.**" This contradicts the earlier when statement from Murray city that the "Surrounding land uses/zoning to the north and east of this parcel are R-M-15" (Medium density housing.) Johnson Land Representatives would like to argue that this would not compromise the stability of the existing residential area, but add to it, benefit the community, as well as fit in with the corresponding R-M-15 designations neighboring, in close proximity, and adjacent to the parcel.
- Murray city has stated the City Engineer is concerned about the "potential strain it may cause to the infrastructure". As our population grows, each city will need to make improvements to infrastructure regardless. However, this parcel only has a potential of adding *up to* 18 new residence to the area. An argument can be made the infrastructure is already in place to facilitate these new residents, because this parcel is neighboring, in close proximity, and adjacent to other R-M-15 designations the current infrastructure supports.

[1] & [2] Nelson, Arthur C. (Ph.D., FAcSS, FAICP, Emeritus Professor of City & Metropolitan Planning at University of Utah) "2019 Long Term Housing Forecast for Utah". Salt Lake Board of Realtors Forecast Seminar. February 1, 2019.



# More Housing Needed Because of Declining Household Size

| <b>Geography</b> | <b>2015</b> | <b>2065 @<br/>2015 HH<br/>Size</b> | <b>2065 @<br/>2065 HH<br/>Size</b> | <b>Additional<br/>HHs</b> |
|------------------|-------------|------------------------------------|------------------------------------|---------------------------|
| Utah             | 987         | 1,873                              | 2,234                              | 361                       |
| Wasatch Front    |             |                                    |                                    |                           |
| Weber            | 85          | 135                                | 161                                | 26                        |
| Davis            | 107         | 169                                | 208                                | 40                        |
| Salt Lake        | 379         | 575                                | 689                                | 114                       |
| Utah             | 164         | 437                                | 546                                | 109                       |
| Wasatch Front    | 736         | 1,350                              | 1,605                              | 289                       |

Source: Arthur C. Nelson. Figures in thousands.

MURRAY YELLOW HOUSE  
P/C 2/7/19  
Project #19-013  
300' radius w/affected entities

Aaron L Paugh; Hillary Paugh (Jt)  
5614 S Hillside Dr  
Murray UT84107

Andrea Washburn  
5753 S Hillside Dr  
Murray UT84107

Bandb Real Estate, Llc  
567 E Edindrew Cir  
Murray UT84107

Benjamin S Newbold;  
Emily K Newbold  
5577 S Hillside Dr  
Murray UT84107

BFT  
5757 S Hillside Dr  
Murray UT84107

Aspen Glen Condm Common Area  
Master Card  
787 E Ute Cir  
Murray UT84107

Bryan V Bose  
5752 S Hillside Dr  
Murray UT84107

Cameron Bennee;  
Kelly Boulton (Jt)  
5670 S Crown Pointe Dr  
Murray UT84107

Brandon M Bennett  
5738 S Mcmillan Cir  
Murray UT84107

Carma M Brown  
981 N 400 W  
American Fork UT84003

Carrie L Walton  
259 E 5600 S  
Murray UT84107

Chad A Evans;  
Leann T Evans (Jt)  
4881 S Kings Row Dr  
Holladay UT84117

Charles B Millard;  
Michelle E Millard (Jt)  
5742 S Mcmillan Cir  
Murray UT84107

Cheryl K Lyman  
5597 S Hillside Dr  
Murray UT84107

Chris Packer; Heidi Packer (Jt)  
5625 S Hillside Dr  
Murray UT84107

Christ Evangelical Luthern Church &  
School of Murray SLCO Ut  
240 E 5600 S  
Murray UT84107

