

**MURRAY**  
CITY COUNCIL

# **Council Meeting**

## **December 10, 2019**



# Murray City Municipal Council

## Notice of Meeting

December 10, 2019

Murray City Center

5025 South State Street, Murray, Utah 84107

### Meeting Agenda

**4:30 p.m.** **Committee of the Whole** – Council Chambers  
Dave Nicponski conducting

### **Approval of Minutes**

Committee of the Whole – October 15, 2019

### **Discussion Items**

1. Reports from Representatives to Interlocal Boards and Commissions (5 minutes each)
  - a. Utah Association of Municipal Power Systems (UAMPS) and Intermountain Power Project (IPA) – Blaine Haacke (10 minutes)
  - b. Trans-Jordan Cities – Russ Kakala
  - c. Murray City Library – Kim Fong
  - d. Council of Governments – Mayor Camp
  - e. Central Valley Water Reclamation - Jim Brass
  - f. Wasatch Front Waste & Recycling District - Jim Brass
  - g. Murray Area Chamber of Commerce - Jim Brass
2. General Plan and Future Land Use Map Amendment, Winchester Street and 525 East - Melinda Greenwood and Zachary Smallwood (5 minutes)
3. Zoning Map Amendment, Winchester Street and 525 East – Melinda Greenwood and Zachary Smallwood (5 minutes)

### **Announcements**

### **Adjournment**

**5:30 p.m.** **Redevelopment Agency** – Council Chambers (separate agenda)

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

**6:30 p.m.** **Council Meeting** – Council Chambers  
Diane Turner conducting.

### **Opening Ceremonies**

Call to Order

Pledge of Allegiance

## Approval of Minutes

Council Meeting – November 19, 2019

## Special Recognition

1. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City Expressing Gratitude and Appreciation to **Dave Nicponski** for his Contributions to the Community as a City Council Member – Dale Cox presenting.
2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City Expressing Gratitude and Appreciation to **Jim Brass** for his Contributions to the Community as a City Council Member – Brett Hales presenting.
3. **Exchange Club** Presentation – Sheri VanBibber, Jay Bollwinkle, Brandon Burningham presenting.
4. Murray City Council **Employee of the Month, Karen Richards**, Building Division – Brett Hales and Melinda Greenwood presenting.

## Citizen Comments

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

## Consent Agenda

1. Consider confirmation of the Mayor's appointment of Cami Munk to the Arts Advisory Board for a three-year term to expire on January 15, 2023.
2. Consider confirmation of the Mayor's reappointment of David Hunter to the Murray City Center District Design Review Committee for a three-year term to expire January 1, 2023.

Mayor Camp presenting.

## Public Hearings

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

1. Consider a resolution declaring certain real property located at approximately 147 – 179 East Myrtle Avenue, Murray City, Salt Lake County, State of Utah, as surplus. G.L. Critchfield presenting.
2. Consider an ordinance amending the City's Fiscal Year 2019-2020 Budget. Brenda Moore presenting.

## Business Items

1. Consider a resolution to acknowledge completion and receipt of the independent audit for Fiscal Year 2018-2019 and order that notice be published pursuant to Section 10-6-152 of the Utah Code. Brenda Moore presenting.

2. Consider a resolution of the Murray City Municipal Council declaring Murray City's intent and reasonable expectation to reimburse expenditures in connection with the renovation of the Murray Theater with the proceeds of future tax exempt and/or tax credit bonds. Brenda Moore presenting.
3. Consider a resolution approving the 2019 Murray City Water Conservation Plan. Danny Astill presenting.
4. Consider an ordinance amending Section 3.10.370 of the Murray City Municipal Code relating to requiring qualified health plans in the procurement of building improvements and public works projects. Dave Nicponski presenting.
5. Consider a resolution approving a letter of support for Salt Lake County's application to Wasatch Front Regional Council's Transportation and Land Use Connection Program for the Seven Greenways Visioning Plan. Dale Cox presenting.

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

### **Adjournment**

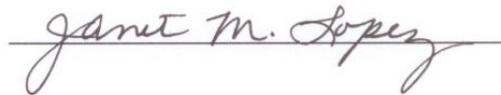
### **NOTICE**

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

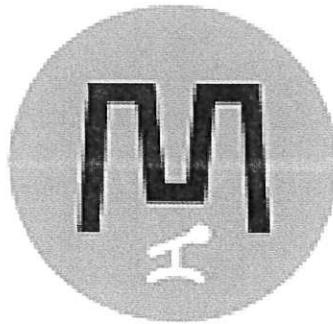
**SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TTY is Relay Utah at #711.**

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

On Friday, December 6, 2019, at 12:20 p.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov). and the state noticing website at <http://pmn.utah.gov>.

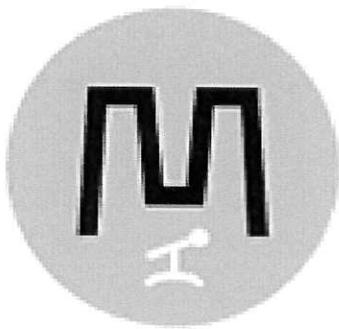


Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



MURRAY  
CITY COUNCIL

# Committee of the Whole



**MURRAY**  
CITY COUNCIL

# Committee of the Whole Minutes



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, October 15, 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	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Kim Sorensen	Parks & Rec. Director
Jennifer Heaps	Comm. & PR Director	Danny Astill	Public Works Director
Pattie Johnson	Council Office	Brenda Moore	Finance Director
Jake Pehrson	Resident	Kat Martinez	Resident
Randy Williams	SL County Health Dept.	Rosalba Dominguez	Resident
Janice Strobell	Resident		

Mr. Nicponski called the Committee of the Whole meeting to order at 4:46 p.m. and welcomed all.

**Approval of Minutes** - Mr. Nicponski asked for comments or a motion on two sets of minutes: Committee of the Whole - June 18, 2019 and Committee of the Whole – July 16, 2019. Mr. Brass moved approval on both sets of minutes; Mr. Cox seconded the motion. (Approved 5-0)

### Discussion Items

**Parks and Recreation Master Plan and Murray Park Pavilion Projects** – Kim Sorensen (Attachment #1)

Parks and Recreation Master Plan Update: Mr. Sorensen highlighted the following:

- Four phases to create the Parks and Recreation Master Plan are on schedule. The first two phases: Inventory and Assessment, are complete; Strategies, the third phase is nearly complete; and Action Planning, the final phase, is yet to come.
- A draft of the plan will be complete in December 2019, to be reviewed by the council in January 2020. After that, it will be made public in city offices, the library, and posted on the city website; citizen's review and comments are welcome for two weeks. Comments and concerns will be incorporated into the Master Plan; public comment opportunities could be stretched to three weeks if necessary.
- The city council will consider approving the final Parks and Recreation Master Plan in late February.

Mr. Sorensen reported successful citizen outreach to attain public opinion, regarding the priority of having parks in the city. Data was accumulated by:

- An online survey/questionnaire related to parks resulted in 1,435 responses.
- Discussions with Mayor Camp and the Murray City Council.
- Meetings with 25 city groups held with the Project Advisory Committee.
- Pop-Up Events held at Murray Fun Days, the Police and Fire Safety Fair, and the Fourth of July Carnival, resulting in a total of 1,950 participants.
- Collecting the geographical information of participants.

As a result, a color-coded map was created related to all existing park; park facilities in the city; park, trail, and path searches; and new opportunity areas. Mr. Sorensen noted three new possible scenarios on the map:

- GREEN Areas - Challenging to find property for purchasing, but future parks would be ideal in:
  - Far southeast quadrant of the city.
  - Northeast quadrant of the city.
  - 5300 South and 4800 South, east of Interstate 15. (Residents at the new apartment complex at 300 West and Vine Street would utilize this future park.)
- BLUE Areas - New park opportunity that involve partnerships:
  - Two areas were noted where a working agreement between the city, and schools, or churches might allow Murray residents to utilize their spaces and facilities for city recreation programs.
- PURPLE Area – Improve access to an existing park.
  - One area south of the Murray golf course and west of Interstate-15 was identified. The idea allows for recreation and activities at the Murray golf course when closed, like open trails for walking. Mr. Sorensen clarified he was not suggesting this would happen; rather explaining the suggested improvements to the area. Ms. Turner asked if a cross-country ski trail might be possible during winter months. Mr. Sorensen said maybe.

#### Murray Park Pavilion Project

Completed design plans for reconstructing all pavilions in the park were received from the architect. The hope is to order pavilion structures this week from Poligon and start the bid process to hire a contractor

over the next two weeks. Contractors will begin tearing down existing pavilions in November, and new structures are expected to arrive in January 2020. Weather permitting, work will continue through the winter to complete the project by May 1, 2020.

Mr. Sorensen explained, due to necessary site work, design work for pavilion #5 was taking longer than expected. However, design plans for pavilions #1, #2 #3 and #4, are complete, with bids underway, to have them completed by the spring of 2020. The hope is #5 will be ready for bid in early summer, to be completed in the fall of 2020. He noted utility issues like underground power lines, and the installation of a sewer system for a drinking fountain need to be addressed at #5, which is part of the delay. In addition, because pavilion #5 has seen heavy use over the years, they want to ensure the pavilion is designed right. Currently, #5 holds 250 people, and the new pavilion, which may be situated differently at the site, could possibly be larger to include a restroom and playground.

Ms. Turner asked if pavilion #5 was the most used. Mr. Sorensen said all pavilions are equally and heavily used, and reservations for all of them are completely booked every summer.

Mr. Sorenson briefly described the appearance and sizes of new pavilions to include rock, metal, and wood, and colors of beige and brown. The stage, stairs, and grassy hill will remain in place at pavilion #2. Reservations will not be taken until after the month of May 2020.

Ms. Turner commended Mr. Sorensen and his staff for wonderful success with pop-up surveys by involving the community to improve Murray parks. Mr. Sorensen thanked the council for their support, and gave credit to city staff, and Murray citizens who participated in surveys and care about local parks and recreation programs.

#### **Noise Ordinance Amendment – Kim Sorensen**

The proposed ordinance would allow an exemption for golf course maintenance operations. The reason for the amendment is due to new construction of 11 houses nearby. Currently, the noise ordinance does not allow lawn or garden tools to be operated before 7:00 a.m. and after 10:00 p.m. Therefore, by allowing the exemption - staff can mow grass as early as 5:30 a.m. – which has already been happening.

Mr. Sorensen said golf course staff has always been cognizant of noise levels, due to the mobile home park south of the golf course. Current mowing schedules are arranged by mowing further away from residents - earlier in the early morning. He noted golfers are allowed to begin golfing in summer months, as early as 5:30 a.m. The concern is once new homes are complete to the east, the path on which mowers travel from the maintenance building, will be right next to new houses, and the hope is to continue to minimize noise. He said should the ordinance pass, the exemption would affect Mick Riley golf course as well. Homes surround the course, and mowing also begins at 5:30 a.m. as golfers head out. Mowers at Mick Riley begin mowing in the center of the course to keep the noise levels at bay. He said the city would still adhere to the Salt Lake County noise ordinance, set by decibel levels, which is currently not as strict as Murray.

Mr. Cox asked about decibels of electric mowers. Mr. Sorensen said decibels for electric mowers are significantly lower than gas mowers – but electric mowers are still louder. Mr. Brass confirmed.

Ms. Turner anticipated complaints from future homeowners near the Murray Parkway course and asked why it was important to begin mowing so early. Mr. Sorensen confirmed it was necessary, otherwise golf maintenance would never occur, due to the long-playing hours during summer months.

Cost Sharing Agreement with Salt Lake County for the Swimming Pool – Doug Hill

Mr. Hill shared a brief history prior to 1970 when the Murray School District built an indoor swimming pool, attached to the old Murray High School building. It is unclear how the agreement came about, but an interlocal agreement was entered into in 1970, by Murray City, Salt Lake County, and the Murray City School District to jointly cost share operation expenses of the pool. The agreement was amended in 1991, and again in 2004, to allow the county to change their funding contribution. In June of 2018, the 2004 agreement expired. At that time the county was contributing \$40,000 per year, for operations of the Park Center swimming pool. (The Murray High School pool was torn down with construction of the new high school, and therefore, the school utilizes the Park Center pool.)

Mr. Hill explained when Murray City constructed the new Park Center Recreation Center, the Murray School District no longer participated annually by financially supporting operations of the pool; all expenses are currently made by Murray City, and the annual contribution from Salt Lake County.

Since the agreement expired, Mayor Camp, Mr. Hill and Murray staff had discussions with the county to renew the agreement; it was assumed the county would still be willing to contribute since an agreement was in place so long. A copy of a letter addressing the renewal, from Mayor Camp, to Mayor Wilson was noted. The response from the county was they are no longer willing to continue the long-term cost sharing agreement with Murray.

Mr. Hill reviewed the new proposed agreement the county sent back to Murray City conveying their intentions to phase-out contributions over the next three years, as follows: Next year, Murray would receive \$30,000, the following year, \$20,000; and the third year, \$10,000. This would finalize their involvement - terminating the agreement. Mr. Hill said the proposed agreement would be presented during the November 12, 2019 council meeting for council consideration and noted the financial impact to revenue.

Mr. Hales asked why the Murray City School District did not participate in funding. Mr. Hill explained when the Park Center was constructed in 2002, the school district made a \$2 million contribution towards capital construction costs. The agreement reached at that time, did not obligate them annually beyond that contribution. Mr. Hales thought the situation was unclear as to how much the school district utilized the pool, compared to maintenance and operation costs that have gone on for many years. Mr. Hill agreed, many facilities are intertwined between Murray City and the Murray School District – which has been the practice for decades. For example, the School District uses the city's baseball field, softball fields, and swimming pool – in return the City uses Murray School District facilities like the outdoor soccer areas, and indoor gymnasiums for city recreational programs. Mr. Hill stated there is an agreement in place allowing each entity to share the other's facilities without any financial reservation costs. In addition, he noted the city also contributes generously to providing school resource officers; therefore, he confirmed the situation is complicated, but the hope is for a harmonious relationship to continue between the City

and the School District. He agreed it seems challenging for both sides to have adequate indoor space to operate programs smoothly.

Ms. Turner noted Mayor Camp's letter to Mayor Wilson that specified Murray City does not charge residents from other cities – more than Murray residents, to use the Park Center. She wondered since the county would no longer contribute financially, should the Park Center begin charging non-residential rates to make up the financial loss. Mr. Hill did not think that was the intent, although charging non-residents did occur in the past. Deciphering the difference between non-citizens and citizens became cumbersome but would most likely happen again. Ms. Turner thought the reason the county contributed financially in the past was because so many county residents visited the Park Center for recreational purposes. Mr. Hill confirmed.

Mr. Cox asked how the financial shortfall would be recovered. Mr. Hill agreed \$40,000 must come from somewhere. Mr. Cox said he was hopeful something would be realized to make up the loss.

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

**Adjournment:** 5:18

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

# **ATTACHMENT #1**

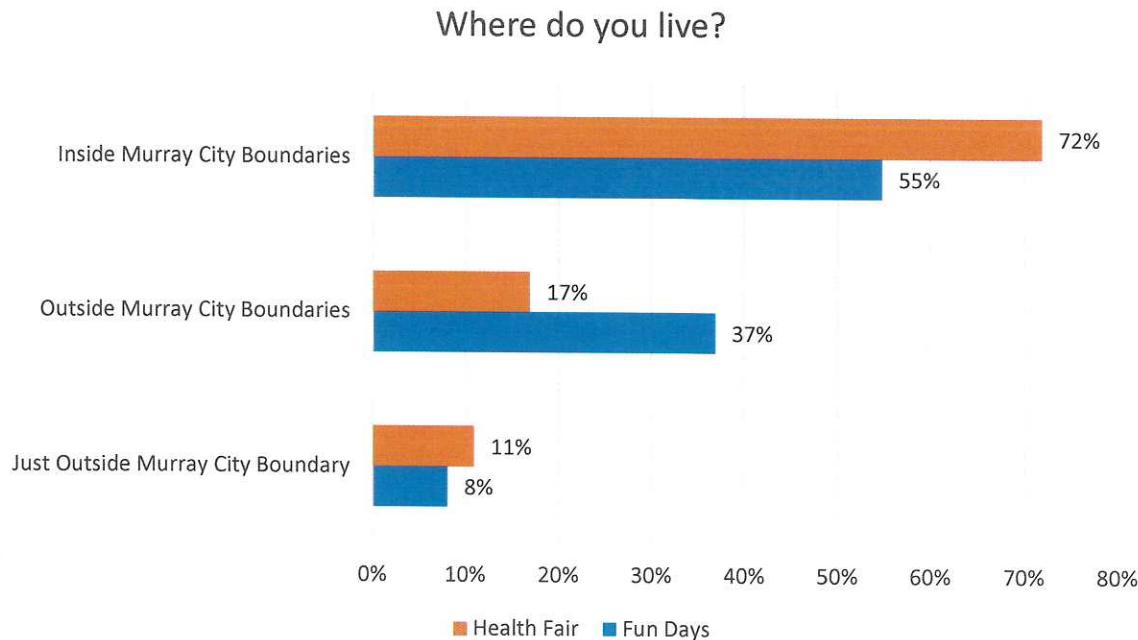
## Murray City Parks and Recreation Master Plan

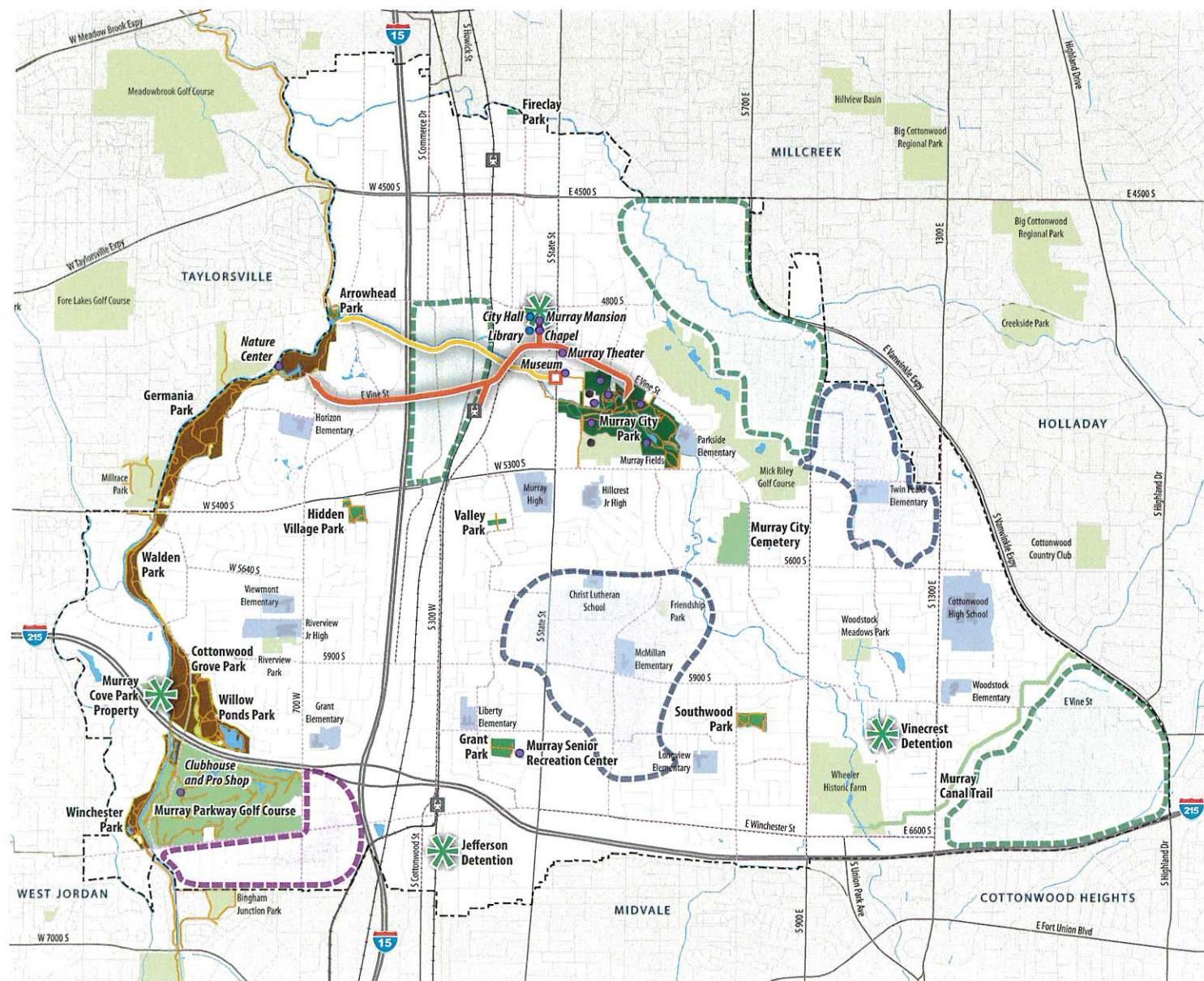
Several said they had previously taken the survey as well and were pleased to see Murray City taking more input to further identify priorities. Of note were a number of families of color, including Latinx and Muslim families who participated in the sticky dot and coloring page exercises.

The majority of participants were Murray City residents, though many came from surrounding cities. While some of the non-residents were initially skeptical about doing the sticky dot exercise, they were encouraged to participate because they use Murray parks and live close enough to attend events and programs.



*Figure 1: Where do you live?*





**Map 3:**  
**Park Search and Opportunity Areas**

**Proposed Park and Trail System**

- Major Trail Opportunity
- Local Trail Opportunity
- Park Search Areas
- Park Search or School Partnership Opportunity Areas
- Improved Access to Existing Parks
- Park Development Opportunities
- Mid-Block Trail Crossing Opportunity
- Proposed City Facilities

**Murray City Parks and Recreation Facilities**

- Murray City Recreation Facilities
- Jordan River Parkway
- Regional
- Neighborhood
- Special Use Sites

**Other Parks and Facilities**

- Other Recreation Facilities
- Murray City Public Schools
- Parks and Facilities Provided by Others

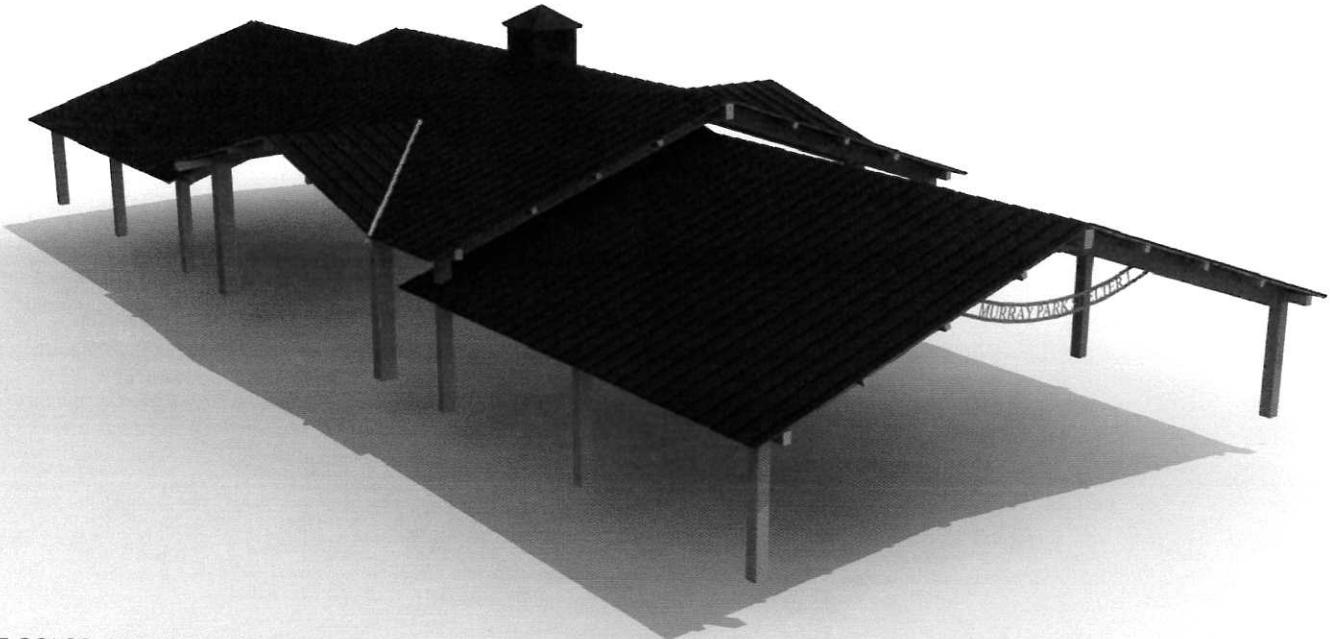
**Trails and Paths**

- Bike Lanes (Shared and Dedicated)
- Trails

**Base Map Features**

- Murray City Boundary
- TRAX Light Rail Stops
- Railroad
- Interstates
- Waterbodies

**poligon®**



FRAME COLOR: SURREY BEIGE

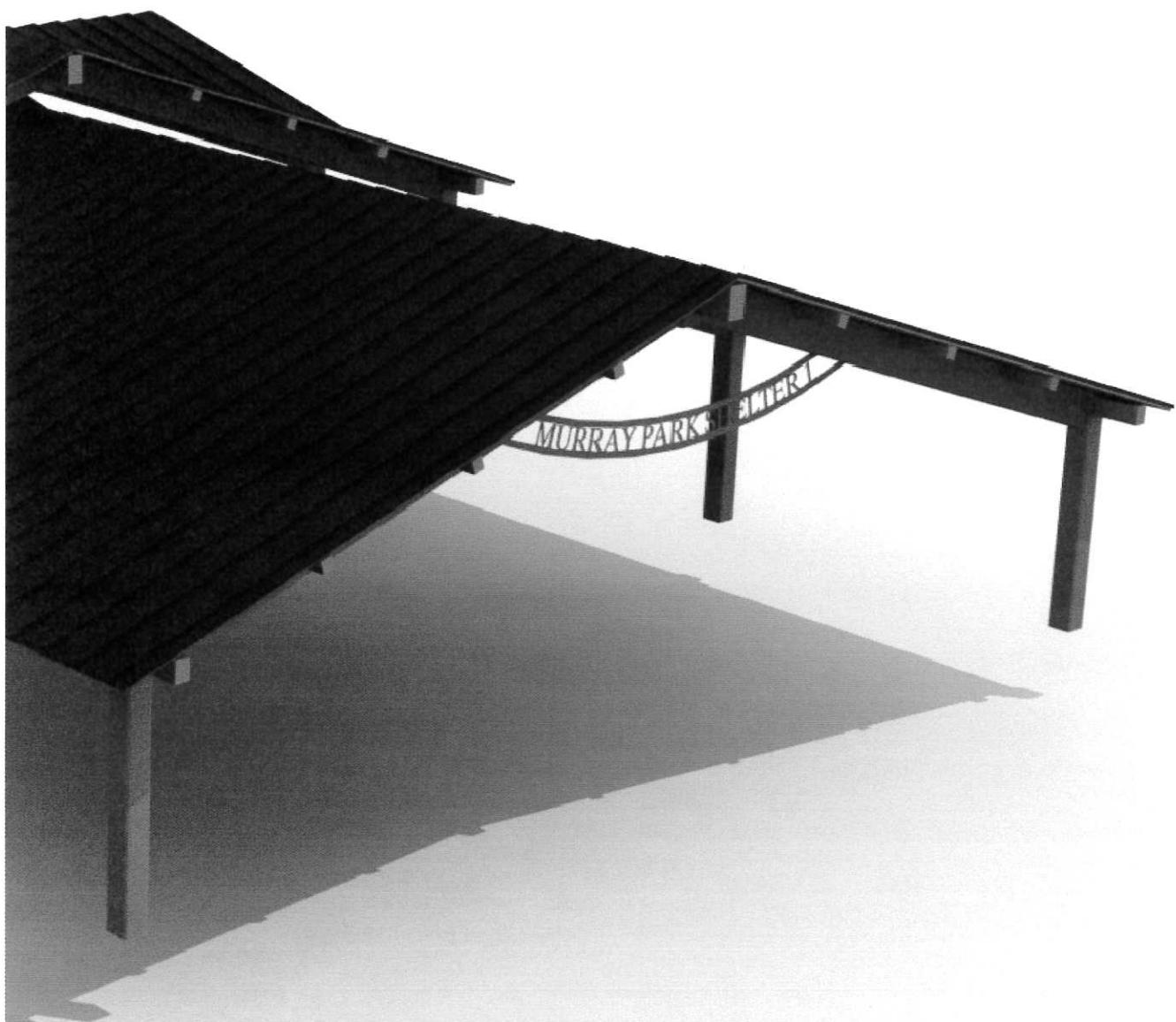
ROOF COLOR: TUDOR BROWN

COLORS SHOWN ARE FOR REFERENCE ONLY.

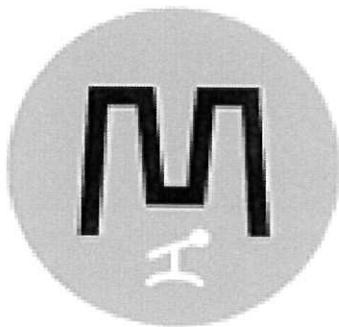
CONTACT [INFO@POLIGON.COM](mailto:INFO@POLIGON.COM) TO REQUEST ACTUAL COLOR SAMPLES.

