

MURRAY
CITY COUNCIL

Municipal Building Authority Minutes



DRAFT

MUNICIPAL BUILDING AUTHORITY OF MURRAY CITY, UTAH BOARD OF TRUSTEES

The Board of Trustees of the Municipal Building Authority of Murray City, Utah, met on Tuesday, November 12, 2019 in the Council Chambers at the Murray City Center, 5025 South State Street, Murray, Utah.

Trustees in attendance were Dave Nicponski, President/Trustee; Jim Brass, Vice-President/Trustee; Dale Cox, Trustee; Diane Turner, Trustee; and Brett Hales, Secretary/Treasurer/Trustee.

Others in attendance were Blair Camp, Mayor; Janet M. Lopez, Council Director; G.L. Critchfield, City Attorney; Jennifer Kennedy, City Recorder; Doug Hill, Chief Administrative Officer; Jennifer Heaps, Communications and Public Relations Director, other city staff, city business owners, and citizens.

President Nicponski called the meeting to order at 6:30 p.m. and welcomed all in attendance.

Approval of the minutes: Mr. Nicponski asked for a motion on the Municipal Building Authority minutes from the October 15, 2019 meeting. Mr. Cox moved for approval as written and Ms. Turner seconded. Passed 5-0.

Public Hearing: Brenda Moore presenting.

President Nicponski read the following:

The Public hearing is to allow public input regarding (A) the issuance and sale of not more than \$37,000,000 aggregate principal amount of Lease Revenue, Series 2020 Bonds; and (B) any potential economic impact that the project described herein to be financed with the proceeds of the Series 2020 Bonds issue under the act may have on the private sector; and related matters.

Ms. Moore gave a presentation to explain why bonding was necessary for a new city hall, reviewed bonding options and discussed associated concerning matters. (See Attachment #1)

She said the need for a new building was considered and discussed for over 20 years, which included eight-years of her employment. Valid reasons the existing building should be demolished were noted. She highlighted concerning issues attained from the police department, maintenance department, and other city staff regarding dilapidated and unsafe conditions at the current building; a lengthy list of problems and photos to confirm were displayed. For example, on the main floor, servers in the IT department are covered with a tarp to prevent water damage from the failing roof located in the newer section of the building. Ms. Moore stressed the list and photos were not all inclusive.

The bonding process was explained and a review of three possible bonding options occurred.

- 1) GO (General Obligation Bonds). The city is not planning to utilize this kind of bond that would increase property taxes for all Murray residents.
- 2) Sales Tax Revenue Bonds. This type of bond pledges the city's sales tax revenues and would tie up all future bonding capacity- deferring other necessary projects.
- 3) LRB (Lease Revenue Bonds). This option is most favored and one the city hopes to utilize.

Ms. Moore said it was not uncommon to use LRB and provided a list of cities in Utah that successfully utilized LRB to fund essential new government projects. In addition, a list was reviewed to reflect that in the past Murray utilized LRB for the following:

- 1991 - Murray Library
- 1997 - Various city facilities, including refinancing the 1991 Murray Library bond, and 1990 Murray Parkway bond.
- 2001 –Murray Park Center bond.
- 2014 – Murray City School District - new office building.

Ms. Moore addressed the notion that current building failures could be easily repaired, and the existing building remodeled. She confirmed spending millions of dollars to do that would still leave Murray with an old, unsafe public building, still lacking in needed space. A new facility allows for more space, would bring a majority of Murray City services under one roof, and guarantee an earthquake safe public safety building and city hall.

She explained the LRB was chosen mainly to provide flexibility in the future, and specifically to avoid utilizing property taxes as bond payments. Ms. Moore continued by comparing bonding options and discussed their associated bond payments. Her hope was to prove LRB are most beneficial, which would likely be refinanced at a later time to save money - if and when interest rates drop. She stressed refinancing was not possible with GO Bonds. Ms. Moore concluded by summarizing the LRB parameters in detail and noted citizens' concerns about the \$37 million bond. She explained this amount was only the maximum amount to be issued, and by applying the maximum 2% discount, the principal amount would be \$29 million.

Mr. Brass confirmed during his 16 years of service as a Murray City Councilmember, the City traditionally paid bonds off early, as revenue increases; refinancing at a better rate. So, he would be surprised if the maximum interest rate was applied. Ms. Moore confirmed and noted much depended on whether interest rates remain low or become higher. Mr. Brass agreed.

Ms. Turner confirmed plans for a new city hall were always discussed openly during her 6 years of public service, but earlier plans fell through. She expressed gratitude and excitement because Murray would finally get a new city hall building. She shared concerns about city employee's safety should an earthquake occur. She agreed not only would important city business be lost, due to a catastrophic event and crumbled building, the loss of injured police officers would be devastating to the city. She confirmed city staff, the administration, and the council worked hard and responsibly to ensure the construction of the new city hall was in the best interest of the city. She appreciated Ms. Moore's valuable presentation and was grateful to be part such an important city project.

Mr. Cox said city employees and Murray police officers are of great value not only to the city, but to their families. He stressed whether it be a lack of heat, or an earthquake, everyday city employees are housed in a dangerous building. Therefore, the council has a charge to provide employees with a safe working

environment.

The public hearing was open for public comments.

Kathleen Stanford – Murray City, Utah

Ms. Stanford said her dream was to save the historic school (current city hall), but agreed a new building was needed. However, she thought for \$37 million the existing building could be upgraded, and seismically remodeled for \$20 million; and, the old Murray School District building could be renovated as a new police station with the remaining \$10 million dollars.

Carol Nicholls – Murray City, Utah

Ms. Nicholls thought citizens should have been allowed to vote on the decision to spend \$37 million. She questioned whether city bonds were ever paid off and wondered if more debt was accumulating. She thought the cost for a new building was too high, most elderly people would not live long enough to see bonds paid off, and all debt would fall on their dependents. She said it was the people's money to spend, and not the city's money.

Brent Barnett – Murray City, Utah

Mr. Barnett thanked Mayor Camp, the Council, and Ms. Moore for the comprehensive presentation. He confessed to gaining a more clear understanding about funding the project. He appreciated hard work by city staff, and specifically thanked Mayor Camp for understanding his concerns, during past months. He agreed citizens want to be involved, have a say, provide input, and was hopeful citizen involvement would continue. He thought the bonding choice was satisfactory and said he would ensure residents understood the details also. He noted the informative flyer he recently dispersed around the city - was not accurate. He expressed great support for a new city hall building and would advocate that citizens be proud of a new city hall.

Kim Anderson – Murray City, Utah

Mr. Anderson asked what the increase would be for a typical household, per year, for property taxes. Mr. Brass clarified the point of having the presentation by Ms. Moore was to confirm the LRB would not increase property taxes. He stressed that would be the case if a GO Bond was utilized. Mr. Anderson thought the proposed location for the new city hall was wrong and said it should remain on State Street as a main focal point. He suggested temporarily placing city staff in the empty Shopko building during demolition of the existing building, and new construction. He said locating city hall in the downtown area would not attribute to anything and noted most cities do not place their city hall facilities on back roads.

There were no further public comments. Mr. Nicponski closed the public hearing, asked for council comments, and called for a motion.

Mr. Brass explained great thought went into placing city hall in the downtown area, and discussed at length the reason to sell the current property, which was to benefit the city; the land has far more value going back on tax rolls to be utilized for new property tax revenue in the future.

Mr. Hales appreciated citizen input and understanding. Mr. Nicponski agreed citizen attendance was wonderful.

Mr. Brass moved to adopt a resolution acknowledging the holding of a public hearing to receive public input with respect to (A) the issuance of the Series 2020 Bonds and (B) any potential economic impact

that the project described herein to be financed with the proceeds of the Series 2020 bonds may have on the private sector.

Mr. Cox seconded the motion.

Council roll call vote:

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

Motion passed 5-0

New Business

Election of Municipal Building Authority Trustees and Officers for Calendar Year 2020.

- Mr. Hales nominated Dale Cox as President. All in favor.
- Ms. Turner nominated Brett Hales as Vice President. All in favor.
- Mr. Brass nominated Ms. Turner as Secretary/Treasurer. All in favor.
- Mr. Hales nominated all City Council Members to serve as Trustees. All in favor.

Consider adoption of the 2020 Municipal Building Authority Meeting Schedule.

- Mr. Brass moved to adopt the 2020 meeting schedule. Mr. Hales seconded. All in favor.

Adjournment: 6:58 p.m.

Pattie Johnson
Council Administrative Assistant

ATTACHMENT #1



MURRAY

Murray City Hall & Public Safety Building

WHY A NEW CITY HALL & PUBLIC SAFETY BUILDING

- Comments from Police Department
 - Current set up of the Police department affects/limits and at times hinders efficiency on how they public is served.
 - Staff sharing desks and cubicles
 - Outgrown evidence storage areas (retention dictated by state law)
 - Crime lab too small to obtain updated equipment to run up to date evidence procedures
 - Limited areas to speak with citizens in private
 - Building roof leaks and has damaged equipment and offices on a regular basis
- Comments from Building Maintenance
 - Steam pipes for the boiler are starting to fail and leak.
 - Water lines starting to fail/rupture causing flooding damage.
 - Roof needs to be replaced – causing damage to equipment. IT has a tarp over the servers and they are in the “new” section of the building.
 - Cracks in the exterior and interior due to building settling and age.
 - Windows leak, even after they were “fixed”.
 - **BUILDING DOES NOT MEET SEISMIC CODE** and will most likely collapse in an earthquake.
- Other
 - City services regularly accessed by citizens are in two different locations miles apart.
 - Council chambers and conference room need more seating capacity.









Overview of Lease Revenue Financings

STIFEL

BASIC GOVERNMENTAL BONDS

GENERAL GOVERNMENT PROJECT FINANCING			
TYPE	USES	SECURITY	CONSIDERATIONS
General Obligation Bonds	Any capital improvement/project (G.O. pledge) approved by voters	Full faith and credit (taxing power) of the City	<ul style="list-style-type: none"> - Requires a majority vote - Subject to statutory limits - Lowest interest rates - No reserve fund required
Revenue Bonds			
Sales Tax (Excise Tax)	Any general governmental purpose project (new construction or upgrades). Very limited project restrictions.	Sales tax revenues, excise tax revenues, franchise tax revenues	<ul style="list-style-type: none"> - No vote required - May require a reserve fund - Coverage considerations
Lease Revenue	Essential purpose governmental projects (new construction or upgrades)	Annual appropriations from the general fund budget to make lease payments.	<ul style="list-style-type: none"> - No vote required - No voter approval - May require a reserve fund - May require capitalized interest
Enterprise Revenue (Water/Sewer/Storm/Electric)	Revenue generating enterprise projects (new construction or upgrades). Typical enterprise fund projects (water, sewer, electric, storm drain, etc.)	Revenues generated from enterprise system.	<ul style="list-style-type: none"> - No vote required - Typically requires reserve fund - Coverage considerations
DEVELOPMENT FINANCING			
TYPE	USES	SECURITY	CONSIDERATIONS
Assessment Financing	Specific improvements within a designated improvement area (curb, gutter, streets, etc.).	Assessments levied on properties within the improvement area	<ul style="list-style-type: none"> - Requires property owner approval - Requires assessment ordinance and notices - Requires annual billing/collection - May require a reserve fund - Coverage considerations (property value)
Increment Financing	Economic development projects (new construction or upgrades)	Incremental tax revenues.	<ul style="list-style-type: none"> - Requires creation of IDA - Requires determination of base values - Typically require reserve fund - Coverage considerations

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GO – Lease Revenue Comparison

STIFEL

MURRAY CITY
CITY HALL FINANCING OPTIONS
As of November 8, 2019

KEY ASSUMPTIONS

- Closing: January 2020 for MBA / January 2021 for GO
- Current market interest rates
- Capitalized interest through May 2022 (Lease Revenue only)
- 30 Year Term
- \$32,000,000 Project Amount

Option	Bond Type	Estimated Interest Rate	Term	Maximum Allowable Premium	Capitalized Interest	Average Annual Debt Service		
						Construction Deposit	Amortization	
1	General Obligation	2.65%	30 Years	\$580,000	N	\$1,575,084	\$32,000,000	See Attached
Par amount issued \$31,805,000 Total P&I \$47,252,529 Funding Source – 100% new property tax Likelihood of refinancing - Very Low								
Par amount issued \$29,000,000 Total P&I \$58,200,111 Funding Source – All existing revenue sources Likelihood of refinancing – Very High								

Figures are Estimates

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WHO HAS USED LEASE REVENUE BONDS

1. Murray City in 1991 to finance the Murray Library.
2. Murray City in 1997 to finance various city facilities (court, police training center, etc) and refinance the Library 1991 bonds and Murray Parkway 1990 bonds.
3. Murray City in 2001 to finance the Park Center. (Refinanced in 2009)
4. Springville City in 2008 to finance their new city hall.
5. Bluffdale City in 2016 to finance their city hall.
6. Murray School District in 2014 to finance their new district offices.
7. West Valley City in 2018 to finance their new public safety building.
8. Alpine School District in 2018 to finance rebuild of Scera Park elementary.

BOND PARAMETERS

- Maximum Par Amount: \$37,000,000

This is the maximum par amount of bonds that can be issued. If construction costs rise, the City can accept market premium (additional proceeds) in addition to the par amount.

- Maximum Interest Rate: 5.50%

This is the maximum interest rate that the City would pay. The actual rate will be lower. The parameters resolution sets the maximum rate high in case there is major market movement.

- Maximum Term: 31 Years

This is the maximum term (years) over which the bonds would be amortized. Depending on the timing of the closing on the bonds, the term of the bonds may be slightly over 30 years (i.e. 30 years + 2 months).

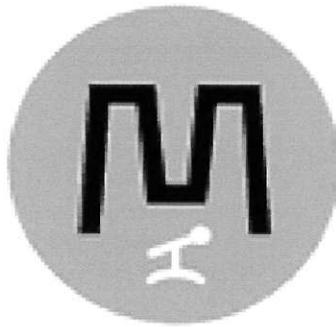
- Maximum Discount: 2%

This City will not accept purchase offers that are less than 98% of the par amount.

- Designated Officers:

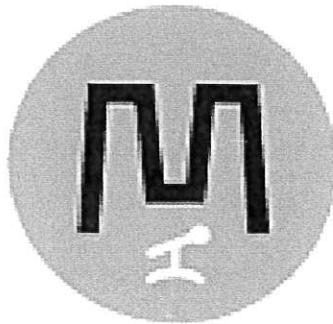
MBA:
Chairman
Secretary-Treasurer
Finance Director

These individuals will be authorized to approve the final bond sale results and ensure that the results fit within the parameters the Council has approved.



