



MURRAY
CITY COUNCIL

MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, August 27, 2019, in the Murray City Center, Conference Room #107, 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	Janet Lopez	City Council Exec. Director
Brenda Moore	Finance and Administration	Jennifer Kennedy	City Recorder
G.L. Critchfield	City Attorney	Jennifer Brass	Citizen
Doug Hill	Chief Administrative Officer	Jake Pehrson	Citizen
Jennifer Heaps	Comm. & PR Director	Kat Martinez	Citizen
Robert White	IT Director	Danny Astill	Public Works Director
Melinda Greenwood	CED Director	Ben Wheat	Roderick Enterprises
Jon Harris	Fire Chief	Danny Hansen	CED
Jim McNulty	CED Manager	Marie Goettsche	Chamber of Commerce

Chair Dave Nicponski called the Meeting of the Committee of the Whole to order at 4:31 p.m.

Approval of Minutes – Mr. Nicponski asked for comments or a motion on the minutes from Committee of the Whole, April 16, 2019. Mr. Hales moved approval. Ms. Turner seconded the motion. (Approved 5-0)

Mr. Nicponski moved to approve the minutes from the City Council Workshop on April 19, 2019. Mr. Brass moved approval. Mr. Cox seconded the motion. (Approved 5-0)

Discussion Items

Rezone 871 West Tripp Lane – Melinda Greenwood, Jim McNulty

Mr. McNulty was identified as the City's designated representative for NeighborWorks. He reported that the subject property is just under three acres in size and has been available for some time. The location of the property was described. It was noted that the access will be off of Tripp Lane. There was some

question as to the second access off of Willow Grove Lane as there is an issue with a protection strip in the area that may limit access to the site from the neighborhood to the south. Staff discussed with the applicant various ways to develop the property if the rezone is granted.

Mr. McNulty explained the property is currently zoned Agricultural as is the property to the north. The surrounding properties are zoned R-1-8 with the exception of the most northern piece where the power station is located. The General Plan calls for Low-Density Residential. He said no change is proposed to the Future Land Use Map. The R-1-8 zone fits within this land use designation. A photo of the property was displayed, and he commented that the property was cleaned up after a complaint was received regarding weeds on the property; the situation was addressed, and the property is ready to be developed.

NeighborWorks was identified as the current property owner. They are looking to potentially develop two homes on the property if the rezone is granted. Cost issues were determined to be important since NeighborWorks provides a product that meets certain income restrictions; the current HUD standard is around \$380,000. They may be able to restrict a few of the homes wherein a family would agree to occupy the home for a specified period of time in exchange for a special interest rate.

Mr. McNulty explained based on the findings, rezoning the property to R-1-8 is supported by the Future Land Use Map. The proposed rezone was considered carefully with the site and surrounding area and was determined to comply with the 2017 General Plan. The proposed amendment from Agricultural to R-1-8 was determined to be in harmony with the Low-Density Residential land use. The Planning Commission held a public hearing on July 18 and unanimously recommended approval of the rezone request.

In response to a question raised, Mr. McNulty explained those present at the public hearing were interested in seeing the property developed. There had been talk of creating a pedestrian access between neighborhoods as well. He discussed various access issues and acknowledged that design and utility issues exist, but the applicant is willing to work through them.

Mr. McNulty reported NeighborWorks has been active for some time; for example, in Salt Lake City they completed 12 homes in the past 18 months as part of the Marmalade project, and in the past five years, they developed three or four residential subdivisions in Salt Lake City.

Mr. Cox noted the overall proposed project will be market-rate homes with the exception of a few homes that will get special financing. Mr. McNulty confirmed.

Ms. Greenwood agreed NeighborWorks strives to provide an affordable product without negatively impacting the values of the surrounding homes. For that reason, they want to be sensitive and make sure that the market in the area is not negatively impacted by the affordable units.