MURRAY CITY PARK SHELTERS

MURRAY, UT  
GABLE 45X105



MURRAY CITY PARK SHELTERS  
MURRAY, UT  
GABLE 45X105



MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

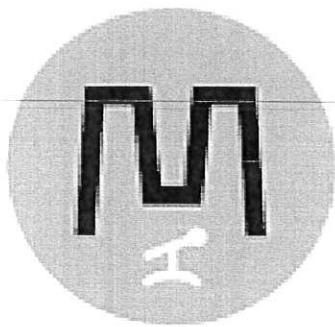
**Council Action Request**

**City Council and  
Administration**  
**Interlocal and Committee Reports**

**Committee of the Whole**

Meeting Date: December 10, 2019

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> Reports from Murray City representatives to interlocal boards, committees and commissions.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only.
<b>Presenters</b> As Listed	<b>Attachments</b> None
	<b>Budget Impact</b> N/A
	<b>Description of this Item</b> Biennial reports from City representatives to Interlocal Boards and Commissions (5 minutes each)  <ul style="list-style-type: none"><li>a. Utah Association of Municipal Power Systems (UAMPS) Intermountain Power Project (IPA) - Blaine Haacke (10 minutes)</li><li>b. Trans-Jordan Cities - Russ Kakala</li><li>c. Murray City Library - Kim Fong</li><li>d. Council of Governments - Mayor Camp</li><li>e. Central Valley Water Reclamation - Jim Brass</li><li>f. Wasatch Front Waste &amp; Recycling District - Jim Brass</li><li>g. Murray Area Chamber of Commerce - Jim Brass</li></ul>
<b>Required Time for Presentation</b> 40 Minutes	
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> November 27, 2019	



MURRAY  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

**Council Action Request**

# **Community and Economic Development**

## **General Plan, Future Land Use Map Amendment**

**Committee of the Whole**

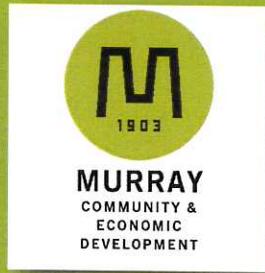
Meeting Date: December 10, 2019

<b>Department Director</b> Melinda Greenwood	<b>Purpose of Proposal</b> Proposed Amendment to Future Land Use Map for 6363 South 525 East, and 551, 565, 583 East Winchester Street
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> Discussion item to consider the proposed Future Land Use Map Amendment scheduled for January 7, 2020.
<b>Presenters</b> Melinda Greenwood Zachary Smallwood	<b>Attachments</b> Planning Commission Staff Report, Power Point Presentation
<b>Required Time for Presentation</b> 5 Minutes	<b>Budget Impact</b> No budget impact
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The four subject properties are individual parcels that are adjacent to six additional properties that are a part of the same ownership. The owner, Bedford Properties, owns a total of 4.41 acres along Winchester Street that includes the properties in review. Brad Reynolds Construction is requesting a General Plan Amendment to re-designate the subject properties to bring all ten parcels under the same General Plan designation.
<b>Mayor's Approval</b> 	The intent is to rezone all ten properties from R-1-8 (Single Family Low Density Residential) to R-N-B (Residential Neighborhood Business). The application for the rezone has been made separately.
<b>Date</b> November 26, 2019	

# COMMITTEE OF THE WHOLE

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December 10, 2019



# **BRAD REYNOLDS CONSTRUCTION**

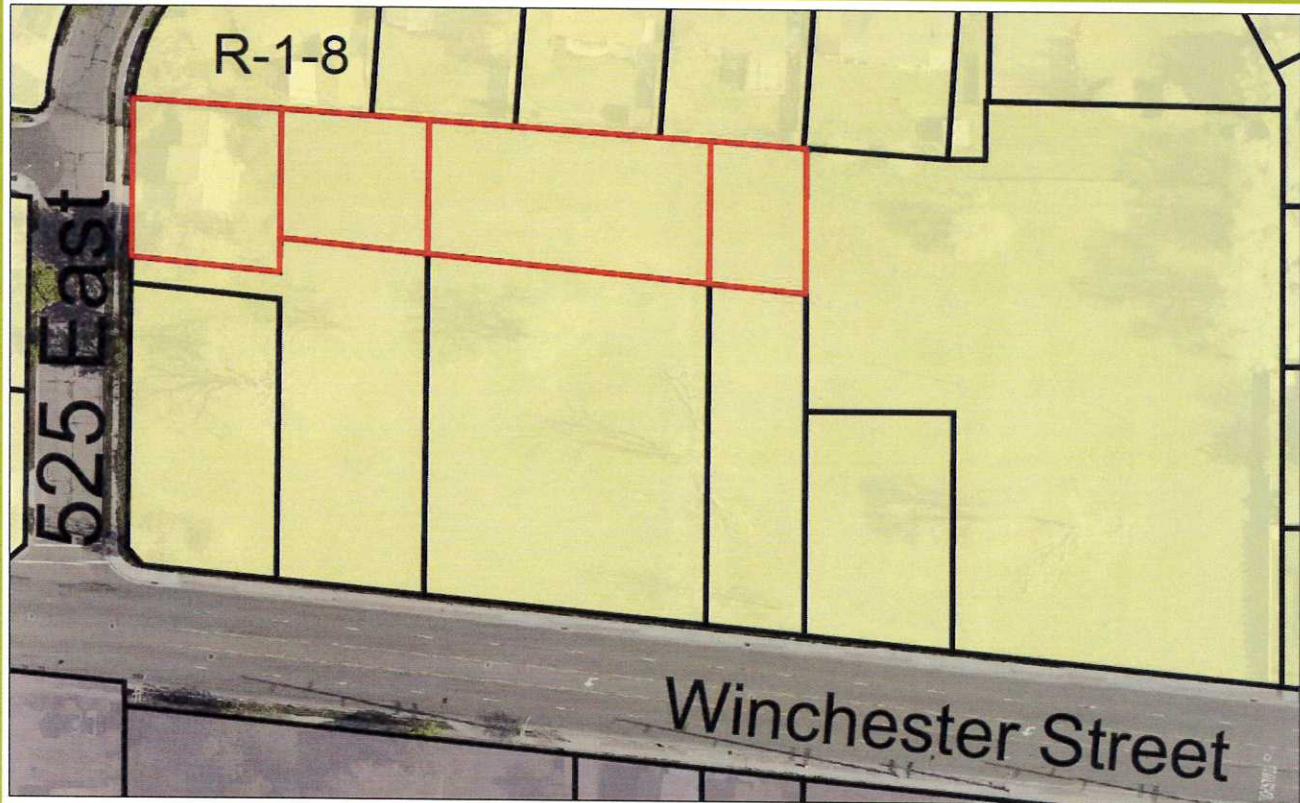
## **General Plan Future Land Use Map and Zoning Map Amendments**

551, 565, 583 East Winchester and 6363 South 525 East  
General Plan from Residential to Residential Business

533, 551, 565, 583, 593, 631 East Winchester and 6363 South 525 East  
Zone Change from R-1-8 to R-N-B



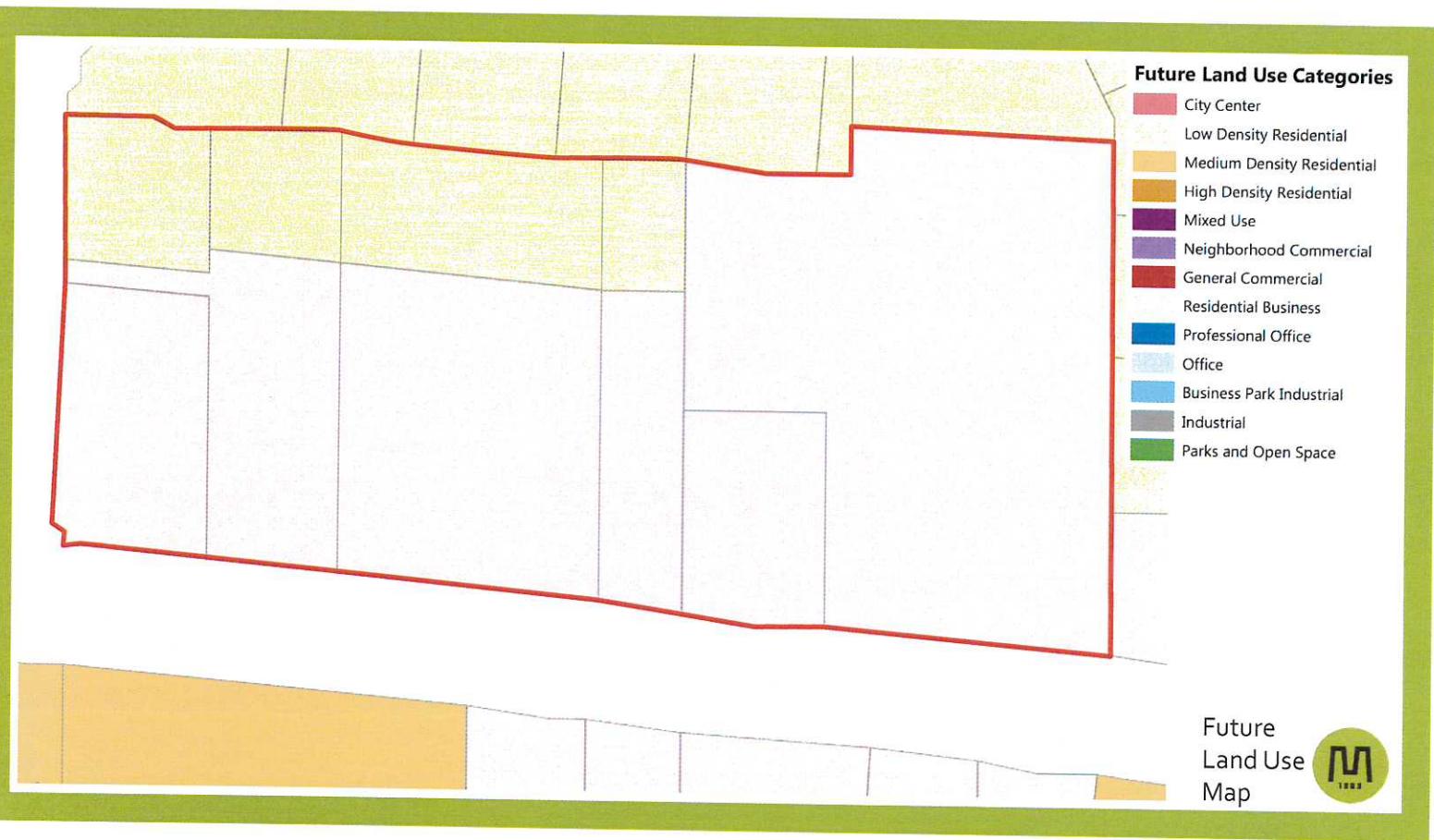


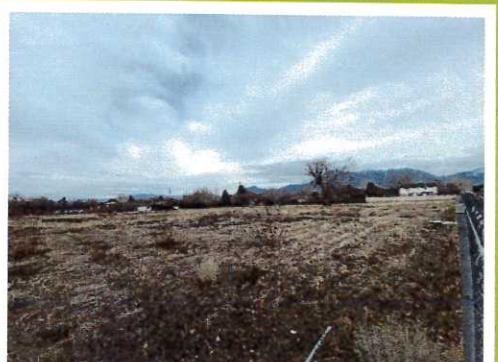












## Staff Recommendation

### **General Plan / Future Land Use Map Amendment:**

Staff recommends that the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map designation of the properties located at 6363 South 525 East and 551, 565, 583 East Winchester Street from Low Density Residential to Residential Business.

### **Zoning Map Amendment:**

Staff recommends that the City Council **APPROVE** the requested amendments to the Zoning Map designation of the properties located at 6363 South 525 East and 533, 551, 565, 583, 593, and 631 East Winchester Street from R-1-8, Single-Family Low Density Residential to R-N-B, Residential Neighborhood Business.





**TO:** Murray City Planning Commission  
**FROM:** Zachary Smallwood, Associate Planner

**DATE OF REPORT:** November 14, 2019

**DATE OF HEARING:** November 21, 2019

**PROJECT NAME:** Brad Reynolds Construction

**PROJECT NUMBER:** 19-151

**PROJECT TYPE:** General Plan (Future Land Use Map) Amendment

**APPLICANT:** Brad Reynolds

**PROPERTY ADDRESSES:** 6363 South 525 East and 551, 565, 583 East Winchester Street

**PARCEL IDs:** 22-19-279-025, 22-19-279-021, 22-19-279-009, 22-19-279-010

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

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

**COMBINED PARCEL SIZE:** .79 acres

**I. REQUEST:**

The applicant is requesting approval for amendments to the Murray City Future Land Use Map for the subject properties. The properties are currently designated Low Density Residential and the applicant would like to change the designation to Residential Business.

**II. BACKGROUND AND REVIEW**

Background

The subject properties are located on the east side of 525 East and west of 6360 South, north of Winchester Street. The four (4) subject properties are individual parcels that are adjacent to six (6) additional properties that are a part of the same ownership. The owner, Bedford Properties, owns a total of 4.41 acres along Winchester Street that includes the subject

properties. Brad Reynolds Construction is requesting a General Plan Amendment to redesignate the subject properties to bring all ten (10) properties under the same General Plan Designation. The intent is to rezone the properties from R-1-8 (Single Family Low Density Residential) to R-N-B (Residential Neighborhood Business), which will be considered in a separate staff report.

### Surrounding Future Land Use Designations

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
North	Low Density Residential	R-1-8
South	Residential Business	R-1-8
East	Residential Business	R-1-8
West	Low Density Residential	R-1-8

### General Plan & Future Land Use Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning of properties.

- Existing: The Low Density Residential designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray’s most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential. The corresponding zoning designations are:
  - A-1, Agricultural,
  - R-1-12, Low density single family
  - R-1-10, Low density single family
  - R-1-8, Low density single family
  - R-1-6, Low/Medium density single family
  - R-2-10, Low density two family

This designation was applied to the subject properties along with a majority of other properties in the area except where a parcel has frontage along Winchester Street in the General Plan adopted in 2017.

- Proposed: The Residential Business designation allows for mixed-use, attached dwellings, or commercial development within primarily residential neighborhoods that is small in scale, has little impact, and provides services for the nearby residential and/or recreational areas (e.g. Jordan River Parkway node at Winchester; adjacent to Wheeler Farm). Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes or individual buildings along corridors rather than large centers or complexes. Nonresidential or multi-dwelling development will follow a similar development pattern of front setback/yard/landscaping as the surrounding residential context. The corresponding zoning designations are:
  - R-N-B, Residential Neighborhood Business

### Compatibility

The land uses and zoning designations to the north and west are Low Density Residential and are being used as single family homes. The adjacent properties to the south and southwest are designated Residential Business and have been vacant for a number of years. The proposed change affects four (4) parcels of land that are connected to and are for all intents and purposes part of the vacant land that they abut. During the process of creating and adopting the Future Land Use Map that was part of the 2017 General Plan update, these four parcels were missed because they were not directly adjacent to Winchester Street. The parcels do not have frontage on any street, and directly pertain to the properties on Winchester Street. Staff believes that this General Plan amendment represents a correction to the Future Land Use Map.

## **III. CITY DEPARTMENT REVIEW**

A Planning Review Meeting was held on Monday, November 4, 2019 where the proposed amendments were considered by City Staff from various departments. There were no comments from the City Departments and all recommended approval.

## **IV. PUBLIC INPUT**

Notices were sent to all property owners within 500 feet of the subject property. As of the date of this report there has been one (1) email and one (1) phone call regarding this application. The questions were regarding the differences in the R-1-8 and R-N-B Zones and designations of the General Plan.

## **V. GENERAL PLAN CONSIDERATIONS**

Chapter 5 of the 2017 Murray City General Plan covers Land Use & Urban Design. This is where the Future Land Use Map and its designations are outlined. In addition, there are objectives and strategies to implement the General Plan. In review of this application Staff has provided a number of objectives that relate to this request for amendments to the General Plan below:

**A. Objective 1: Preserve and protect the quality of life for a range of viable residential neighborhoods.**

The neighborhood to the north and west of the proposed properties is relatively stable. The subject properties allow for infill development along Winchester Street. Having this property possibly redevelop would allow for street enhancements along 525 East and provide a buffer from the more heavy office users to the south.

**B. Objective 2: Encourage revitalization along key transportation corridors and in the core of the city.**

Winchester Street is emerging as a corridor upon which offices have wanted to locate, the subject properties are vacant parcels that have been vacant for a number of years and now has the opportunity to develop. Being that these are related to the properties to the south that front onto Winchester Street staff believes that this objective would be met by correcting the General Plan to include these parcels.

**C. Objective 10: Promote a transition of development patterns between commercial areas and stable residential neighborhoods.**

These properties directly relate to properties that front onto Winchester Street. The General Plan calls out Winchester Street to develop as Residential Business to aid in the transition of more intense use of office along the south with the residential properties to the north. Including these four properties would assist in creating a stronger buffer between the residential to the north.

**D. Objective 11: Stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community.**

The proposed amendment meets this objective by including currently undeveloped parcels that are adjacent and are a part of adjacent vacant pieces of property. The subject properties have been vacant for a number of years and this amendment may allow for development to occur on the properties.

## **VI. FINDINGS**

1. Re-designation of the Future Land Use Map for the subject properties as requested would be consistent with the development pattern for the area and will allow for development of the properties to the highest and best uses available.
2. The re-designation of these properties corrects an oversight in the initial development of Future Land Use Map within the 2017 Murray City General Plan.
3. The requested amendments have been carefully considered based on the characteristics of the site and surrounding area and the policies and objectives of the 2017 Murray City General Plan and have been found to be in harmony with the goals of the 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 APPROVAL to the City Council for the requested amendment to the General Plan Future Land Use Map designation of the properties located at 6363 South 525 East and 551, 565, 583 East Winchester Street from Low Density Residential to Residential Business.

# **Site Information**



551, 565 & 583 East Winchester Street  
6363 South 525 East





November 7, 2019

## NOTICE OF PUBLIC MEETING

The Murray City Planning Commission will hold a public hearing on Thursday, November 21, 2019 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

**Representatives of Brad Reynolds Construction are requesting a General Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Residential Business, for the properties located at 551, 565, 583 East Winchester Street and 6363 South 525 East and a Zone Map Amendment from R-1-8 (Single-Family Low Density Residential) to R-N-B (Residential Neighborhood Business) for the properties located at 533, 551, 565, 583, 583, 631 East Winchester Street and 6363 South 525 East.**



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2420, or e-mail to [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov). Written comments to the Planning Commission should be submitted to the Planning Division by 1:00 PM two (2) days prior to the meeting.

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.



Figure 1: Zone Map Segment

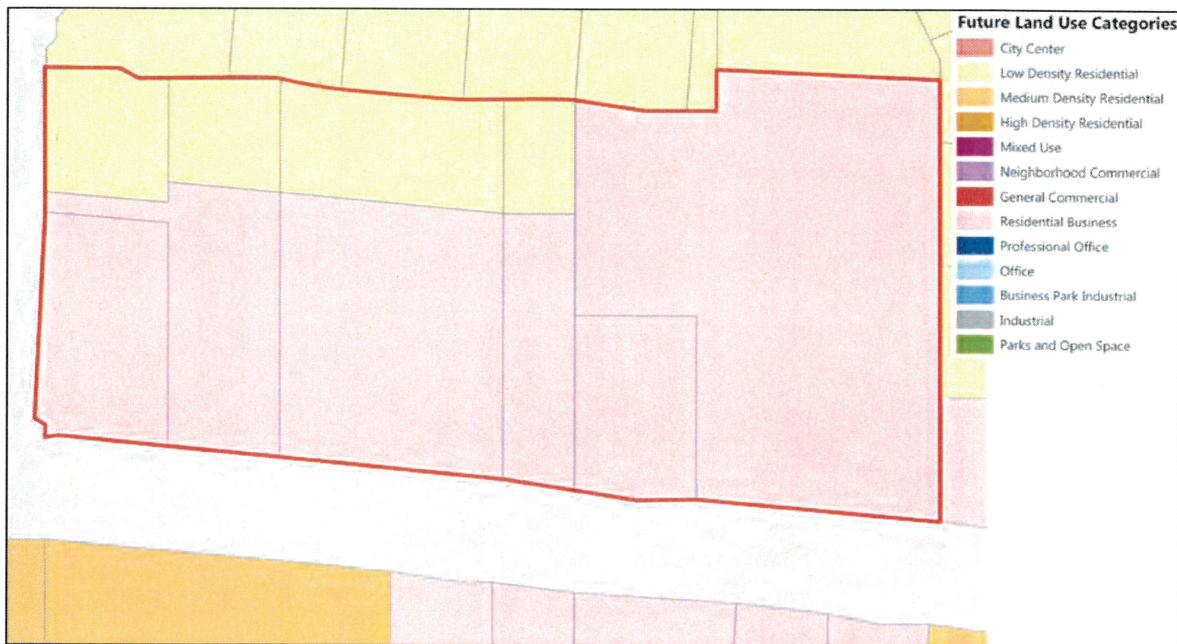


Figure 2: General Plan Segment

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 21<sup>st</sup> day of November 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 Residential Business for the properties located at 551, 565 & 583 East Winchester Street and 6363 South 525 East; and a Zone Map Amendment from R-1-8 to R-N-B for the properties located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
Planning Division

# **Application Materials**

## GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

Text Amendment

Map Amendment

Project # 19-151

Subject Property Address: 525-635 W WILKESBURG

Parcel Identification (Sidwell) Number: 22-19-279-025, 021, 009, 010 (4) parcels

Parcel Area: 0.790 ACRES Current Use: VACANT

Land Use Designation: Low DR Proposed Designation: RNB

Applicant Name: BEAN REYNOLDS COAST

Mailing Address: PO BOX 12958

City, State, ZIP: SILVER CITY 84117

Daytime Phone #: 801-281-2200 Fax #: 801-281-2200

Email Address: BEANBREADEY@KODAK.COM

Business Name (If applicable):

Property Owner=s Name (If different): CAROL SMITH

Property Owner=s Mailing Address: PO BOX 12958

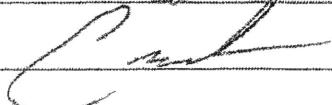
City, State, Zip: SILVER CITY, NM 84117

Daytime Phone #: 801-618-8811 Fax #: 801-618-8811 Email: ROBESONBILT.HOMES.COM

Describe your request in detail (use additional page if necessary): THESE ARE 4

4 PARCELS CURRENTLY ZONED LOW DESIGN RESIDENTIAL  
WE WOULD LIKE TO CHANGE TO THE GENERAL PLAN  
ZONES OF RNB

Authorized Signature:



Date: 10/18/19

## Property Owners Affidavit

Project # \_\_\_\_\_

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

Carol S. Smith

Owner's Signature

Owner's Signature (co-owner if any)

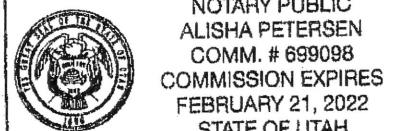
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 22<sup>nd</sup> day of October, 20 19.

Alisha Petersen  
Notary Public

Residing in UtahMy commission expires: 02/21/2022

Agent Authorization

I (we), Carol S. Smith, the owner(s) of the real property located at0.790 Acres 4 parcels in Murray City, Utah, do hereby appointBrad Reynolds, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorizeBrad Reynolds to appear on my (our) behalf before any City board or commission considering this application.

Carol S. Smith  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

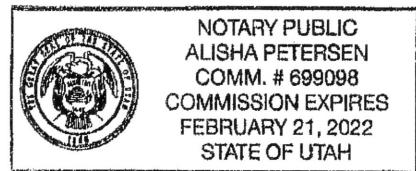
§

County of Salt Lake

On the 22<sup>nd</sup> day of October, 20 19, personally appeared before me Carol Smith the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Alisha Petersen  
Notary public

Residing in Utah  
My commission expires: 02/21/2022



**Bedford Properties –4 Lots Description**

A parcel of land situate in the Northeast Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 00°10'46" West 557.27 feet along the section line and West 744.18 feet from the East Quarter Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 86°21'25" West 323.24 feet;  
thence South 00°41'32" West 11.03 feet;  
thence North 86°26'21" West 87.94 feet to a point on the Easterly Right-of-Way of 525 East Street;  
thence North 00°24'25" East 92.71 feet along said Easterly Right-of-Way to a point on the South Boundary line of Longview Acres #4 Subdivision;  
thence South 86°20'00" East 410.67 feet along said South Boundary line;  
thence South 81.42 feet along said South Boundary line to the point of beginning.

Contains 34,403 Square Feet or 0.790 Acres

Parcel #'s:

22-19-279-025  
22-19-279-021  
22-19-279-009  
22-19-279-010



1



**Order Confirmation for 0001272859**

Client MURRAY CITY RECORDER  
 Client Phone 8012642660 Account # 9001341938  
 Address 5025 S STATE, ROOM 113 Ordered By SUSAN  
 MURRAY, UT 84107 Account Exec Itapusoa2  
 Email snixon@murray.utah.gov PO Number NOTICE OF PUBLIC H

<b>Total Amount</b>	<b>\$68.84</b>
<b>Payment Amt</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$68.84</b>

Text: NOTICE OF PUBLIC HEARING

Ad Number 0001272859-01 Ad Type Legal Liner  
Ad Size 1 X 38 li Color

**WYSIWYG Content**

MURRAY CITY  
 CORPORATION  
 NOTICE OF  
 PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 21st day of November 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 Residential Business for the properties located at 551, 565 & 583 East Winchester Street and 6363 South 525 East; and a Zone Map Amendment from R-1-8 to R-N-B for the properties located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
 Planning Division  
 1272859 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	11/10/2019	
utahlegals.com	utahlegals.com	utahlegals.com
<u>Scheduled Date(s):</u>	11/10/2019	
Deseret News	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	11/10/2019	

**BRAD REYNOLDS CONST**  
**P/c 11/21/19**  
**Projects #19-151 & 19-152**  
**500' radius + affected entities**

Andrew D Evans  
6352 S 525 E  
Murray UT 84107

B & LJ Fam Tr  
6469 S Castlefield Ln  
Murray UT 84107

Bedford Properties LLC  
1100 E South Union Ave  
Midvale UT 84047

Branden O'Very;  
Cassandra O'Very (Jt)  
524 E 6295 S  
Murray UT 84107

Brian T O'Connor;  
Afton K O'Connor (Jt)  
450 E 6325 S  
Murray UT 84107

Brad Goudie; Lori Goudie (Jt)  
647 E Silver Shadows Dr  
Murray UT 84107

C J & Associates Lc  
2058 E Sego Lily Dr  
Sandy UT 84092

Carl M Trujillo;  
Tracey L Trujillo (Jt)  
6363 S Castlefield Ln  
Murray UT 84107

C & The Family Trust  
Po Box 17375  
Salt Lake City UT 84117

Cody D Johnson;  
Michelle E Maloney (Jt)  
6322 S 530 E  
Murray UT 84107

Corp Of Pb Of Ch Jc Of Lds  
50 E Northtemple # Fl-22  
Salt Lake City UT 84150

Daniel L Thomson;  
Julie H Thomson (Jt)  
549 E 6340 S  
Murray UT 84107

Commerce Park Owners Xi LLC;  
Commerce Park Owners I LLC  
488 E Winchester St # 325  
Murray UT 84107

David L Decker;  
Nellie H Decker (Tc)  
475 E 6360 S  
Murray UT 84107

David W Broschinsky;  
Jennifer L Broschinsky (Tc)  
6323 S 530 E  
Murray UT 84107

David Carson  
539 E 6340 S  
Murray UT 84107

Dean L Sutter  
440 E 300 S  
Salt Lake City UT 84111

Dominick P Costanza  
404 E 6360 S  
Murray UT 84107

David W Pellum;  
Sharon A Pellum (Jt)  
462 E 6325 S  
Murray UT 84107

Edwin Praver; Trust Not Identified  
488 E Winchester St # 325  
Murray UT 84107

Frederick J Haydock  
6340 S Castlefield Ln  
Murray UT 84107

Duke Lacrosse LLC  
512 E Winchester St  
Murray UT 84107

Garry L Johnson;  
Michael G Johnson (Jt)  
6337 S 560 E  
Murray UT 84107

George E Kartsonis;  
Kathryn Kartsonis (Jt)  
2250 E Somerset Dr  
Cottonwood Hts UT 84121

G Joshua Elliott;  
Kimberly A Elliott (Jt)  
6490 S Castlefield Ln  
Murray UT 84107

Guy E Robinson; Candy Robinson (Jt)  
528 E 6340 S  
Murray UT 84107

H Eric Smith;  
Michelle C Smith (Jt)  
6310 S Castlefield Ln  
Murray UT 84107

Gerald S Nelson; Donna L Nelson (Jt) 6334 S 560 E Murray UT 84107	Ildefonso Araoz; Leydi J Araoz 6392 S 525 E Murray UT 84107	Jeffrey B Child; Kari B Child (Jt) 6459 S Castlefield Ln Murray UT 84107
Hari B Thapa (Jt) 477 E 6325 S Murray UT 84107	Joanna M Johannesen; Cory S Johannesen (Jt) 465 E Winchester St Murray UT 84107	Joel Howes; Mary L Howes (Jt) 6479 S Castlefield Ln Murray UT 84107
Jill Woods; Walter J Woods (Jt) 466 E 6360 S Murray UT 84107	John Thornton; Stacie Thornton (Jt) 3430 Golden Eagle Dr Land O Lakes FL 34639	Jonathan M Bowen; Jeannette S Bowen (Jt) 6478 S Castlefield Ln Murray UT 84107
John D Thornton; Stacie E Thornton (Jt) 6384 S Castlefield Ln Murray UT 84107	Kirk J Miller; Sandra L Miller (Jt) 597 E Lincoln Pl Murray UT 84107	Kody L Sorenson 466 E 6295 S Murray UT 84107
Joybe Troy Lara; Haydee V Cordero De Lara (Jt) 6454 S Castlefield Ln Murray UT 84107	Lee Butler; Wendy Butler (Tc) 6332 S 530 E Murray UT 84107	Leesa M Mcbeth 6351 S 440 E Murray UT 84107
Ladawn Floyd 438 E 6360 S Murray UT 84107	Lrt 6340 S 440 E Murray UT 84107	Lynn R Bunnell (Jt) 6317 S 560 E Murray UT 84107
Linda L Johnson 6311 S Castlefield Ln Murray UT 84107	Matt L Blackburn; Keri L Blackburn (Jt) 6358 S 440 E Murray UT 84107	Matthew Mcbeth 463 E 6325 S Murray UT 84107
Mary Ann Ward; Jaime M Horton (Jt) 6311 S 530 E Murray UT 84107	Michael Cox; Tifani Templin (Jt) 692 E Silver Shadows Dr Murray UT 84107	Michael G Johnson; Garry L Johnson (Jt) 570 E 6340 S Murray UT 84107
Megan L Harmon; Amalia Jessie Smith (Jt) 489 E 6325 S Murray UT 84107	Michael P McGivney 473 E Winchester St Murray UT 84107	Mu F Trust 434 E Fisher Meadow Dr Midvale UT 84047
Michael G Johnson; Garry L Johnson (Jt) 570 E 6340 S Murray UT 84107	Norman L Banks; Judy M Banks 6330 S 440 E Murray UT 84107	Peter J Vietti; Carla H Vietti (Jt) 5673 S Wilson View Ct Holladay UT 84121