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



Murray City Municipal Council

Notice of Meeting

Tuesday, January 7, 2020

Murray City Center

5025 South State Street, Murray, Utah 84107

Meeting Agenda

4:45 p.m. **Committee of the Whole** – Council Chambers
Dale Cox conducting

Approval of Minutes

Committee of the Whole – Tuesday, November 12, 2019

Committee of the Whole – Tuesday, November 19, 2019

Committee of the Whole – Tuesday, December 3, 2019

Committee of the Whole – Tuesday, December 10, 2019

Discussion Items

1. Determine Committee Participation by Council Members – Dale Cox (10 minutes)
2. Mayor's Interlocal Board Appointments – Doug Hill (5 minutes)
3. Vacate a Portion of Right-of-Way at 4850 S. Box Elder Street – Danny Astill (10 minutes)
4. Fiscal Year 2019-2020 Budget Amendment – Brenda Moore (15 minutes)
5. Interlocal Board and Committee Reports – (5 minutes each)
 - a. Association of Municipal Council - Brett Hales
 - b. Community Action Program - Jennifer Kennedy
 - c. Jordan River Commission - Kim Sorensen
 - d. Metro Fire - Doug Hill
 - e. NeighborWorks - Jim McNulty
 - f. ULCT Legislative Policy Committee - Dale Cox
 - g. Utah Infrastructure Agency - Brenda Moore
 - h. Utah Telecommunications Open Infrastructure Agency - Mayor Camp
 - i. Valley Emergency Communications Center - Doug Hill

Announcements

Adjournment

6:15 p.m. **Redevelopment Agency of Murray City Meeting** (Separate Agenda)

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

6:30 p.m. **Municipal Building Authority of Murray City** – Council Chambers
Dale Cox conducting

Approval of Minutes
November 12, 2019

Adjournment

6:32 p.m. **Council Meeting** – Council Chambers
Brett Hales conducting.

Opening Ceremonies
Call to Order
Pledge of Allegiance

Approval of Minutes
Council Meeting – December 3, 2019
Council Meeting – December 10, 2019

Special Recognition
None scheduled.

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 **Michelle Robbins** to the Arts Advisory Board for a two-year term to expire on January 15, 2022.
2. Consider confirmation of the Mayor's reappointment of **Sunshine Szedeli** to the Parks and Recreation Advisory Board for a three-year term to expire on January 17, 2023.
3. Consider confirmation of the Mayor's appointment of **Becky Harris** to the Murray City Senior Recreation Center Advisory Board for a three-year term beginning February 2020 to expire January 2023.
4. Consider confirmation of the Mayor's appointment of **Lynn Andersen** to the Murray City Senior Recreation Center Advisory Board for a three-year term beginning February 2020 to expire January 2023.
5. Consider confirmation of the Mayor's appointment of **Susan Hatcher** to the Murray City Senior Recreation Center Advisory Board for a three-year term beginning February 2020 to expire January 2023.

Mayor Camp presenting.

Public Hearings

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

1. Consider an ordinance relating to land use; amends the General Plan from Low Density Residential to Residential Neighborhood Business for the property located at 551, 565, and 583 East Winchester Street and 6363 South 525 East, Murray City, Utah. Melinda Greenwood presenting/Brad Reynolds Construction, applicants.
2. Consider an ordinance relating to land use: amends the Zoning Map for the property located at 533, 551, 565, 583, 631 East Winchester Street and 6363 South 525 East from R-1-8 (Low Density Residential) Zoning District to the R-N-B (Residential Neighborhood Business) Zoning District. Melinda Greenwood presenting/Brad Reynolds Construction, applicants.
3. Consider an ordinance vacating a right-of-way located at approximately 4850 South Box Elder Street, Murray City, Salt Lake County, State of Utah. Danny Astill presenting.

New Business Items

1. Elections of Murray City Council Chair and Vice-Chair for Calendar Year 2020. Brett Hales presenting.
2. Elections of Murray City Budget and Finance Committee Chair and Vice-Chair for Calendar Year 2020. Brett Hales presenting.
3. Select Two Representatives to the Taxing Entity Committee. Brett Hales presenting.
 - Consider a resolution approving the appointment of representatives to the Taxing Entity Committee of the Redevelopment Agency of Murray City.
4. Consider a resolution approving the Mayor's appointment of representatives to boards of Interlocal Entities. Doug Hill presenting.

Mayor's Report and Questions

Adjournment

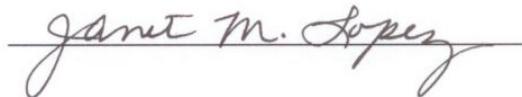
NOTICE

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.

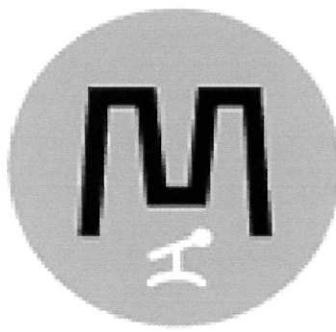
SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TTY is Relay Utah at #711.

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, January 3, 2020, at 9:20 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov, and the state noticing website at <http://pmn.utah.gov>.



Janet M. Lopez
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Council Meeting Minutes

Murray City Municipal Council

Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, December 3, 2019 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 5025 South State Street, Murray, Utah.

Council Members in Attendance:

Dave Nicponski, Chair	District #1
Dale Cox, Vice Chair	District #2
Jim Brass	District #3
Diane Turner	District #4
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Communications & Public Relations Director
Joe Tarver	Deputy Police Chief	Brenda Moore	Finance Director
Danny Astill	Public Works Director	Jon Harris	Fire Chief
Phyllis Wall	Treasurer's Office	Joey Mittelman	Assistant Fire Chief
Dave Carruth	Golf Course Superintendent	Jim McNulty	Development Services Manager
Ryan Madsen	IT	Danny Hansen	IT
Citizens			

Opening Ceremonies

Call to Order – Ms. Turner called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Pattie Johnson, Council Office

Approval of Minutes

Council Meeting – November 12, 2019

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

Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.
No citizen comments were given.

Public Hearings

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

1. Continued from November 19, 2019:

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 Manager

(See Attachment #1 for slides used during this presentation)

Mr. McNulty said this item was continued from the November 19, 2019 City Council meeting to allow city staff to work on some revised language in a few areas of the proposed text amendment. He explained that Section 17.48.260 of the Murray City Municipal Code deals with off-premise signs. Within that section it talks about permits. The language staff is proposing to add is, *“After written notice of a hearing has been sent to the owner of a legal non-conforming off-premises sign, no work may be conducted on the sign for any purpose whatsoever without first obtaining a permit from the city.”*

Mr. McNulty stated that Section 17.48.270 of the Murray City Municipal Code talks about height adjustments and relocation. The amendments staff are proposing are related to adjustment criteria for off-premise and electronic message signs. Staff would like to add the following language to Item A.1. of this section, *“Adjust the height and angle of a sign on a case by case basis to make it clearly visible from the main traveled way of the interstate or highway provided necessary structural modifications are made to comply with the International Building Code (IBC).”* Staff would also like to add the following language to Item A.2., *“Relocate the sign to a point within five thousand two-hundred and eighty (5,280) feet of its prior location, and no closer than five hundred (500) feet from an off-premise sign along the same side of a street, highway or interstate if the sign complies with spacing requirements under section 72-7-507 Utah Code Annotated and is in a C-D (Commercial Development), C-N (Commercial Neighborhood), G-O (General Office), M-G (Manufacturing Industrial), M-U (Mixed-Use), B-P (Business Park) or P-O (Professional Office) zone.”* He explained this will allow the adjustment or relocation of a sign to occur on I-15 or I-215.

Mr. McNulty said Section 17.48.280 deals with Electronic Message Center (EMC). Item A of that section talks about where EMC's are allowed and the language staff is proposing to add is, *“EMC signs for both on-premise and off-premise signs are allowed in the C-D, C-N, G-O, M-G, M-U, B-P and P-O zones.”* Staff would also like to add additional language that deals with EMC's under Item C.3. The language that is being proposed is, *“the brightness of such sign will not exceed 0.3 foot-candles over ambient lighting conditions*

as measured at a point perpendicular to the electronic sign face," and this language to Item C.5, "Or shall hold static on a single image and shall not cause illuminance in excess of 0.3 foot-candles over ambient lighting conditions as measured at a point perpendicular to the electronic sign face at a distance calculated as follows: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$."

The last change staff is proposing in this section is to Item C.7 relating to interstate off-premise EMC's. The proposed language is, *"If a residential use is located within a C-D, M-G, B-P, or P-O zone, a sign can be reviewed on a case by case basis to determine a sufficient distance."* Mr. McNulty explained that if there is a sign that is less than 300 feet away from a home that could be used for other purposes that is not in a predominately residential zone, it will be looked at on a case by case basis to see what the impact would be.

Mr. McNulty stated on October 3, 2019 the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council for these proposed ordinance amendments. City staff is also recommending approval of these amendments.

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

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

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Aye – noted that he represents Regan Signs as a Lobbyist
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

Business Items

1. Consider an ordinance amending Section 8.16.020 of the Murray City Municipal Code relating to regulated noises under the City's noise control ordinance to exempt golf courses within the City.

Staff Presentation: Kim Sorensen, Parks and Recreation Director

Mr. Sorensen said this item was presented during the October 15, 2019 Committee of the Whole meeting. This request is to amend the section of the Murray City Municipal Code that regulates noise. Currently the code reads that you cannot operate a lawn mower or something similar between the hours of 10:00 p.m. and 7:00 a.m. Mr. Sorensen is asking the Council to add an amendment to the Code that would allow the Golf Course and

exemption and allow them to operate lawn mowers beginning at 5:30 a.m.

Mr. Sorensen noted that this change would affect both the Murray Parkway Golf Course and Mick Riley Golf Course. The golf courses would still fall under Salt Lake County Health Department's requirements for sound and their ordinance states there is a certain decibel level that equipment can be operated between the hours of 7:00 a.m. and 10:00 p.m. Dave Carruth, Golf Course Superintendent, has been working with the County to determine what would happen if the Council passes this amendment. What they discovered was the Golf Course is out of the County codes for 40 to 42 seconds per day. They are working with the County to add some different mufflers on their equipment and they will exit the golf course maintenance building to the west.

Mr. Sorensen added that the County did their calculations from the piece of property directly east of the maintenance shed where they are building 11 homes. The other thing that will help with the noise is fences, trees, windows and different things like that.

Mr. Sorensen added that Mr. Carruth and his staff are doing a great job in ensuring that the golf course staff aren't impacting residents around the golf course.

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

Council roll call vote:

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

Motion passed 5-0

2. Consider a resolution authorizing the amendment of an Interlocal Cooperation Agreement between Salt Lake County and Murray City for the operation of a small satellite hazardous waste collection center.

Staff Presentation: Danny Astill, Public Works Director

Mr. Astill said this resolution authorizes the renewal of the agreement between the City and County to go for the next six months.

Mr. Nicponski asked where the site was located.

Mr. Astill responded it is at the Public Services Facilities located at 4646 South 500 West.

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

Brass.

Council roll call vote:

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

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp reported on the following items:

- The Library is hosting their Holliday Palooza on Saturday, December 7, 2019 at 11:00 a.m. There will be Christmas stories, sing-a-longs and Santa will be there to visit with the kids.
- On Saturday, December 7, 2019 at 6:00 p.m. the city will have their annual tree lighting in front of City Hall. Santa will be at the event and everyone is invited.
- In past years, the Fire Department has been participating in Operation Coverup, where they have been collecting blankets, coats, mittens, and scarves for those in need. This year, they are teaming up with KidsEat! to add Coats for Kids as part of Operation Coverup. The Fire Department is holding an event on Wednesday, December 11, 2019 from 4:00 to 7:00 p.m. at Fire Station #82 located at 996 East Vine Street. They will have refreshments, pictures with Santa, and drawings for prizes. The idea is to get the public to come out and bring the items they are asking for.

Adjournment

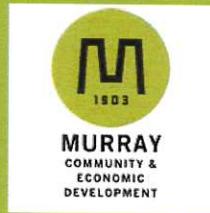
The meeting was adjourned at 6:49 p.m.

Jennifer Kennedy, City Recorder

Attachment 1

CITY COUNCIL MEETING

December 3, 2019



OFF-PREMISE SIGN REGULATIONS Text Amendment

*Murray City Land Use Ordinance
Chapter 17.48, Sign Code*



Section 17.48.260: Off-Premise Signs

Item D. Permit: *After written notice of hearing has been sent to the owner of a legal non-conforming off-premises sign, no work may be conducted on the sign for any purpose whatsoever without first obtaining a permit from the City.*

Item F. Removal of Legal Non-Conforming Advertising Signs: *Reference made to subsection B rather than subsection C.*



Section 17.48.270: Height Adjustments & Relocation

Item A.1., Adjustment Criteria: *Adjust the height and angle of a sign on a case by case basis to make it clearly visible from the main traveled way of the interstate or highway provided necessary structural modifications are made to comply with the IBC; and/or*

Item A.2., Adjustment Criteria: *Relocate the sign to a point within five thousand two-hundred and eighty (5,280) feet of its prior location, and no closer than five hundred (500) feet from an off-premise sign along the same side of a street, highway or interstate if the sign complies with spacing requirements under section 72-7-507 Utah Code Annotated and is in a C-D, C-N, G-O, M-G, M-U, B-P or P-O zone.*

Item C, Visibility: *Reference made to subsection 17.48.270(A) rather than 17.48.260(A).*



Section 17.48.280 : Electronic Message Center

Item A, Where Allowed: *EMC signs for both on-premise and off-premise signs are allowed in the C-D, C-N, G-O, M-G, M-U, B-P and P-O zones.*

Item C.3, EMC: *The brightness of such sign will not exceed 0.3 foot-candles over ambient lighting conditions as measured at a point perpendicular to the electronic sign face.*

Item C.5, EMC: *Or shall hold static on a single image and shall not cause illuminance in excess of 0.3 foot-candles over ambient lighting conditions as measured at a point perpendicular to the electronic sign face at a distance calculated as follows:*

Measurement Distance = $\sqrt{\text{Area of Sign Sq.Ft.} \times 100}$

Item C.7, Interstate Off-Premise EMC: *If a residential use is located within a C-D, M-G, B-P or P-O zone, a sign can be reviewed on a case by case basis to determine a sufficient distance.*



City Staff & Planning Commission Recommendations

On October 3, 2019, the Planning Commission held a public hearing and forwarded a recommendation of APPROVAL to the City Council for the proposed ordinance amendments.