Mr. Brass commented that the vision of NeighborWorks is irrelevant to the discussion. The question is whether R-1-8 is appropriate for the zone, because the decision was made some time ago that A-1 would be future land use planned as R-1-8. Mr. McNulty agreed and said it follows the pattern of what has been done in the area. The matter would come forward for a public hearing at the next meeting.

Mr. Nicponski asked how many units were planned for the area. Mr. McNulty said approximately 10 lots were expected to be proposed on the property.

Rezone 5920 South Fashion Boulevard – Jim McNulty

Mr. McNulty said the property is 3.61 acres in size and is located on the southwest corner of 5900 South and Fashion Boulevard. The property is vacant, and work has been ongoing to combine seven properties and assemble them into one property description. There are two zones associated with the property consisting of G-O (General Office) and C-D (Commercial Development) zoning. He noted the Future Land Use Map was adopted in May 2017, which shows the area as Office Use, so, developers would like to change it to a P-O (Professional Office) designation. Mr. McNulty explained the 2017 General Plan directed staff to create a P-O zone; as a result, last year the zone was presented for adoption and is now in place. This is the first property that petitioned the City for the new P-O zone.

Mr. McNulty displayed photos of the property and described the difference between the G-O, C-D, and P-O zones; each requires a buffer between residential and office. He said one concern raised at the public hearing was about traffic impact on McMillan Elementary School, and others present wanted to better understand the buffer.

Based on the findings noted in the staff report, staff thought the re-designation of the Future Land Use Map and zoning map for the subject property would be consistent with the development pattern in the area. Currently, it allows for office type uses. The requested amendments were carefully considered based on the site characteristics, and the surrounding area. The policies and objectives of the 2017 General Plan were found to be in harmony with the goals of the plan. Mr. McNulty clarified the G-O and C-D zones will be modified to the P-O zone.

On July 18, 2019, the Planning Commission held a public hearing and forwarded a recommendation of approval for the requested General Plan and Future Land Use Map Amendment from Office to Professional Office. A public hearing was also held for the zoning map amendment and the planning commission forwarded a recommendation of approval to the city council for the property at 5920 South Fashion Boulevard to go from C-D and G-O to the P-O zone. During the public hearings, there were no comments in opposition to the rezone. Only general questions about what is proposed were raised.

Proposed Amendment to the Fiscal Year 2019-2020 Budget – Brenda Moore

Ms. Moore confirmed there would be a budget opening at the next meeting and a vote on whether to apply for a JAG (Justice Assistance Grant). She reported the city was awarded \$34,849 but the federal government requires the city council to sign off on the application prior to the funds being added to the budget. Ms. Moore reported there was also a remaining balance from last year's JAG grant. The police are keeping close track of how the cameras are being used and it is working well.

Ms. Moore reviewed grants being pursued, said ongoing contributions from Jimmy Johns continue to be used for recreational programs, and noted the EMPG (Emergency Management Performance Grant Program) budget decreased this year.

Mr. Nicponski asked the average contribution from the Asset Forfeiture Grant. Ms. Moore reported the city receives \$7,000 to \$8,000 annually, and through the state, the federal government gave the city an additional \$68,000 for VOCA (Victims of Crime Act Administrators). She also noted benefit reallocation issues and explained the difference in benefits between a single employee and a family, which was determined to be a \$12,000 to \$16,000 difference in benefits. In addition, the following items were reviewed:

- The Police Department is having an outside company do their janitorial work at the Training Center; the cost was slightly higher so a transfer would be made to the Facilities budget.
- Project rollovers from Fiscal Year 2019 to 2020.
- A number of air conditioners at the Library were replaced
- Funds of \$200,000 were transferred from reserves to the Storm Drain budget to complete the project.
- Small equipment replacement plan.
- Parks Department - reallocated some of the items their budget will be used for. They have small equipment money left that will be used to refurbish the Costco mural; the project is expected to be completed by October or November.

Announcements: Ms. Lopez made several announcements related to upcoming events for the Council Members.

Adjournment: 5:08 p.m.

Pattie Johnson
Council Office Administrator II