Nicole N Barrett 650 E Winchester St Murray UT 84107	PRT LIV TRUST 6312 S 560 E Murray UT 84107	R Jeff Collette; Diane Collette (Jt) 678 E Silver Shadows Dr Murray UT 84107
Phillip Mackay; Keli Greaves (Jt) 6466 S Castlefield Ln Murray UT 84107	RM JM LLC 561 W 9560 S Sandy UT 84070	Ryan F Watts; Desirae D Watts (Jt) 6305 S 530 E Murray UT 84107
Rkv Tr 6327 S 560 E Murray UT 84107	Sheypark LLC 5081 S Quiet Spring Cv Holladay UT 84117	Sms Rv Tr 6489 S Castlefield Ln Murray UT 84107
Ryan M Mumford 550 E 6340 S Murray UT 84107	Tma Holdings LLC 428 E Winchester St Murray UT 84107	Trent A Aldred 6324 S 560 E Murray UT 84107
Tio Milestone James Pointe Apartments Investors LLC Po Box 847 Carlsbad CA 92018	Trust Not Identified 448 E 6360 S Murray UT 84107	Trust Not Identified 484 E 6360 S Murray UT 84107
Trevor Demass; Caitlin Demass (Jt) 6304 S 560 E Murray UT 84107	Trust Not Identified 488 E 6325 S Murray UT 84107	Trust Not Identified 476 E 6325 S Murray UT 84107
Trust Not Identified 478 E 6295 S Murray UT 84107	Trust Not Identified 6305 S 560 E Murray UT 84107	Trust Not Identified 2459 E Field Rose Dr Holladay UT 84121
Trust Not Identified 6310 S 530 E Murray UT 84107	Trust Not Identified 1100 E Southunion Ave Midvale UT 84047	Trust Not Identified 687 E Winchester St Murray UT 84107
Trust Not Identified 2459 E Field Rose Dr Holladay UT 84121	Trust Not Identified; James W Van Marr 6319 S 440 E Murray UT 84107	Trust Not Identified; Kevin M Oberbeck 675 E Silver Shadows Dr Murray UT 84107
Trust Not Identified 687 E Winchester St Murray UT 84107	W Fam Tr 6378 S 525 E Murray UT 84107	Weston H Aoyagi; Pamela S Aoyagi 6320 S 440 E Murray UT 84107

Vicky A Jubber  
661 E Silver Shadows Dr  
Murray UT 84107

Winchester Condominium Estates  
Homeowners Assoc. Inc  
2058 E Sego Lily Dr  
Sandy UT 84092

Amy Ostler Family Living Trust  
06/15/2004  
492 E 6295 S  
Murray UT 84107

W F Trust  
6458 S 725 E  
Murray UT 84107

Dk Searle Trust 08/14/2013  
658 E Silver Shadows Dr  
Murray UT 84107

Joe & Rosemary Murillo Trust  
12/22/2016  
6350 S 440 E  
Murray UT 84107

Smith Family Trust 10/22/2012  
451 E Winchester St  
Murray UT 84107

Michelle Ruben Trust 01/08/2018  
689 E Silver Shadows Dr  
Murray UT 84107

Michelle Ruben Trust 01/08/2018  
689 E Silver Shadows Dr  
Murray UT 84107

Janiel Kay Benson Family Trust  
6/22/2017  
Po Box 57278  
Murray UT 84157

Eckhoff Stephens Joint Living Trust  
06/06/2019  
6428 S Castlefield Ln  
Murray UT 84107

Paul & Rebecca Simmons Family Living  
6468 S 725 E  
Murray UT 84107

Valdon & Lavon Hunt Family Trust  
07/31/2019  
429 E Winchester St  
Murray UT 84107

SMITH, CAROL S; TR  
2459 E FIELD ROSE DR  
HOLLADAY UT 84121

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

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

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

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

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

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

SALT LAKE COUNTY  
PLANNING DEPT  
2001 S STATE ST  
SLC UT 84190  
DOMINION ENERGY  
ATTN: BRAD HASTY  
P O BOX 45360  
SLC UT 84145-0360

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

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

CENTRAL UTAH WATER DIST  
1426 East 750 North, Suite 400,  
Orem, Utah 84097

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

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

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKwy  
SANDY UT 84070

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

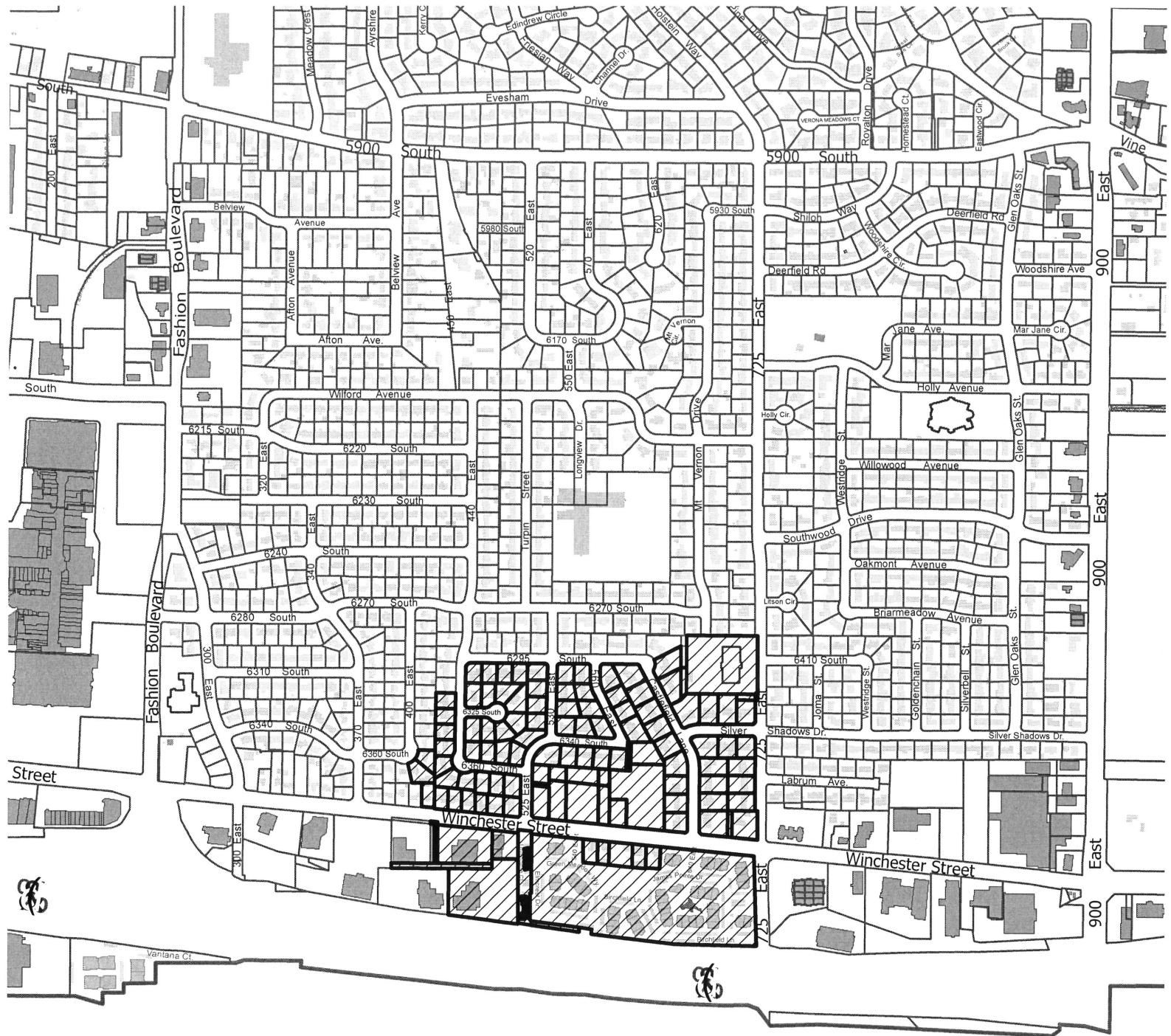
UTOPIA  
Attn: JAMIE BROTHERTON  
5858 So 900 E  
MURRAY UT 84121

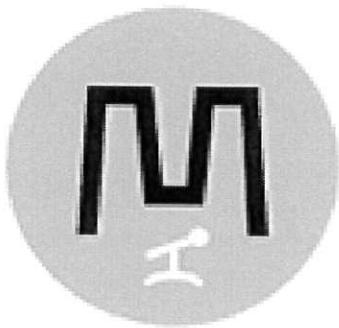
OLYMPUS SEWER  
3932 500 E,  
Millcreek, UT 84107

WASATCH FRONT REG CNCL  
PLANNING DEPT  
41 North Rio Grande Str, Suite 103  
SLC UT 84101

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114





**MURRAY**  
CITY COUNCIL

# **Discussion Item #3**



**MURRAY**

**Council Action Request**

# **Community and Economic Development**

## **Zoning Map Amendment**

**Committee of the Whole**

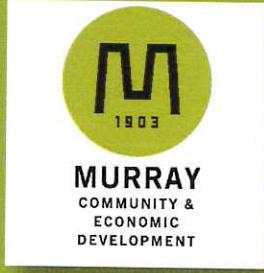
Meeting Date: December 10, 2019

<b>Department</b> <b>Director</b> Melinda Greenwood	<b>Purpose of Proposal</b>  Zoning Map Amendment 6363 South 525 East, and 533, 551, 565, 583, 593, 631 East Winchester Street
<b>Phone #</b> 801-270-2428	<b>Action Requested</b>  Discussion item to consider the proposed Zoning Map Amendment scheduled for January 7, 2020.
<b>Presenters</b>  Melinda Greenwood Zachary Smallwood	<b>Attachments</b>  Planning Commission Staff Report, Power Point Presentation
	<b>Budget Impact</b>  No budget impact
<b>Required Time for Presentation</b>  5 Minutes	<b>Description of this Item</b>  Brad Reynolds Construction would like to rezone ten parcels that in total equal 4.41 acres. The request is to rezone from R-1-8 (Single Family Low Density Residential) to R-N-B (Residential Neighborhood Business).  Six of the parcels are designated as Residential Business in the General Plan's Future Land Use Map that calls for the properties to be changed as a buffer from Winchester Street. Four parcels were addressed as a General Plan Amendment in a previous application.
<b>Is This Time Sensitive</b>  No	
<b>Mayor's Approval</b>  	
<b>Date</b> November 26, 2019	

# COMMITTEE OF THE WHOLE

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December 10, 2019



# **BRAD REYNOLDS CONSTRUCTION**

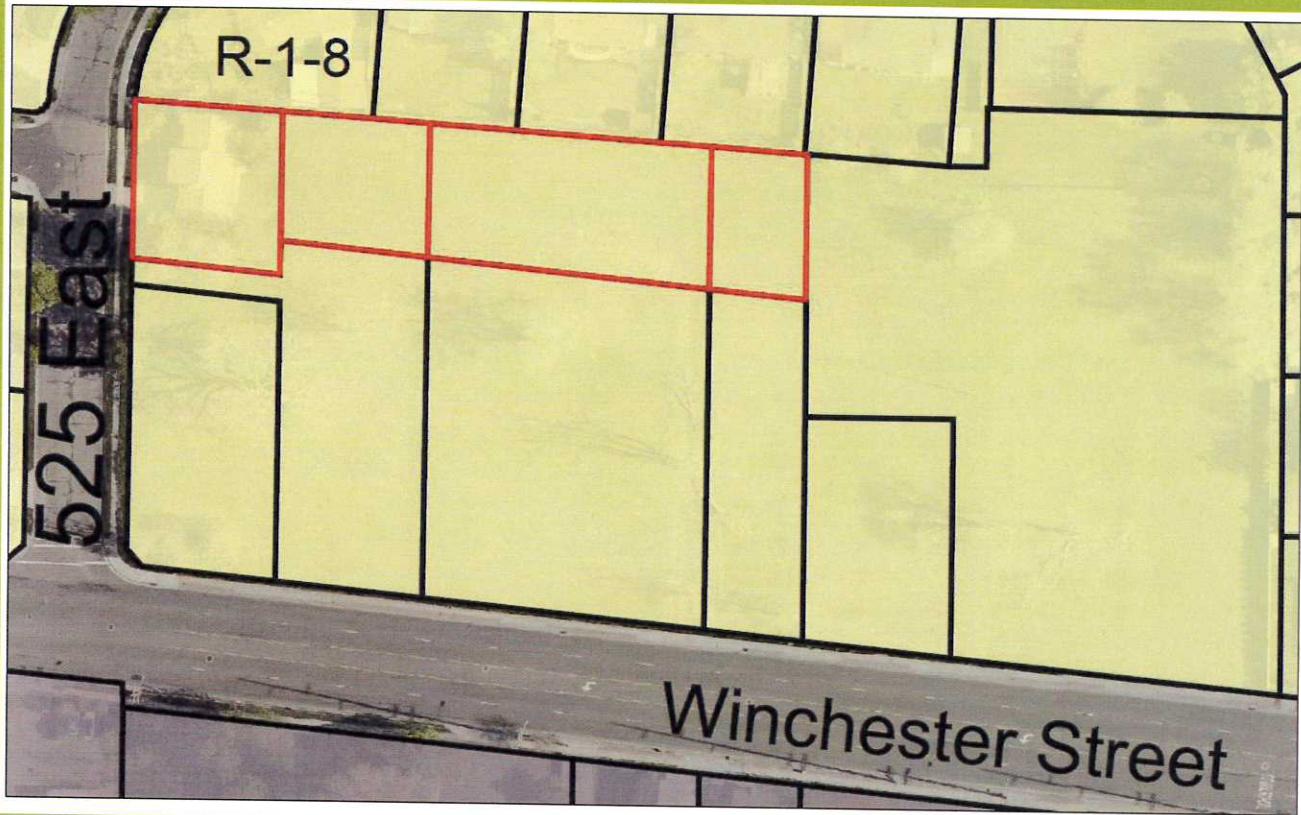
## **General Plan Future Land Use Map and Zoning Map Amendments**

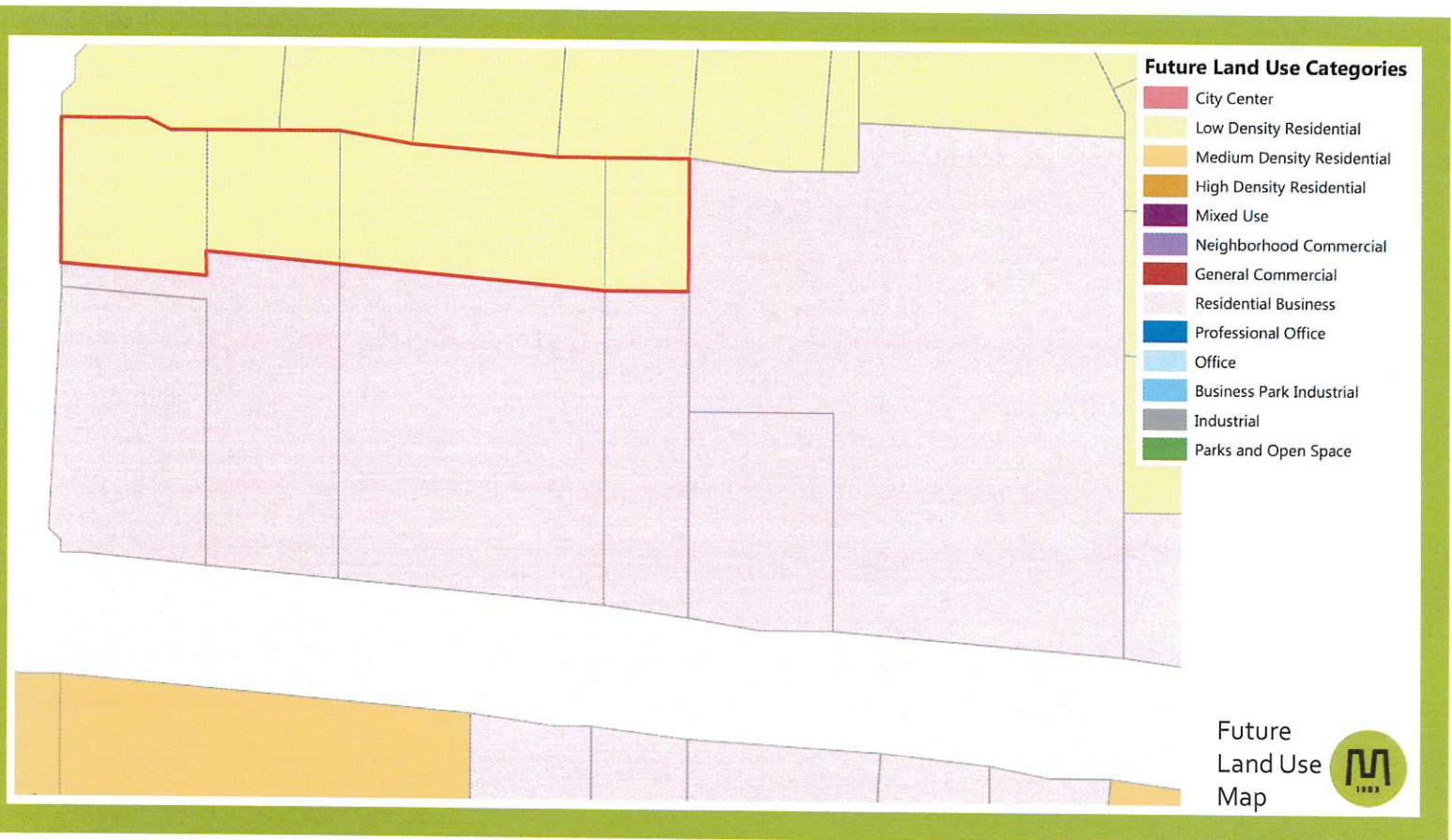
551, 565, 583 East Winchester and 6363 South 525 East  
General Plan from Residential to Residential Business

533, 551, 565, 583, 593, 631 East Winchester and 6363 South 525 East  
Zone Change from R-1-8 to R-N-B





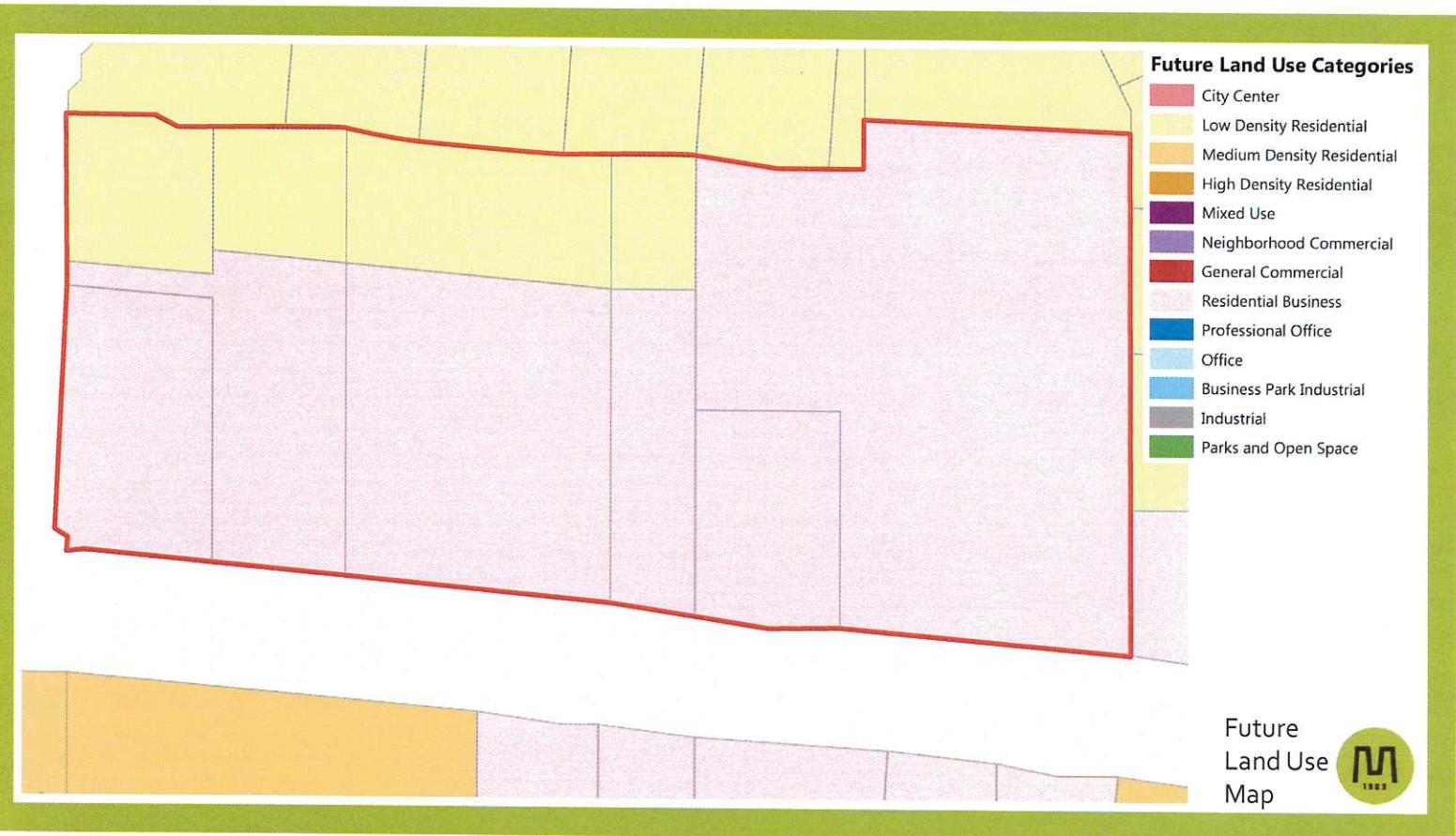


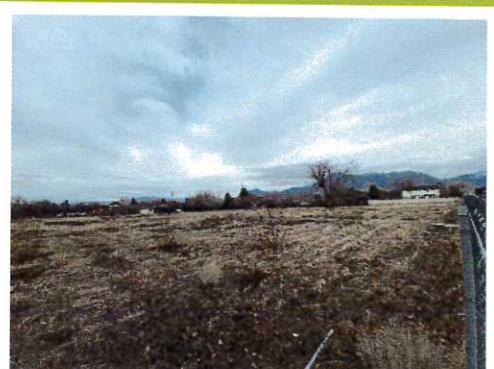




R-1-8







## Staff Recommendation

### **General Plan / Future Land Use Map Amendment:**

Staff recommends that the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map designation of the properties located at 6363 South 525 East and 551, 565, 583 East Winchester Street from Low Density Residential to Residential Business.

### **Zoning Map Amendment:**

Staff recommends that the City Council **APPROVE** the requested amendments to the Zoning Map designation of the properties located at 6363 South 525 East and 533, 551, 565, 583, 593, and 631 East Winchester Street from R-1-8, Single-Family Low Density Residential to R-N-B, Residential Neighborhood Business.





**TO:** Murray City Planning Commission  
**FROM:** Zachary Smallwood, Associate Planner

**DATE OF REPORT:** November 14, 2019

**DATE OF HEARING:** November 21, 2019

**PROJECT NAME:** Brad Reynolds Construction

**PROJECT NUMBER:** 19-152

**PROJECT TYPE:** Zoning Map Amendments

**APPLICANT:** Brad Reynolds

**PROPERTY ADDRESSES:** 6363 South 525 East and 533, 551, 565, 583, 593, and 631

East Winchester Street

**PARCEL IDs:** 22-19-279-015, 22-19-279-016, 22-19-279-018, 22-19-279-024,  
22-19-279-025, 22-19-279-027, 22-19-279-028, 22-19-279-021, 22-19-279-009,  
22-19-279-010

**EXISTING ZONING:** R-1-8, Single-Family Low Density Residential

**PROPOSED ZONING:** R-N-B, Residential Neighborhood Business

**COMBINED PARCEL SIZE:** 4.41 acres

**I. REQUEST:**

The applicant is requesting approval for amendments to the Zoning Map for the subject properties. The requested Zoning Map amendments are from R-1-8, Single Family Low Density Residential to R-N-B, Residential Neighborhood Business. This request includes four (4) properties that are part of a General Plan amendment that was reviewed in a separate staff report.

## II. BACKGROUND & REVIEW

### Background

The subject property is located on the northeast corner of 525 East and Winchester Street. The subject property consists of ten (10) individual parcels that are vacant and mostly front onto Winchester Street. Three parcels have frontage along 525 East. Brad Reynolds Construction would like to purchase the properties with the intent of developing the area.

Brad Reynolds Construction has not submitted a development proposal for what type of project they would like to do at the subject properties. It has been the view of City Staff, the Planning Commission and the City Council not to include development plans in review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map would be appropriate based on the allowed uses and development potential of the proposed zone.

### Surrounding Land Uses & Zoning

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

### Zoning Districts & Allowed Land Uses

- Existing: The existing R-1-8 Zone allows for single family residential development and accessory uses associated with them, with minimum lot sizes of 8,000 square feet. Public and quasi-public uses such as schools, libraries, churches, and utilities are allowed subject to Conditional Use approval.
- Proposed: The proposed R-N-B Zone allows for neighborhood oriented retail and office uses as permitted or conditional uses. R-N-B zoning also allows for single and two-family development, but not for multi-family residential uses. The R-N-B zone enumerates requirements limiting the commercial and/or office development of properties in order to mitigate potential impacts to the adjacent or surrounding residential uses and create a buffer and transition from high-traffic corridors such as Winchester Street in this case. Examples include a requirement that new buildings have architectural features that are residential in character, such as the use of pitched and varied rooflines with gables and cornices, and the use of building materials such as brick and stone which are typical of residential development. The R-N-B zone also

requires that the scale, location on the site, and massing of the buildings be considered and evaluated to be in keeping with the surrounding area. Building heights are limited to no more than thirty feet (30'), and a landscape buffer and appropriate wall adjacent to the residential zoning is required.

### General Plan & Future Land Use Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designation of properties.

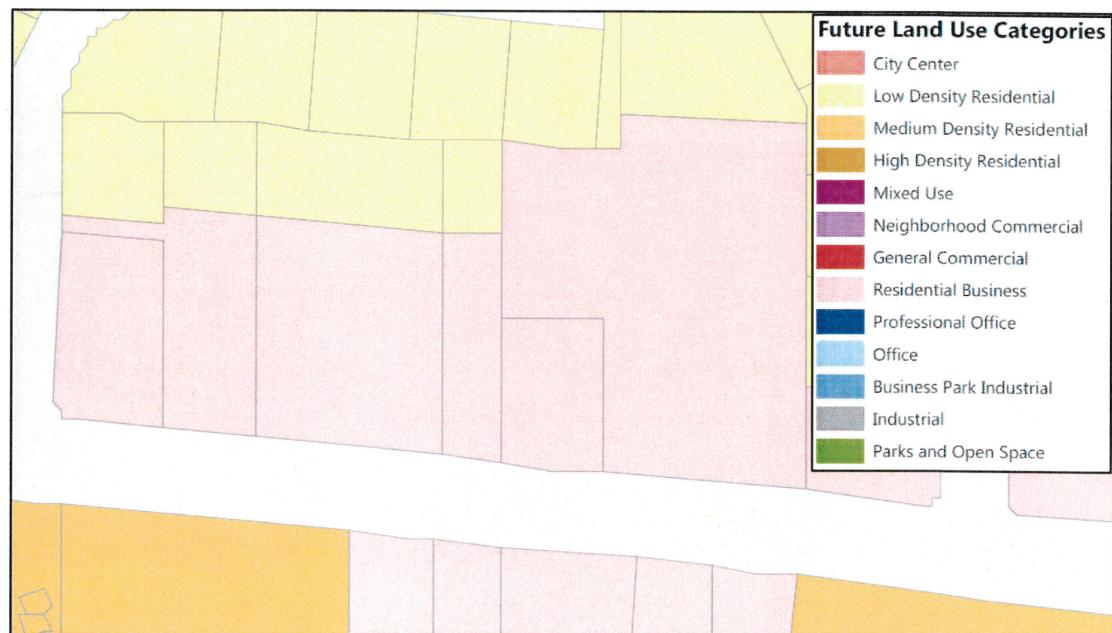


Figure 1: Future Land Use Map

Except for the four (4) properties that were addressed in the General Plan Amendment request in a previous staff report, the subject properties are designated “Residential Business”. The frontage of the north side of Winchester Street in this area has been designated as Residential Business, mirroring the previous General Plan (2003), which identified an overlay designation for the use of R-N-B zoning along 900 East and Winchester Street.

The Residential Business designation corresponds solely to the R-N-B zone. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, Residential Business is intended to be used for development of “small nodes or individual buildings along

corridors rather than large centers or complexes". Like the R-N-B zone to which it corresponds, the Residential Business designation is intended to allow for development that is "similar in scale to nearby residential development to promote compatibility with the surrounding area."

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

A Planning Review Meeting was held on Monday, November 4, 2019 where the proposed amendments were considered by City Staff from various departments. There were no comments from the City Departments and all recommended approval.

### **IV. PUBLIC INPUT**

Notices were sent to all property owners within 500 feet of the subject property. As of the date of this report there has been one (1) email regarding this application. The question was regarding the differences in the R-1-8 and R-N-B Zones and designations of the General Plan.

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

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

The proposed change in zoning from R-1-8 to R-N-B is in harmony with the Future Land Use designations of the subject properties and with the goals of the General Plan. The R-N-B zone requires limited development of properties to provide a buffer between the high traffic corridors like Winchester Street and the established residential neighborhoods that border them. With the limitations on the development of the property imposed by the R-N-B zone, the zone change will be appropriate and beneficial for the surrounding neighborhood.

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

The limited uses allowed by the proposed R-N-B zoning are appropriate for the location of the subject property in relation to the existing land use patterns in the area. The property is located adjacent to a high-traffic corridor (Winchester Street) and development under the R-N-B zone will provide an appropriate use of the property as well as an effective buffer and transition from Winchester Street to the established residential neighborhoods to the north.

**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?**

Utilities and services are available at this location for development of the properties.

During the Planning Review Meeting that was held on November 4, 2019, staff reviewed the application with representatives from Murray City Power, Water/Sewer, Fire and Engineering. The representatives did not object to the zone change or provide any information that would indicate that those departments could not provide adequate services to any future development at the subject properties.

## **VI. FINDINGS**

1. Utilities and services are available in the area and are sufficient to support the type and scale of development allowed by the proposed R-N-B zone.
2. The requested zone change 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.
3. The proposed Zone Map Amendment from R-1-8, Single-Family Residential to R-N-B, Residential Neighborhood Business is supported by the General Plan and the Future Land Use Map designation of the subject property.

## **VII. STAFF RECOMMENDATION**

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendments to the Zoning Map designation of the properties located at 6363 South 525 East and 533, 551, 565, 583, 593, and 631 East Winchester Street from R-1-8, Single-Family Low Density Residential to R-N-B, Residential Neighborhood Business.