On November 19, 2019, the City Council held a public hearing and continued the item until December 3, 2019.

At this time, City staff recommends that the City Council APPROVE the proposed ordinance amendments to the Sign Code as per staff recommendation.



Murray City Municipal Council

Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, December 10, 2019 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 5025 South State Street, Murray, Utah.

Council Members in Attendance:

Dave Nicponski, Chair	District #1
Dale Cox, Vice Chair	District #2
Jim Brass	District #3
Diane Turner	District #4
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Communications & Public Relations Director
Craig Burnett	Police Chief	Brenda Moore	Finance Director
Danny Astill	Public Works Director	Joey Mittelman	Assistant Fire Chief
Robert White	IT Director	Kim Sorensen	Parks & Recreation Director
Karen Richards	Permit Specialist	Melinda Greenwood	Community & Economic Development (CED) Director
Citizens			

Opening Ceremonies

Call to Order – Ms. Turner called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Melinda Greenwood, CED Director

Approval of Minutes

Council Meeting – November 19, 2019

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

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.

Staff Presentation: Dale Cox, Council Member

Mr. Cox expressed his appreciation to both Dave Nicponski and Jim Brass for all the work they've done throughout the year. He read the Joint Resolution.

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

Council roll call vote:

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

Motion passed 5-0

Mr. Nicponski thanked everyone for making his job easy for the past eight years.

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.

Staff Presentation: Brett Hales, Council Member

Mr. Hales read the Joint Resolution.

MOTION: Mr. Nicponski moved to adopt the Joint Resolution. The motion was SECONDED by Mr. Cox.

Council roll call vote:

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

Motion passed 5-0

Mr. Brass said it has been a pleasure; the people who work for Murray City are truly a family. He thanked his family for supporting him throughout the years.

Mayor Camp expressed his appreciation to Mr. Nicponski and Mr. Brass.

3. Exchange Club Presentation.

Sheri VanBibber, Jay Bollwinkle, and Brandon Burningham presenting.

Sheri VanBibber, Murray Exchange Club, explained what the Exchange Club does noting their main priority is preventing child abuse and domestic violence. She said that about five years ago, the Exchange Club took over the Haunted Woods. This project has allowed the Exchange Club to give back to the community financially. She noted that the Haunted Woods gets more popular every year and the Exchange Club put in about 1750 hours this year putting the event together.

Jay Bollwinkle, Murray Exchange Club, said the Exchange Club made almost \$20,000 during this year's Haunted Woods. It is a fun community event and they have hundreds of people volunteer to help them put it on.

Ms. VanBibber said on "The Day of Giving" which was this past Tuesday, the Exchange Club was able to give back to the YWCA, Shelter Kids, the Prevention of Child Abuse Utah, the Frank Cordova Foundation and other organizations.

Brandon Burningham said the Exchange Club wouldn't be as successful as they are without the support of the city.

4. Murray City Council Employee of the Month, Karen Richards, Building Division.

Staff Presentation: Brett Hales, Council Member and Melinda Greenwood, CED 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 Ms. Richards with a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Richards for all she does for the City.

Ms. Greenwood spoke about the work that Ms. Richards does and expressed appreciation to her for her hard work.

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

Janice Strobell – Murray City, Utah

Ms. Strobell thanked Mr. Brass for his service. She has worked closely with him over the years and she appreciated the way he responded quickly to her questions.

Consent Agenda

Ms. Turner asked that all the Consent Agenda items be voted on together; no objections were made.

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.

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

Council roll call vote:

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

Motion passed 5-0

Public Hearings

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

1. Consider a resolution declaring certain real property located at approximately 147 – 179 East Myrtle Avenue, Murray City, Salt Lake County, State of Utah, as surplus.

Staff Presentation: G.L. Critchfield, City Attorney

Mr. Critchfield said anytime the city wants to sell, exchange or dispose of real property when it's a significant parcel, State Law requires the city to declare property as surplus first. The city is trying to exchange some property with the Redevelopment Agency (RDA) for the new City Hall. If this resolution is approved, the property exchange would only be between the city and the RDA. The property would not be available to the public.

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 resolution. The motion was SECONDED by Mr. Ms. Brass.

Council roll call vote:

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

Motion passed 5-0

2. Consider an ordinance amending the City's Fiscal Year 2019-2020 Budget.

Staff Presentation: Brenda Moore, Finance Director

Ms. Moore went over the budget amendments which included: adding \$2,000 for a donation to the Seven Canyons Trust, adding grants and donations that were received, transferring money between the Class C and Capital Projects Fund, giving the Parks and Recreation Department the trade-in value for some equipment they sold on surplus, and adding money to the Risk and Power Fund for rising insurance costs.

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

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

Council roll call vote:

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

Motion passed 5-0

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.

Staff Presentation: Brenda Moore, Finance Director

Ms. Moore said last week the Council received a copy of the Comprehensive Annual Financial Report (CAFR). This resolution is to acknowledge that the audit has been completed and the Council has received a copy of it.

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

Council roll call vote:

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

Ms. Turner Aye

Motion passed 5-0

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.

Staff Presentation: Brenda Moore, Finance Director

Ms. Moore said the city is in the process of renovating the Murray Theater and she is working on how to pay for it. In order to keep her options open, she is asking the Council to approve this resolution. Salt Lake County is paying for half of this project and the city is paying the other half, which is \$3,500,000. She explained this resolution does not commit the city to bonding, it just states that if we bond, we will reimburse ourselves for the costs that are being incurred now.

Ms. Moore added that if the city decides to bond for the Murray Theater, there will be a lot more discussion and at least two more public meetings.

Mr. Hales said his concern is that he doesn't want the city to lose the money the county is putting up for this project.

Ms. Turner said she has concerns about bonding especially since the city has recently taken out two bonds. She really doesn't want to bond for this project unless the city absolutely has to. She wants the city to look for other sources of funding.

Ms. Moore agreed with Ms. Turner reiterating that this just leaves the possibility to bond open.

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

Council roll call vote:

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

Motion passed 5-0

3. Consider a resolution approving the 2019 Murray City Water Conservation Plan.

Staff Presentation: Danny Astill, Public Works Director

Mr. Astill said every five years the city is required to restate its goals and redo the water conservation plan. These conservation plans have been in effect since 2000. Currently, each person in the city uses approximately 211 gallons of water per day, which is high, but low for Salt Lake County.

The recent Wasatch Front Regional goals have been set. The city has incorporated those into this plan and will work to meet those goals by 2030. This resolution adopts the City's Water Conservation Plan so it can be submitted to the State.

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

Council roll call vote:

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

Motion passed 5-0

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.

Staff Presentation: Dave Nicponski, Council Member

Mr. Nicponski said on this ordinance proposal, the health care plans are not required, but contractors will receive an incentive if they have them. The ordinance should

MOTION: Mr. Nicponski moved to adopt the ordinance amending Section 3.10.370 of the Murray City Municipal Code relating to *an incentive for* qualified health plans in the procurement of building improvements and public works projects. The motion was SECONDED by Mr. Brass.

Council roll call vote:

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

Motion passed 5-0

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.

Staff Presentation: Dale Cox, Council Member

Mr. Cox said several weeks ago representatives from Seven Greenways Visioning Plan gave a presentation to the Council. The Seven Greenways Visioning Plan will conduct a study of the eastside of the Salt Lake Valley and show what can be done to improve greenspace in those areas. The only obligation the city has is to receive the plans. It's the city's prerogative what to do with the plans after that.

Ms. Turner asked Mr. Critchfield if he was okay with this proposal.

Mr. Critchfield responded there was some language in a letter of support that suggested that the city would be committing more than originally thought. That language has been omitted from the letter. The city is committing \$2,000, will see the plan and that is all.

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

Council roll call vote:

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

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp went over the following items:

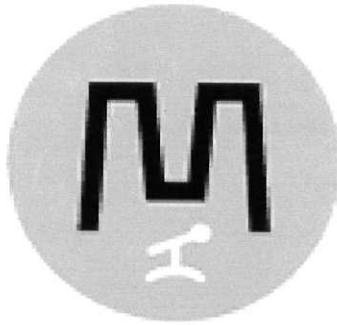
- He expressed appreciation to everyone who attended or took part in the tree lighting event last Saturday. The Power, Fire, and Police Departments as well as the Shade Tree Commission all do a great job with that event.
- Demolition of the pavilions in the park started today. They are preparing for the new pavilions to be installed in the spring.
- Yesterday afternoon, staff participated in a bond rating presentation for the new City Hall. They were able to do that over video conferencing instead of taking a trip to San Francisco, which saved the city a lot of money. The city should have its rating back in a couple of weeks.
- He reminded everyone about Operation Coverup and Coats for Kids. The event will be held tomorrow from 4:00 p.m. to 7:00 p.m. at Station #82 (996 East Vine Street). They will be accepting donations of coats, blankets, scarves and mittens for people of all ages and sizes. He thanked Assistant Chief Mittelman for involving the Fire Department with this event each year.

Adjournment

The meeting was adjourned at 7:30 p.m.

Jennifer Kennedy, City Recorder

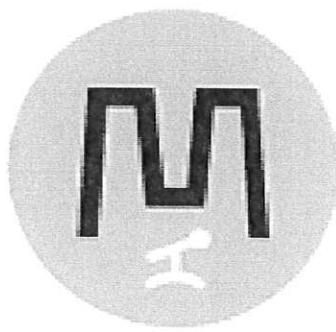
DRAFT



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Consent Agenda



MURRAY

Mayor's Office

Appointment of Michelle Robbins to the Arts Advisory Board

Council Action Request

Council Meeting

Meeting Date: January 7, 2019

Department Director Kim Sorensen	Purpose of Proposal Appointment of new board member
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's appointment of Michelle Robbins to the Arts Advisory Board.
Presenters Mayor Camp	Attachments Resume
Required Time for Presentation	Budget Impact None
Is This Time Sensitive No	Description of this Item Michelle Robbins will be appointed to the Arts Advisory Board for a 2-year term, January 15 2020 - January 2022. Michelle is filling the position vacated by Kat Martinez.
Mayor's Approval 	
Date October 29, 2019	

Michelle Robbins

2713 W 900 North

801 243-5978

binghamdirector@gmail.com

Education

Administrative License

Southern Utah University, Cedar City, Utah

2018

Masters of Arts in Theatre Production

Central Washington University, Ellensburg, Washington

2012

Bachelor of Fine Arts Degree in Theatre Education

University of Utah, Salt Lake, Utah

2002

High School Diploma

TASIS England, Thorpe, Surrey, England

1979

Professional Experience

Administrative Intern, Teaching and Learning Dept, Jordan School District

Administrative Intern, Jordan Ridge Elementary, Copper Mountain Middle School

2019

2018

Worked closely with administration teams in the following areas:

- Student intervention and guidance
- Teacher support and PLC collaborator

Bingham High Theatre Teacher

17 years' experience in teaching Theatre I, II, III, IV, Stage Tech, Musical Theatre, Theatre 1013, Peer Leadership Team

2002-
Present

Fostered students' commitment to lifelong learning by connecting course materials to broader themes and current events.

Wrote course materials such as syllabi, homework assignments and handouts.

Planned, evaluated and revised course content and course materials.

Served as faculty sponsor for the Drama Club.

Directed 14 musicals with casts of 60-100 students. Directed 12 Winter plays with casts of 10-35 students.

Taught workshops at Utah Theatre Association Conference.

Mentored 8 new faculty members in their first three years of teaching.

Served as Lead Mentor

Served on District Club Policy Review Committee

Managed budgets and accounts that dealt with as much as \$40,000 per year.

Currently serving on both the SAC and Steering Committees



MURRAY

Mayor's Office

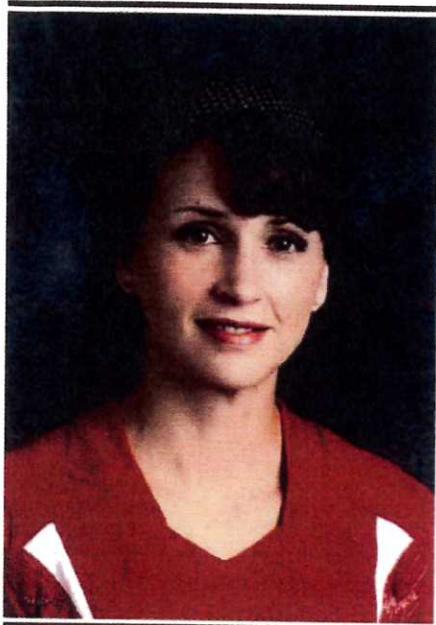
Reappointment of Sunshine Szedeli to the Parks and Recreation Board

Council Action Request

Council Meeting

Meeting Date: January 7, 2019

Department Director Kim Sorensen	Purpose of Proposal Reappointment of a board member
Phone # 801-264-2619	Action Requested Consider confirmation of the Mayor's reappointment of Sunshine Szedeli to the Parks and Recreation Advisory Board.
Presenters Mayor Camp	Attachments Resume
Required Time for Presentation	Budget Impact None
Is This Time Sensitive No	Description of this Item Sunshine Szedeli will be reappointed to the Parks and Recreation Advisory Board for a 3-year term, January 17, 2020 - January 17, 2023.
Mayor's Approval 	
Date December 20, 2019	



SUNSHINE SZEDELI
PE SPECIALIST
VIEWMONT ELEMENTARY

OBJECTIVE
Join Murray City Parks and Recreation Advisory Board

SKILLS & ABILITIES

- Proficient in Microsoft Office
- Work daily with children ranging in age from 5 to 12 years of age.
- Extensive presentation skills at all age levels
- Natural leader
- Strong organizational skills

VITALS
5609 South 1300 West
Murray, UT 84123
T 801-808-5954
E sunshine.szedeli@gmail.com

EXPERIENCE

VIEWMONT ELEMENTARY

JUNE 2015-PRESENT

PE Specialist in charge of physical education for grades K through 6th

- 2015-2016 Murray PTA Employee of the Year

DELTA AIRLINES, SALT LAKE CITY

JANUARY 1995-JANUARY 2006

Learning Facilitator Reservation Sales

CERTIFICATIONS

CPR/AED certified (11/17)

LEADERSHIP

- Director of Functional Fitness, Team RWB Salt Lake City Chapter
- Coach for Girls On The Run, Viewmont Elementary
- Member of Behavioral Leadership Team subcommittee Viewmont Elementary

REFERENCES

MELISSA HAMILTON, PRINCIPAL, VIEWMONT ELEMENTARY

mhamilton@murrayschools.org

ANDREW PULLENS, ATHLETIC DIRECTOR, TEAM RWB SALT LAKE CITY

andrew.pullens@teamrwb.org

PERSONAL INTERESTS/ STRENGTHS

- Running and obstacle course running
- Functional fitness/strength training
- Cycling
- I bake a seriously delicious cookie

Parks & Rec



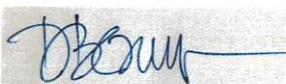
Mayor's Office

Appointment of Becky Harris to the Senior Rec. Center Advisory Board

Council Action Request

Council Meeting

Meeting Date: January 7, 2019

Department Director Tricia Cooke	Purpose of Proposal Appointment of new board member
Phone # 801-284-4237	Action Requested Consider confirmation of the Mayor's appointment of Becky Harris to the Senior Recreation Center Advisory Board.
Presenters Mayor Camp	Attachments Biography
Required Time for Presentation	Budget Impact None
Is This Time Sensitive Yes	Description of this Item Becky Harris will be appointed to the Senior Recreation Center Advisory Board for a 3-year term, February 2020 - January 2023. Becky is filling the position vacated by Erich Mille.
Mayor's Approval 	
Date December 20, 2019	

Becky Harris and her husband Dan has been a residents of Murray City for the past 47 years. They have raised 2 wonderful sons here. Becky became a member of the Murray senior recreation center 10 years ago. Becky loves our exercise room and has been a part of the painting class for 8 years. She is a member of the Beta Signs Phi for the past 57 years. Dan and Becky enjoy long road trips to collect antiques.