Cindy T Peterson  
5754 S Hillside Dr  
Murray UT84107

Daniel Ivan  
3195 S 300 W  
South Salt Lake UT84115

DBMTr  
5904 Hammersmith Rd  
Stone Mtn GA30087

DJW Rev Tr  
5624 S Hillside Dr  
Murray UT84107

E&Ms Fam Tr  
299 E 5600 S  
Murray UT84107

Gary T Bigelow;  
Catherine Bigelow (Jt)  
270 E 5560 S  
Murray UT84107

GFC L Trust  
260 E Lindon Wy  
Murray UT84107

Heidi Kubbe; Heino Kubbe (Jt)  
492 E Bridlewalk Ln  
Murray UT84107

Hyrum C Jensen; Julia H Jensen (Jt)  
266 E Lindon Wy  
Murray UT84107

Jim Anderson  
5596 S Hillside Dr  
Murray UT84107

Joanne Przytulski-Smith  
5662 S Crown Pointe Dr  
Murray UT84107

Johnson Land Enterprises Llc  
Po Box 57850  
Murray UT84157

Kevin Haupt  
5746 S Mcmillan Cir  
Murray UT84107



LLA Trust  
424 E Crown Pointe Dr  
Murray UT84107

LLB Lv Tr  
5678 S Crown Pointe Dr  
Murray UT84107

Mm Tr  
6518 S Rothmoor Dr  
Murray UT84121

Maria Isabel Aguilera;  
Paulo Aguilera  
5757 S Wood Cir  
Murray UT84107

Michael J Anello  
5743 S Mcmillan Cir  
Murray UT84107

Murray Yellow House Llc  
Po Box 57850  
Murray UT84157

Muriel B Espil  
5686 S Crown Pointe Dr  
Murray UT84107

Muriel B Espil  
5686 S Crown Pointe Dr  
Murray UT84107

Phillip Kacirek;  
Oriana Kacirek (Jt)  
5739 S Mcmillan Cir  
Murray UT84107

Patrik D Garcia  
5670 S Hillside Dr  
Murray UT84107

Paul Vlaardingerbroek;  
Christine Vlaardingerbroek (Jt)  
349 E 5600 S  
Murray UT84107

Robert Davis  
1989 W 4100 S  
Taylorsville UT84119

PVH Fam Liv Tr  
5645 S Hillside Dr  
Murray UT84107

Richard G Chapman; Kirsten Ford (Jt)  
5586 S Hillside Dr  
Murray UT84107

Seth Bowers  
5756 S Wood Cir  
Murray UT84107

Salt Lake County  
Po Box 144575  
Salt Lake City UT84114

Sands Four Star Lc  
4736 S Glencrest Ln  
Murray UT84107

TBP Rv Lv Tr  
5634 S Hillside Dr  
Murray UT84107

Sone C Aloï; Lauri Aloï (Jt)  
5657 S Hillside Dr  
Murray UT84107

Suzanne Plant; Cory Plant (Jt)  
5593 S Hillside Dr  
Murray UT84107

Trust Not Identified  
279 E 5600 S  
Murray UT84107

Trevor Hoyt  
5587 S Hillside Dr  
Murray UT84107

Trust Not Identified  
260 E 5560 S  
Murray UT84107

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Murray UT84107

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Murray UT84107

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Murray UT84107

Trust Not Identified  
5682 S Hillside Dr  
Murray UT84107

WEW Liv Trust  
5646 S Hillside Dr  
Murray UT84107

Trust Not Identified  
5757 S Mcmillan Cir  
Murray UT84107

Trust Not Identified  
5754 S Mcmillan Cir  
Murray UT84107

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

UTAH TRANSIT AUTHORITY  
ATTN: PLANNING DEPT  
PO BOX 30810  
SLC UT 84130-0810  
CHAMBER OF COMMERCE  
ATTN: STEPHANIE WRIGHT  
5250 S COMMERCE DR #180  
MURRAY UT 84107

UDOT - REGION 2  
ATTN: MARK VELASQUEZ  
2010 S 2760 W  
SLC UT 84104  
TAYLORSVILLE CITY  
PLANNING & ZONING DEPT  
2600 W TAYLORSVILLE BLVD  
TAYLORSVILLE UT 84118

UTAH POWER & LIGHT  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020  
JORDAN VALLEY WATER  
ATTN: LORI FOX  
8215 S 1300 W  
WEST JORDAN UT 84088