# **Site Information**



533, 551, 565, 583, 593  
& 631 East Winchester Street  
6363 South 525 East





November 7, 2019

## NOTICE OF PUBLIC MEETING

The Murray City Planning Commission will hold a public hearing on Thursday, November 21, 2019 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

**Representatives of Brad Reynolds Construction are requesting a General Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Residential Business, for the properties located at 551, 565, 583 East Winchester Street and 6363 South 525 East and a Zone Map Amendment from R-1-8 (Single-Family Low Density Residential) to R-N-B (Residential Neighborhood Business) for the properties located at 533, 551, 565, 583, 583, 631 East Winchester Street and 6363 South 525 East.**



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2420, or e-mail to [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov). Written comments to the Planning Commission should be submitted to the Planning Division by 1:00 PM two (2) days prior to the meeting.

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.



Figure 1: Zone Map Segment

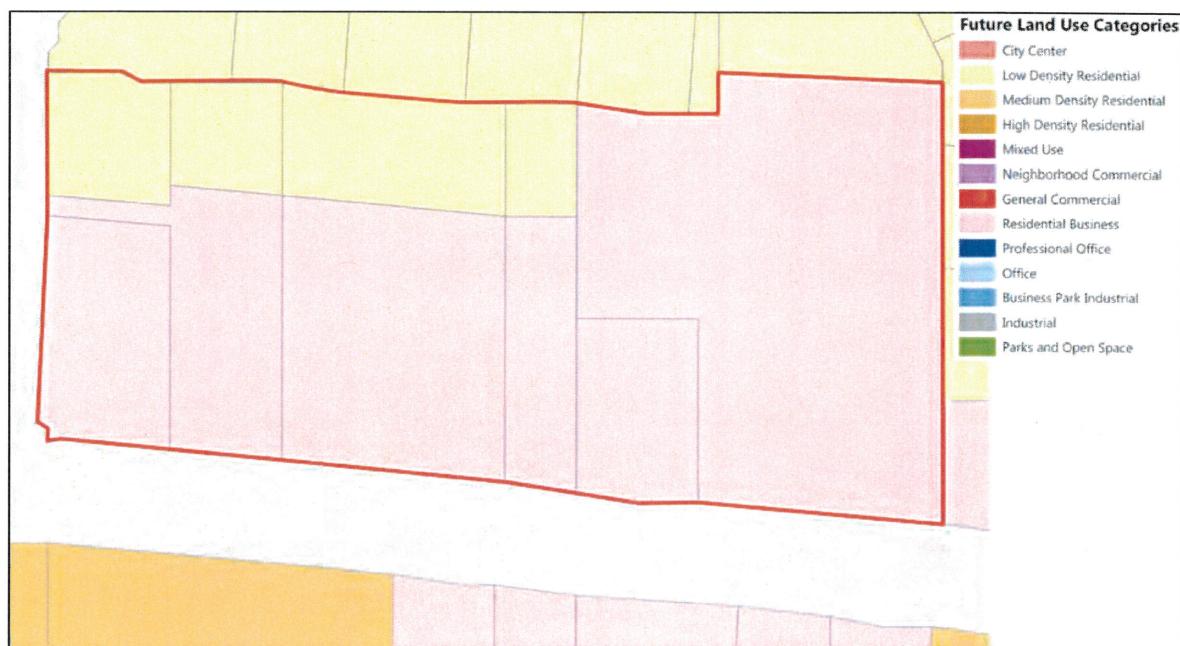


Figure 2: General Plan Segment

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 21<sup>st</sup> day of November 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 Residential Business for the properties located at 551, 565 & 583 East Winchester Street and 6363 South 525 East; and a Zone Map Amendment from R-1-8 to R-N-B for the properties located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
Planning Division

# **Application Materials**

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 19-152

Zoning Map Amendment

Text Amendment

Complies with General Plan

Yes  No

Subject Property Address: 525-635 W CHESTER  
22-19-279-027, 028, 015, 016, 018  
Parcel Identification (Sidwell) Number: 024, 025, 021, 009, 010

Parcel Area: 4.572 ACRES Current Use: VACANT (10 parcels)

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

Applicant

Name: BEAD REYNOLDS CONST

Mailing Address: PO BOX 17958

City, State, ZIP: SLC UT 84117

Daytime Phone #: 801-281-2200 Fax #: 801-281-2200

Email address: BEADREYNOLDSCONSTRUCTION.COM

Business or Project Name: \_\_\_\_\_

Property Owner's Name (If different): CAROL SMITH

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

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

Daytime Phone # 801-618-8891 Fax #: \_\_\_\_\_ Email: ROBERTJAY@SBUILT

HOMES.COM

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

10 PARCELS AND CHANGE ZONE OF  
R-1-B TO R-N-B

Authorized Signature: Carl Date: 10/18/19

### Property Owners Affidavit

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

Carol S. Smith

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

County of Salt Lake

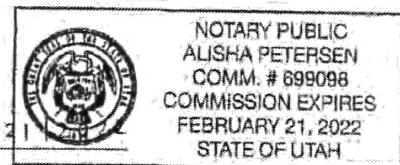
Subscribed and sworn to before me this 22<sup>nd</sup> day of October, 2019.

Alisha Petersen

Notary Public

Residing in Utah

My commission expires: 02/21/2021



### Agent Authorization

I (we), Carol S. Smith, the owner(s) of the real property located at 6442 Castlefield Ln, 4.572 Acres (10 Parcels), C.S., in Murray City, Utah, do hereby appoint

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

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

Carol S. Smith

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

County of Salt Lake

On the 22<sup>nd</sup> day of October, 2019, personally appeared before me

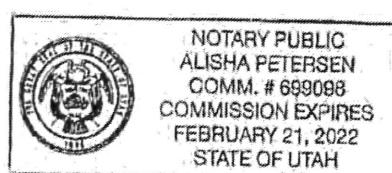
Carol Smith, the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Alisha Petersen

Notary Public

Residing in Utah

My commission expires: 02/21/2022



**Bedford Properties – Overall Description**

A parcel of land situate in the Northeast Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way of Winchester Street, said point being the Southwest Corner of the Castlefield Downs Subdivision, said point also being North 00°10'46" West 326.29 feet along the section line and South 89°49'14" West 481.39 feet from the East Quarter Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 84°33'52" West 668.36 feet along the Northerly Right-of-Way of said Winchester Street;

thence North 42°05'44" West 14.75 feet to a point on the Easterly Right-of-Way of 525 East Street;

thence North 00°24'25" East 265.93 feet along said Easterly Right-of-Way to a point on the South Boundary line of Longview Acres #4 Subdivision;

thence along said South Boundary line the following three (3) courses:

1) thence South 86°20'00" East 479.40 feet;

2) thence South 87°26'42" East 23.00 feet;

3) thence North 02°28'19" East 30.94 feet;

thence South 89°32'02" East 169.25 feet to a point on the West Boundary line of Castlefield Downs Subdivision;

thence South 00°14'00" East 338.03 feet along said West Boundary line to the point of beginning.

Contains 199,154 Square Feet or 4.572 Acres

**Parcel #'s for Zone Map Amendment:**

22-19-279-027

22-19-279-028

22-19-279-015

22-19-279-016

22-19-279-018

22-19-279-024

22-19-279-025

22-19-279-021

22-19-279-009

22-19-279-010

## Order Confirmation for 0001272859

Remit to:  
 Utah Media Group  
 4770 S 5600 W  
 West Valley City, UT 84118

Client MURRAY CITY RECORDER  
 Client Phone 8012642660 Account # 9001341938  
 Address 5025 S STATE, ROOM 113 Ordered By SUSAN  
 MURRAY, UT 84107 Account Exec Itapuso2  
 Email snixon@murray.utah.gov PO Number NOTICE OF PUBLIC H

<b>Total Amount</b>	<b>\$68.84</b>
<b>Payment Amt</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$68.84</b>

Text: NOTICE OF PUBLIC HEARING

Ad Number 0001272859-01 Ad Type Legal Liner  
Ad Size 1 X 38 li Color

WYSIWYG Content

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 21st day of November 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 Residential Business for the properties located at 551, 565 & 583 East Winchester Street and 6363 South 525 East; and a Zone Map Amendment from R-1-B to R-N-B for the properties located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 325 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
Planning Division  
1272859 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear

Scheduled Date(s): 11/10/2019

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Scheduled Date(s): 11/10/2019

Deseret News	Legal Liner Notice	Public Meeting/Hear
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Scheduled Date(s): 11/10/2019

## Reynolds Construction



October 31, 2019

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.

**BRAD REYNOLDS CONST**  
**P/c 11/21/19**  
**Projects #19-151 & 19-152**  
**500' radius + affected entities**

Andrew D Evans  
6352 S 525 E  
Murray UT 84107

B & LJ Fam Tr  
6469 S Castlefield Ln  
Murray UT 84107

Bedford Properties LLC  
1100 E South Union Ave  
Midvale UT 84047

Branden O'Very;  
Cassandra O'Very (Jt)  
524 E 6295 S  
Murray UT 84107

Brian T O'Connor;  
Afton K O'Connor (Jt)  
450 E 6325 S  
Murray UT 84107

Brad Goudie; Lori Goudie (Jt)  
647 E Silver Shadows Dr  
Murray UT 84107

CJ & Associates Lc  
2058 E Sego Lily Dr  
Sandy UT 84092

Carl M Trujillo;  
Tracey L Trujillo (Jt)  
6363 S Castlefield Ln  
Murray UT 84107

C & The Family Trust  
Po Box 17375  
Salt Lake City UT 84117

Cody D Johnson;  
Michelle E Maloney (Jt)  
6322 S 530 E  
Murray UT 84107

Corp Of Pb Of Ch Jc Of Lds  
50 E Northtemple # Fl-22  
Salt Lake City UT 84150

Daniel L Thomson;  
Julie H Thomson (Jt)  
549 E 6340 S  
Murray UT 84107

Commerce Park Owners Xi LLC;  
Commerce Park Owners I LLC  
488 E Winchester St # 325  
Murray UT 84107

David L Decker;  
Nellie H Decker (Tc)  
475 E 6360 S  
Murray UT 84107

David W Broschinsky;  
Jennifer L Broschinsky (Tc)  
6323 S 530 E  
Murray UT 84107

David Carson  
539 E 6340 S  
Murray UT 84107

Dean L Sutter  
440 E 300 S  
Salt Lake City UT 84111

Dominick P Costanza  
404 E 6360 S  
Murray UT 84107

David W Pellum;  
Sharon A Pellum (Jt)  
462 E 6325 S  
Murray UT 84107

Edwin Praver; Trust Not Identified  
488 E Winchester St # 325  
Murray UT 84107

Frederick J Haydock  
6340 S Castlefield Ln  
Murray UT 84107

Duke Lacrosse LLC  
512 E Winchester St  
Murray UT 84107

Garry L Johnson;  
Michael G Johnson (Jt)  
6337 S 560 E  
Murray UT 84107

George E Kartsonis;  
Kathryn Kartsonis (Jt)  
2250 E Somerset Dr  
Cottonwood Hts UT 84121

G Joshua Elliott;  
Kimberly A Elliott (Jt)  
6490 S Castlefield Ln  
Murray UT 84107

Guy E Robinson; Candy Robinson (Jt)  
528 E 6340 S  
Murray UT 84107

H Eric Smith;  
Michelle C Smith (Jt)  
6310 S Castlefield Ln  
Murray UT 84107

Gerald S Nelson; Donna L Nelson (Jt) 6334 S 560 E Murray UT 84107	Ildefonso Araoz; Leydi J Araoz 6392 S 525 E Murray UT 84107	Jeffrey B Child; Kari B Child (Jt) 6459 S Castlefield Ln Murray UT 84107
Hari B Thapa (Jt) 477 E 6325 S Murray UT 84107	Joanna M Johannesen; Cory S Johannesen (Jt) 465 E Winchester St Murray UT 84107	Joel Howes; Mary L Howes (Jt) 6479 S Castlefield Ln Murray UT 84107
Jill Woods; Walter J Woods (Jt) 466 E 6360 S Murray UT 84107	John Thornton; Stacie Thornton (Jt) 3430 Golden Eagle Dr Land O Lakes FL 34639	Jonathan M Bowen; Jeannette S Bowen (Jt) 6478 S Castlefield Ln Murray UT 84107
John D Thornton; Stacie E Thornton (Jt) 6384 S Castlefield Ln Murray UT 84107	Kirk J Miller; Sandra L Miller (Jt) 597 E Lincoln Pl Murray UT 84107	Kody L Sorenson 466 E 6295 S Murray UT 84107
Joybe Troy Lara; Haydee V Cordero De Lara (Jt) 6454 S Castlefield Ln Murray UT 84107	Lee Butler; Wendy Butler (Tc) 6332 S 530 E Murray UT 84107	Leesa M Mcbeth 6351 S 440 E Murray UT 84107
Ladawn Floyd 438 E 6360 S Murray UT 84107	Lrt 6340 S 440 E Murray UT 84107	Lynn R Bunnell (Jt) 6317 S 560 E Murray UT 84107
Linda L Johnson 6311 S Castlefield Ln Murray UT 84107	Matt L Blackburn; Keri L Blackburn (Jt) 6358 S 440 E Murray UT 84107	Matthew Mcbeth 463 E 6325 S Murray UT 84107
Mary Ann Ward; Jaime M Horton (Jt) 6311 S 530 E Murray UT 84107	Michael Cox; Tifani Templin (Jt) 692 E Silver Shadows Dr Murray UT 84107	Michael G Johnson; Garry L Johnson (Jt) 570 E 6340 S Murray UT 84107
Megan L Harmon; Amalia Jessie Smith (Jt) 489 E 6325 S Murray UT 84107	Michael P McGivney 473 E Winchester St Murray UT 84107	Mu F Trust 434 E Fisher Meadow Dr Midvale UT 84047
Michael G Johnson; Garry L Johnson (Jt) 570 E 6340 S Murray UT 84107	Norman L Banks; Judy M Banks 6330 S 440 E Murray UT 84107	Peter J Vietti; Carla H Vietti (Jt) 5673 S Wilson View Ct Holladay UT 84121

Nicole N Barrett 650 E Winchester St Murray UT 84107	PRT LIV TRUST 6312 S 560 E Murray UT 84107	R Jeff Collette; Diane Collette (Jt) 678 E Silver Shadows Dr Murray UT 84107
Phillip Mackay; Keli Greaves (Jt) 6466 S Castlefield Ln Murray UT 84107	RM JM LLC 561 W 9560 S Sandy UT 84070	Ryan F Watts; Desirae D Watts (Jt) 6305 S 530 E Murray UT 84107
Rkv Tr 6327 S 560 E Murray UT 84107	Sheypark LLC 5081 S Quiet Spring Cv Holladay UT 84117	Sms Rv Tr 6489 S Castlefield Ln Murray UT 84107
Ryan M Mumford 550 E 6340 S Murray UT 84107	Tma Holdings LLC 428 E Winchester St Murray UT 84107	Trent A Aldred 6324 S 560 E Murray UT 84107
Tio Milestone James Pointe Apartments Investors LLC Po Box 847 Carlsbad CA 92018	Trust Not Identified 448 E 6360 S Murray UT 84107	Trust Not Identified 484 E 6360 S Murray UT 84107
Trevor Demass; Caitlin Demass (Jt) 6304 S 560 E Murray UT 84107	Trust Not Identified 488 E 6325 S Murray UT 84107	Trust Not Identified 476 E 6325 S Murray UT 84107
Trust Not Identified 478 E 6295 S Murray UT 84107	Trust Not Identified 6305 S 560 E Murray UT 84107	Trust Not Identified 2459 E Field Rose Dr Holladay UT 84121
Trust Not Identified 6310 S 530 E Murray UT 84107	Trust Not Identified 1100 E Southunion Ave Midvale UT 84047	Trust Not Identified 687 E Winchester St Murray UT 84107
Trust Not Identified 2459 E Field Rose Dr Holladay UT 84121	Trust Not Identified; James W Van Marr 6319 S 440 E Murray UT 84107	Trust Not Identified; Kevin M Oberbeck 675 E Silver Shadows Dr Murray UT 84107
Trust Not Identified 687 E Winchester St Murray UT 84107	W Fam Tr 6378 S 525 E Murray UT 84107	Weston H Aoyagi; Pamela S Aoyagi 6320 S 440 E Murray UT 84107

Vicky A Jubber  
661 E Silver Shadows Dr  
Murray UT 84107

Winchester Condominium Estates  
Homeowners Assoc. Inc  
2058 E Sego Lily Dr  
Sandy UT 84092

Amy Ostler Family Living Trust  
06/15/2004  
492 E 6295 S  
Murray UT 84107

W F Trust  
6458 S 725 E  
Murray UT 84107

Dk Searle Trust 08/14/2013  
658 E Silver Shadows Dr  
Murray UT 84107

Joe & Rosemary Murillo Trust  
12/22/2016  
6350 S 440 E  
Murray UT 84107

Smith Family Trust 10/22/2012  
451 E Winchester St  
Murray UT 84107

Michelle Ruben Trust 01/08/2018  
689 E Silver Shadows Dr  
Murray UT 84107

Michelle Ruben Trust 01/08/2018  
689 E Silver Shadows Dr  
Murray UT 84107

Janiel Kay Benson Family Trust  
6/22/2017  
Po Box 57278  
Murray UT 84157

Eckhoff Stephens Joint Living Trust  
06/06/2019  
6428 S Castlefield Ln  
Murray UT 84107

Paul & Rebecca Simmons Family Living  
6468 S 725 E  
Murray UT 84107

Valdon & Lavon Hunt Family Trust  
07/31/2019  
429 E Winchester St  
Murray UT 84107

SMITH, CAROL S; TR  
2459 E FIELD ROSE DR  
HOLLADAY UT 84121

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

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

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

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

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

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

SALT LAKE COUNTY  
PLANNING DEPT  
2001 S STATE ST  
SLC UT 84190  
DOMINION ENERGY  
ATTN: BRAD HASTY  
P O BOX 45360  
SLC UT 84145-0360

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

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

CENTRAL UTAH WATER DIST  
1426 East 750 North, Suite 400,  
Orem, Utah 84097

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

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

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKwy  
SANDY UT 84070

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

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

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

OLYMPUS SEWER  
3932 500 E,  
Millcreek, UT 84107

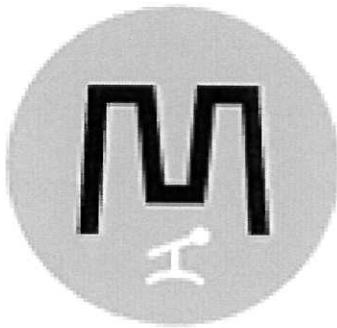
WASATCH FRONT REG CNCL  
PLANNING DEPT  
41 North Rio Grande Str, Suite 103  
SLC UT 84101

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114



**MURRAY**  
CITY COUNCIL

# Adjournment



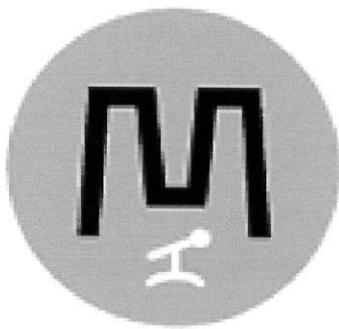
**MURRAY**  
CITY COUNCIL

# **Council Meeting**

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

**Call to Order**

**Pledge of Allegiance**



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

# Murray City Municipal Council

## Chambers

### Murray City, Utah

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The Murray City Municipal Council met on Tuesday, November 19, 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
Jennifer Heaps	Communications & Public Relations Director	Robert White	IT Director
Craig Burnett	Police Chief	Kristin Reardon	Police Department
Robyn Colton	Human Resources Director	Jeff Martin	Building Maintenance Director
Jon Harris	Fire Chief	Kim Sorensen	Parks & Recreation Director
Danny Hansen	IT	Josh Sturges	Facilities Maintenance
Lori Edmunds	Cultural Arts Director		
Jim McNulty	Community & Economic Development (CED) Manager	Jared Hall	Development Services Manager
		Phyllis Wall	Treasurer Clerk
Citizens			

#### **Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Mike Romero.

#### **Approval of Minutes**

None scheduled.

## Special Recognition

1. Murray City Council Employee of the Month, Josh Sturges, Facilities Maintenance Supervisor.

### Staff Presentation: Brett Hales, Council Member and Kim Sorensen, Parks and Recreation Director

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

Mr. Sorensen spoke about all that Mr. Sturges has accomplished during his time with the city. He thanked Mr. Sturges for everything he does for the city.

Mr. Sturges introduced his family and thanked Mr. Sorensen and the Council for recognizing him.

2. Swearing-In New Murray City Patrol Officer Anthony Griffiths.

### Staff Presentation: Craig Burnett, Police Chief

Chief Burnett introduced Officer Griffiths and spoke about the experience he is bringing to Murray City.

The Swearing-In Ceremony was performed by Jennifer Kennedy, City Recorder.

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

### Albert Stringer – Murray City, Utah

Mr. Stringer said he lives in the Fireclay area and parking is an issue. He has had several cars towed and many tickets and has spent a lot of money and time getting his car out of impound. He feels like the Fireclay area is a targeted zone. If the residents of that area park in the Trax parking lot, they get tickets that are \$400. He has had a warrant issued for his arrest for two parking tickets that he was issued for parking right outside of where he lives. He feels like this is unfair to the community.

### Rosalba Dominguez – Murray City, Utah

Ms. Dominguez introduced herself as the new Council Member representing Council District #3. She said during her campaign she spoke to over 3,000 citizens and one of their biggest concerns is what is the downtown revitalization going to look like and how is their voice going to be heard during that process.

Ms. Dominguez also learned that there are multi-generational families living in Murray and multiple families living in one home and they care about what is happening in their community. People were happy to meet and engage with her and have conversations; the citizens want what's best for Murray.

Ms. Dominguez also learned that some small and important issues to citizens were speeding, sidewalks, and code enforcement on blight homes. Citizens also want to support economic growth and want smart community growth.

DeLynn Barney – Murray City, Utah

Mr. Barney feels that as part of the new City Hall there should be a significant memorial honoring fallen military and first responders. These individuals have sacrificed for the freedoms we enjoy and we owe them a lot. The lease we could offer them is a memorial to show our respect.

**Consent Agenda**

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

1. Consider confirmation of the Mayor's reappointment of Clark Bullen to the Arts Advisory Board for a three-year term to expire January 1, 2023.
2. Consider confirmation of the Mayor's appointment of Mike Romero to the Personnel Advisory Board to fulfill a vacant position for a term to expire June 30, 2020

Mayor Camp introduced Mr. Bullen and Mr. Romero.

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

Council roll call vote:

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

Motion passed 5-0

**Public Hearings**

1. Consider an ordinance related to land use; amends the General Plan to include strategies related to moderate income housing under Chapter 9.3.

Staff Presentation: Jared Hall, Development Services Manager

(See Attachment 1 for slides used during this presentation)

Mr. Hall said this amendment is related to SB 34 that was passed by the State Legislature this past spring. The city's current housing plan meets almost all of the new requirements of the bill. In order to meet the requirements of SB 34, two requirements needed to be added to the ordinance; maintain reduced residential parking requirements in the Murray City Center District (MCCD), Mixed Use, and Transit Oriented Development zones and

Implement transit oriented development and/or mixed use zoning for properties in and around transit stations. The city already does these two things, but they needed to be added to the ordinance.

The Planning Commission is recommending the City Council approve this change.

Mr. Brass said Murray City increased their parking requirements within the city over and above what the Wasatch Front Regional Council has suggested. The reason the city did that was because of the parking issues at Fireclay.

Mr. Hall noted the parking requirements have been increased a little bit in the MCCD, Mixed Use and Transit Oriented Development zones, but they are still below what normal standards would be in a regular zone.

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

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

Council roll call vote:

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

Motion passed 5-0

2. Consider an ordinance amending Sections 17.48.040, 17.48.260, 17.48.270 and 17.48.280 of the Murray City Municipal Code relating to off-premise and electronic message signs.

Staff Presentation: Jim McNulty, Development Services Director

(See Attachment 2 for slides used during this presentation)

Mr. McNulty said his staff has been working on these changes for a few months. This past summer, the city adopted a new sign ordinance. When that was done, off-premise signs were not addressed. Staff is proposing new definitions that are specific to off-premise signs. These proposed changes deal with off-premise signs within sections 17.48.260, 17.48.270 and 17.48.280 of the sign code.

Section 17.48.260 deals with off-premise signs. The city's intent is not to take anything away from off-premise signs, outdoor advertising or the billboard industry. The city's intent is to become consistent with State Code. The proposed language in this section is being revised to allow for an owner of an off-premise sign to be able to upgrade an

existing static billboard to an Electronic Message Center.

Mr. McNulty explained that the proposed changes in section 17.48.270 deal with height adjustment for off-premise interstate signs and off-premise non-interstate signs.

Section 17.48.280 deals with Electronic Message Centers (EMC). The proposed language in this section allows for an interstate oriented off-premise sign to have an EMC adjacent to I-15 and I-215 without a conditional use permit. It also allows for a non-interstate highway oriented off-premise sign to have an EMC with a conditional use permit.

Mr. McNulty noted that staff feels this proposed ordinance is consistent with State Code. On October 3, 2019 the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council. Staff is also recommending approval of these proposed changes.

The public hearing was open for public comments.

Guy Larsen – Regan Outdoor Advertising

Mr. Larsen said he appreciates the time that city staff has put forth in coming up with an ordinance that works for the city and outdoor advertisers. He asked that a decision on this be postponed until the next City Council meeting because Regan Outdoor Advertising recently met with staff and have a couple of things they would like to staff with them prior to this ordinance being voted on.

Lloyd Jones – Murray City, Utah

Mr. Jones asked what these changes in the ordinance would protect the citizens from.

Mr. McNulty replied any conditional use, which an EMC would be if it were adjacent to residential property, would require a conditional use permit process. This process helps protect the health, safety and welfare of the city's residents. During this process, staff looks at things such as how bright the light is and what impact it has on adjacent residents.

Mr. Brass said they have had questions asked about this ordinance and he would like some more time to get those answered. He left the public hearing open and suggested postponing a decision on this item until the next City Council meeting.

MOTION: Mr. Cox moved to continue a decision on this ordinance until the December 3, 2019 City Council Meeting. The motion was SECONDED by Ms. Turner.

Council roll call vote:

Ms. Turner      Aye

Mr. Hales      Aye

Mr. Nicponski   Aye – noted that he represents Regan Signs as a Lobbyist

Mr. Cox      Aye

Mr. Brass      Aye

Motion passed 5-0

3. Consider an ordinance amending Chapter 17.170 of the Murray City Municipal Code relating to the Murray City Center District (MCCD).

Mayor Camp said that these proposed changes do not eliminate or change the scope or purpose of the History Advisory Board. The ordinance states that, *“the History Advisory Board will identify, document, preserve, and interpret the city’s historic resources to promote awareness, understanding, appreciation, and preservation of the city’s heritage and foster community identity and civic pride,”* and that will remain unchanged. The proposed changes will not impact the ability for the city to obtain Certified Local Government (CLG) grants and it does not discourage or prevent historic preservation. However, it does not make historical preservation the single most important consideration in redevelopment.

Mayor Camp noted that there have been some comments that renovation of well-constructed structures is less expensive than comparable new construction. That is probably true in some cases, but not in all cases. Either way, nothing in this proposed ordinance change would prevent a building owner or investor from renovation.

Mayor Camp encouraged the Council to carefully consider the presentation and public comments that will be made on this item tonight.

Staff Presentation: Jared Hall, Development Services Manager

(See Attachment 3 for slides used during this presentation)

Mr. Hall said this is an ordinance amendment to the MCCD zone. The intent of this zone is to accommodate commercial and residential development. One of the issues staff has seen over the years that seems to be impeding redevelopment of downtown is with the process. The proposed ordinance does not change that new construction and major alterations would still require the approval of the Planning Commission. It does change the name of those types of approvals to “Design Review” instead of “Certificate of Appropriateness.” Staff has also recommended eliminating the Design Review Committee.

Staff has looked at the design guidelines. They do not want to remove the design guidelines, however they want to clarify that they are guidelines, and should not be applied the same way that the code is.

Another issue staff deals with is historic preservation. They have recommended changes to the historic preservation ordinance that would make the process of redevelopment of the downtown viable. They want to make historic preservation an incentive instead of a deterrent. Rather than trying to deter people from dealing with historic buildings, staff would like to give incentives to people who would like to restore historic buildings. They

are recommending waiving building permit and application fees on projects that include renovating historic buildings.

Mr. Hall noted that the city has spent a lot of time and money in support of historic preservation by preserving historic buildings such as the Murray Mansion and the Murray Theater.

Mr. Hall said there are some proposed changes in the sustainability portion of the ordinance. They want to incentivize sustainability. Staff is proposing that public buildings will be built to high performance building standards instead of LEED and private construction be incentivized to seek third party certifications.

Area and frontage regulations have changed slightly. Staff has included a little setback ability so that in design, a building can be setback slightly further from the street. There are still requirements for public improvements that will look nice and be pedestrian oriented.

Mr. Hall said there is also a recommended change to the building scaling and density regarding the ground floor commercial requirement. In the MCCD zone, the ground floor of any multi-housing project, has to be commercial. The proposal is that ground floor commercial would only be required along the side of the building that is next to a public street and only have a depth of 40 feet.

There are a couple of proposed changes to height. You are not required to build a minimum height of 40 feet on the eastside of State Street, but buildings on the west side of State Street, must be at least 40 feet high. The maximum height allowed in this zone is still 135 feet, but the actual height a building can be depends on how close it is to residential zoning.

Mr. Hall said staff is recommending a slight increase in the parking. For residential units with two bedrooms or less, the maximum parking allowed would go from 1.25 to 1.5 and for residential units with more than two bedrooms it would go from 1.4 to 2. The Planning Commission can approve more parking, but the parking would have to be in a parking structure or within the envelope of the building.

Mr. Hall noted that these proposed changes are in line with the General Plan and need to be done to spur the redevelopment of downtown. The Planning Commission recommended approval of all of staff's recommendations with the exception of the proposed changes related to historic preservation and they want to keep the MCCD Design Review Committee.

The public hearing was open for public comments.

Rebecca Santa Cruz – History Advisory Board Chair

Ms. Santa Cruz said section 17.170.070 regarding the requirement of 125% of the

estimated cost of a project, is unreasonable. They are fine with that being removed.

The thing the History Advisory Board feels is extremely important is regarding the list of historic buildings. Removal of this list from the city ordinance seems like an open invitation to demolition. If a private property owner can request removal from the list by simply submitting their request to the Mayor's office, what is to prevent a developer from buying a historic property with the intention of demolishing it. It seems like the list becomes mute as it is no longer protection. The History Board would like to remain involved in that process.

Ms. Santa Cruz said there seems to be a gap in the code where there is no process for which a historic building might be removed from the list. She suggested taking the language that is in the code for demolishing a historic building and moving it to removal. The criteria for that is: 1) the owner of the property would suffer financial hardship and be deprived of economic return; 2) the value of the owner's property would be diminished, and 3) a building has been verified as unsafe and repairs are unpractical.