MURRAY

Mayor's Office

Appointment of Lynn Andersen to Senior Rec. Center Advisory Board

Council Action Request

Council Meeting

Meeting Date: January 7, 2019

Department Director Tricia Cooke	Purpose of Proposal Appointment of new board member
Phone # 801-284-4237	Action Requested Consider confirmation of the Mayor's appointment of Lynn Andersen to the Senior Recreation Center Advisory Board.
Presenters Mayor Camp	Attachments Biography
Required Time for Presentation	Budget Impact None
Is This Time Sensitive Yes	Description of this Item Lynn Andersen will be appointed to the Senior Recreation Center Advisory Board for a 3-year term, February 2020 - January 2023. Becky is filling the position vacated by Peter Wright.
Mayor's Approval 	
Date December 20, 2019	

November 25, 2019

Lynn Andersen has lived in Murray for 15 years and has been coming to the center for the last 15 years. Lynn enjoys our evening dances and other activities such as, bridge and all other card playing. Pickleball is where you will find him when he is not playing cards. Lynn has been a member of the Sports Mall here in Murray for 40 years. Lynn stays active and fit.

Lynn has traveled the world. Lynn loves short trips and longs trips. He just got back from a 26-day cruise which includes, Hawaii the south sea Islands. Also, the cruise ended in Australia. Then Lynn spend an addition 2 weeks in Vietnam.

Lynn has 2 Adult children a boy and a girl who lives in the sounding area and is very close to.

Lynn was the proud owner of his own business for 40 years as a general contractor.



MURRAY

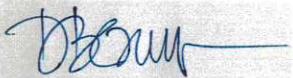
Mayor's Office

Appointment of Susan Hatcher to the Senior Rec Center Board

Council Action Request

Council Meeting

Meeting Date: January 7, 2020

Department Director Tricia Cooke	Purpose of Proposal Appointment of new board member
Phone # 801-284-4237	Action Requested Consider confirmation of the Mayor's appointment of Susan Hatcher to the Senior Recreation Center Advisory Board.
Presenters Mayor Camp	Attachments Biography
Required Time for Presentation	Budget Impact None
Is This Time Sensitive No	Description of this Item Susan Hatcher will be appointed to the Senior Recreation Center Advisory Board for a 3-year term, February 2020 - January 2023. Susan is filling the position previously held by Brenda Clausen.
Mayor's Approval 	
Date October 29, 2019	

November 1, 2019

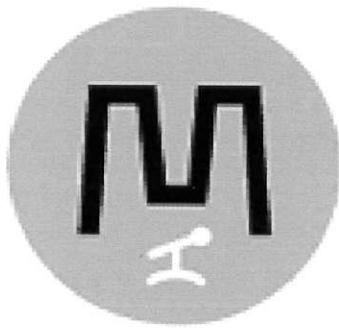
Susan Hatcher – Advisory board replacement for Brenda Clausen

Susan was born July 28, 1946 in Tacoma Washington. Graduated from Mt. Tahoma High School in the 1964. After graduation she join the United States Air force and was stationed in Texas. At the end of her air force tour she got married and raised 3 beautiful children.

Susan moved to Utah in January 1980. Susan then started working for Mervyns for 22 years. Upon leaving the company Susan went to work for Walmart, where she is currently still employed. Susan became a member of the Murray Senior Recreation Center 3 ½ years ago.

Susan is a director of our Readers Theater, trip escort, pen pals, bingo and lunch cashier. Susan is always willing to help with anything here at the center.

Susan is excited about filling a roll in our Advisory board.



MURRAY
CITY COUNCIL

Public Hearing #1

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 7th day of January, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the General Plan from Low Density Residential Neighborhood Business for the properties located at 551, 565, and 583 East Winchester Street and 6363 South 525 East, Murray, Utah.

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

DATED this _____ day of _____, 2019.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: December 27, 2019

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM LOW DENSITY RESIDENTIAL TO RESIDENTIAL NEIGHBORHOOD BUSINESS FOR THE PROPERTY LOCATED AT 551, 565, AND 583 EAST WINCHESTER STREET AND 6363 SOUTH 525 EAST, MURRAY, UTAH. (Brad Reynolds Construction)

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

WHEREAS, the owner of the real property located at 551, 565, and 583 East Winchester Street and 6363 South 525 East, Murray, Utah, has requested a proposed amendment to the General Plan to designate the property in a Residential Neighborhood Business zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the General Plan be amended to show a Residential Neighborhood Business projected use for the following described property located at 551, 565, and 583 East Winchester Street and 6363 South 525 East, Murray, Salt Lake County, Utah:

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

Section 2. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the _____
day of _____, 2020.

Jennifer Kennedy, City Recorder

4. Two (2) parking spaces shall be striped adjacent to the building. Access to the overhead door must remain open. Due to the limited parking, no employees are allowed at this location with the exception of the business owner.
5. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

Seconded by Ms. Milkavich.

Call vote recorded by Mr. Hall.

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

Motion passed 5-0

GENERAL PLAN AMENDMENT – Brad Reynolds Construction - 551, 565 & 583 East
Winchester Street and 6363 South 525 East - Project #19-151

Zac Smallwood presented the proposed amendments to the Murray City Future Land Use Map. The properties are currently designated Low Density Residential, and the applicant would like to change the designation to Residential Business. Mr. Smallwood explained that the proposed request will include four individual parcels on the east side of 525 East and west of 6360 South in the R-1-8 Zone. The four subject properties are individual parcels that are adjacent to six additional properties and have the same ownership. In total there are ten associated parcels, six of which were part of the 2017 General Plan update from R-1-8 to Residential Business. The other four associated parcels were missed during that update because they were not directly adjacent to Winchester Street. Three of the subject properties in the R-1-8 zone have the same address. Staff believes that this General Plan Amendment represents a correction to the Future Land Use Map. Mr. Smallwood addressed the concern that he received a letter from a resident which was sent from Brad Reynolds Construction. The letter showed potential development plans for the subject site. As a rule, we do not provide future development plans during the General Plan and Zone Amendment phase so that the Commission can weigh the merits of the General Plan amendment and the zone change and not the potential uses. Even though Brad Reynolds Construction has provided the letter we cannot take it into consideration tonight because those plans could change. Ms. Milkavich wondered if the proposal letter that was mailed to residents by Brad Reynolds Construction has gone through any other City regulations or steps to become formal. Mr. Smallwood replied that the applicant has not submitted an application for the proposed development and Staff has not considered anything yet. He stated that the Commission is looking at the General Plan and the zoning for this property only. A General Plan development is a process in which we receive a lot of community feedback and we use that information to create a map which helps to guide what the use of a particular area should be in the future. Then, the Future Land Use Map will be used in determining what properties will require zone changes in order to comply with a future land use. This application tonight is specifically to change the Future Land Use map. The next agenda item is for an application to change the zoning of the aforementioned properties to R-N-B, Residential Neighborhood Business. Based on the analysis of the submitted materials and the findings in this report, Staff recommends that the Planning Commission send a recommendation of approval to the City Council for the

requested amendment to the General Plan Future Land Use Map designation for the subject properties from Low Density Residential to Residential Business.

Ms. Patterson stated that she understands that during the development of the General Plan it is apparent that the rear properties were missed because the instruction was to look at the properties along Winchester Street and the front facing properties on Winchester were changed but the rear properties that were not facing Winchester were not changed. Also, to further support the proposed change is the fact that some of the properties have the same address but are different parcels. Mr. Smallwood added that the three rear parcels are landlocked, do not have any frontage on to a public street and should be considered as one property. Murray City code requires a public street for a subdivision of land, and they were subdivided before this code was put into place. If for some reason they ever wanted to sell the parcels individually they could not access them without trespassing. The proposed amendment would be a correction that would alleviate these concerns. Ms. Milkavich asked if the properties are too small to put a public road in between the properties. Mr. Smallwood replied that the City requires a minimum of a 49 foot (ft.) wide right-of-way. We typically don't allow a street to dead end; we require a full 100 ft. cul-de-sac which would nearly eat up this entire property. Ms. Wilson added that the aerial view shows that the rear properties are landlocked that have the misfortune of having a different parcel number.

Brad Reynolds, 2500 East Haven Lane, Holladay, stated that he is aware that the four parcels add up to be only .79 acre, the entire property is only 4.41 acres, and this is just a correction. To be transparent with the neighbors he held a meeting to inform them about what the future plans are for this land, so they had a better understanding.

The meeting was opened for public comment.

Dwight Searle, 658 East Silver Shadows Drive, wondered if the property is intended to be used for residential why is the proposed zoning for residential and business. Additional concerns are that the property could be used for anything with this type of proposed zoning.

David Eckhoff, 6428 Castlefield Lane, asked what R-N-B zoning means in terms of what businesses could be allowed here. The plan appears to call for residential units, but would it also allow business.

Wendy Butler, 6332 South 530 East, is concerned that 2017 Master Plan does not contain any specific verbiage that deals with land, but it is allowed to be zoned R-N-B. For the past 60 years this area has been residential single-family homes and Winchester has served as the buffer. Ms. Butler stated that she is against this proposal because it could be used for duplexes and businesses that are under 30 feet tall which could be open from 7:00 a.m. to 10:00 p.m.

The public comment portion for this item was closed.

Mr. Smallwood addressed the public comment and explained an R-1-10 Zone allows for a single home on a 10,000 sq. ft. lot and an R-N-B Zone allows for a duplex on a 10,000 sq. ft. lot with a single building. Ms. Milkavich asked if this proposed designation is regarding only the four rear parcels and if the front parcels have already been rezoned to R-N-B. Mr. Smallwood replied that this is only to designate the four properties and the front facing properties are currently zoned R-1-8. The future designation is for R-N-B which does allow for duplexes, and limits buildings to between 20 feet tall and up to a 30-foot tall with Planning Commission approval. Small scale businesses are allowed such as insurance companies, dental offices or medical offices and can operate between the hours of 7:00 a.m. to 10:00 p.m.

Heavy retail such as convenience stores are not allowed. Ms. Patterson explained that tonight we are only considering a land use rezoning and that the R-N-B zone is a great way to protect the established neighborhood behind it. These types of low scale uses would be valuable to the future development of the City as well. Ms. Wilson stated she is an advocate of the R-N-B Zone because it limits the type of business to something that is neighborhood friendly, limits building height, limits business intensity and offers a façade similar to the surrounding neighborhood. Mr. Markham stated that a comment was made that duplexes are "High-Density", and he does not agree. He asked Staff if they believe duplexes are High-Density. Mr. Smallwood replied that he does not believe duplexes to be High-Density. Ms. Wilson added that she realizes we are not considering a proposal tonight, but the twin home concept wouldn't be a worst case scenario. Ms. Patterson added that density is a consideration that Residential Neighborhood Business protects against, and we don't want a highly dense commercial or residential use here. Mr. Markham stated that if the city does not take care of this property now that it will continue to be vacant property that does not benefit anyone.

Mr. Markham made a motion 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.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Hall.

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

Motion passed 5-0

ZONE MAP AMENDMENT – Brad Reynolds Construction – 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East - Project #19-152

Zac Smallwood presented the amendments to the Zoning Map for the ten subject properties and stated that the requested Zoning Map amendments are from R-1-8, Single Family Low Density Residential to R-N-B, Residential Neighborhood Business. Mr. Smallwood explained some of the differences between the R-1-8 and R-N-B zones and stated that there is a 30 foot height maximum in the R-N-B which is lower than a Single-Family Residential lot, R-N-B allows for single and two family dwellings and it allows for light commercial uses. Commercial developments in the R-N-B Zone require a 10-foot landscape buffer and an 8 ft. masonry wall around the property between any residentially zoned property. In the future if a subdivision or commercial business were to be proposed it would require approval from the Planning Commission. 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.

Mr. Markham asked if the R-N-B Zone allows Single-Family homes. Mr. Smallwood replied in the affirmative.