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

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

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

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

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

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

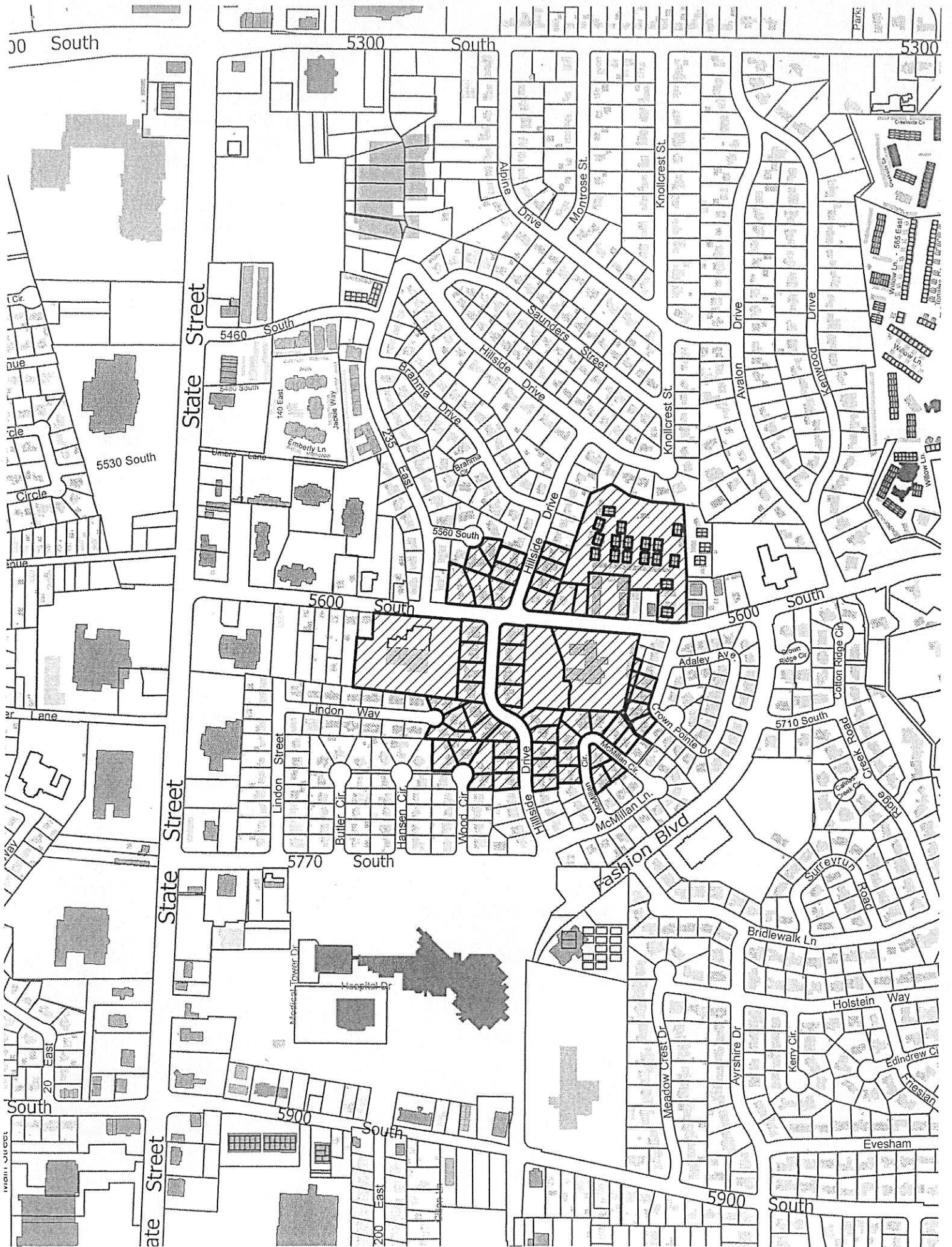
COTTONWOOD IMPRVMT  
ATTN: LONN RASMUSSEN  
8620 S HIGHLAND DR  
SANDY UT 84093

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

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT84117

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114

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





# COMMITTEE OF THE WHOLE

---

March 5, 2019



# MURRAY YELLOW HOUSE, LLC

## General Plan Amendment

344 East 5600 South

Existing Land Use Designation: Low Density Residential

Proposed Land Use Designation: Medium Density Residential

Property Size: 1.53 Acres



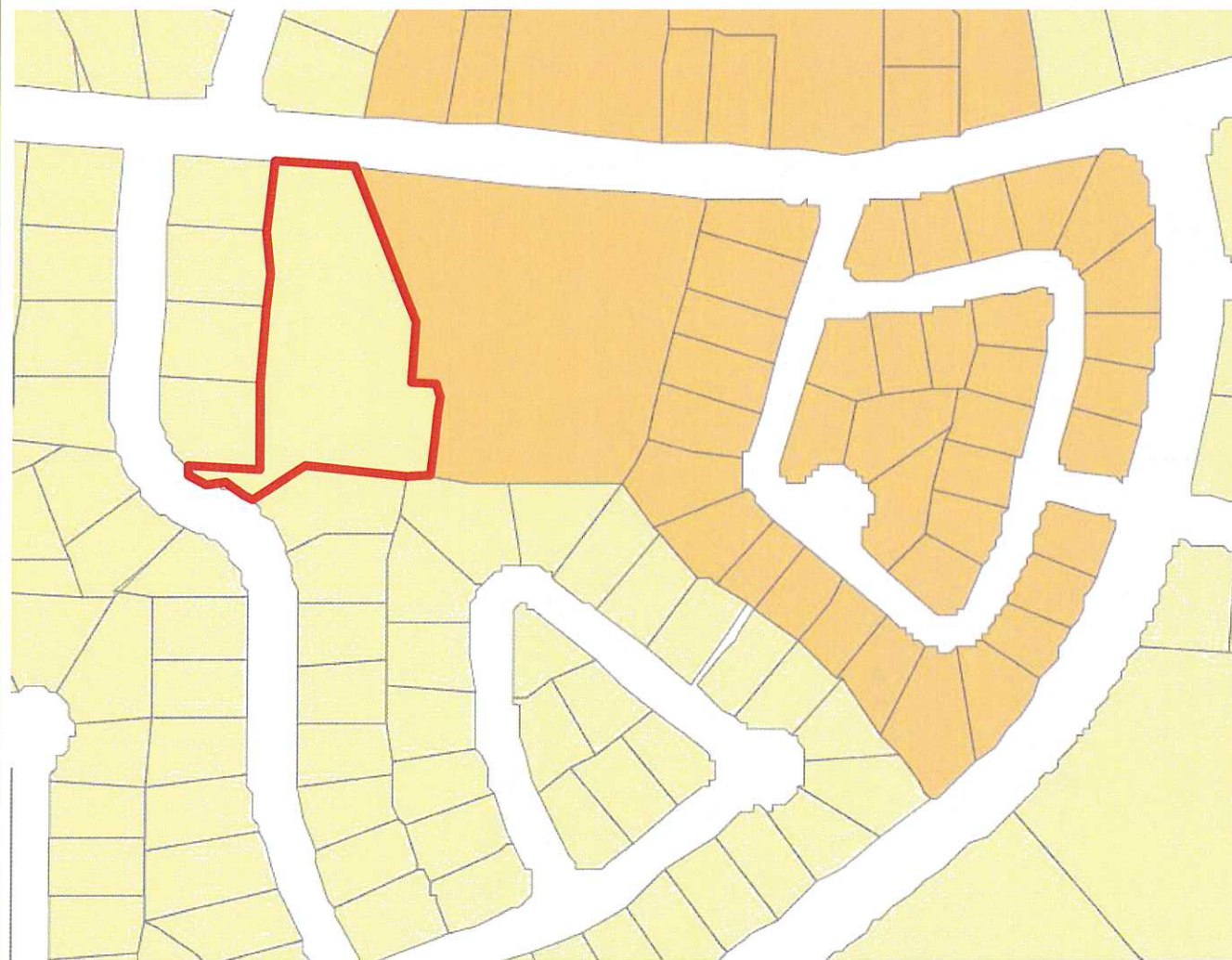