Regarding forcing property owners to remain on the list against their will, if there was a process by which they might be removed from the list might help address that.

Ms. Santa Cruz said if a historic property is demolished there should be more extensive vindication than a plaque. When the Utah Theater was sold last week, part of the negotiated deal was that \$1,000,000 was to be spent on preservation and re-incorporation of historic architectural details.

In the interest of transparency, and democratic input, she urged the Council to remember that a future that doesn't remember its past forgets it.

DeLynn Barney – Murray City, Utah

Mr. Barney said he lives in the middle of the MCCD zone and has seen a lot of changes over the years. There's not a whole lot of the unique character of Murray City left that was here when his family moved here. Murray City has a unique character that has developed over the years and should be kept. He feels that the Design Review Committee should be kept. If Murray City wants to have a lot of fancy buildings like other cities, maybe they should incorporate with another city.

Miranda Carter – Murray City, Utah

Ms. Carter asked the Council to consider postponing this vote to get more public participation. She attended the Planning Commission in October to listen to this and that was the first time she heard about the proposed changes. She was sad there wasn't more public involvement.

Ms. Carter thinks that one of the things that hasn't been considered is that changing the code seems like a more passive approach. It's a way to encourage people to redevelop.

She spoke about the Culture House project in Austin and believes that would be a great option for the MCCD. She also thinks having street fairs, like they do in Salt Lake City, would be a good idea.

Adam Thompson – Murray City, Utah

Mr. Thompson said he has a master's in real estate development and a Graduate Certificate in Urban Planning so he understands what is going on. He thinks this is getting pushed through quicker than normal because the people who represent the city right now have had that experience and the background and can make the best decisions currently.

Mr. Thompson said his biggest concern is with the list and the 125% cash bond needs to be removed.

Janice Strobell – Murray City, Utah

Ms. Strobell said this is about community revitalization. Everyone has worked diligently to try to figure out how to revitalize the downtown. She asked the Council to table the vote. However, if they want to vote on this tonight, she encouraged them to keep the Design Review Committee and the historic preservation section.

Ms. Strobell said people want to see immediate action. She proposed that one of the best ways the city can do immediate action is to contract with a firm, such as Downtown Redevelopment Services, because they will help the city gather community input. The community input has not been adequate.

Everyone knows that development takes time. In the meantime, there are things we can do with downtown right now. We can do things with the exterior of buildings and spruce it up.

Kim Anderson – Murray City, Utah

Mr. Anderson said he sent a letter to the Council. He is a licensed architect and has a planning certificate from the University of Utah. He would like the Design Review Committee kept in the ordinance and see historic preservation continue. He asked the Council to postpone voting on this item.

Kathleen Stanford – Murray City, Utah

Ms. Stanford said if this ordinance passes, everyone has failed. She doesn't feel the historic preservation section of the code is the problem. She has suggested to the Planning Commission taxing all new construction half of one percent to put into a fund to help people with their historic buildings. She understands the City Council and Mayor want the downtown to be successful, but the success of downtown depends on historic buildings. She doesn't feel like the Home 2 Suites or the Center Court Apartments have helped the downtown. She thinks this ordinance needs more public input.

Mike Todd – Murray City, Utah

Mr. Todd said with the exception of the city, he is probably the largest property owner in this district. He is the owner of the Desert Star Theater. He invested several million dollars in renovating downtown Murray several years ago and it's falling into disrepair again.

When the city introduced the MCCD several years ago, they fought against this zone. They said it would kill downtown and that's exactly what it has done. Nearly every day, someone comes into their box office in shock because the inside of the building is beautiful but the outside looks like trash.

Mr. Todd said the biggest mistake he made was preserving those old buildings. He should have torn them down and rebuild them to look old. He appreciates everyone's concern and passion, but the difference is, he has put millions of dollars into something others want to do. If someone has a building on the list that they want to preserve, they should buy it and preserve it.

Mr. Todd has been in Murray for 32 years and very little has changed. He wants the city to move forward. He wants them to vote tonight in favor of this ordinance. The ordinance is not perfect, but it's better than what is in the code now.

Susan Wright – Murray City, Utah

Ms. Wright agreed with everything that Mr. Todd said. Her and her husband have owned 11 buildings in Murray City. She feels like all these old buildings are going to bring in are tattoo parlors, bars and loan sharks. That is what is in downtown Murray now. Downtown Murray has outlived its past. There is only so much you can do to old buildings and if you're always looking backward you can never move forward.

Lloyd Jones – Murray City, Utah

Mr. Jones said when things move quickly, things get missed. This needs to be done right. He recognizes the money that has been paid for buildings and the attempts to save them that have been made. Some of the historic cities are known because of their architecture and what those old buildings look like. There are important buildings in Murray that need to be looked at and evaluated. He asked the Council to postpone voting on this item.

Mr. Brass closed the public hearing.

Mr. Brass said he has done a lot of research and he is concerned about downtown. He read an article from the Murray Eagle dated Thursday, February 24, 1994 titled "*Heart of Murray Rebounds After Wrights Transplant*".

*"A decade ago, Murray's old downtown area was dying. The few blocks between 4500 South and Vine Street, which once had been identified as the heart of Murray was fast on its way to becoming a tombstone."*

What changed that was two people came in and started buying up buildings and they

generated interest in downtown.

Mr. Brass was around when the city had the Downtown Historic Overlay District. He saw what that did and the owners of property in the downtown asked the city to fix it. That's when the city did the MCCD. They thought it was the right thing to do, clearly it hasn't been.

Mr. Brass said the city has been working on this for 16 years and this has not happened quickly. He thinks there are little bits and pieces of this ordinance that concern everyone. This is a Redevelopment Agency (RDA) project area. If someone comes in and wants to build and requests financial assistance from the RDA, a development agreement is required and the RDA can ask for a variety of things in that agreement.

Mr. Brass said he is a fan of building buildings that look older. He was recently in downtown Salt Lake City and saw a new building that was built to look older. The Myrtle Medical building behind City Hall is also built to look old. He has heard Doug Wright say that he knows when he is in Murray because of the architecture and feel. Mr. Brass believes the city can maintain that look and feel and get good, useable, functional buildings.

Mr. Brass does not disagree with the idea of getting citizen involvement, he said that in the RDA meeting. If the city wants to build a downtown that will attract the citizens in bring people in, it's wise to ask the citizens what they want. He would love to see citizen involvement.

It is time for a change. The city has tried multiple times to develop the downtown and it hasn't happened. There was a developer that wanted to build a \$55,000,000 project, their portion of the required bond was \$9,000,000. Many developers don't have the cash to do that. Unless the city can find somebody with a pile of cash to rescue downtown again, we need to do what's right. The city doesn't have millions of dollars to spend on downtown. However, the city does own the Murray Mansion, the Murray Chapel and the Murray Theater and we are committed to preserving those. The Murray Theater is going to cost \$8,000,000 to renovate.

This ordinance has an incentive for anyone who wants to buy a building and restore it. The city will waive all city-related fees for that. We're not killing the heritage of downtown. Mr. Brass expressed his appreciation to Mr. Todd for what he did with his property.

Ms. Turner said she agrees with Mr. Brass, the city needs to move forward with these changes. She has been hearing about redeveloping the downtown for a long time and she wants to see it progress. Through the RDA, the growth and development can be controlled. She thinks a couple of things in the proposed ordinance could use some tweaking but reiterated the importance of moving forward.

Mr. Hales said this ordinance does not only affect District #3, it affects the entire city. The city has several properties it has purchased and are restoring, but they can't save everything.

Mr. Cox said the ordinance is a living document. It's not set in stone and that's the end of the discussion. The city has to move forward and as situations come up and change, they will be looked at and discussed.

Mr. Brass encouraged everyone in attendance to pay attention to the Redevelopment Agency meetings and reminded them that all those agendas are posted online. He advised the Council to make sure that a legitimate traffic study is done for downtown as this moves forward and explained the reasons to do so. There is Murray Crossing, the fire station, the new City Hall and Box Elder and Hanauer will become major roads. He noted that a traffic study will limit what can be done downtown and this ordinance is just a document to get things going.

Mr. Hales said he would like to consider keeping the Design Review Committee in the ordinance.

Mr. Brass said he feels the same way. He told the members of the Council if they think there are good arguments to keep it, they should discuss it.

Ms. Turner said she thinks the Design Review Committee offers some outside eyes because the committee is made up of citizens from the community.

Mr. Cox said he agrees with Ms. Turner.

MOTION: Mr. Hales moved to amend the ordinance to keep the Design Review Committee but amend their responsibilities based on the other approved amendments to the Murray City Center District ordinance. The motion was SECONDED by Mr. Cox.

Council roll call vote:

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

Motion passed 5-0

Ms. Turner said her concern is to have the downtown developed in an environmentally responsible way and she understands staff wants the same thing.

**MOTION:** Ms. Turner Move to further amend the ordinance to replace Section 17.170.080 in the proposed ordinance with the new suggested language that was distributed last Friday that states, in part: (A) “encourages sustainable development through green building rating or certification systems” and (B) “any incentives provided will be based on post-performance outcomes etc.” Mr. Critchfield noted that language is also in section 17.170.080. The motion was **SECONDED** by Mr. Hales.

Mr. Cox verified that this change encourages sustainable development and doesn't mandate it.

Ms. Turner replied it encourages sustainable development.

**Council roll call vote:**

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

Motion passed 5-0

**MOTION:** Mr. Cox moved to approve the ordinance amending Chapter 17.170 of the Murray City Municipal Code relating to the Murray City Center District, as amended. The motion was **SECONDED** by Ms. Turner.

**Council roll call vote:**

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

Motion passed 5-0

**Business Items**

1. Consider an ordinance amending Section 2.62.120 of the Murray City Municipal Code relating to employee holidays.

**Staff Presentation: Dale Cox, Council Member**

Mr. Cox said discussions have taken place about giving employees half a day off on Christmas Eve (four hours). He noted that Mayor Camp had previously mentioned several things that were taken into consideration regarding this already.

Mr. Cox stated that, for 2019, he would like to amend the ordinance to give the employees four hours off. He said the Council will have discussions with others to decide what to do on Christmas Eve going forward.

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

Council roll call vote:

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

Motion passed 5-0

**Mayor's Report and Questions**

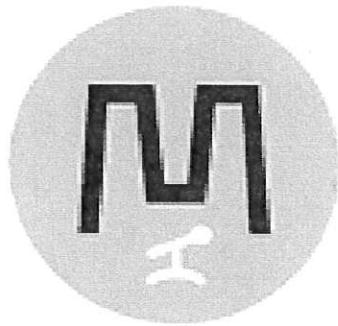
No report was given by the Mayor.

**Adjournment**

The meeting was adjourned at 8: 16 p.m.

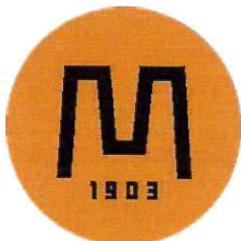
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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# Special Recognition #1



**MURRAY**

**Council Action Request**

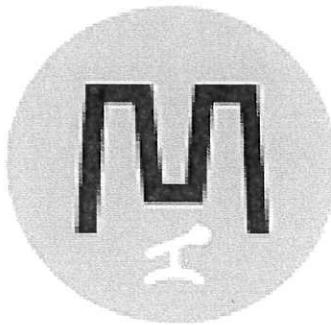
# **City Council**

## **Resolution of Appreciation Dave Nicponski, District 1**

**Council Meeting**

Meeting Date: December 10, 2019

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> Resolution of appreciation for 8 years of City Council service representing District 1.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Presentation
<b>Presenters</b> Dale Cox	<b>Attachments</b> None
	<b>Budget Impact</b> N/A
	<b>Description of this Item</b> Resolution will be presented during the City Council Meeting on December 10, 2019.
<b>Required Time for Presentation</b> 10 Minutes	
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b>	
<b>Date</b> November 27, 2019	



**MURRAY**  
CITY COUNCIL

# Special Recognition #2



**MURRAY**

**Council Action Request**

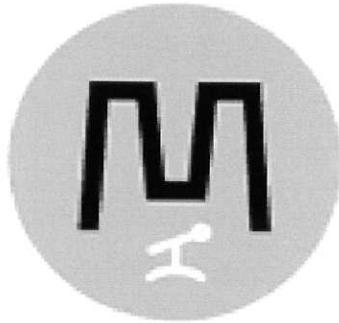
# **City Council**

## **Resolution of Appreciation Jim Brass, District 3**

**Council Meeting**

Meeting Date: December 10, 2019

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> Resolution of appreciation for 16 years of City Council service representing District 3.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Presentation
<b>Presenters</b> Brett Hales	<b>Attachments</b> None
	<b>Budget Impact</b> N/A
	<b>Description of this Item</b> Resolution will be presented during the City Council Meeting on December 10, 2019.
<b>Required Time for Presentation</b> 10 Minutes	
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b>	
<b>Date</b> November 27, 2019	



MURRAY  
CITY COUNCIL

# Special Recognition #3



# City Council

## Exchange Club Presentation

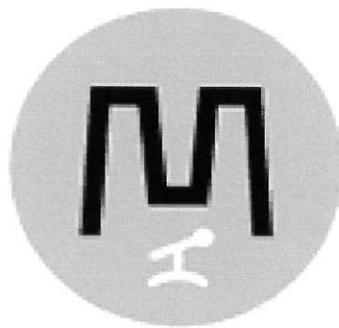
### MURRAY

#### Council Action Request

#### Council Meeting

Meeting Date: December 10, 2019

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> Exchange Club report on Haunted Woods and Community Donations
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only.
<b>Presenters</b> Sheri VanBibber Jay Bollwinkle Brandon Burningham	<b>Attachments</b> None
<b>Budget Impact</b>	<b>N/A</b>
<b>Required Time for Presentation</b> 10 Minutes	<b>Description of this Item</b> The Exchange Club experienced the highest revenue ever on the Haunted Woods project. Representatives will be present to inform the City Council of the results and present a report on the community group recipients of their donations.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> November 27, 2019	



MURRAY  
CITY COUNCIL

# Special Recognition #4



**MURRAY**

## Building Division

**Employee of the Month, Karen Richards,  
Building Division – Permit Technician**

### Council Action Request

**Council Meeting  
December 10, 2019**

<p><b>Department Director</b> Melinda Greenwood Phone # 801-264-2622</p> <p><b>Presenter</b> Melinda Greenwood and Brett Hales</p> <p><b>Required Time for Presentation</b></p> <p><b>Is This Time Sensitive</b> No</p> <p><b>Approval:</b> N/A</p> <p>November 27, 2019</p>	<p><b>Purpose of Proposal</b></p> <ul style="list-style-type: none"><li>• City Council Employee of the Month Award</li></ul> <p><b>Action Requested</b></p> <ul style="list-style-type: none"><li>• Informational only.</li></ul> <p><b>Attachments</b></p> <ul style="list-style-type: none"><li>• Employee of the Month Recognition Form</li></ul> <p><b>Budget Impact</b></p> <ul style="list-style-type: none"><li>• None</li></ul> <p><b>Description of this item</b></p> <p>Karen has been a Murray City employee for 4 ½ years and was lead person on the challenging conversion to the Munis system. As difficult as it was, Karen did a fantastic job!</p>
--	---

## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Community & Economic Development

NAME of person to be recognized:

Submitted by:

Karen Richards

Melinda Greenwood

DIVISION AND JOB TITLE:

Building Division - Permit Technician

YEARS OF SERVICE:

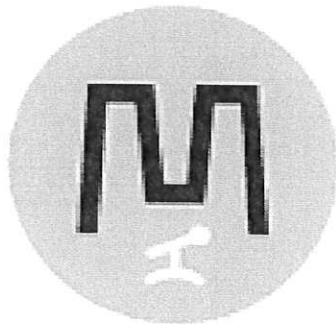
4.5 years

REASON FOR RECOGNITION:

Karen has been a Murray City employee for 4 1/2 years. In February of 2018, Karen was challenged with being the lead person in our office during the Munis system conversion. This was a difficult process for everyone involved; however, Karen took on this challenge without hesitation and did a fantastic job. She continues to lead by example and is always willing to help other employees who need training or assistance with the Munis system. Karen's ability to adapt to new and challenging work is a very important asset to the Community & Economic Development Department. Nothing less was expected because Karen has the ability to perform her job duties with diligence and attention to detail. Karen is great with people and provides excellent customer service each day. She enjoys working with builders, contractors, residents and others at the front counter in an effort to move the building process forward. Karen has an excellent understanding of the Building Code allowing her to help customers with their questions. This allows for other department employees to work on important project reviews without constant interruption. On behalf of the Community & Economic Development Department, I'm pleased to recommend her as Employee of the Month.

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY  
CITY COUNCIL

# Consent Agenda



**MURRAY**

## **Mayor's Office**

### **Appointment of Cami Munk to the Arts Advisory Board**

#### **Council Action Request**

**Council Meeting**

Meeting Date: December 10, 2019

<b>Department Director</b> Kim Sorenson	<b>Purpose of Proposal</b> Appointment of board member
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Cami Munk to the Arts Advisory Board.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Cover letter and resume.
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Cami Munk will be appointed to the Arts Advisory Board for a 3-year term, January 15, 2020 - January 15, 2023. Cami will be replacing Wendy Richhart whose term is expiring.
<b>Mayor's Approval</b> 	
<b>Date</b> November 19, 2019	

November 12, 2019

Mayor Blair Camp  
Murray City  
5025 S. State Street  
Murray, Utah 84107

Dear Mayor Camp,  
I am applying for membership on the Murray City Arts Advisory Board.

As a Murray City resident and as an arts professional, I am constantly impressed with the programs and opportunities the Murray Cultural Arts department offers to residents.

In my personal life, I support the arts as an advocate and as a patron. I am currently a member of the Salty Cricket board, an organization that provides high quality music education at my daughter's school. I was a musician for many years and have worked on theater costumes in college and in community theater. In addition, I support the arts as a ticket buyer and attend several arts events annually.

I am a strong supporter of the arts in my professional life, with nearly 18 years of experience at Utah Symphony & Opera and Salt Lake County Arts & Culture. My experience with those two organizations includes:

- Grant writing & donor solicitation campaigns
- Develop & implement strategic communications planning
- Develop & implement public relations campaigns
- Oversee ticket distribution program
- Project management team member on Eccles Theater & Mid-Valley Performing Arts Center and Capitol Theatre renovations.

I would love to offer my skills and talents to support the Arts Advisory Board and the incredible programs Murray City provides to its residents. I have attached my resume for your consideration.

Best Regards,

Cami Munk  
Murray Resident and Arts Supporter

**Cami M. Munk**  
**5075 S. Arrowhead Circle, Murray, Utah, 84107**  
**801-698-0373 camimunk@gmail.com**

**EMPLOYMENT EXPERIENCE**

**Salt Lake County Arts & Culture – Communications Manager**

*Abravanel Hall, Capitol Theatre, Eccles Theater, Mid-Valley Performing Arts Center, Rose Wagner Performing Arts Center, ArtTix, Salt Lake County Public Art Program*  
2006 – current

- Manage, develop and implement strategic communications for Arts & Culture division
- Manage Arts for All, a free ticketing program at Eccles Theater
- Participate in division-wide programs, including Cultural Facilities Master Planning, Customer Service Task Force, Marketing & Communications committee

**Utah Symphony & Opera - Corporate & Government Grants Manager**

Wrote two successful NEA grants for a combined \$100,000 award

**United Way - Loaned Executive**

Solicited funds and volunteer help from corporations in Salt Lake County

**The Vanguard Group - Account Manager**

- Set-up fundraising program for Jordan Water Conservation Demonstration Garden expansion
- Gathered oral history for Central Utah Water Conservancy District through interviews, research, and field work

**BOARD EXPERIENCE**

**Salty Cricket - August 2019 – current. Elected Secretary in November 2019**

*We provide quality music education through the Salty Cricket El Sistema program and produce vibrant engaging new music programs featuring Utah composers.*

**Utah Cultural Alliance - 2006 – 2011. Served as Secretary from 2006-11**

*Statewide membership association representing and advocating for people and organizations working in the arts and humanities.*

- Kept minutes of board and executive meetings. Planning committee for annual luncheon. Implemented silent auction at annual luncheon to earn ancillary revenue.

**Pacific Northwest Jazz - 1997-98**

- Publicity committee for local jazz concert series featuring national and international artists.

**Whatcom County Red Cross - 1997-98**

- Board Member



**MURRAY**

## **Mayor's Office**

### **Appointment of David Hunter to the MCCD Design Review Committee**

#### **Council Action Request**

#### **Council Meeting**

Meeting Date: December 10, 2019

<b>Department Director</b> Melinda Greenwood	<b>Purpose of Proposal</b> Appointment of new board member
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of David Hunter to the MCCD Design Review Committee.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> See attached resume.
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> David Hunter has agreed to be re-appointed to the MCCD Design Review Committee for a 3-year term, January 1, 2020 - January 1, 2023.
<b>Mayor's Approval</b> 	
<b>Date</b> November 21, 2019	

**DAVID ROBERT HUNTER, ARCHITECT**  
1038 BULLION STREET  
MURRAY, UT 84123  
DAVIDHUNTER711@GMAIL.COM  
801-560-3191

## EDUCATION

MASTER OF ARCHITECTURE—University of Utah	1988
BACHELOR OF FINE ARTS—University of Utah	1986
ASSOCIATE DEGREE—Architectural Technology—Salt Lake Community College	1983
GRADUATE—Murray High School	1977

## PROFESSIONAL EXPERIENCE

**CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS** Sept. 2004 – Present

### SPECIAL PROJECTS DIVISION

Duties: Design Architect in Meetinghouses, Welfare, Seminaries and Institutes until 2008;  
Temple Design Architect from 2008 to Present.

Significant Projects include acting as Design Architect for:

<u>Cedar City, Utah Temple</u>	Dedicated December 10, 2017
<u>Star Valley, Wyoming Temple</u>	Dedicated October 30, 2016
<u>Port au Prince, Haiti Temple</u>	(Under Construction)
<u>Winnipeg, Manitoba Temple</u>	(Under Construction)
<u>Montreal, Quebec Remodel</u>	Rededicated November 22, 2015
<u>Oakland, California Temple Remodel</u>	Rededicated June 16, 2019
<u>Oklahoma City, Oklahoma Temple Remodel</u>	Rededicated May 19, 2019

**JSA ARCHITECTS**

2004

Duties: Project Architect for residential, commercial, and institutional projects.

**WATTS & ASSOCIATES**

2004

Duties: Project Architect for residential, commercial, and institutional projects.

**TRACY STOCKING & ASSOCIATES**

Feb. 2000 – 2002

Duties: Project Architect for residential, commercial, and institutional projects.

Significant Projects Include: Residence for Dan and Mim Allison, Alta, UT

**BRIXEN & CHRISTOPHER ASSOCIATES ARCHITECTS**

Feb. 1999 – Feb. 2000

Duties: Project Architect for Commercial, and institutional projects, client contact, construction documents, specifications, presentation drawings and rendering.

Significant Projects Include: The Roosevelt Education Center, Utah State University

**BABCOCK DESIGN GROUP**

April 1991 – Feb. 1999

Duties: Design and Project Architect for many significant residential, commercial, and institutional projects, client contact, construction documents, specifications,

presentation drawings and rendering.

Significant Projects Include:

Residence for Mitt & Ann Romney (1995)

Residence for Steve and Margaret Wheelwright (Under Construction)

Residence for Bill and Joanne Shiebler (1999)

Historical Replica of Huntsman Hotel, This is the Place Monument (1996)

Broadway Office Building, Salt Lake City (1999)

The Garff Family Ranch, Brown's Canyon, Utah (1997)

Family Compound for Mr. Craig Tillotson, Oakley, Utah (1993)

**MOFFITT PARTNERSHIP, LAS VEGAS, NV**

1989-1991

Duties: Intern Architect for many significant residential, commercial, and institutional projects, client contact, construction documents, specifications, presentation drawings and renderings.

Significant Projects Include:

Equestrian Park Master Plan, Floyd Lamb State Park (1990)

Silk Purse Ranches (Joe McNamee, Owner) (1989)

Marina Hotel & Casino Renovation Master Plan (Not built-1989)

Frank and Vicki Fertitta Tennis Pavilion, University of Nevada Las Vegas

**FREE-LANCE DESIGN AND RENDERING BUSINESS**

1986 – 1999, 2002-2004

Duties: Rendering, sketching and design for many significant clients

Significant Projects Include:

Historical Record Drawings-Newhouse Building, Salt Lake City (1987)

Residence Remodel for Andrew & Leigh Ann Morse (1997)

Residence Remodel for Ron & Ann Collier (1999)

**OTHER EXPERIENCE**

**INSTRUCTOR OF ARCHITECTURAL GRAPHICS & DRAWING—**

LDS Business College (2006-2011)

Clark County Community College, Las Vegas, Nevada (1990-1991)

Mike Lin Graphics Seminar, Manhattan, Kansas (Student & Instructor) (May 2001)

BYU Idaho, Rexburg, Idaho (September 2001)

Murray City Planning and Zoning Board (2003-2006)

Special Architectural Consultant to Murray City Council, Richard Stauffer (2000)

**PERSONAL**

MARRIED— Cheryl Ann Griffiths Hunter

CHILDREN— Emilee Patricia Hunter Follett and David Spencer Hunter

**HOBBIES AND INTERESTS**

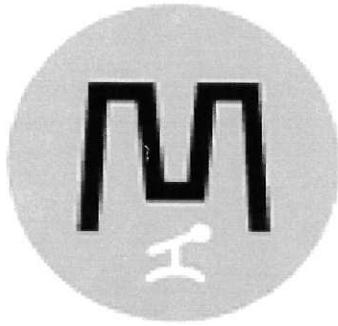
Singing, Guitar, Reading, Chess, Drawing, Painting, Cartooning, History and Travel

**AWARDS INCLUDE:**

Ensign Award, Pioneer Day Float Committee, 1995– Float Design "First Parade"

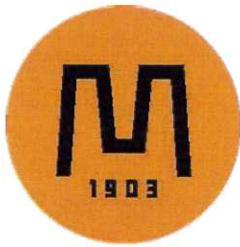
Ensign Award, Pioneer Day Float Committee, 2000– Float Design "Mission to Mars"

Portfolio Examples can be found here: [David's Doodles](#), [Here](#) and more upon Request



MURRAY  
CITY COUNCIL

# Public Hearing #1



**MURRAY**

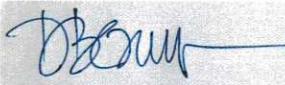
**Council Action Request**

# **City Attorney's Office**

## **Consideration of a Resolution to Surplus Property at 147 E. Myrtle**

**Council Meeting**

Meeting Date: December 10, 2019

<b>Department Director</b> G.L. Critchfield	<b>Purpose of Proposal</b> To consider a proposed resolution to surplus City property located at 147 East Myrtle Avenue
<b>Phone #</b> 801-264-2640	<b>Action Requested</b> Taking action on proposed resolution
<b>Presenters</b> G.L. Critchfield	<b>Attachments</b> Proposed Resolution, Public Hearing Notice
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> Neutral impact - the surplus is to facilitate an exchange of City and RDA property and consideration which is substantially equal
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> In order to qualify for the bonds for the new city hall construction project, the property related to the project must be owned by the City. Currently, much of the land where the new city hall is anticipated to be situated is owned by the Redevelopment Agency. The City and RDA, as separate and distinct governmental entities, are authorized to exchange property with each other. State statute and City ordinance require that the City Council surplus any significant parcel of City owned real property intended to be sold, exchanged or otherwise disposed of, after a public hearing.
<b>Mayor's Approval</b> 	
<b>Date</b>	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 10<sup>th</sup> day of December, 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 Public Hearing to receive public comment concerning a proposed Resolution declaring property located at approximately 147 – 172 East Myrtle Avenue, Murray, Utah, as surplus and authorizing the exchange of the surplus real property, along with other consideration, with the Redevelopment Agency of Murray City (“RDA”) for real property in the vicinity of 10 East 4800 South, intended for the development of a new city hall. The City’s real property and consideration is approximately of equal value to the real property owned by the RDA. The parcel contains approximately 1.74 acres, and is identified on county records as Parcel #22-07-157-040.

For further information, contact the office of the Murray City Municipal Council, 264-2603.

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

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATES OF PUBLICATION: November 26, 2019

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION DECLARING CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 147 – 179 EAST MYRTLE AVENUE, MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH, AS SURPLUS.

WHEREAS, the Redevelopment Agency of Murray City (“RDA”) was created and organized pursuant to the provisions of the Community Reinvestment Agency Act-Title 17C of the Utah Code, as amended and is authorized and empowered to undertake certain activities and actions pursuant to the law including the power to own, buy, sell and exchange real property; and

WHEREAS, Murray City Corporation (“City”) is a municipal corporation under the laws of the State of Utah with authority, through its Mayor, to buy, sell and exchange real property; and

WHEREAS, City is in the process of designing and developing a new city hall; and

WHEREAS, the land upon which the City intends to build the new city hall is owned by the RDA; and

WHEREAS, City and RDA intend to enter into an interlocal agreement to exchange properties and other consideration to facilitate the City’s development of a new city hall; and

WHEREAS, the City owns a 1.74 acre parcel of property located at approximately 147 East to 179 East Myrtle Avenue, Murray City, Salt Lake County, State of Utah (the “Property”); and

WHEREAS, the Property, in conjunction with additional consideration, is being considered in an exchange with property of a nearly equal value owned by the RDA; and

WHEREAS, the highest and best use of the Property would be to exchange the property with the RDA; and

WHEREAS, prior to selling or exchanging property, the City must declare property as surplus; and

WHEREAS, a public hearing was held on December 10, 2019 to hear and consider comments from the public related to the proposed declaration of the Property as surplus;

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

that the property owned by the City located at approximately 147 East to 179 East Myrtle Avenue, Murray, Salt Lake County, Utah, and more particularly described as follows:

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Affected Parcel Numbers: 22-07-157-040

147 EAST MYRTLE AVE. PROPERTY DESCRIPTION – AS SURVEYED

A parcel of land located in the Northwest Quarter & Lot 2 of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Murray City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point 1076.57 feet East and 520.18 North from the West Quarter corner of said Section 7, which is also 950.19 feet South 00°03'49" West along the monument line of State Street and 245.88 feet East from the monument at the intersection of State Street and Vine Street and running thence East 408.80 feet to the westerly boundary of Jones Court; thence South 165.37 feet along said street to a point of curvature with a 20.00 foot radius curve to the right; thence Southwesterly 31.42 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 45°00'00" West 28.28 feet) to the northerly boundary of Myrtle Avenue; thence West 388.80 feet along said street; thence North 185.37 feet to the POINT OF BEGINNING.