Brad Reynolds, 2500 East Haven Lane, Holladay, stated that he believes that this property does not make any sense to be zoned as an R-1-8 property because of the traffic, proximity and size



MURRAY CITY CORPORATION

COMMUNITY & ECONOMIC DEVELOPMENT

Planning

Planning Department

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 re-designate 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



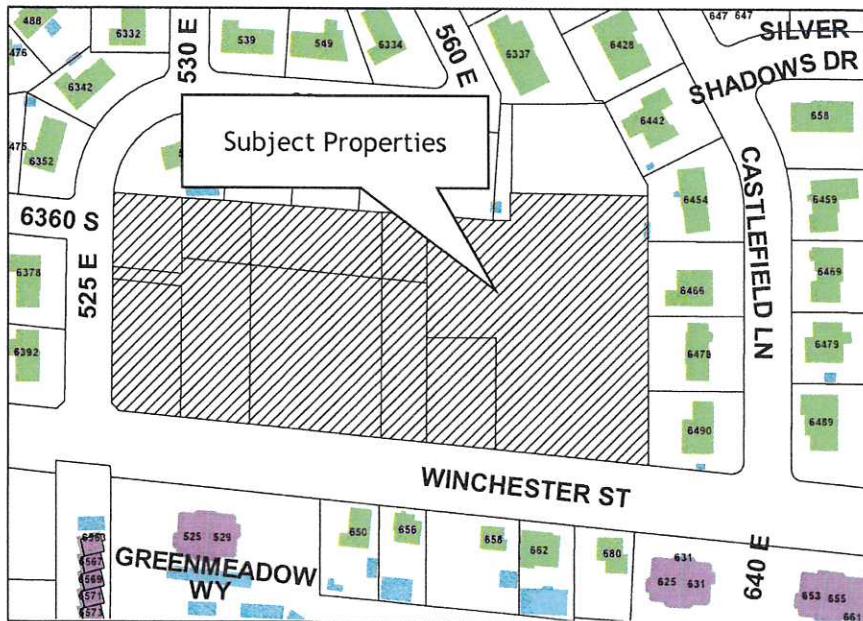


November 7, 2019

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. 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 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

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 Winchester

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

Parcel Area: 0.790 ACRE Current Use: VACANT

Land Use Designation: Low DR Proposed Designation: RNB

Applicant Name: BRAD REYNOLDS COAST

Mailing Address: PO BOX 17958

City, State, ZIP: SLC UT 84117

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

Email Address: BRADREYNOLDS@X1000X1000.COM

Business Name (If applicable): _____

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

Property Owner=s Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: 801-618-8891 Fax #: _____ Email: RODGER.TAYLOR@BILT.HOMES.COM

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

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

Authorized Signature: C. Smith 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

§

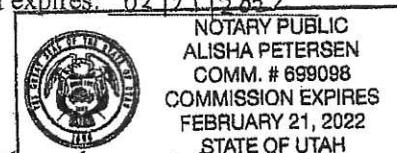
County of Salt Lake

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

Alisha Petersen
Notary Public

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

Agent Authorization



I (we), Carol S. Smith, the owner(s) of the real property located at

0.790 Acres 4 parcels 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

Owner's Signature (co-owner if any)

State of Utah

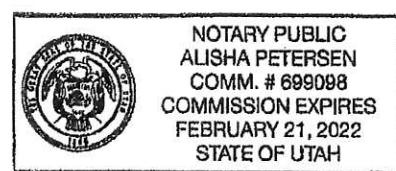
§

County of Salt Lake

On the 22nd 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

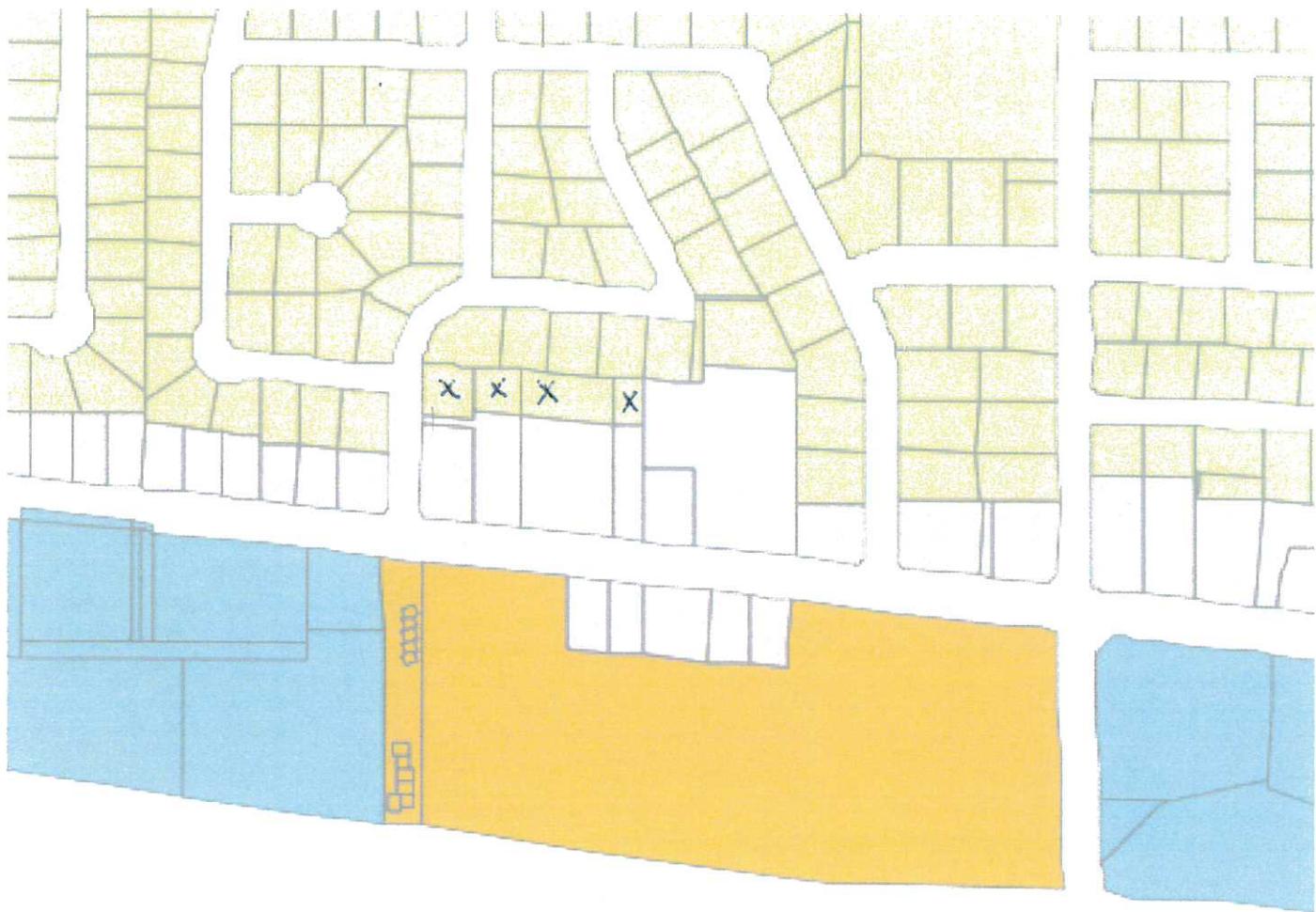
Parcel #'s:

22-19-279-025

22-19-279-021

22-19-279-009

22-19-279-010



Murray City



Date: 10/10/2019
Time: 12:30:14 PM

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Map Disclaimer:
<http://www.murray.utah.gov/1629>
The above information while not
guaranteed has been secured from
sources deemed reliable.



MURRAY

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

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

Total Amount	\$68.84
Payment Amt	\$0.00
Amount Due	\$68.84

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 525 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager
 Planning Division
 1272859 UPAXL

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

Scheduled Date(s): 11/10/2019

utahlegals.com	utahlegals.com	utahlegals.com
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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

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

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

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

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

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

David Carson
539 E 6340 S
Murray UT 84107

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

Duke Lacrosse LLC
512 E Winchester St
Murray UT 84107

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

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

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

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

CNP LLC
680 E Winchester St
Murray UT 84107

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

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

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

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

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

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

Bedford Properties LLC
1100 E South union Ave
Midvale UT 84047

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

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

CNST
1926 E 6400 S
Murray UT 84121

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

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

Dominick P Costanza
404 E 6360 S
Murray UT 84107

Frederick J Haydock
6340 S Castlefield Ln
Murray UT 84107

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

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 & Laron 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

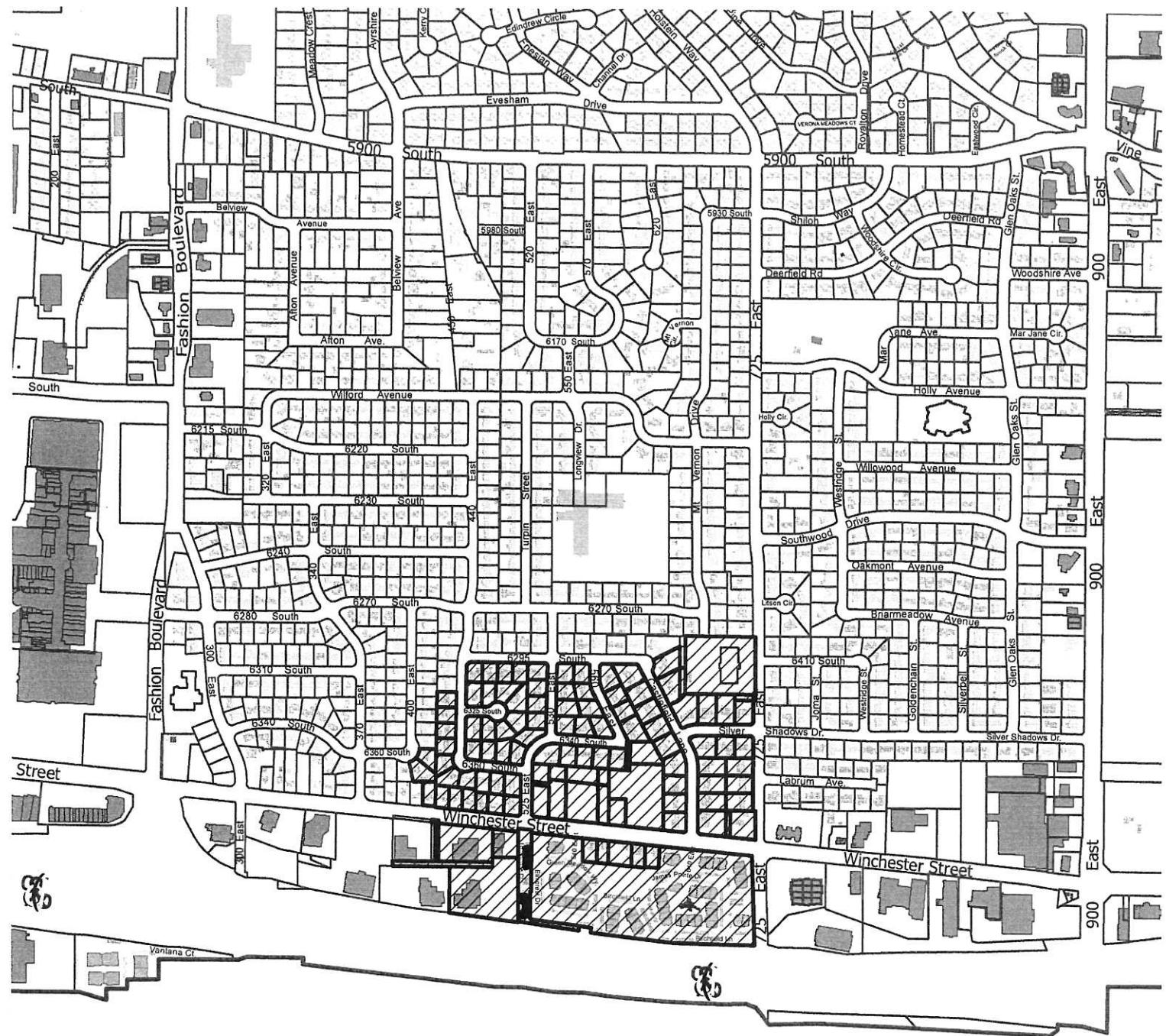
UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

OLYMPUS SEWER
3932 500 E,
Millcreek, UT 84107

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

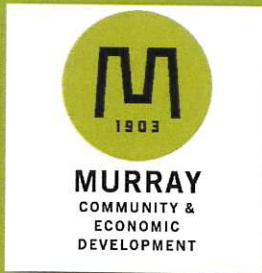
WASATCH FRONT REG CNCL
PLANNING DEPT
41 North Rio Grande Str, Suite 103
SLC UT 84101

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114



COMMITTEE OF THE WHOLE

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







Future Land Use Categories

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

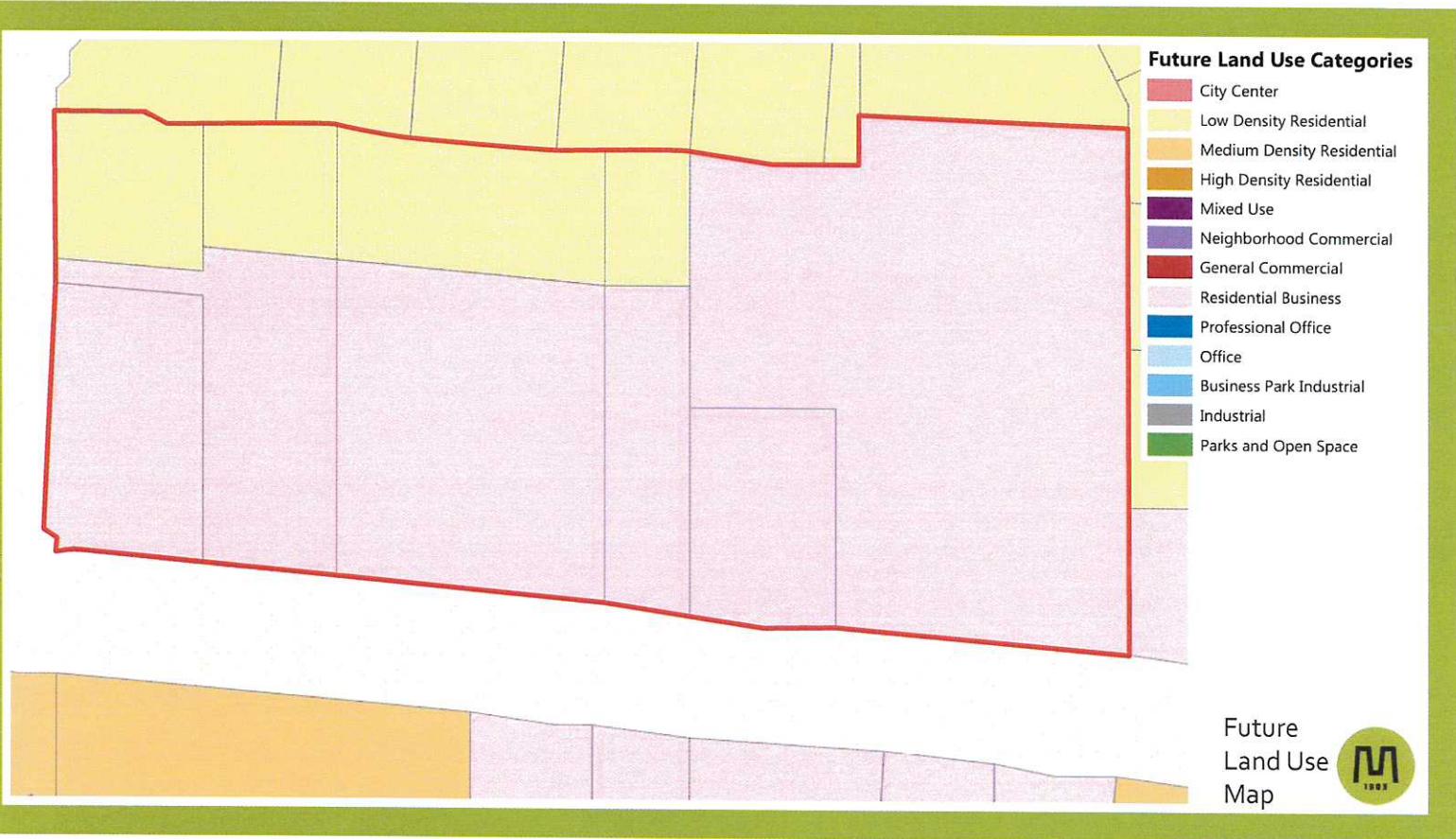
Future
Land Use
Map





R-1-8







Staff Recommendation

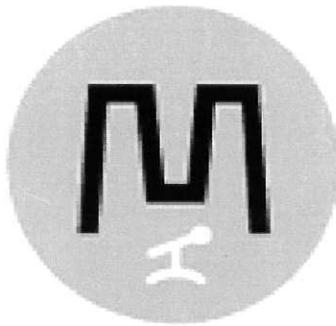
General Plan / Future Land Use Map Amendment:

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.