## Future Land Use Categories

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

Future Land  
Use Map

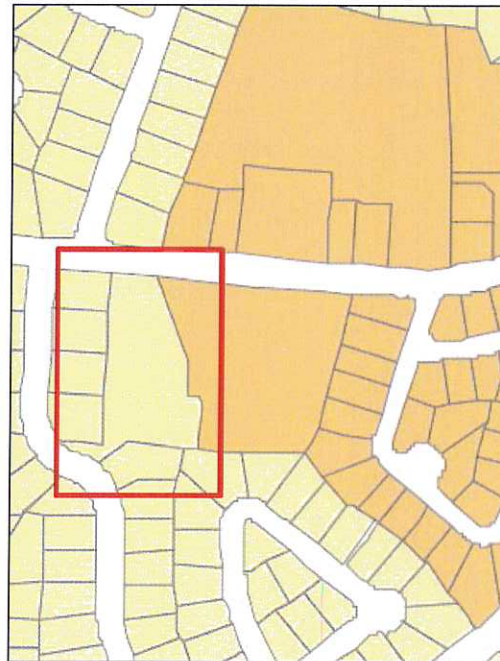






2003 General Plan

- RESIDENTIAL SINGLE FAMILY LOW DENSITY
- RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
- RESIDENTIAL MULTI-FAMILY LOW DENSITY
- RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY
- RESIDENTIAL MULTI-FAMILY HIGH DENSITY
- MIXED USE
- RESIDENTIAL BUSINESS
- COMMERCIAL RETAIL
- OFFICE



2017 General Plan

- City Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial



# 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 at 344 East 5600 South from Low Density Residential to Medium Density Residential.

On February 7, 2019 the Planning Commission held a public hearing and forwarded a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation for the property at 344 East 5600 South from Low Density Residential to Medium Density Residential.







**MURRAY**

# Murray City Council

## Legislative Report

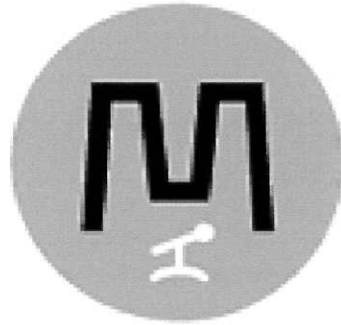