Contains 1.74 acres, more or less.

be and the same is hereby declared as surplus.

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

MURRAY CITY MUNICIPAL COUNCIL

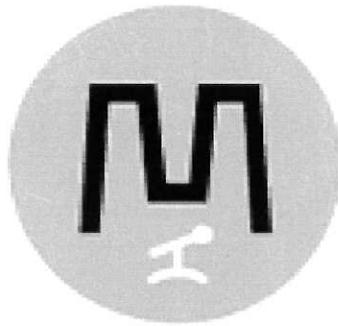
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Dave Nicponski, Chair

ATTEST:

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# Public Hearing #2



# Finance & Administration

## FY 2019-2020 Budget Amendment

**MURRAY**

### Council Action Request

#### Council Meeting

Meeting Date: December 10, 2019

<b>Department</b> Director Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2019-2020 budget
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Public Hearing and consideration of ordinance amendment
<b>Presenters</b> Brenda Moore	<b>Attachments</b> Proposed ordinance Memo describing items requested
<b>Budget Impact</b>	
<b>Description of this Item</b>	The amounts and items contained in the COW discussion are the same, except that the police actually collected \$2,541 for the Victims Advocates. The ordinance has been updated to reflect the additional amount.
<b>Required Time for Presentation</b> 10 Minutes	
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	 A blue ink signature of the name 'Brenda Moore'.
<b>Date</b> November 26, 2019	



TO: Murray City Municipal Council  
From: Brenda Moore, Finance & Administration Director  
Date: November 26, 2019  
Re: Fiscal Year 2020 Budget Opening

A budget opening public hearing and resolution consideration has been requested for December 10<sup>th</sup>. The opening will request funds for the following purposes:

**General Fund**

1. Add \$2,000 donation to the budget addendum for the Seven Canyons trust preservation contribution. This will be paid from the existing non-departmental miscellaneous budget.

**Grants & Donations Received/Rolled**

2. \$88,500 Received ZAP Grant for arts programs. We usually put this to reserve buildup which decreases the amount of Arts Subsidy.
3. \$36,613 Alcohol tax roll forward.
4. \$22,500 State forest Revegetation grant received in FY2019, work and reimbursement in FY2020.
5. \$8,006 State Division of Forestry Murray Parkway additional law enforcement patrols, remaining amount of fy2019 grant. Patrols and reimbursement in FY2020.
6. \$4,470 federal asset forfeiture received, police to use to start a Pepper Ball non-lethal weapon program.
7. Add \$2,541 to Victims advocate emergency fund budget for receipts of donations received from Officers to allow beards, and support Staff to allow wearing of jeans during October – December.

**Transfer Street projects between Class C and Capital projects fund**

This transfer between funds allows City Street crews to do work Class C rules would have made us contract out. The net budget change is zero, this is just a project name change.

8. Move to capital projects from class C
  - a. 120 West \$80,000
  - b. 150 West \$95,000
  - c. Sam Oliver \$95,000
  - d. Joma, Westridge & 6410 S \$220,000
9. Move to Class C from Capital projects
  - e. 4800 S overlay \$460,000
  - f. Radar Speed Signs \$30,000

[Type here]

#### **Capital projects fund**

10. Increase Parks and Rec equipment budget \$5,300. Parks and Rec sold equipment at surplus instead of trading it in. The quoted trade in was \$5,300, equipment was sold for \$16,449 a \$11,149 gain to the city. This adds the trade-in value back to parks and rec equipment budget making their budget equal to what it would have been if the equipment was traded.

#### **Corrections to Roll forward Capital projects fund**

11. The county grants for Vine to Vanwinkle \$730,993, Hanauer 1 \$1,500,000, and Hanauer 2 \$500,000, was budgeted to offset reserves and should have been listed as revenue.

#### **Power Fund**

12. Add Salary and Benefits for the unfunded but approved Engineering manager in Power. \$89,261, funded from power reserves.

#### **Retained Risk**

13. AFM the property insurance carrier for the City, would no longer cover the Power Department. A new policy with ACE was acquired to cover Power Assets. Need to increase the Risk Liability insurance budget by \$121,000 and increase the risk assessment from the Power fund by \$121,000.

#### **Central Garage**

14. Appropriate from Central Garage Reserves \$10,000 to mount swamp cooler on the roof. The description of this item was on the original budget but not included in the budget detail.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2019-2020 BUDGET

On June 18, 2019, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2019-2020. It has been proposed that the Fiscal Year 2019-2020 budget be amended as follows:

1. Modify the FY2020 Budget addendum to include a \$2,000 donation to Seven Canyons trust preservation.
2. Receive \$88,500 from the Zoo Arts and Parks Grant and appropriate to General fund reserves.
3. Appropriate \$36,613 from General fund reserves for prior year state Alcohol funds received.
4. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
  - a. \$22,500 From the FY2019 State forest Revegetation Grant, and;
  - b. \$8,006 from the FY2019 State Division of Forestry for additional Murray Parkway police patrols, and;
  - c. \$4,470 from federal asset forfeiture funds for police small equipment, and;
  - d. \$2,541 from Donations received for Victims Advocate emergency expenses, and.
5. Reclassify the following expenses in the General Fund with no financial impact:  
Decrease the budget by (\$0) from removing the 120 West, 150 West, Sam Oliver, Joma, Westridge, and 6410 projects from Class C funds and adding Radar Speed signs, and 4800 S overlay projects to Class C funds.
6. In the Capital projects fund receive \$5,300 for equipment sold and appropriate \$5,300 to Parks and Recreation equipment.
7. Reclassify the following expenses in the Capital projects Fund with no financial impact: Increase the budget by (\$0) by adding the 120 West, 150 West, Sam Oliver, Joma, Westridge, and 6410 projects and removing the Radar Speed signs, and 4800 S overlay projects.

8. Receive Salt Lake county grant revenue of \$2,730,993 and appropriate to fund balance for the following projects:
  - a. Vine to Vanwinkle \$730,993, and;
  - b. Hanauer 1 \$1,500,000, and;
  - c. Hanauer 2 \$500,000.
9. Appropriate \$210,261 from Power fund reserves for the following:
  - a. \$89,261 to fund an Engineering Manager position, and;
  - b. \$121,000 for an increase in The Risk fund assessment.
10. Receive \$121,000 from the Power fund Risk Assessment and Appropriate to Liability insurance.
11. Appropriate \$10,000 from Central Garage reserves for roof mounted swamp coolers.

*Section 2. Effective Date.* This Ordinance shall take effect on first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this \_\_\_\_ day of \_\_\_\_\_, 2019.

MURRAY CITY MUNICIPAL COUNCIL

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Dave Nicponski, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

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

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Douglas Blair Camp, Mayor

ATTEST:

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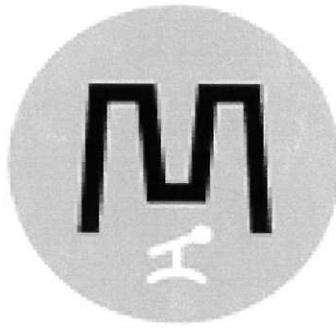
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

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

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# New Business Item #1



**MURRAY**

## Finance & Administration

### Completion and receipt of independent audit FY 2018-2019

#### Council Action Request

#### Council Meeting

Meeting Date: December 10, 2019

<b>Department</b> Director Brenda Moore	<b>Purpose of Proposal</b>  Acknowledging completion and receipt of the independent audit for fiscal year 2018-2019.
<b>Phone #</b> 801-264-2513	<b>Action Requested</b>  Consideration of a resolution acknowledging completion and receipt of the independent audit for fiscal year 2018-2019.
<b>Presenters</b> Brenda Moore	<b>Attachments</b>  Resolution
	<b>Budget Impact</b>
	<b>Description of this Item</b>  A PDF of the completed CAFR will be sent as soon as it is finalized. Printed books will be available on the day of the meeting.
<b>Required Time for Presentation</b> 10 Minutes	
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> 	
<b>Date</b> November 26, 2019	

RESOLUTION\_\_\_\_\_

ACKNOWLEDGE COMPLETION AND RECEIPT OF THE INDEPENDENT AUDIT FOR FISCAL YEAR 2018-2019 AND ORDER THAT NOTICE BE PUBLISHED PURSUANT TO SECTION 10-6-152 OF THE UTAH CODE.

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

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

WHEREAS, the City retained Hansen, Bradshaw, Malmrose & Erickson (“HBME”), certified public accountants, to do an independent audit of the City’s accounts for fiscal year 2018-2019; and

WHEREAS, HBME has completed the independent audit of the City’s accounts for fiscal year 2018-2019; and

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

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

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

It hereby acknowledges that the independent audit of the City’s accounts for fiscal year 2018-2019 has been completed by HBME and submitted to the Murray City Municipal Council. As required by section 10-6-152 of the Utah Code, the City Recorder is directed to publish notice, advising the public that the independent audit is complete and available for inspection.

PASSED AND APPROVED this \_\_\_\_\_ of December, 2019.

MURRAY CITY MUNICIPAL COUNCIL

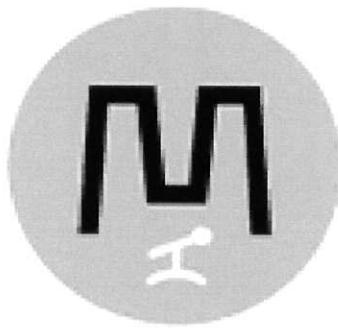
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Dave Nicponski, Chair

ATTEST:

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Jennifer Kennedy, City Recorder



**MURRAY**  
CITY COUNCIL

# New Business Item #2



# Finance & Administration

## Reimbursement Resolution for Murray Theater Renovation

### Council Action Request

#### Council Meeting

Meeting Date: December 10, 2019

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b>  Reimbursement resolution for possible Murray Theater renovation bonding.
<b>Phone #</b> 801-264-2513	<b>Action Requested</b>  Consideration of resolution
<b>Presenters</b> Brenda Moore	<b>Attachments</b>  Draft of the resolution
<b>Required Time for Presentation</b>	<b>Budget Impact</b>
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  The contractor and architect have been selected for the Murray Theater renovation. I am still working out how to fund this project and all the other capital projects. This resolution allows for expense reimbursement just in case we decide to bond for the renovation costs. It does not commit the city to doing a bond.
<b>Mayor's Approval</b> 	
<b>Date</b> November 26, 2019	

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE MURRAY CITY MUNICIPAL COUNCIL  
DECLARING MURRAY CITY'S INTENT AND REASONABLE  
EXPECTATION TO REIMBURSE EXPENDITURES IN CONNECTION  
WITH THE RENOVATION OF THE MURRAY THEATER WITH THE  
PROCEEDS OF FUTURE TAX EXEMPT AND/OR TAX CREDIT BONDS.

WHEREAS, Murray City (the "City") intends to make expenditures for the renovation of the Murray Theater including design, construction, equipping and furnishing, and all other related improvements (the "Project") from funds that are available but that are not (and are not reasonably expected to be) reserved, allocated on a long-term basis, or otherwise set aside for those expenditures, and reasonably expects to be reimbursed for those expenditures from proceeds of tax exempt and/or tax credit bonds ("bonds") issued to finance those expenditures; and

WHEREAS, certain federal regulations (the "federal reimbursement regulations") relating to the use of proceeds of bonds to reimburse the issuer of the bonds for expenditures made before the issue date of the bonds require, among other things, that not later than 60 days after payment of the original expenditure the City declare a reasonable official intent to reimburse those expenditures from proceeds of bonds.

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

Section 1. Official Declaration of Intent. The City hereby declares its intention and reasonable expectation to use proceeds of tax-exempt and/or tax credit bonds to reimburse itself for the initial expenditures for costs of the Project.

Section 2. Reimbursement period. The Series 2020 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid.

Section 3. Maximum Principal Amount of Obligations Expected to be Issued for the Project. The maximum principal amount of the Series 2020 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$4,000,000.

Section 4. Effective Date. This Resolution will be effective immediately upon passage.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council, this day of , 2019.

MURRAY CITY MUNICIPAL COUNCIL

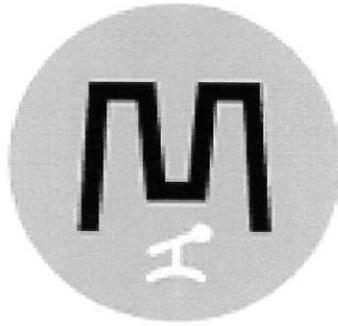
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Dave Nicponski, Chair

ATTEST:

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Jennifer Kennedy, City Recorder



**MURRAY**  
CITY COUNCIL

# New Business Item #3



**MURRAY**

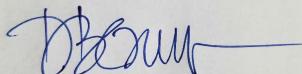
# Public Works Department

## Adoption of the 2019 Water Conservation Plan

### Council Action Request

#### Council Meeting

Meeting Date: December 10, 2019

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Presentation of Murray's 2019 Water Conservation Plan
<b>Phone #</b> 801-270-2404	<b>Action Requested</b> Adoption of the 2019 Water Conservation Plan
<b>Presenters</b> Danny Astill	<b>Attachments</b> Conservation plan, proposed resolution.
Cory Wells, Water Superintendent	<b>Budget Impact</b> Budget impacts are currently represented in the 2020 FY budget.
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Every 5 years each water provider is required to update their water conservation plan. Murray City has adopted water conservation as a key element in its long-term plan to serve its customers. As a result, the City has already reduced per capita water use by 13.5% since 2000. However, the City recognizes that per capita water use may return to higher levels without continued emphasis on the importance of conservation. Since sustained additional water conservation will be an important component in the City's plans for future water use, this water conservation plan evaluates the City's current conservation program, establishes the City's new conservation goal and discusses additional measures that will result in the increased conservation of water.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> 	
<b>Date</b> November 26, 2019	



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE 2019  
MURRAY CITY WATER CONSERVATION PLAN

WHEREAS, officials at the State of Utah Department of Water Resources recognize the potential of conservation programs to extend current water supplies and have established a statewide conservation goal of reducing per capita water use from levels measured in 2000 by 25 percent by the year 2025; and

WHEREAS, Murray City has adopted water conservation as a key element in its long-term plan to serve its customers; and

WHEREAS, the City has already reduced per capita water use by 13.5% since 2000 but recognizes that per capita water use may return to higher levels without continued emphasis on the importance of conservation; and

WHEREAS, Murray City has prepared its 2019 Water Conservation Plan ("Conservation Plan") and because sustained additional water conservation will be an important component in the City's plans for future water use, the 2019 water conservation plan evaluates the City's current conservation program, establishes the City's new conservation goal and discusses additional measures that will result in the increased conservation of water; and

WHEREAS, a copy of the Conservation Plan is available for public inspection at the Murray City Public Services Department, 4646 South 500 West, Murray Utah; and

WHEREAS, the Murray City Municipal Council has reviewed the Conservation Plan and is prepared to approve and adopt it.

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

1. It hereby adopts the Murray City 2019 Water Conservation Plan, a copy of which is attached.
2. The Murray City 2019 Water Conservation Plan shall be available for public inspection at the office of the Department of Public Services, 4646 South 500 West, Murray Utah.

DATED this      day of      , 2019

MURRAY CITY MUNICIPAL COUNCIL

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Dave Nicponski, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

# 2019 Water Conservation Plan

September 2019

Prepared for:



**MURRAY**  
CITY  
WATER

Prepared by:



# MURRAY CITY WATER CONSERVATION PLAN

SEPTEMBER 2019



Prepared for:



Prepared by:



**TABLE OF CONTENTS**

Lists of Tables.....	ii
Lists of Figures.....	ii
Introduction .....	1
Murray City Water System Service Area .....	2
Historic Population and Future Growth .....	3
Existing Water Users (Municipal & Industrial Connections) .....	4
Current And Future Water Supply .....	5
Historic Water Production, Sales and System Loss.....	8
Current Per Capita Water Use .....	9
Conservation Goal With Milestones.....	10
Projected Water Supply And Demand .....	14
Measuring Savings From Conservation.....	18
Water Metering and Replacement Schedule.....	20
Current Rates.....	20
Current Conservation Practices.....	20
New Conservation Practices Planned for Implementation .....	27
Water Conservation Plan Author(s) .....	29
Appendix A Murray City Water Rates .....	30

## LIST OF TABLES

Table 1 Historic and Projected Population .....	3
Table 2 2018 Water Usage by Connection Type .....	4
Table 3 Estimated Culinary Production – Murray City Dry and Average Years.....	5
Table 4 Estimated Secondary Production - Murray City 2017-2018.....	7
Table 5 Historic Per Capita Culinary Water Production, Sales and System Loss .....	8
Table 6 Current Culinary Per Capita Water Use By Type .....	9
Table 7 Conservation Goal With Milestones Through 2030.....	11
Table 8 Per Capita Culinary Water Use Targets By Type.....	12
Table 9 Projected Culinary Water Production Requirements (Average Year) .....	14
Table 10 Projected Culinary Water Production Requirements (Dry Year) .....	15
Table 11 Implementation Schedule, Estimated Costs & Partnerships.....	28

## LIST OF FIGURES

Figure 1 Murray City Service Area.....	2
Figure 2 Murray City Water System.....	5
Figure 3 Projected Annual Production Requirement (Average Year).....	16
Figure 4 Projected Annual Production Requirement (Dry Year).....	17
Figure 5 Historic Per Capita Culinary Water Use.....	18
Figure 6 Percent Reduction for Year 2000 Per Capita Water Use.....	19
Figure 7 Age of Pipes in Murray City's Water System.....	22

## INTRODUCTION

Attitudes toward water supplies are changing. Water is no longer considered to have an endless supply, but is valued as a limited commodity that needs to be managed carefully. With this shift in attitude, conservation is becoming a larger part of water suppliers' plans to meet future water needs in Utah. Many water suppliers throughout the country have adopted conservation programs. Benefits experienced as a result of these programs include:

- Using existing water supplies more efficiently.
- Maximizing utilization of existing water conveyance, treatment and distribution facilities.
- Delaying or deferring expensive construction of capital improvement projects.
- Reducing the need for additional water supplies.

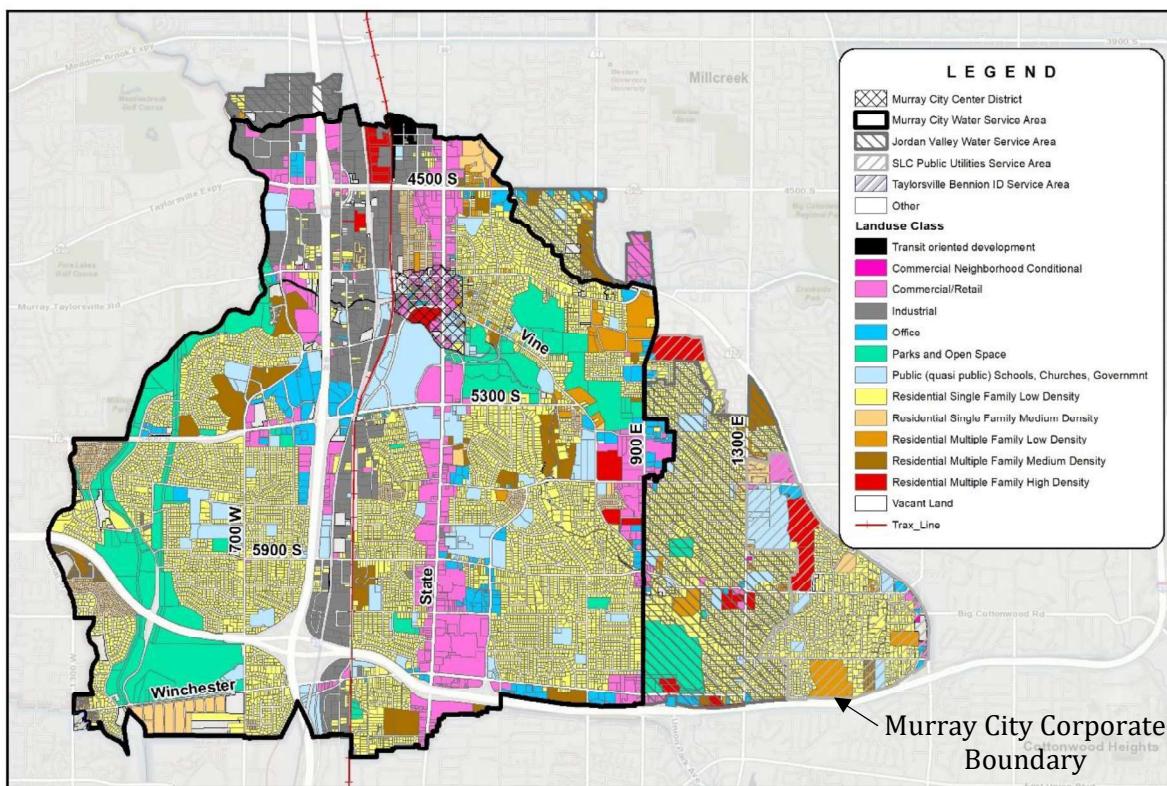
Officials at the State of Utah Department of Water Resources recognize the potential of conservation programs to extend current water supplies. They have established a statewide conservation goal of reducing per capita water use from levels measured in 2000 by 25 percent by the year 2025.

Murray City has adopted water conservation as a key element in its long-term plan to serve its customers. As a result, the City has already reduced per capita water use by 13.5% since 2000. However, the City recognizes that per capita water use may return to higher levels without continued emphasis on the importance of conservation. Since sustained additional water conservation will be an important component in the City's plans for future water use, this water conservation plan evaluates the City's current conservation program, establishes the City's new conservation goal and discusses additional measures that will result in the increased conservation of water.

## MURRAY CITY WATER SYSTEM SERVICE AREA

Figure 1 shows the Murray City corporate boundaries, water system service boundaries and the City's general plan for land use. The Murray City water system service area serves nearly 80 percent of the City area. The Jordan Valley Water Conservancy District (JVWCD) supplies approximately 13 percent of the City area while Salt Lake City Public Utilities (SLCPUD) supplies the remaining 7 percent area. Murray City has no plans to expand its existing water service area in the future. Therefore, this plan is solely based on the population within the Murray City Water System Service Area.

**Figure 1 Murray City Service Area**



## HISTORIC POPULATION AND FUTURE GROWTH

Murray City is located in Salt Lake County, approximately 8 miles south of Salt Lake City. Since the City's establishment in 1903, Murray has significantly developed and grown with an estimated existing water system service area population of 36,105 people in 2018.

While Murray City has experienced large amounts of growth in the past primarily due to annexations and development, substantial opportunities for additional future growth remain. This includes the development of new land and the redevelopment of existing land as opportunities for new economic growth occur. The historic and projected population estimates for Murray City water system service area are shown in Table 1. Population projections from the years 2000-2060 have been obtained from the City's 2017 Water Master Plan prepared by Bowen Collins and Associates (BC&A).

**Table 1**  
**Historic and Projected Water Service Area Population<sup>1</sup>**

Year	Murray City Water System Residential Population
2000	34,024
2005	34,146
2010	34,269
2015	36,105
2020	38,495
2025	40,549
2030	42,667
2035	44,581
2040	46,763
2045	49,148
2050	51,655
2055	54,290
2060	57,059

<sup>1</sup>Historic and projected population values have been taken from those developed for the City's 2017 Water Master Plan.

## EXISTING WATER USERS (MUNICIPAL & INDUSTRIAL CONNECTIONS)

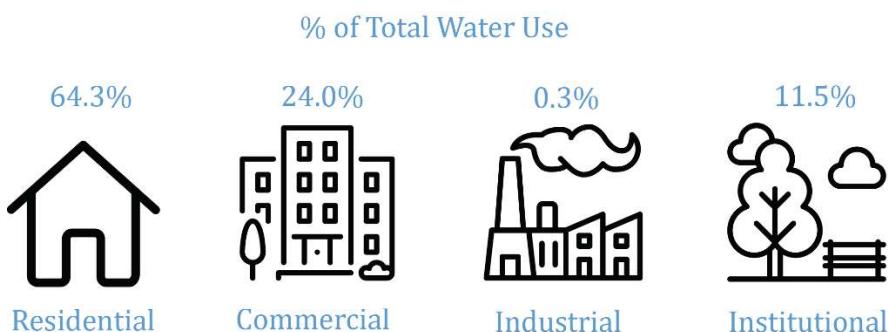
To quantify the amount of water that can reasonably be conserved in Murray City, a cursory analysis of current water use patterns has been performed. Usage among different classes of customers for the year 2018 is presented in Table 2. Roughly 86 percent of the meters in Murray City are residential connections, accounting for 64 percent of the total water use. Hence, residential water use represents the largest single area for potential conservation.

Murray City also has a significant number of commercial connections. While comprising approximately 13 percent of the total number of meters, commercial customers accounted for 24 percent of Murray City's water use. It should also be noted that roughly 2 percent of the total meters in Murray City are institutional connections, accounting for nearly 12 percent of total water use. Thus, commercial and institutional accounts should not be overlooked as potential contributors to future conservation efforts. The remaining industrial connections are less than 1 percent of the total metered water connections in the City while accounting for 0.3 percent of total water use.

**Table 2**  
**2018 Water Usage by Connection Type<sup>1</sup>**

Customer Class	Accounts	% of Connections	Annual Water Use (acer-ft)	% of Total Water Use
Residential	8,929	85.4%	5,723	64.3%
Commercial	1,347	12.9%	2,135	24.0%
Industrial	4	0.0%	23	0.3%
Institutional	176	1.7%	1,020	11.5%
Total	10,456	100%	8,900	100%

<sup>1</sup>Water usage by connection type data obtained from the Utah Division of Water Rights Public Water Supplier Information.



## CURRENT AND FUTURE WATER SUPPLY

The following section summarizes Murray City's current and future water supply as documented in Murray City's 2017 Water Master Plan (BC&A).

### Culinary Source Capacity

Water for the culinary water system in Murray City's service area is supplied by 8 springs and 18 wells as shown in Figure 2. One well, the Riverside/Germania Well, supplies water to irrigation park facilities along the Jordan River Parkway. Each of these water sources is dependent on pumps and motors to deliver water to the water distribution system. It is important to consider the potential of mechanical failure, equipment maintenance, source contamination, as well as the potential for unforeseen changes in zoning that could include new large water users. To account for these possibilities, it is Murray City's goal to develop the capacity to meet peak day water system demands with a 30 percent reserve in its water source capacity.

**Wells** – Murray City has 19 wells that are currently used to meet service area demands. Based on information in the Salt Lake County Supply & Demand Study completed in 2007, the reliable annual yield from these wells is 12,823 acre-feet/year. This reliable yield takes into account potential impacts on wells from mechanical failure, contamination, etc.

**McGhie Springs** – Discharge from the 8 McGhie Springs fluctuates depending on water year conditions (annual precipitation). Based on historic records, the average annual yield of the springs is 1,606 acre-feet. During drought years, the estimated reliable annual yield of the spring is estimated to be 1,135 acre-feet. McGhie Springs was rehabilitated in 2012 to protect the source from seismic damage due to deteriorating conditions. The rehabilitation project appears to have also improved the yield of the springs. However, due to the limited amount of data, it is not possible to verify what the capacity of the spring would be in a dry year.

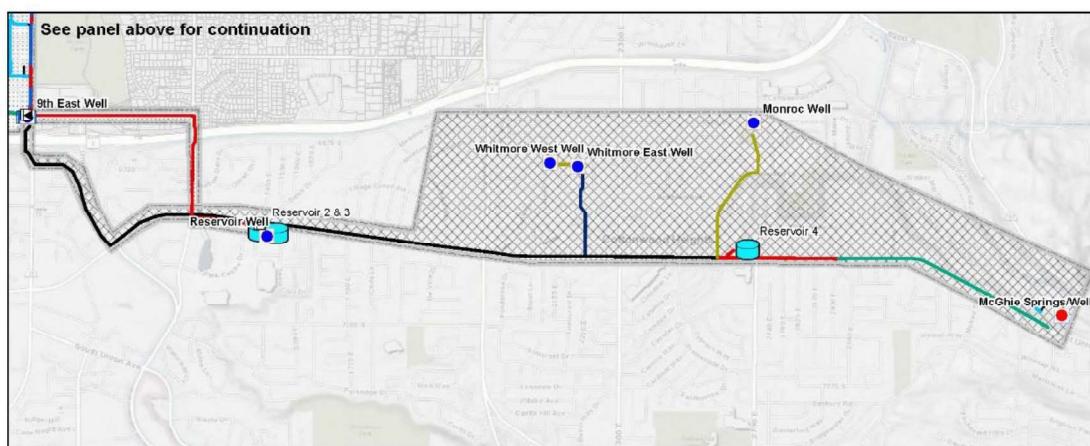
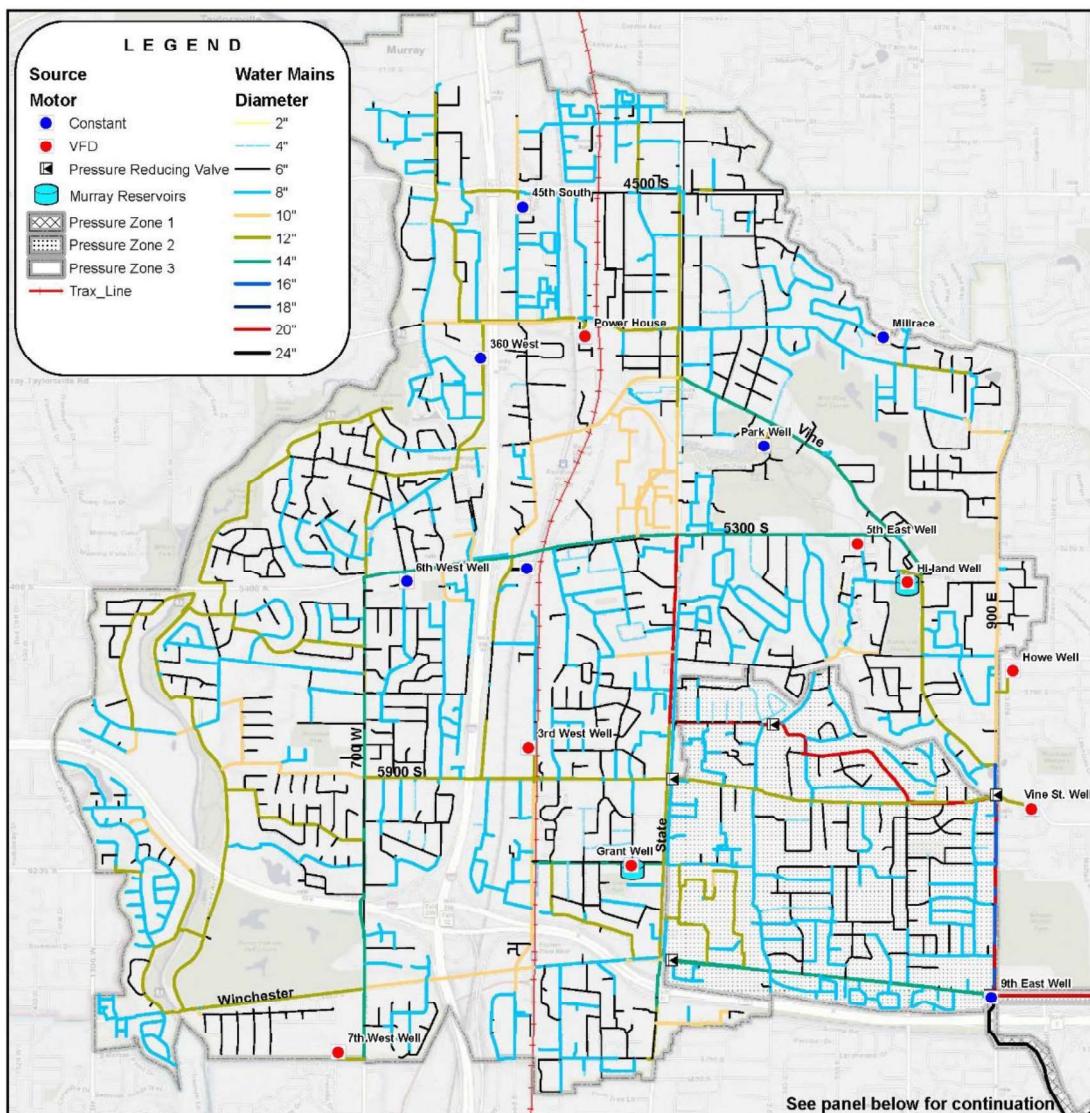
### Annual Culinary Supply

Based on the estimated production of the sources described above, the total annual supply for Murray is summarized in Table 3 for both dry and average water years.