MURRAY
CITY COUNCIL

Public Hearing #2

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 7th day of January, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the R-1-8 (Low Density Residential) zoning district to the R-N-B (Residential Neighborhood Business) zoning district for the property located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East, Murray, Utah.

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

DATED this _____ day of _____, 2019.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: December 27, 2019

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 533, 551, 565, 583, 593, 631 EAST WINCHESTER STREET AND 6363 SOUTH 525 EAST FROM R-1-8 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT TO THE R-N-B (RESIDENTIAL NEIGHBORHOOD BUSINESS) ZONING DISTRICT .
(Brad Reynolds Construction)

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

WHEREAS, the owner of the real property located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-N-B (Residential Neighborhood Business) zone district; and

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

WHEREAS, it appearing to be in the best interest of the City and the inhabitants thereof that the proposed amendment of the zoning map be approved.

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation be amended for the following described property located at 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East, Murray, Salt Lake County, Utah from R-1-8 (Low Density Residential) to R-N-B (Residential Neighborhood Business):

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 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

Section 2. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the _____
day of _____, 2020.

Jennifer Kennedy, City Recorder

Heavy retail such as convenience stores are not allowed. Ms. Patterson explained that tonight we are only considering a land use rezoning and that the R-N-B zone is a great way to protect the established neighborhood behind it. These types of low scale uses would be valuable to the future development of the City as well. Ms. Wilson stated she is an advocate of the R-N-B Zone because it limits the type of business to something that is neighborhood friendly, limits building height, limits business intensity and offers a façade similar to the surrounding neighborhood. Mr. Markham stated that a comment was made that duplexes are "High-Density", and he does not agree. He asked Staff if they believe duplexes are High-Density. Mr. Smallwood replied that he does not believe duplexes to be High-Density. Ms. Wilson added that she realizes we are not considering a proposal tonight, but the twin home concept wouldn't be a worst case scenario. Ms. Patterson added that density is a consideration that Residential Neighborhood Business protects against, and we don't want a highly dense commercial or residential use here. Mr. Markham stated that if the city does not take care of this property now that it will continue to be vacant property that does not benefit anyone.

Mr. Markham made a motion 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.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Hall.

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

Motion passed 5-0

ZONE MAP AMENDMENT – Brad Reynolds Construction – 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East - Project #19-152

Zac Smallwood presented the amendments to the Zoning Map for the ten subject properties and stated that the requested Zoning Map amendments are from R-1-8, Single Family Low Density Residential to R-N-B, Residential Neighborhood Business. Mr. Smallwood explained some of the differences between the R-1-8 and R-N-B zones and stated that there is a 30 foot height maximum in the R-N-B which is lower than a Single-Family Residential lot, R-N-B allows for single and two family dwellings and it allows for light commercial uses. Commercial developments in the R-N-B Zone require a 10-foot landscape buffer and an 8 ft. masonry wall around the property between any residentially zoned property. In the future if a subdivision or commercial business were to be proposed it would require approval from the Planning Commission. 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.

Mr. Markham asked if the R-N-B Zone allows Single-Family homes. Mr. Smallwood replied in the affirmative.

Brad Reynolds, 2500 East Haven Lane, Holladay, stated that he believes that this property does not make any sense to be zoned as an R-1-8 property because of the traffic, proximity and size

of the street of Winchester Street there would not be any buffer for those homes. Mr. Reynolds added that this property would not be successful with any other zoning than R-N-B.

Mr. Markham stated that he and other Commissioners are aware of several other projects that Mr. Reynolds has built in Murray and that he believes they are high quality and an asset to the community.

The meeting was opened for public comment.

Thomas Mangum, 725 East 6410 South, asked if the Advocates building comes close to a worst case scenario for R-N-B zoning. Mr. Markham replied that he believes it to be a best case scenario. Mr. Mangum replied that depends on if you want single-family houses next your business.

Dwight Searle, 658 East Silver Shadows Drive, stated he is in favor of duplexes or anything with residential. Mr. Searle stated that he believes greed is the factor in the choice of zoning for this property. Mr. Searle added that traffic in the area is unbearable and wondered if anybody is concerned and wanted it to be addressed before this item is forwarded to the City Council. Mr. Searle additionally suggested that the City press the developer for a quick start time, so that the project is completed quickly before there is any chance of the developer reselling the land or changing his mind about what he wished to do with his own property. Mr. Searle also asked if a survey was done to find out if people would purchase a single family home here and if those results are favorable then that is what should be built. Mr. Searle had additional concerns that if duplexes are built here that they would be easy to rent and because he dislikes the idea of renters he suggested that covenants and restrictions be placed on these homes that requires them to be owner occupied forever or at least for the span of his life.

David Eckhoff, 6428 Castlefield Lane, stated that he personally agrees that putting single family homes in this area would be a difficult sell and is in favor of twin homes. Mr. Eckhoff is concerned that there would be an increase in traffic as a result of homes and it would be even worse with businesses. He also suggested that traffic should be diverted away from 525 East and towards Winchester Street, and he also agrees with stipulations that would require homes to be owner occupied.

Lee Butler, 6332 South 530 East, stated that he believes people would buy single family homes especially if a wall was built as a buffer from Winchester Street and that he thinks it is short sighted to think that this area won't be suited for single family homes because there is certainly some type of family who would be willing to move here. He added that there is a need for homes in this valley and if developers don't build homes on so called "undesirable" plots of land here that we will gentrify Murray and force people to live in places like Tooele.

Wendy Butler, 6332 South 530 East, stated that she is aware that the Winchester frontage all the way down to the Fashion Place Mall is scheduled to become R-N-B, yet this is the only area that is in front of the Commission. She also added that residences should be built here and that the egress from the property should not be onto 535 East but Winchester instead.

The public comment portion for this item was closed.

Ms. Patterson stated that it is understandably difficult for residents to separate a zone change from a potential development proposal when they have been given development information. She added that even though the information was distributed with good intentions it poses a problem because the plan distributed to the residents shows things like egresses, a certain number of homes to be developed or types of business that the City has not even had a

chance to look at. This particular plan may not even be accurate as to what will actually happen in the future. The City can't consider a development plan before a zone change has happened and it would be best to set aside any unapproved development information when considering this zone change.

Mr. Smallwood agreed with Ms. Patterson and addressed the traffic concerns by stating the City Engineering team considered traffic along Winchester when R-N-B zoning was proposed during the creation of the General Plan and they saw the amount of traffic in the area to be acceptable. Ms. Milkavich asked if the idea of the R-N-B model is to have potential business that maybe built along Winchester to enter and exit onto Winchester Street. Mr. Smallwood answered that all the models created for the General Plan showed the use of Winchester Street. Ms. Milkavich added that this development does have the potential to look like other R-N-B developments in our city such as can be seen on 900 East where egress is directed toward 900 East. Those businesses offer a buffer to the residential from what is happening on 900 East. Mr. Smallwood answered yes, this rezone would lead to a development similar to what is on 900 East but at this time the City is not able to say exactly what will or will not happen here because many different factors can impact what can be developed here. Mr. Smallwood explained that the City does not have the authority to disallow residential rentals because private property owners have rights. He added that the City does not get involved in any neighborhood covenants or CCRs because those are private agreements between property owners as part of a Homeowners Association. Mr. Smallwood explained that this land has been for sale with R-1-8 Zoning for a long time and could have been developed into single family homes but there have not been any takers. Ms. Milkavich asked if this is changed to R-N-B does it allow single family homes. Mr. Smallwood answered in the affirmative. Mr. Markman commented that he believes R-N-B is the appropriate zoning for this property because it allows the developer to have flexibility to make something of it because it has been available for the use of only single family homes and has not been developed yet.

Mr. Hall addressed the public concern that these properties have been in the Murray City General Plan for 16 years to become R-N-B and have not yet been rezoned yet. It is because the decision was made to let the properties be rezoned as property owners made individual requests instead of just a mass change all at once. He added that the City wanted to see the change happen organically as the need arose. For example, when the traffic gets too dense on Winchester the people who own homes along that street at least have the option to sell to a business instead of trying to sell the home to somebody who doesn't mind the traffic. This is actually a way to solve a traffic problem on Winchester as well, as it provides a buffer for the neighborhood from that busy street. The R-N-B zone is a stabilizing zone that the City realized it needed to apply here back in 2003. Mr. Smallwood stated that the height limit in this zone is 30 feet. Ms. Wilson stated that the R-N-B zone is good neighborhood buffer here because the Single-Family Zones allow a 35 foot height. Ms. Milkavich asked if business built in the R-N-B Zone have any façade requirements. Mr. Smallwood replied that the facades are expected to look closer to homes than commercial business with things like pitched roofs, and material requirements. Any future proposal will come before the Planning Commission for review.

Mr. Hacker wanted to clarify that the public input was appreciated tonight but a lot of it was based on a speculation what might or could go into this space. The City has not looked at an actual application for any development to be built here. What we are recommending tonight will be regarding only zoning for these properties. Mr. Markham added that any proposal that may come to the City will be vetted thoroughly by Staff to ensure it is the best possible fit for this site. Ms. Patterson added that she was on the Commission when the General Plan was put into place for this area and it was considered during many discussions. The result was that

the R-N-B zone was chosen for the benefits, regulations and protections it gives to the residential community in this area.

Mr. Markham made a motion 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.

Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

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

Motion passed 5-0

OTHER BUSINESS

Mr. Hall stated that the next Planning Commission meeting is on December 5, 2019 and we have a few larger items on the agenda, please let us know if you will be able to make it.

Mr. Markham made a motion to adjourn. Seconded by Ms. Wilson.

A voice vote was made, motion passed 5-0.

The meeting was adjourned at 7:56 p.m.



Jared Hall, Planning Division Manager



MURRAY CITY CORPORATION
COMMERCIAL & INDUSTRIAL DEVELOPMENT

100%
2017
2018

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.

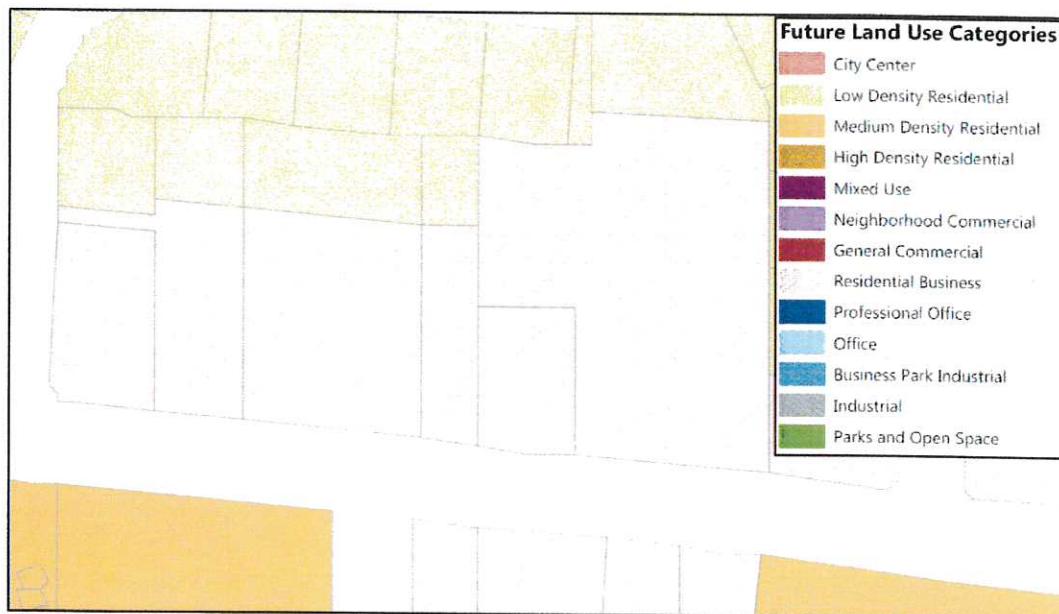


Figure 1: Future Land Use Map

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



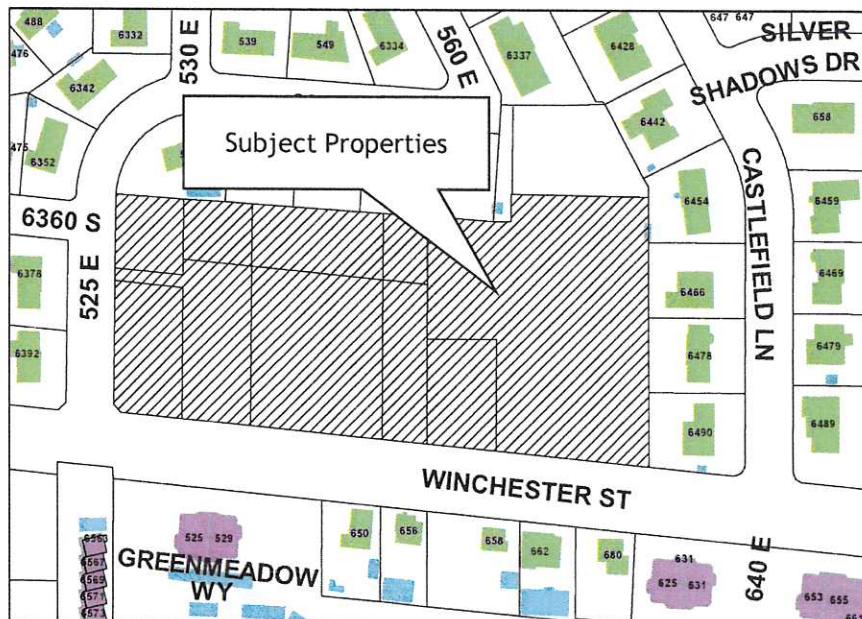


November 7, 2019

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. 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 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