### Council Action Request

### Council Meeting

Meeting Date: March 19, 2019

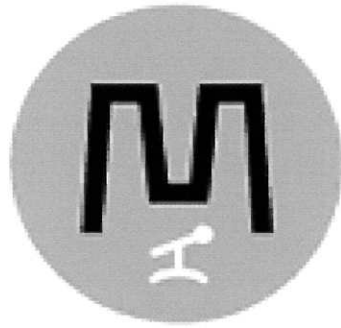
|   |   |
|---|---|
| <b>Department Director</b><br>Janet M. Lopez<br><br><b>Phone #</b><br>801-264-2622<br><br><b>Presenters</b><br>Dale Cox, Council Member, District 2<br><br><br><br><br><br><br><br><br><br><b>Required Time for Presentation</b><br><br><br><br><br><br><br><b>Is This Time Sensitive</b><br>Yes<br><br><b>Mayor's Approval</b><br><br><br><br><br><br><br><b>Date</b><br>February 21, 2019 | <b>Purpose of Proposal</b><br>Report on State Legislation that impacts Murray City.<br><br><b>Action Requested</b><br>Informational only.<br><br><b>Attachments</b><br>None<br><br><b>Budget Impact</b><br>Budget impact dependent upon individual bills approved.<br><br><br><br><br><br><br><br><br><br><b>Description of this Item</b><br><br><br><br><br><br><br><br><br><br> |
|---|---|





**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

**Adjournment**