**Table 3**  
**Estimated Culinary Production – Murray City Dry and Average Years<sup>1</sup>**

Supply Category	Estimated Production - Dry Year (acre-ft)	Estimated Production - Average Year (acre-ft)
Wells	12,823	12,823
McGhie Springs	1,135	1,606
Total	13,958	14,429

<sup>1</sup>2017 Murray City Water Master Plan.

**Figure 2 Murray City Water System**

## Annual Dedicated Irrigation Supply

As mentioned previously, the City has one well source that is currently dedicated to supply irrigation water to Murray City Park facilities. The Riverside/Germania well supplies irrigation water to the following parks:

- Germania Park
- Cottonwood Grove
- Willow Pond Park
- Willow Pond
- Murray Parkway Golf Course

Annual production for the Riverside Well for the years 2017-2018 is shown in Table 4.

**Table 4**  
**Annual Riverside/Germania – Irrigation Water Production<sup>1</sup>**

Year	Riverside/Germania Well Production (acre-ft)
2017	477.9
2018	710.1

<sup>1</sup> Production data obtained from the Utah Division of Water Rights Public Water Supplier Information. Production data for the years prior to 2017 is unavailable.

## HISTORIC WATER PRODUCTION, SALES AND SYSTEM LOSS

### Historic Per Capita Water Production and Consumption

Historic water use in gallons per resident from 2000 to 2018 is summarized in Table 5. That table also shows the per capita water sales and per capita water production in Murray for the same period. Per capita water use was quantified using available water production records from Murray City, water sales records from the Division of Water Rights and population estimates. As shown in Table 5, the per capita water production varies from a high of 293 gallons per capita per day (gpcd) in 2000 to a low of 218 gpcd in 2011. Table 5 also shows that metered water sales vary from a high of 244 gpcd in 2000 to a low of 192 gpcd in 2015.

On average, system losses in the Murray City water system have been approximately 10 percent of annual water production between the years 2000 and 2018. However, recent efforts to reduce water losses have reduced that number to below 10 percent.

**Table 5**  
**Historic Per Capita Culinary Water Production, Sales and System Loss<sup>1</sup>**

Year	Murray City Population	Historic Water Production (acre-ft) <sup>1</sup>	Per Capita Production (gpcd)	Historic Water Sales (acre-ft) <sup>2</sup>	Per Capita Water Use (gpcd)	System Loss (acre-ft)	System Loss %
2000	34,024	11,168	293.0	9,328	244.7	1,840	16%
2001	34,048	10,417	273.1	9,105	238.7	1,312	13%
2002	34,073	9,861	258.3	8,375	219.4	1,486	15%
2003	34,097	9,220	241.4	7,716	202.0	1,504	16%
2004	34,122	8,585	224.6	7,766	203.2	819	10%
2005	34,146	8,686	227.1	7,347	192.1	1,339	15%
2006	34,171	9,344	244.1	8,567	223.8	777	8%
2007	34,195	10,261	267.9	9,276	242.2	985	10%
2008	34,220	9,528	248.6	8,708	227.2	820	9%
2009	34,244	8,987	234.3	8,221	214.3	766	9%
2010	34,269	9,281	241.8	8,802	229.3	479	5%
2011	34,629	8,457	218.0	7,654	197.3	803	9%
2012	34,992	10,127	258.4	9,421	240.3	706	7%
2013	35,359	9,252	233.6	8,641	218.2	611	7%
2014	35,730	8,878	221.8	8,325	208.0	553	6%
2015	36,105	9,031	223.3	8,332	206.0	699	8%
2016	36,571	9,443	230.5	8,668	211.6	775	8%
2017	37,043	9,439	227.5	8,690	209.4	749	8%
2018	37,521	9,885	235.2	8,900	211.7	985	10%

<sup>1</sup> Historic water sales and production data are values on record from the Utah Division of Water Rights.

## CURRENT PER CAPITA WATER USE

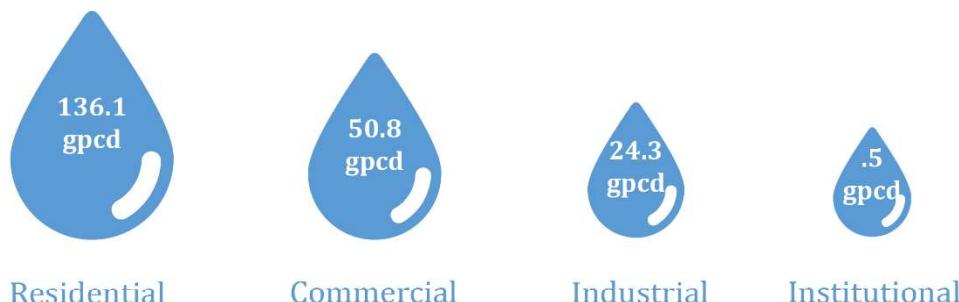
A thorough analysis of Murray's current residential, commercial, industrial and institutional water use was completed. Estimated water use by type for the year 2018 is summarized in Table 6. Per capita water use for the year 2018 was estimated using the approximate population of 37,521 people for the year 2018 and monthly metered sales data provided by Murray City.

**Residential Use** – Indoor residential water use was quantified using the average metered sales of residential users during the winter months. It is estimated that 43% of residential water is used indoors while 57% is used outdoors.

**Commercial, Industrial and Institutional Use (CII)** – Indoor water use for commercial and institutional users was quantified using the average metered sales of CII users during the winter months. On average it is estimated that 46% of culinary water is used indoors by commercial and institutional users while 54% is used outdoors. Industrial water use is minimal in the City of Murray but has been quantified under the assumption that 100% of industrial water is used indoors for manufacturing purposes.

**Table 6**  
**2018 Per Capita Culinary Water Use By Type**

User Type	Indoor Use (gpcd)	Outdoor Use (gpcd)	Total Use (gpcd)
Residential	58.6	77.5	136.1
Commercial	23.3	27.5	50.8
Institutional	11.1	13.1	24.3
Industrial	0.5	0	0.5
Total	93.6	118.2	211.7



## CONSERVATION GOAL WITH MILESTONES

Water production and metered water sales records show that efforts made by the City's staff and residents have been effective in achieving a significant amount of conservation in the last 20 years. Murray's average daily per capita water use between 1990 and 1998 was 267 gallons. Through conservation efforts, that number was reduced to 244.7 gallons per capita per day in 2000.. Per capita water use is greatly reduced from where it was in 2000 and is close to meeting the targets associated with the State conservation goals. To date, conservation efforts have primarily focused on education and pricing to motivate the voluntary efforts of customers to conserve. While the observed results are positive, there are still additional conservation measures that can further reduce water use. Murray City personnel understand that additional conservation in the City is possible and are committed to making further progress in this area. However, to continue the trend of increasing conservation in the City, it is likely that a more aggressive effort and level of investment will be required.

In establishing a conservation goal for the City, it is useful to consider overall conservation goal guidance from the State. Two State water conservation goals are summarized below.

- **Historic 25 Percent Reduction Goal** – Murray has been working toward meeting the Statewide goal to reduce per capita water use (as measured from year 2000 water usage) by 25 percent by the year 2025. Table 7 shows what Murray City per capita use would need to be to achieve this 25 percent conservation goal through 2025. While this initial goal was a great start, a 2015 legislative audit concluded that setting goals on a regional basis would more appropriately capture the unique geographic and demographic features of the different regions in the State. Based on this recommendation, a new set of regional goals has been developed and recently released in draft format for public comment.
- **Draft Regional Conservation Goals** – Based on data collected regarding conservation potential throughout the State, the Draft Regional Conservation Goals identified for the Salt Lake Region recommend reducing water use from an estimated 210 gpcd in 2015 to 187 gpcd by the year 2030. Required reductions to meet this new goal are also summarized in Table 7.

**Table 7**  
**Conservation Goal With Milestones Through 2030**

Year	Historic 25% Reduction Conservation Goal Milestones (gpcd)	New Salt Lake Region Draft Goal Milestones
2000	244.7	-
2005	232.5	-
2010	220.2	-
2015	208.0	210.0
2018	200.7	205.4
2020	195.8	202.4
2025	183.5	194.8
2030	-	187.0

The data presented in Table 7 indicates that the new regional goal is actually a little less aggressive than the historic statewide goal. However, this seems appropriate for the Salt Lake Region in general and Murray City specifically. In the City, nearly all of the easy and most cost effective conservation measures have already been implemented. Correspondingly, the City has seen progress towards additional conservation slow in recent years. Meeting the future conservation goals will require significant effort and investment by the City and its residents. Therefore, this City has adopted the draft Salt Lake Regional goal as the new conservation goal for the City.

### How Can Murray Reduce Water Use to 187 gpcd by 2030?

To help the City achieve the 25 percent water use reduction goal of 187 gpcd by 2030, specific indoor and outdoor use targets have been established for each user type as shown in Table 8.

**Table 8**  
**Per Capita Culinary Water Use Targets By Type**

User Type	2018 Total Use (gpcd)	Target 2030 Use (gpcd)	Target Savings (gpcd)	% Savings (gpcd)
Residential Indoor	58.6	52	6.6	11.3%
Residential Outdoor	77.5	65	12.5	16.1%
Commercial	50.8	47.0	3.8	7.5%
Institutional	24.3	22.5	1.8	7.4%
Industrial	0.5	0.5	0	0.0%
Total	211.7	187	24.7	11.7%

Reaching these targets will start with the foundational principles of conservation education and conservation oriented pricing. Beyond these two basic items, specifics regarding how the conservation goals can be achieved are discussed below.

**Indoor Residential Conservation (11.3% Reduction)** The most substantial reduction in indoor water use in most recent years has been accomplished through conversion to higher efficiency fixtures and appliances. Over the past few years, higher-efficiency fixtures and appliances have become progressively standardized. Indoor water use is expected to continue to be reduced over time as older fixtures and appliances are replaced.

**Outdoor Residential Conservation (16.1 % Reduction)** Outdoor conservation will be affected by at least three different factors: 1) increases in water irrigation efficiency, 2) changes in landscaping, and 3) changes in development density.

- 1) Increases in water irrigation efficiency – Irrigation efficiency in the State is expected to increase through two primary mechanisms, secondary metering and adjusting irrigation systems to correlate with seasonal evapotranspiration rates to prevent the overwatering of landscapes. While Murray does not have significant additional secondary connections to meter, there is definitely additional potential to helping residents increase efficiency through education, improved sprinkler system maintenance, and the use of smart irrigation controllers.
- 2) Changes in landscaping – A large majority of landscapes throughout the City have historically consisted of cool-season turf grasses which generally require more water than other landscaping options. A switch from traditional cool-season turf

grasses and sprinkling systems to native and climate adapted perennials, shrubs and trees with drip irrigation systems can save a significant amount of water.

- 3) Changes in development density – As high density development continues to increase throughout Murray and the population continues to increase, the amount of irrigated acreage per person will continue to decrease as well, resulting in a reduction of outdoor per capita water use.

**Commercial Conservation (7.5 % Reduction)** The factors that affect both indoor and outdoor residential water conservation also affect commercial and institutional conservation. Thus, the same practices identified for residential conservation can be used to achieve commercial conservation. As a whole, conservation for commercial customers is expected to be less than for residential customers. This is because the commercial sector is generally more likely to already have taken some of the actions necessary to conserve water for various reasons. Municipal development standards are typically more restrictive for commercial development and require water efficient fixtures and water-wise landscaping. The commercial sector also generally has more available resources to invest in water efficiency. However, even though the total planned savings from commercial conservation is lower than residential, this is still an important sector for conservation savings and should not be overlooked

**Institutional Conservation (7.4% Reduction)** One of the most important places to save water and a recommended area of focus is institutional water use. Much of this water use occurs outdoors on parks, school ball fields, etc. where there is great potential for increases in efficiency. Institutional water use is also symbolic as most government properties are included in this category and looked at as an example of how state and local governments are conserving water. Thus, even though this is a relatively small component of Murray's overall water use, this should be a primary area of focus for conservation activities.

**Industrial Conservation (0% Reduction)** Murray City has very little industrial water use. For conservation planning purposes, it has been estimated that industrial water use will remain constant on a per capita basis in each region and each scenario. This does not mean that water conservation is not expected from industrial customers. It is expected that resources will continue to be invested in looking for ways industrial water use can be decreased.

## PROJECTED WATER SUPPLY AND DEMAND

To adequately represent the implications of the City's water conservation goals, a comparison of projected demands (based on total system production requirements) and available supplies must be made. Table 9 (Average Year Demand) and Table 10 (Dry Year Demand) show the projected water production requirements for the City with conservation and the projected production requirements if no conservation occurs. Perhaps most importantly, Tables 9 and 10 also compare projected demands against the existing available water supply. This same information is shown graphically in Figure 2 (Average Year) and Figure 3 (Dry Year).

**Table 9**  
**Projected Culinary Water Production Requirements (Average Year)<sup>1</sup>**

Year	Projected Production Requirements Based on Year 2000 Demands (acre-ft)	Projected Production Requirements With Conservation (acre-ft)	Estimated Annual Savings Through Conservation (acre-ft)	Estimated New Supply Development Which Can Be Delayed Through Conservation (acre-ft)
2000	11,167	11,167	0	0
2005	11,207	10,646	561	0
2010	11,248	10,122	1,125	0
2015	11,850	10,072	1,778	0
2020	12,635	10,107	2,527	0
2025	13,309	9,981	3,328	0
2030	14,004	10,502	3,501	0
2035	14,632	10,974	3,659	203
2040	15,348	11,511	3,838	919
2045	16,131	12,098	4,033	1,702
2050	16,954	12,715	4,239	2,525

<sup>1</sup>2017 Murray City Water Master Plan.

**Table 10**  
**Projected Culinary Water Production Requirements (Dry Year)<sup>1</sup>**

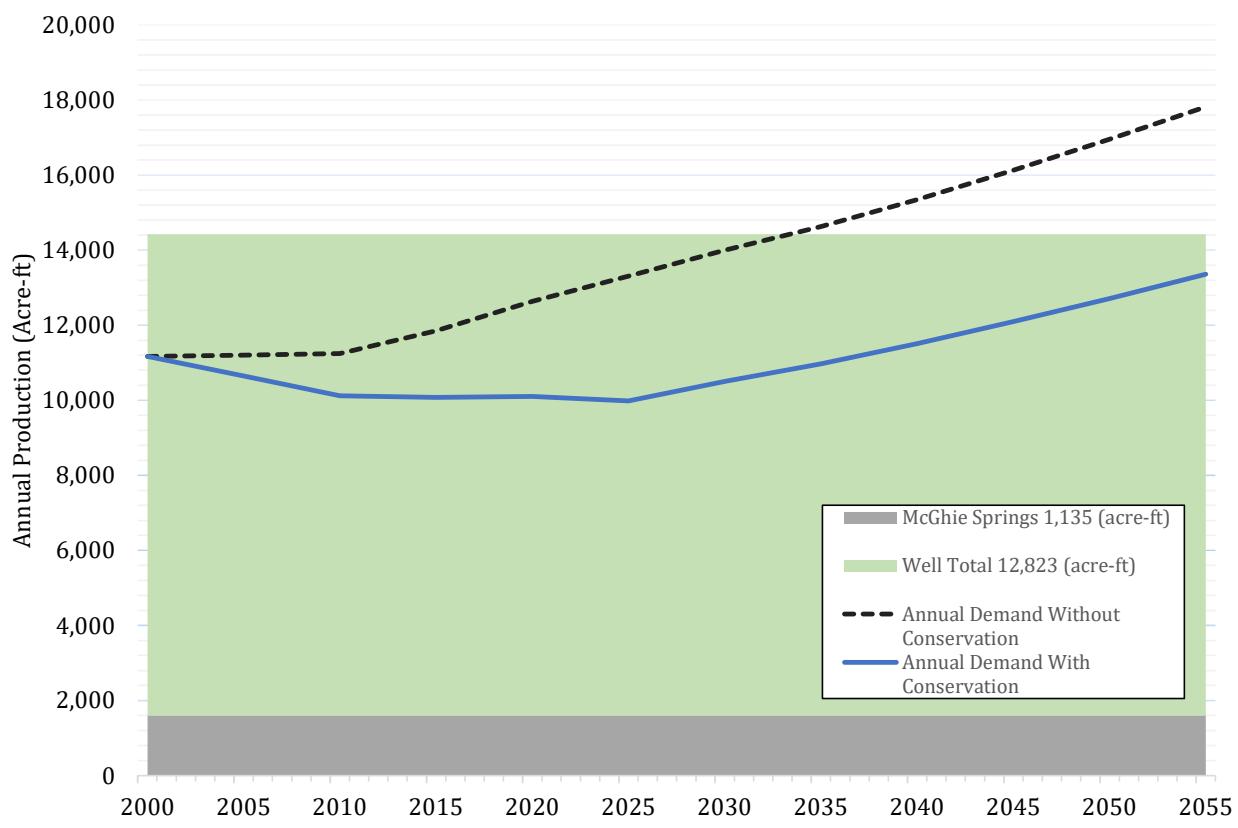
Year	Projected Production Requirements Based on Year 2000 Demands (acre-ft)	Projected Production Requirements With Conservation (acre-ft)	Estimated Annual Savings Through Conservation (acre-ft)	Estimated New Supply Development Which Can Be Delayed Through Conservation (acre-ft)
2000	11,167	11,167	0	0
2005	11,207	10,646	561	0
2010	11,248	10,122	1,125	0
2015	11,850	10,072	1,778	0
2020	12,635	10,107	2,527	0
2025	13,309	9,981	3,328	0
2030	14,004	10,502	3,501	46
2035	14,632	10,974	3,659	674
2040	15,348	11,511	3,838	1,390
2045	16,131	12,098	4,033	2,173
2050	16,954	12,715	4,239	2,996

<sup>1</sup>2017 Murray City Water Master Plan

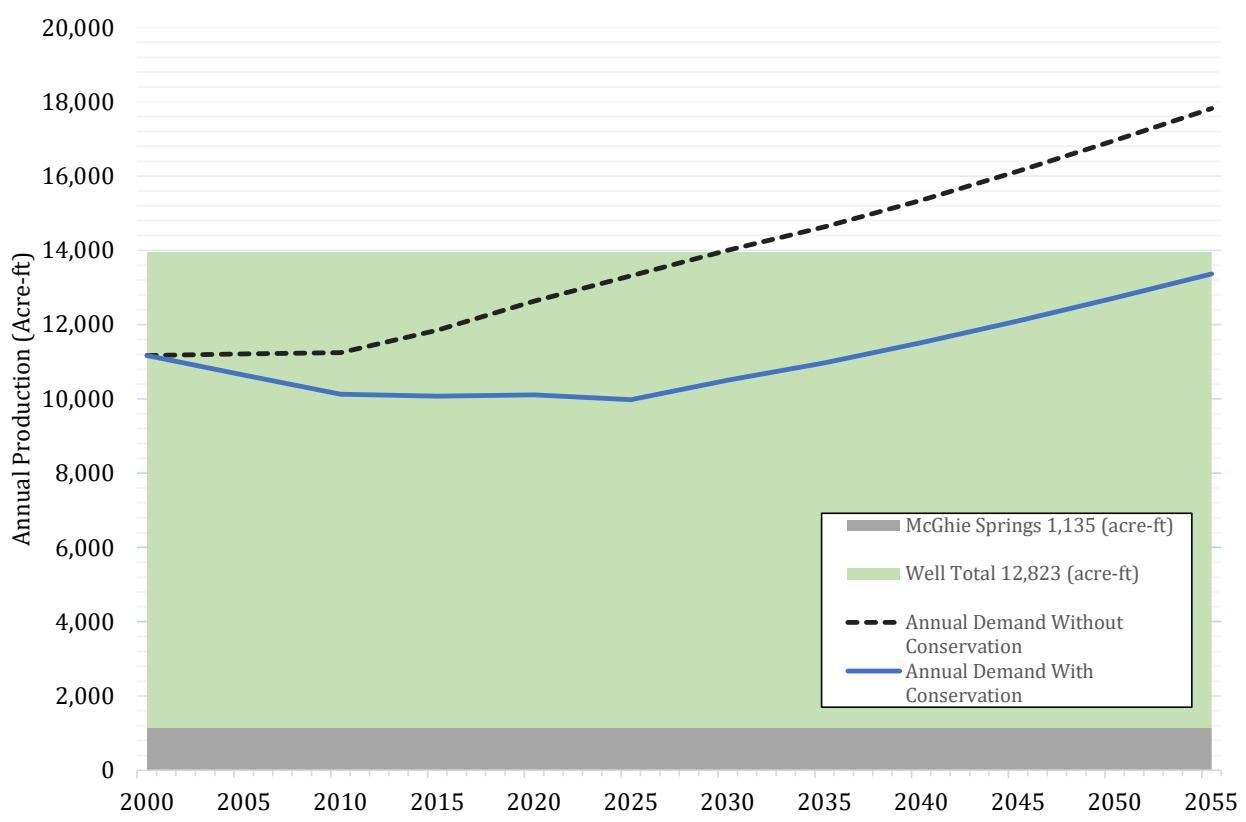
### Effect of Conservation on Annual Supply Plan

In both average and dry water years, if the City is able to achieve and maintain its conservation goals, it will have sufficient source capacity beyond the year 2050. It should also be noted that, if conservation goals are not met, the City may find it necessary to develop additional source capacity as early as 2030. Figure 3 illustrates the benefit of water conservation in Murray City, even in a normal water year. Figure 4 illustrates the benefit of water conservation in Murray City, in a dry water year.

**Figure 3**  
**Projected Annual Culinary Production Requirements (Average Year)**



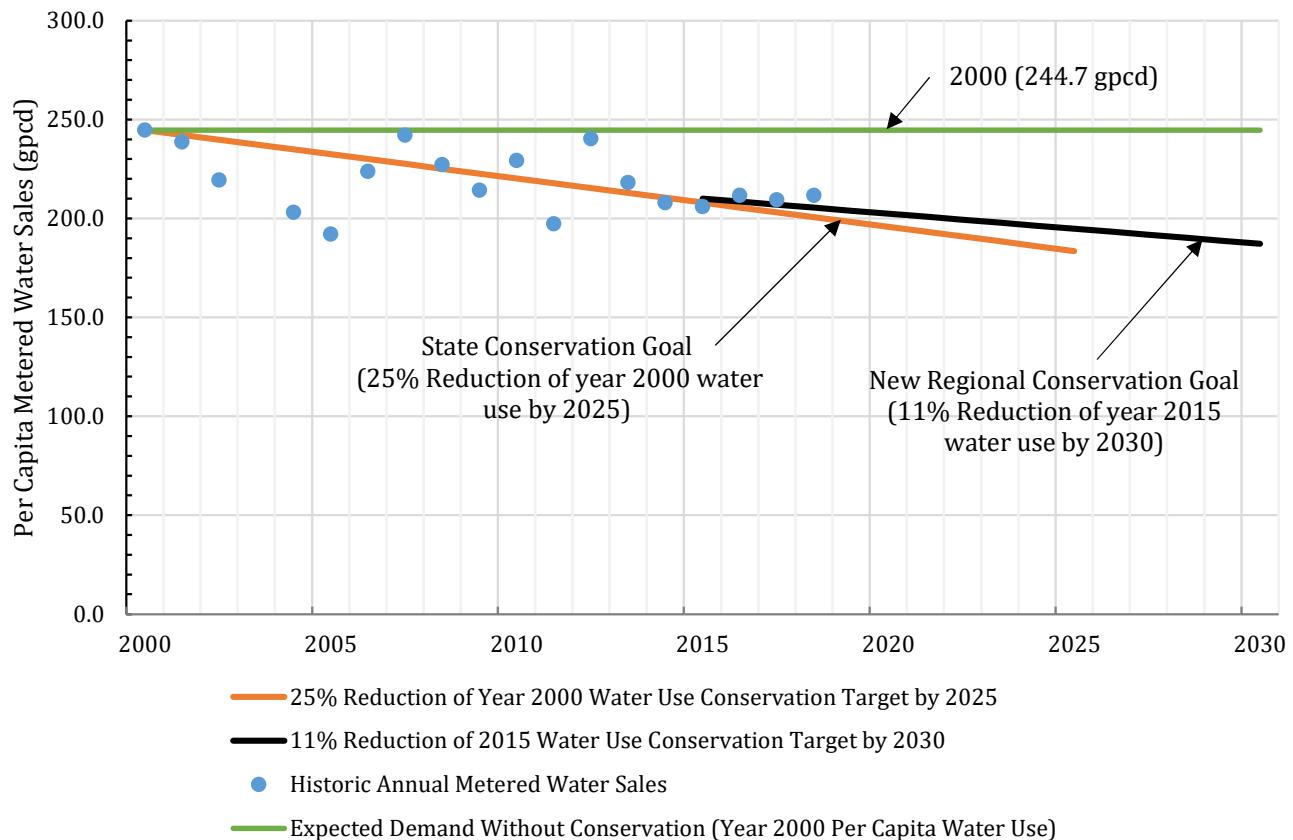
**Figure 4**  
**Projected Annual Culinary Production Requirements (Dry Year)**



## MEASURING SAVINGS FROM CONSERVATION

Figure 5 graphically show historic annual per capita culinary water use for the period from 2000 through 2018. Figure 6 graphically shows the annual percent reduction from 2000 average water use.

**Figure 5**  
**Historic Per Capita Water Use from 2000-2018**



**Figure 6**  
**% Reduction from Year 2000 Per Capita Use**



As can be seen in the figures, the City's per capita use is trending downward. From 2000 to 2018 Murray reduced per capita use by 13.5 percent, just 3 percent short of the new regional conservation goal target for 2018. Figures 5 and 6 also show a few years in which the City's water use is higher than the state conservation goal. It is important to note that the high use during these years correlates with years that had summers that were significantly hotter and drier than normal, resulting in an increase in outdoor irrigation. Moving forward, the City will need to figure out how to both reduce long-term water use trends and how to sustain these reductions during hot and dry years.

To track how well Murray is doing in achieving its conservation goals in the future, the City will continue to annually estimate per capita water demands based on yearly metered sales data and an updated population estimate as a function of new system connections.

## WATER METERING AND REPLACEMENT SCHEDULE

Currently, all culinary water connections in the Murray City water system service area are metered and read on a monthly basis. In 2010 the City began a meter replacement program which is now completed. This program should be maintained to replace all older meters so that no meter exceeds 25-years in operation.

## CURRENT RATES

In 2018 the City established a new tiered rate structure to encourage water conservation (full rate schedule is attached as Appendix A). All water connections are charged a monthly base rate based on the meter size with no monthly water allowance included in the base rate. Each tier in the structure charges a higher rate based the quantity of water being used.

## CURRENT CONSERVATION PRACTICES

As part of its overall water supply plan, Murray City has been very aggressive in implementing several conservation measures to reduce water usage. The City's water system is well maintained and operated. The City has been proactive in implementing and maintaining many programs to ensure that the water system meets high operating standards. Each of these programs is discussed in detail below.

**Aggressive System Maintenance and Operations Program** – Murray City will continue to maintain and improve its existing water system maintenance and operations program as outlined below:

- **Mainline Replacement Program:** Murray City has budgeted 1.7 million per year for repair and replacement of old infrastructure. This is equivalent to 0.9 percent of Murray City's distribution pipe network. If Murray City continues to spend \$1.7 million/year for pipe replacements (increasing with inflation); Murray City should expect to replace the pipes in its water system distribution network every 100-years. Age data for the system is shown in Figure 7.
- **Automatic Meter Reading (AMR):** All retail meters within the City are AMR. AMR technology automatically collects status data, diagnostic and consumption from water meters. That AMR data is transferred to a central database for analyzing, billing and troubleshooting.

**Upgraded SCADA Control System** – Supervisory Control and Data Acquisition is a critical component of operating and understanding the City's water system. The City is currently upgrading SCADA system for the City's water system. As improvements continue, Murray City will be able to better manage and control the City's water resources and system facilities. As with many infrastructure needs, the SCADA system upgrades are an ongoing capital and maintenance expense. However, the City has replaced many of the older SCADA components in its system and is continuing to look for areas where additional improvements will increase overall system operating and reporting efficiency.

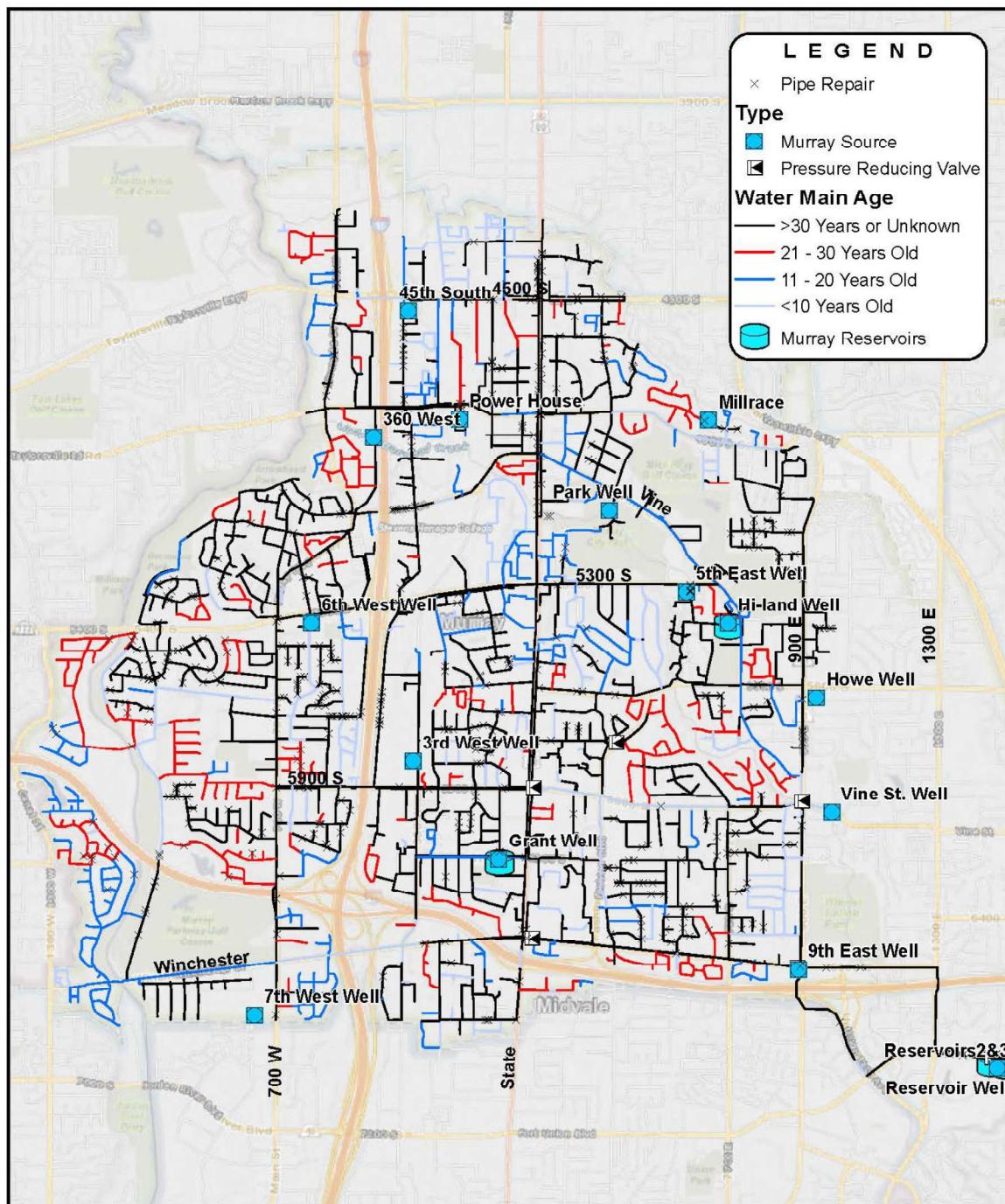
**Rain Sensors** – Some City-owned landscapes have been equipped with rain sensors. These devices can detect rainfall events and send messages to the central control computer, indicating how much precipitation has been received at the site and can terminate a watering cycle when the precipitation makes irrigation unnecessary.

**Smart Controls** – Some City-owned landscapes have been equipped with smart controls. Smart controls automatically adjust the time and frequency a landscape is irrigated based on local weather and landscape conditions to reduce waste.

**Tiered Rates** – The City has established a tiered water rate structure to further encourage conservation (see Appendix A).

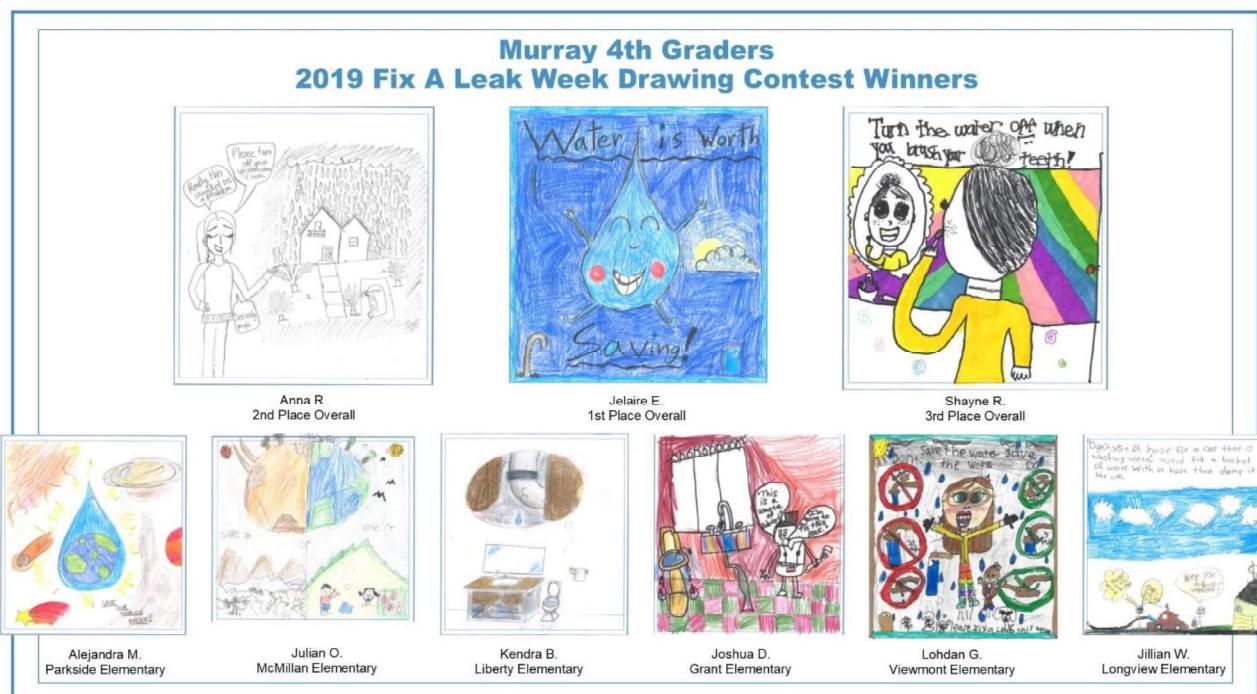
**High Consumption Notices** – The City sends “high consumption/possible leak” notices to customers when their monthly consumption is higher than normal.

**Figure 7**  
**Age of Pipes in Murray City's Water System**



**Public Awareness/Public Education Programs** – Over the years a significant amount of water reduction has been achieved through increased awareness and water conservation education. The following is a list of ongoing public awareness and educational programs which the City will continue to utilize and implement:

- **Elementary Education Program (Water Wise Kids)** – Murray City has partnered with the National Energy Foundation (NEF) to implement a water wise education program to all 4<sup>th</sup> grade students in the Murray School District. The program includes classroom presentations to these students on water and conservation. The City provides the students with a take home water kit that includes toilet leak detector tablets, a dual spray swivel aerator and a shower timer. The City also holds drawing contest that coincides with the WaterSense “Fix a Leak Week” that the students participate in and awards prizes to winners from each of the schools. The overall winner of the contest wins a pizza party for their entire class. Participating teachers have evaluated this program with very high reviews and responded that they would conduct this program again and recommend it to their colleagues.



- **“Tap Into Murray Quality” Campaign** – Murray City’s ongoing “Tap Into Murray Quality” campaign has helped the City develop and maintain a relationship with its customers so they can better understand the quality of the water and the services they are receiving. A large part of this campaign includes conservation activities.

### Public Out Reach Booths

- **Public Outreach Booths** – The City’s water department is actively involved in providing public outreach booths at various community events including the Farmers Market, youth soccer games or sporting events, 4<sup>th</sup> of July activities and other local activities. The City uses these opportunities to distribute water conserving materials and educate the community members about conservation and City’s water system.



### Earth Day



- **Earth Day** – Each year to help celebrate Earth Day the City holds an event for 4<sup>th</sup> grade students and teaches the kids ways they can help conserve water around their home. After a short presentation the students receive water bottles and backpacks with the City’s conservation logo on them.

- **WaterSense Program Partner** – WaterSense is a voluntary partnership program created by the United States Environmental Protection Agency (EPA) with a goal of protecting the nation’s water supply by promoting and enhancing the market for water-efficient products and services and consistently spreading the message of water efficiency. Murray City has utilized many of the tools provided by WaterSense. The City also participates in many of the events including Fix A Leak Week and Shower Better Week.
- **WaterSense Rebate Program** – The City actively participates in the WaterSense Rebate Program. Rebates are valued at \$75 per toilet and \$25 per showerhead for customers who replaced their existing toilet/showerhead with a new EPA

WaterSense labeled version. Over the years customers have taken advantage of the rebates and have replaced 332 toilets and 86 for shower heads with new, more efficient ones.

### Fix a Leak Week at Lowe's

- **Fix a Leak Week** – For Fix a Leak Week the City partnered with Lowe's and local plumbers to help encourage residents to find and fix water leaks. As part of Fix a Leak Week the City set up a public outreach booth at Lowe's to advertise the WaterSense Rebate Program and gave away WaterSense labeled toilets, faucets and shower heads. The City distributed leak test kits for toilets, Murray City Water t-shirts and water bottles. The City also partnered with local plumbers who gave special discounts to customers and encouraged community members to take advantage of the rebate program.
- **Shower Better Month** – As part of Shower Better Month the City had showerhead giveaways, encouraged residents to replace inefficient showerheads and take advantage of our WaterSense Rebate program.
- **Consumer Confidence Report** – Each year, water conservation information is included in the consumer confidence report. This report is sent to all Murray City customers and is posted on the City's web site. The report also includes information on the City's water sources, water quality information, and conservation tips.
- **Online/Social Media** – The City's website provides information about conservation as well as links to other conservation oriented websites. Conservation messaging is also posted on and distributed through social media.
- **Water Wise Landscaping** – Many of the City's landscapes have been converted to water wise landscaping. The increased use of water wise landscaping and the installation of rain sensors has helped the City conserve water and demonstrate outdoor water conserving practices.
- **Water-Waster Notification Program** – The City maintains a water-waster notification program where citizens can call in and report an observed water-waster. As water wasters are identified, an employee of Murray Water Department contacts the customer and provides tips on indoor and outdoor water conservation to help the customers reduce their usage.



**City Ordinances Regarding Water Conservation** – There are currently two ordinances related to water or water conservation. The first ordinance is entitled "Executive Orders of

Mayor Limiting Use of Water" which states that in the event of scarcity of water, the Mayor has the power to place restrictions on water use and provide penalties for those not in compliance. The second ordinance is entitled "Wasting Water Prohibited". This ordinance prohibits the pressurized irrigation of landscape between the hours of ten o' clock (10:00) A.M. and six o' clock (6:00) P.M. any violation of this ordinance results in a penalty for those not in compliance as well.

**Water Conservation Plan** – The City updates its Water Conservation Plan at least every five years and adopts it by Ordinance.

## NEW CONSERVATION PRACTICES PLANNED FOR IMPLEMENTATION

There are several new conservation practices that the City has either recently started to implement or will implement in the next few years to help achieve the newly established water conservation goals. Table 11 summarizes the implementation schedule, estimated costs and potential partners of the new practices.

**AWWA Water Audit Program** – The City recently began participating in AWWA Water Audit Program. This program helps water suppliers quantify system water loss and associated revenue losses. Murray City will be participating in the audit program on an annual basis.

**Utah Rivers Council's RainHarvest** – The City has partnered with Utah Rivers Council RainHarvest program to reduce the cost of the rain barrels for their residents. This program encourages community members to collect rainwater, reduce culinary water use and improve the water quality of rivers, streams and lakes.

**Smart Controllers** – The City plans to participate in a smart controllers rebate program. Smart controllers automatically adjust the time and frequency a landscape is irrigated based on local weather and landscape conditions to reduce waste.

**Flip Your Strip** – The City is considering joining the Flip Your Strip Campaign to encourage residents and businesses to replace the lawn in their park strips with water efficient alternatives.

**Table 11**  
**Implementation Schedule, Estimated Costs & Partnerships**

New Conservation Practices	Implementation Timeline	Estimated Cost	Potential Partnerships
AWWA Water Audit Program	First audit completed: 2018 Ongoing audits expected annually	\$1,000	<ul style="list-style-type: none"> <li>• AWWA Intermountain Section</li> </ul>
Rain Harvest	Ongoing	\$2,500	<ul style="list-style-type: none"> <li>• Utah Rivers Council</li> </ul>
Smart Controllers Rebates	Currently in Evaluation Phase	Currently in Cost Evaluation Phase	<ul style="list-style-type: none"> <li>• Utah Water Savers</li> <li>• WaterSense</li> </ul>
Flip The Strip	Currently in Evaluation Phase	Currently in Cost Evaluation Phase	<ul style="list-style-type: none"> <li>• Utah Water Savers,</li> <li>• Localscapes</li> </ul>

## **WATER CONSERVATION COORDINATOR AND COMMITTEES**

### **Water Conservation Coordinator**

All water conservation coordination, implementation, monitoring and reporting initiatives set forth by the department are assigned to the Water Division of the Murray City Public Works Department.

### **WATER CONSERVATION PLAN AUTHOR(S)**

This plan was prepared by Bowen Collins & Associates at the Draper office:

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154 E. 14075 South  
Draper, Utah 84020  
801.495.2224 Office

Primary authors of the plan are:

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Brooke Olson  
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### **MURRAY CITY CONTACTS**

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4646 S. 500 W.  
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801.270-2440

Cory Wells Murray City Water Superintendent  
[CWells@murray.utah.gov](mailto:CWells@murray.utah.gov)

**APPENDIX A**  
**MURRAY CITY WATER RATES**



MURRAY

3" Meter			2018	2019	2020	2021	2022
		Base Fee	\$38.50	\$40.81	\$43.26	\$45.86	\$48.15
Tier	Min- imum HCF	Maxi- mum HCF					
1	0	120	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	121	375	1.15	1.22	1.29	1.37	1.44
3	376	735	1.40	1.48	1.57	1.67	1.75
4	736	1,185	1.75	1.86	1.97	2.08	2.19
5	1,186	Above	2.50	2.65	2.81	2.98	3.13

3/4"-1" Meter			2018	2019	2020	2021	2022
		Base Fee	\$10.00	\$10.60	\$11.24	\$11.91	\$12.51
Tier	Minimum HCF	Maxi- mum HCF					
1	0	8	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	9	25	1.15	1.22	1.29	1.37	1.44
3	26	49	1.40	1.48	1.57	1.67	1.75
4	50	79	1.75	1.86	1.97	2.08	2.19
5	80	Above	2.50	2.65	2.81	2.98	3.13

4" Meter			2018	2019	2020	2021	2022
		Base Fee	\$61.30	\$64.98	\$68.88	\$73.01	\$76.66
Tier	Min- imum HCF	Maxi- mum HCF					
1	0	200	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	201	625	1.15	1.22	1.29	1.37	1.44
3	626	1,225	1.40	1.48	1.57	1.67	1.75
4	1,226	1,975	1.75	1.86	1.97	2.08	2.19
5	1,976	Above	2.50	2.65	2.81	2.98	3.13

1 1/2" Meter			2018	2019	2020	2021	2022
		Base Fee	\$15.70	\$16.64	\$17.64	\$18.70	\$19.63
Tier	Minimum HCF	Maxi- mum HCF					
1	0	32	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	33	100	1.15	1.22	1.29	1.37	1.44
3	101	196	1.40	1.48	1.57	1.67	1.75
4	197	316	1.75	1.86	1.97	2.08	2.19
5	317	Above	2.50	2.65	2.81	2.98	3.13

6" Meter			2018	2019	2020	2021	2022
		Base Fee	\$118.31	\$125.41	\$132.93	\$140.91	\$147.95
Tier	Min- imum HCF	Maxi- mum HCF					
1	0	400	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	401	1,250	1.15	1.22	1.29	1.37	1.44
3	1,251	2,450	1.40	1.48	1.57	1.67	1.75
4	2,451	3,950	1.75	1.86	1.97	2.08	2.19
5	3,951	Above	2.50	2.65	2.81	2.98	3.13

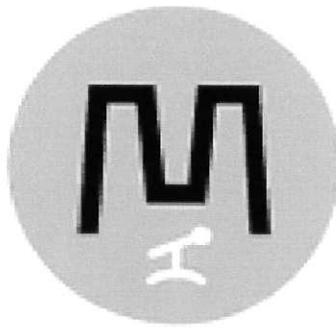
2" Meter			2018	2019	2020	2021	2022
		Base Fee	\$22.54	\$23.89	\$25.32	\$26.84	\$28.19
Tier	Minimum HCF	Maxi- mum HCF					
1	0	64	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	65	200	1.15	1.22	1.29	1.37	1.44
3	201	392	1.40	1.48	1.57	1.67	1.75
4	393	632	1.75	1.86	1.97	2.08	2.19
5	633	Above	2.50	2.65	2.81	2.98	3.13

8" Meter			2018	2019	2020	2021	2022
		Base Fee	\$186.73	\$197.93	\$209.81	\$222.39	\$233.51
Tier	Min- imum HCF	Maxi- mum HCF					
1	0	1,120	\$0.95	\$1.01	\$1.07	\$1.13	\$1.19
2	1,121	3,500	1.15	1.22	1.29	1.37	1.44
3	3,501	6,860	1.40	1.48	1.57	1.67	1.75
4	6,861	11,060	1.75	1.86	1.97	2.08	2.19
5	11,061	Above	2.50	2.65	2.81	2.98	3.13

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Phone: (801) 495-2224  
Fax: (801) 495-2225

**Boise Area Office:**  
776 East Riverside Drive  
Suite 250  
Eagle, Idaho 83616  
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Fax: (208) 939-9571

**Southern Utah Area Office:**  
20 North Main  
Suite 107  
St. George, Utah 84770  
Phone: (435) 656-3299  
Fax: (435) 656-2190



**MURRAY**  
CITY COUNCIL

# New Business Item #4



## City Council

## Health Care Plans in Procurement

## MURRAY

## Council Action Request

## Council Meeting

Meeting Date: December 10, 2019

<b>Department</b> <b>Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> To include a requirement for a qualified health plan in the procurement of building improvements or public works projects.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Adoption of a qualified health benefit plan in Murray City Municipal Code Section 3.10.370.
<b>Presenters</b>  Dave Nicponski, Council District 1	<b>Attachments</b> Proposed ordinance.
	<b>Budget Impact</b> 
	<b>Description of this Item</b> Murray City Municipal Code Section 3.10.370 Cost Estimate for Building Improvements and Public Works Projects:
<b>Required Time for Presentation</b>  10 Minutes	1) Health Benefit Plan means an insurance policy that provides healthcare coverage, including major medical expenses or is a substitute for hospital or medical expense insurance, such as hospital confinement indemnity or limited benefit plan.
<b>Is This Time Sensitive</b>  Yes	A. Employer contribution level at least 50% of the premium. B. Annual deductible maximum of \$1,000/individual and \$3,000/family. C. Annual out of pocket maximum \$3,000/individual and \$9,000/family.
<b>Mayor's Approval</b>  	
<b>Date</b>	November 22, 2019

**Continued from Page 1:**

2) Federally Qualified High Deductible Health Plan

- A. Lowest deductible permitted, or;
- B. Higher deductible but with employer contribution to a health savings account in a dollar amount equal to the dollar amount difference between the lowest deductible and higher deductible amount.
- C. Annual out of pocket that does not exceed three times the amount of the annual deductible.
- D. The employer pays 60% of the premium for the employee and dependents of the employee who work or reside in the State of Utah.

3) The procurement agent shall determine the lowest responsive responsible bidder by applying a preference system to determine whether the contractor and every subcontractor has demonstrated to the City's satisfaction that they have and will maintain:

"An offer of qualified health insurance available to a contractor's and subcontractors' covered employees and the employees' dependents."

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

AN ORDINANCE AMENDING SECTION 3.10.370 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO REQUIRING QUALIFIED HEALTH PLANS IN THE PROCUREMENT OF BUILDING IMPROVEMENTS AND PUBLIC WORKS PROJECTS

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this Ordinance is to amend section 3.10.370 of the Murray City Municipal Code relating to requiring contractors to maintain qualified health plans when the City procures construction for building improvements and public works projects.

*Section 2. Amendment.* Section 3.10.370 of the Murray City Municipal Code shall be amended to read as follows:

**3.10.370: COST ESTIMATE FOR BUILDING IMPROVEMENTS AND PUBLIC WORKS PROJECTS:**

A. Definitions: For purposes of this section the following definitions shall apply:

BID LIMIT: Has the same meaning as in section [3.10.030](#) of this chapter.

CONTRACTOR: A person or entity who is or may be awarded a construction contract for a building improvement or a public works project.

COVERED EMPLOYEE: An individual who provides on average at least thirty (30) hours per week of services directly related to a design or construction contract for a contractor or subcontractor, including, but not limited to, an individual in a safety sensitive position such as a design position responsible for the safety of a building improvement or public works project.

DRUG AND ALCOHOL TESTING POLICY: A policy under which a contractor or subcontractor tests a covered individual to establish, maintain, or enforce a prohibition of:

1. The manufacture, distribution, dispensing, possession, or use of drugs or alcohol, except the medically prescribed possession and use of a drug, and
2. The impairment of judgment or physical abilities due to the use of drugs or alcohol.

**HEATH BENEFIT PLAN:** means an insurance policy that provides healthcare coverage, including major medical expenses, or is offered as a substitute for hospital or medical expense insurance, such as a hospital confinement indemnity or limited benefit plan. A health benefit plan does not include an insurance policy that provides benefits solely for accidents, dental, income replacement, long term care, a medicare supplement, a specific disease, vision, or a short-term limited duration where it is offered and marketed as a supplement health insurance.

**LOWEST RESPONSIVE RESPONSIBLE BIDDER:** Has the same meaning as in section [3.10.030](#) of this chapter.

**PUBLIC WORKS PROJECT:**

1. The construction of:

- a. A park, recreational, power or other City facility; or
- b. A pipeline, culvert, dam, canal, or other system for water, sewage, stormwater, flood control, power or other City infrastructure.

2. Public works project does not mean:

- a. The replacement or repair of existing infrastructure on private property; or
- b. Supply contracts.

**QUALIFIED HEALTH INSURANCE COVERAGE:** means, at the time a contract is entered into or renewed:

1. A health benefit plan (not including dental coverage) and employer contribution level with a combined actuarial value at least equivalent to the combined actuarial value of the benchmark plan determined by the children's health insurance program under section 26-40-106(2)(a), Utah Code Annotated, as amended or its successor, and a contribution level of at least fifty percent (50%) of the premiums for the employee and the dependents of the employee who reside or work in the State under which:

a. The employer pays at least fifty percent (50%) of the premium for the employee and the dependents of the employee; and

b. For purposes of calculating actuarial equivalency under this provision, rather than benchmark plan deductibles and the benchmark plan out of pocket maximum based on income levels:

(1) The annual deductible is maximum one thousand dollars (\$1,000.00) per individual and three thousand dollars (\$3,000.00) per family; and

(2) The annual out of pocket maximum is three thousand dollars (\$3,000.00) per individual and nine thousand dollars (\$9,000.00) per family; or

2. A federally qualified, high deductible health plan (not including dental coverage) that at a minimum has a deductible which is either:

a. The lowest deductible permitted for a federally qualified, high deductible plan; or

b. A deductible that is higher than the lowest deductible permitted for a federally qualified, high deductible plan, but includes an employer contribution to a health savings account in a dollar amount at least equal to the dollar amount difference between the lowest deductible permitted for a federally qualified, high deductible plan and the deductible for an employer offered federal qualified, high deductible plan; and

(1) Has an out of pocket maximum that does not exceed three (3) times the amount of the annual deductible; and

(2) The employer pays sixty percent (60%) of the premium for the employee and the dependents of the employee who work or reside in the State of Utah.

RANDOM TESTING: Periodic examination of a covered employee, selected on the basis of chance, for drugs and alcohol in accordance with a drug and alcohol testing policy.

SUBCONTRACTOR: Any person or entity who may be awarded a contract with contractor or another subcontractor to provide services or labor for the construction of a building improvement or public works project. "Subcontractor" includes a trade, contractor, or specialty contractor but does not include a supplier who provides only materials, equipment, or supplies to a contractor or subcontractor.

VETERAN: An individual who:

1. Has served on active duty in the Armed Forces of the United States for more than one hundred eighty (180) consecutive days, or
2. Was a member of a reserve component who served in a campaign or expedition for which a campaign medal has been authorized and who has been separated or retired under honorable conditions, or
3. Any individual incurring an actual service related injury or disability in the line of duty, whether or not the person completed one hundred eighty (180) consecutive days of active duty.

...

E. Determine Lowest Responsive Responsible Bidder: The Procurement Agent shall determine the lowest responsive responsible bidder by applying, in addition to the criteria in section [3.10.200](#) of this chapter, a preference system to determine whether the contractor and every subcontractor, if any, has demonstrated to the City's satisfaction that they have and will maintain:

1. An offer of qualified health insurance available to a contractor's and subcontractor's covered employees and the employees' dependents;
2. A drug and alcohol testing policy during the period of the contract that applies to all covered employees employed or hired by the contractor or any subcontractor and require covered employees to submit to random testing under the drug and alcohol testing policy;
3. A program to actively recruit and/or employ veterans;
4. A job training program, such as, by way of example and not limitation, a Federal, State, and/or City recognized job training program;
5. A safety program; and
6. A formal policy of nondiscrimination as required by Federal, State, and local law.

**Deleted: 2**

**Deleted: 3**

**Deleted: 4**

**Deleted: 5**

...

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

MURRAY CITY MUNICIPAL COUNCIL

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Dave Nicponski, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

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

MAYOR'S ACTION: Approved

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

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D. Blair Camp, Mayor

ATTEST:

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Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #5



**MURRAY**

## **Council Action Request**

# **City Council**

## **Support for Salt Lake County Grant Application**

### **Council Meeting**

Meeting Date: December 10, 2019

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> To approve support for the Salt Lake County grant application for the Seven Greenways Visioning Plan.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Approval of resolution of support.
<b>Presenters</b> Dale Cox, Council Member, District 2	<b>Attachments</b> Resolution and Letter of Support
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> Matching dollars of \$2,000 for the grant program, which will be due in the summer of 2020.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The Seven Greenways Visioning Plan will suggest ways that Murray City can improve the urban environment by "daylighting" or uncovering areas of the Big and Little Cottonwood creeks that run through Murray City and are currently culverted and underground.  Benefits of daylighting include: Improvement of water quality; Flood mitigation; Reduction in water treatment costs; Ecological benefits including habitat and nutrient retention; Positive factor for community and economic development; Recreational opportunities.
<b>Mayor's Approval</b>	
<b>Date</b> December 6, 2019	

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A LETTER OF SUPPORT FOR  
SALT LAKE COUNTY'S APPLICATION TO WASATCH FRONT  
REGIONAL COUNCIL'S TRANSPORTATION AND LAND USE  
CONNECTION PROGRAM FOR THE *SEVEN GREENWAYS*  
*VISIONING PLAN*.

WHEREAS, Salt Lake County ("County") is submitting a grant application to the Wasatch Front Regional Council's Transportation and Land Use Connection program; and

WHEREAS, the County wants to create the *Seven Greenways Visioning Plan*, a plan to create greenways along each of the seven canyon creeks of the Wasatch Range, including the Big and Little Cottonwood Creeks that flow through Murray City; and

WHEREAS, the *Seven Greenways Visioning Plan* will suggest ways that Murray City can improve the urban environment by "daylighting" or uncovering areas of the Big and Little Cottonwood creeks that are currently culverted and underground; and

WHEREAS, daylighting has been shown to improve water quality, mitigate flooding and provide economic benefits such as reducing water treatment costs by providing a cost-effective alternative to ongoing culvert maintenance; and

WHEREAS, communities have also found that daylighting can provide ecological and water quality benefits including habitat and nutrient retention and contributes to community and economic revitalization; and

WHEREAS the City Council has committed to pay \$2,000 to support the grant proposal and wants to express its support for the proposal by submitting a Letter of Support in substantially the form attached hereto.

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

1. It hereby approves submitting a Letter of Support for Salt Lake County's application to the Wasatch Front Regional Council's Transportation and Land Use Connection program for the *Seven Greenways Visioning Plan*.
2. The Letter of Support is in the best interest of the City.
3. Council Chair Dave Nicponski is hereby authorized to sign the Letter of Support..
4. This Resolution shall take effect immediately upon passage.

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

MURRAY CITY MUNICIPAL COUNCIL

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Dave Nicponski, Chair

ATTEST

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Jennifer Kennedy, City Recorder

[Date]

Wasatch Front Regional Council  
Transportation and Land Use Connection Program  
Megan Townsend  
41 N Rio Grande Street  
Salt Lake City, UT 84101

RE: Letter of Support – Transportation and Land Use Connection Grant

Dear Ms. Townsend,

The Murray City Municipal Council would like to express its support for Salt Lake County's application to Wasatch Front Regional Council's Transportation and Land Use Connection program for the *Seven Greenways Visioning Plan*. We believe this effort will create a truly collaborative vision for the Salt Lake Valley in the creation of greenways along each of the seven canyon creeks of the Wasatch Range including the two creeks – Big and Little Cottonwood Creeks – that flow through Murray City.

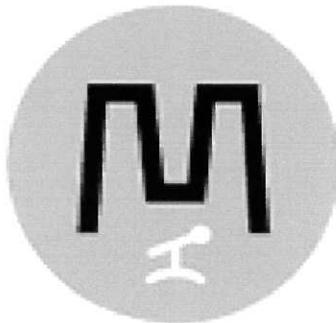
We believe that the *Seven Greenways Visioning Plan* will engage community residents and create interest in clean water, community health, and revitalization. Bringing the seven creeks back to the surface and integrating them into the urban environment will create a more natural ecology and make them even more desirable. People will care about and want to look after them more.

We believe the *Seven Greenways Visioning Plan* will capture the collective imagination in the creation of greenway corridors along the seven major waterways flowing out of the Wasatch Range in Salt Lake County. The process will bring together the County, municipalities, land managers and stakeholders, and the public through surveying, workshops, and community visioning. Efforts seek to create more connected greenway corridors through the Salt Lake Valley with opportunity for creek daylighting and restoration, trails, active transportation and outdoor recreation, transit connections, natural space, green infrastructure, stormwater management, wildlife habitat and biodiversity, and adjacent development and economic opportunity.

We appreciate your consideration and encourage your support of this exciting project.

Sincerely,

Dave Nicponski  
Murray City Municipal Council, Chair



MURRAY  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

# Adjournment