Application Materials

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Zoning Map Amendment
 Text Amendment
 Complies with General Plan
 Yes No

Project # 19-152

Subject Property Address: 525-635 WINCHESTER

22-19-279-027, 028, 015, 016, 018
024, 025, 026, 009, 010

Parcel Identification (Sidwell) Number: 22-19-279-027, 028, 015, 016, 018
024, 025, 026, 009, 010

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

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

Applicant

Name: BRAD REYNOLDS COAST

Mailing Address: PO BOX 17958

City, State, ZIP: SLC UT 84117

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

Email address: BRAD@REYNOLDSCONSTRUCTION.COM

Business or Project Name: _____

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

Property Owner's Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: 801-618-8871 Fax #: _____ Email: ROBERTSAY@SOUTHLIGHT

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 22nd day of October, 20 19,

Alisha Petersen

Notary Public

Residing in Utah

My commission expires: 02/21/



NOTARY PUBLIC
ALISHA PETERSEN
COMM. # 699098
COMMISSION EXPIRES
FEBRUARY 21, 2022
STATE OF UTAH

Agent Authorization

I (we), Carol S. Smith, the owner(s) of the real property located at 6442 Cattlefield Ln, 4.572 Acres (10 Acres) 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 22nd day of October, 20 19 personally appeared before me

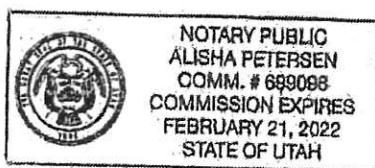
Carol Smith the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Alisha Petersen

Notary Public

Residing in Utah

My commission expires: 02/21/2022



Bedford Properties – 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

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

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

Total Amount	\$68.84
Payment Amt	\$0.00
Amount Due	\$68.84

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

Scheduled Date(s): 11/10/2019

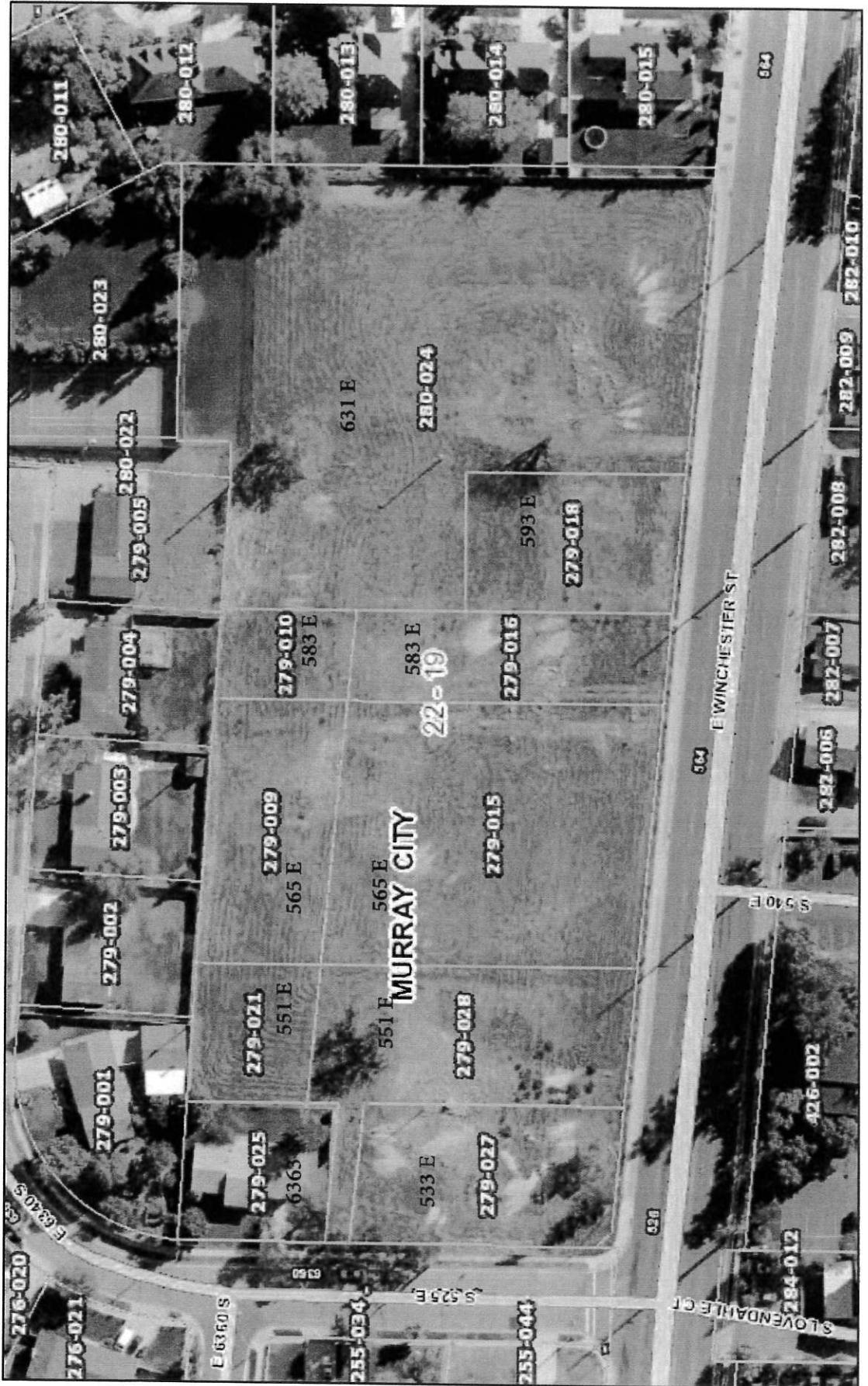
utahlegals.com	utahlegals.com	utahlegals.com
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Scheduled Date(s): 11/10/2019

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

Reynolds Construction



October 31, 2019

1:1 364

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), iof, Recorder, Auditor, and Information Services. Copyright 2013. Assessor GIS.

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

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

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

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

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

David Carson
539 E 6340 S
Murray UT 84107

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

Duke Lacrosse LLC
512 E Winchester St
Murray UT 84107

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

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

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

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

CNP LLC
680 E Winchester St
Murray UT 84107

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

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

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

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

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

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

Bedford Properties LLC
1100 E South union Ave
Midvale UT 84047

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

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

CNST
1926 E 6400 S
Murray UT 84121

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

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

Dominick P Costanza
404 E 6360 S
Murray UT 84107

Frederick J Haydock
6340 S Castlefield Ln
Murray UT 84107

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

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

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

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

Public Hearing #3



MURRAY

Public Works

Request to Vacate Portion of Right of Way: 4850 S Box Elder Street

Council Action Request

Council Meeting

Meeting Date: January 7, 2020

Department	Purpose of Proposal
Director	Consider vacating a portion of unused right-of-way at 4850 S Box Elder Street.
Danny Astill	
Phone #	Action Requested
801-270-2440	Vacate portion of right-of-way
Presenters	Attachments
Danny Astill	Memo from City Engineer, Application by RDA; Ordinance, PH Notice, Affected Entities Notice, Quit-Claim Deed
Required Time for Presentation	Budget Impact
10 Minutes	N/A
Is This Time Sensitive	Description of this Item
Yes	Fire Station 81 is currently under construction on Murray City RDA property located at 4850 South Box Elder Street. The northeast section of the building extends several feet into an unused portion of the historic 4800 South right-of-way. The building was positioned this way to meet MCCD building setback requirements and promote walkability in the downtown area. The Murray City RDA requests the City vacate this unused portion of 4800 South right-of-way to allow for the new fire station to meet current MCCD requirements. There are no known utilities in the proposed vacation area and there will be a plat recorded early next year that will re-dedicate right-of-way for the new sidewalk being installed along the north and east sides of the fire station. The Murray City RDA is the only property owners that abuts this section of 4800 South and they have provided survey, legal description and title work to support this
Mayor's Approval	
Date	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 7th day of January, 2020, 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 on and pertaining to vacating an unused portion of a public right-of-way comprising 1,827 square feet, located at approximately 4850 South Box Elder Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the public right-of-way.

DATED this 20th day of December, 2019.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATES OF PUBLICATION: December 27, 2019
PH 20-03

After recording, return to:
City Attorney's Office
Murray City Corporation
5025 South State Street
Murray UT 84107

Mail tax notice to:

Affected Parcel ID Nos: 21-12-230-036

ORDINANCE NO. _____

AN ORDINANCE VACATING A RIGHT-OF-WAY LOCATED AT APPROXIMATELY 4850 SOUTH BOX ELDER STREET, MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH. (Redevelopment Agency of Murray City)

WHEREAS, the City received a petition to vacate a public street, right-of-way, or easement from the Redevelopment Agency of Murray City; and

WHEREAS, the petition requested that a portion of a public right-of-way be vacated located at approximately 4850 South Box Elder Street Street, Murray, Salt Lake County, State of Utah; and

WHEREAS, the right-of-way proposed to be vacated is an unused portion of the historic 4800 South right-of-way; and

WHEREAS, the proposed street vacation would include 1,827 square feet or 0.042 acres; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5, 1953 as amended; and

WHEREAS, the request was made in order to facilitate the construction and operation of the new Fire Station #81, in order for the required setbacks under the Murray City Center District zone to be met; and

WHEREAS, a plat will be recorded that will re-dedicate a right-of-way for the new sidewalk being installed along the north and east sides of the fire station; and

WHEREAS, the Murray City Municipal Council finds good cause to vacate a portion of the right-of-way located at approximately 4850 South Box Elder Street, Murray, Salt Lake County, State of Utah; that the action will not be detrimental to the public interest, nor materially injure any person or the public interest; and

WHEREAS, the Murray City Municipal Council finds that there is filed a written consent to the vacation by the owners of the properties adjacent to the right-of-way being vacated; that affected entities have been given notice and have been consulted; that owners of record of each parcel accessed by right-of-way have been given notice; and that notice has been published and a public hearing has been held on January 7, 2020 pursuant thereto, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. That the right-of-way located at approximately 4850 South Box Elder Street, Murray, Salt Lake County, State of Utah, is vacated and that the City releases any and all title, right or interest it may have in the described parcel, SUBJECT TO any easement or right-of-way of any lot owner and the franchise rights of any public entity. The right-of-way hereby vacated is particularly described as follows:

A parcel of land situated in the Northeast Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west line of Box Elder Street said point being South 359.83 Feet and West 288.56 feet from the Northwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 65° 22' 41" West 175.81 feet;

thence South 72° 30' 02" East 167.58 feet to the west line of said Box Elder Street;

thence South 0° 00' 15" East 22.86 feet to the point of beginning.

Contains 1,827 square feet or 0.042 acres.

Section 2. This Ordinance shall take effect upon the first publication and filing of a copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

City Recorder

MAYOR'S ACTION:

DATED this _____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

City Recorder

CERTIFICATE OF PUBLICATION

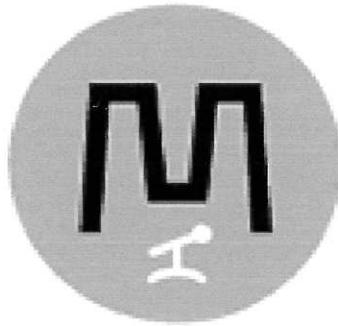
I hereby certify that this Ordinance or a summary hereof was published according to law on the _____ day of _____, 2020.

City Recorder



MURRAY
CITY COUNCIL

**Refer to Documentation
in Committee of the Whole**



MURRAY
CITY COUNCIL

New Business #1



Murray City Council

City Council Chair and Vice-Chair Elections for Calendar Year 2020

Council Action Request

Council Meeting

Meeting Date: January 7, 2020

Department Director Janet M. Lopez	Purpose of Proposal Election of leadership positions for the Murray City Council for calendar year 2020.
Phone # 801-264-2622	Action Requested Nominations and elections.
Presenters Brett Hales, conducting.	Attachments See duties of each office.
Required Time for Presentation 10 Minutes	Budget Impact No budget impact.
Is This Time Sensitive Yes	Description of this Item A summary of the council chair and council vice-chair duties from the Council Rules and Council Handbook are included. 2019 Council Chair - Dave Nicponski - First year (Two consecutive year term limit.) 2019 Council Vice-Chair - Dale Cox - First Year (No term limit.)
Mayor's Approval	
Date December 26, 2019	

RULES OF THE MURRAY CITY MUNICIPAL COUNCIL MURRAY CITY CORPORATION

Adopted January 5, 1982. Re-adopted February 23, 1988. Amended April 26, 1988. Amended August 23, 1988. Amended April 25, 1989. Amended July 11, 1989. Amended December 12, 1989. Amended January 28, 1992. Amended January 25, 1994. Amended August 23, 1994. Amended July 11, 1995. Amended March 10, 1998. Amended June 9, 1998. Amended September 21, 1998. Amended January 4, 2000. Amended January 16, 2001. Amended May 15, 2001. Amended January 8, 2002. Amended April 29, 2003. Amended November 13, 2007. Amended October 7, 2008, October 20, 2009. Amended November 17, 2009, September 3, 2013, amended February 14, 2017, amended March 20, 2018, amended August 27, 2019, amended October 15, 2019.

I. INTRODUCTION

- A. Function of Rules. These Rules shall be the governing procedures of the Murray City Municipal Council, hereafter referred to as the "Council".
- B. Adoption. The Council shall adopt these Rules in a regular Council meeting.
- C. Amendment. Any member of the Council may propose amendments to these Rules. Amendments shall be submitted in writing to Council members. Amendments shall be approved by a two-thirds vote of the entire Council in a regular Council Meeting.
- D. Suspension. The Council may suspend the Rules by a two-thirds vote of Council members present.

II. ORGANIZATION

- A. Chair. A Chair shall be elected for each calendar year by majority vote of the Council in the first regular Council meeting in January. Council members may not serve more than two consecutive calendar years as Chair.

The Chair shall be a member of the Council and its presiding officer, sign all ordinances, resolutions, and official correspondence, supervise staff, approve Council agendas, issue Council-approved press releases, represent the Council at meetings, represent the Council at official ceremonies where required, and shall serve as official spokesperson for the Council. The Chair shall also perform all other such duties prescribed by these Rules.

- B. Vice-Chair. A Vice-Chair shall be elected for each calendar year by majority vote of the Council in the first regular meeting in January.

The Vice-Chair shall be the presiding Council officer in the temporary absence of the Chair, in the event that the Chair is incapacitated due to illness or is otherwise unable to attend Council meetings and shall sign as the Chair on all ordinances, resolutions, and official correspondence.

- C. Vacancy in Office of Chair. In the event that the Chair shall vacate his/her office for any reason before the term has expired, the Vice-Chair shall become Chair for the remainder of that term.

- D. Vacancy in the Office of Vice-Chair. In the event that the Vice-Chair shall vacate his/her office for any reason before his/her term has expired, the Council members, by a simple majority vote, shall elect a Vice-Chair to complete the term at the first regular Council meeting following the

Council Leadership—At the first Council meeting of each year, the Council elects leadership positions for the calendar year as an action item on the Council Meeting agenda. Nominations will be taken by the Council Member conducting. Once nominations are concluded for each office, voting will be by roll call or ballot. Elections take effect immediately after the vote is finalized.

A. Council Chair—Council Members may not serve more than two consecutive calendar years as Chair.

1. Presides at all Council meetings, except upon delegating or sharing limited conducting responsibilities with the other four Council Members. The presiding officer at Council Meetings shall be rotated monthly among Council Members according to district.
2. Moves Council Initiatives and projects forward to completion.
3. Sets Council meeting agendas.
4. Signs all ordinances, resolutions and other official documents on behalf of the Council.
5. Communicates official position statements that have been approved by the Council and is spokesperson to the media, public, official publications.
6. Liaison to the Mayor on Council's behalf.
7. Disseminates information from the Mayor.
8. Conducts Committee of the Whole and Workshop meetings.
9. Supervises Council staff as detailed in the Council Rules.

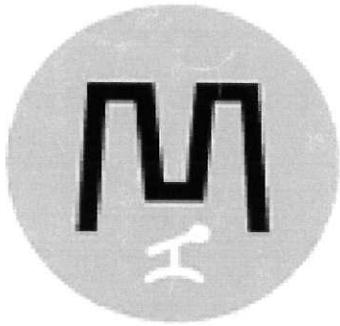
B. Council Vice-Chair—Elected for one calendar year.

1. Presiding Officer in the temporary absence of the Chair.
2. In the event the Chair is incapacitated due to illness or otherwise unable to attend Council meetings, Vice- Chair shall sign ordinances, resolutions and other official correspondence.

C. Budget and Finance Committee Chair—Council Members may not serve more than two consecutive calendar years as Budget and Finance Committee Chair.

1. Presiding officer of the Budget and Finance Committee meetings.
2. Approves the agenda for Budget and Finance Committee meetings.
3. Coordinates the review and recommendations for annual budget meetings, and financial reports.
4. May serve on the Capital Improvement Program Committee.
5. Serves on the Audit Committee.
6. Other responsibilities relating to budget and finance.

D. Budget and Finance Vice-Chair—Serves in the absence of the Budget and Finance Committee Chair.



MURRAY
CITY COUNCIL

New Business Item #2



Murray City Council

Budget & Finance Committee Chair and Vice-Chair Calendar Year 2019

Council Action Request

Council Meeting

Meeting Date: January 7, 2020

Department Director Janet M. Lopez	Purpose of Proposal Election of Budget and Finance Committee leadership positions for calendar year 2019.
Phone # 801-264-2622	Action Requested Nominations and elections.
Presenters Brett Hales, conducting.	Attachments See duties of each position.
Required Time for Presentation 10 Minutes	Budget Impact No budget impact.
Is This Time Sensitive Yes	Description of this Item A summary of the Budget and Finance Committee chair and vice-chair duties from the Council Rules and Council Handbook are included. 2019 Budget Chair - Diane Turner - First Year (Two consecutive year term limit.) 2019 Budget Vice-Chair - Brett Hales - Fifth Consecutive Year (No term limits.)
Mayor's Approval	
Date December 26, 2019	

vacancy announcement.

E. Committees. The Council shall have two standing committees: (1) Committee of the Whole and (2) Budget and Finance Committee.

1. The Budget and Finance Committee will convene exclusively for budget related meetings.
2. Ad hoc committees may be formed as necessary by majority vote of the Council.

F. Committee Membership. Each Council member shall be a member of both standing committees. The membership of ad hoc committees shall be determined by the Council at the time such committees are created.

G. Committee Chairs. Committee Chairs shall be as follows:

1. The Council Chair shall serve as the Chair of the Committee of the Whole.
2. A Chair and Vice Chair of the Budget and Finance Committee shall be elected for a term of one calendar year in the first regular Council meeting in January. Council members may not serve more than two consecutive calendar years as Chair of the Budget and Finance Committee.
3. **Board and Committee Membership.** Membership on the following committees shall be determined in the Committee of the Whole meeting.
 - a. Association of Municipal Councils/Salt Lake County Council of Governments
 - b. Utah League of Cities and Towns/Legislative Policy Committee.
 - c. Murray Area Chamber of Commerce Board.
 - d. Capital Improvement Program (two members).
 - e. Murray City Business Enhancement Committee (two members).
 - f. Other committees as deemed necessary.

Committee members above shall be elected for a term of one calendar year in the first regular Committee of the Whole meeting in January.

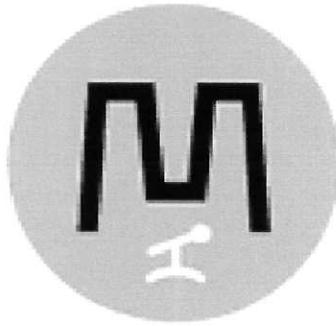
I. Absences. Any Council member absent in excess of six times from Council meetings and Budget and Finance Committee meetings (except those absences due to personal illness, urgent family matters or due to Council or personal business) shall forfeit whatever Council leadership position that member holds. Any Council member exceeding these guidelines (1) may appeal the case to the Council and (2) the Council, by majority vote, may excuse any of the absences and waive the penalty. (See Murray City Code 2.06.050 for compensation penalty relating to Council member absences).

III. MEETINGS

- A. Regular Meetings. The City Council shall meet not less than once monthly.
- B. Open Meetings. All Council meetings shall be governed by the Utah Open and Public Meetings Act.
- C. Type of Meetings. The Council shall meet in Council Meetings, closed meetings, workshops,

Council Leadership—At the first Council meeting of each year, the Council elects leadership positions for the calendar year as an action item on the Council Meeting agenda. Nominations will be taken by the Council Member conducting. Once nominations are concluded for each office, voting will be by roll call or ballot. Elections take effect immediately after the vote is finalized.

- A. **Council Chair**—Council Members may not serve more than two consecutive calendar years as Chair.
 - 1. Presides at all Council meetings, except upon delegating or sharing limited conducting responsibilities with the other four Council Members. The presiding officer at Council Meetings shall be rotated monthly among Council Members according to district.
 - 2. Moves Council Initiatives and projects forward to completion.
 - 3. Sets Council meeting agendas.
 - 4. Signs all ordinances, resolutions and other official documents on behalf of the Council.
 - 5. Communicates official position statements that have been approved by the Council and is spokesperson to the media, public, official publications.
 - 6. Liaison to the Mayor on Council's behalf.
 - 7. Disseminates information from the Mayor.
 - 8. Conducts Committee of the Whole and Workshop meetings.
 - 9. Supervises Council staff as detailed in the Council Rules.
- B. **Council Vice-Chair**—Elected for one calendar year.
 - 1. Presiding Officer in the temporary absence of the Chair.
 - 2. In the event the Chair is incapacitated due to illness or otherwise unable to attend Council meetings, Vice-Chair shall sign ordinances, resolutions and other official correspondence.
- C. **Budget and Finance Committee Chair**—Council Members may not serve more than two consecutive calendar years as Budget and Finance Committee Chair.
 - 1. Presiding officer of the Budget and Finance Committee meetings.
 - 2. Approves the agenda for Budget and Finance Committee meetings.
 - 3. Coordinates the review and recommendations for annual budget meetings, and financial reports.
 - 4. May serve on the Capital Improvement Program Committee.
 - 5. Serves on the Audit Committee.
 - 6. Other responsibilities relating to budget and finance.
- D. **Budget and Finance Vice-Chair**—Serves in the absence of the Budget and Finance Committee Chair.



MURRAY
CITY COUNCIL

New Business Item #3



MURRAY

Council Action Request

Redevelopment Agency of Murray

Appoint representatives to the Taxing Entity Committee

Council Meeting

Meeting Date: January 7, 2020

Department Director Blair Camp	Purpose of Proposal To appoint two representatives to the Taxing Entity Committee
Phone # 801-264-2600	Action Requested Consideration of a resolution
Presenters Blair Camp, RDA Executive Director	Attachments Resolution
	Budget Impact None
	Description of this Item We are requesting that the city council appoint two members to serve on the Taxing Entity Committee. Current TEC members are Jim Brass and Dale Cox. Appointees remain until a replacement member is voted in.
Required Time for Presentation	
Is This Time Sensitive	
No	
Mayor's Approval	
 A blue ink signature of the name 'Blair Camp'.	
Date	
December 26, 2019	

RESOLUTION NO. _____

A RESOLUTION APPROVING THE APPOINTMENT OF REPRESENTATIVES TO THE TAXING ENTITY COMMITTEE OF THE REDEVELOPMENT AGENCY OF MURRAY CITY.

WHEREAS, two representatives need to be appointed by resolution of the Murray City Municipal Council to serve on the Taxing Entity Committee of the Redevelopment Agency of Murray City; and

WHEREAS, state law requires such appointments be made; and

WHEREAS, each representative serves until a successor is appointed; and

WHEREAS, former council member, Jim Brass, currently serves on the Committee until a successor has been appointed; and

WHEREAS, the Murray Municipal Council desires to approve the appointment of a successor to Mr. Brass as well as a second representative; and

WHEREAS, each representative shall serve a one-year term or until a replacement is appointed.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1.

2.

These appointments shall take effect immediately.

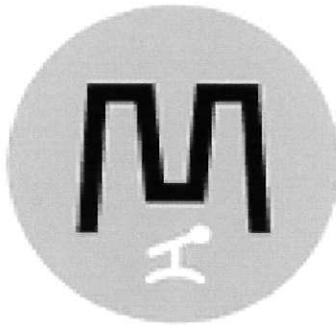
DATED this _____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

ATTEST:

, Council Chair

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

New Business Item #4



Mayor's Office

Interlocal Board Appointments

MURRAY

Council Action Request

Committee of the Whole and Council Meeting

Meeting Date: January 7, 2020

Department Director Mayor Blair Camp	Purpose of Proposal Consider a Resolution approving the mayor's appointment of representatives to boards of interlocal entities.
Phone # 801-264-2600	Action Requested Consider approval
Presenters Doug Hill, Chief Administrative Officer	Attachments Resolution
Budget Impact	N/A
Required Time for Presentation 5 Minutes	Description of this Item The city is required to appoint representatives to governing boards of the Utah Associated Municipal Power Systems (UAMPS), Central Valley Water Reclamation Facility, Salt Lake Valley Emergency Communications Center (VECC), TransJordan Cities, Utah Telecommunication Open Infrastructure Agency (UTOPIA), Utah Infrastructure Agency (UIA), Wasatch Front Waste and Recycling District, Intermountain Power Agency, Metro Fire Agency, NeighborWorks Salt Lake, Community Action Program, and the Jordan River Commission.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date December 5, 2019	

RESOLUTION NO. _____

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF
REPRESENTATIVES TO BOARDS OF INTERLOCAL ENTITIES.

WHEREAS, the Mayor needs to make appointments to the governing boards of the Utah Associated Municipal Power Systems (UAMPS), Central Valley Water Reclamation Facility, Salt Lake Valley Emergency Communications Center (VECC), TransJordan Cities, Utah Telecommunication Open Infrastructure Agency (UTOPIA), Utah Infrastructure Agency (UIA), Wasatch Front Waste and Recycling District, Intermountain Power Agency, Metro Fire Agency, NeighborWorks Salt Lake, Community Action Program, and the Jordan River Commission (collectively "Interlocal Entities"); and

WHEREAS, the Mayor has made appointments to the governing boards of the Interlocal Entities; and

WHEREAS, the Mayor wants approval by the Murray City Municipal Council of the appointments;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Blaine Haacke as the City's representative to the Utah Associated Municipal Power Systems (UAMPS) Board with Greg Bellon as the alternate representative.
2. Mayor Blair Camp as the City's representative to the Central Valley Water Reclamation Facility Board with Danny Astill as the alternate representative.
3. Doug Hill as the City's representative to the Salt Lake Valley Emergency Communications Center (VECC) Board with Mayor Blair Camp as the alternate representative.
4. Russ Kakala as the City's representative to the TransJordan Cities Board with Danny Astill as the alternate representative.
5. Mayor Blair Camp as the City's representative to the Utah Telecommunication Open Infrastructure Agency (UTOPIA) Board with Brenda Moore as the alternate representative.

6. Brenda Moore as the City's representative to the Utah Infrastructure Agency (UIA) Board with Mayor Blair Camp as the alternate representative.
7. Councilmember Diane Turner as the City's representative to the Wasatch Front Waste and Recycling District Board.
8. Blaine Haacke as the City's representative to the Intermountain Power Agency Board with Greg Bellon as the alternate representative.
9. Doug Hill as the City's representative to the Metro Fire Agency Board.
10. Jim McNulty as the City's representative to NeighborWorks Salt Lake Board.
11. Jennifer Kennedy as the City's representative to the Community Action Program Board.
12. Mayor Blair Camp as the City's representative to the Jordan River Commission with Kim Sorensen as the alternate representative.

These appointments shall take effect immediately.

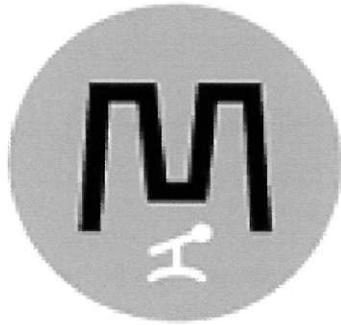
DATED this day of January, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Council Chair

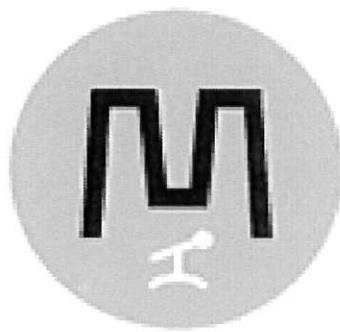
ATTEST:

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment