

**MURRAY**  
CITY COUNCIL

# Council Meeting March 3, 2020



# Murray City Municipal Council

## Notice of Meeting

March 3, 2020

Murray City Center

5025 South State Street, Murray, Utah 84107

### Meeting Agenda

**4:30 p.m.**    Committee of the Whole – Council Chambers  
Dale Cox conducting

### Approval of Minutes

Legislative Breakfast – January 14, 2020  
Committee of the Whole – January 21, 2020

### Discussion Items

1. Murray Parks and Recreation Master Plan – Kim Sorensen and Cindy Mendoza, MIG (30 minutes)
2. Proposed Rezone 6271 South 900 East – Melinda Greenwood (10 minutes)
3. Fiscal Year 2019-2020 Budget Amendment – Brenda Moore (10 minutes)
4. Metro Fire Agency Interlocal Agreement – Doug Hill (10 minutes)
5. Navajo Tribal Utility Project – Blaine Haacke and Bruce Turner (15 minutes)
6. Quarterly Power Department Report – Blaine Haacke (30 minutes)

### Announcements

### Adjournment

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

**6:30 p.m.**    Council Meeting – Council Chambers  
Dale Cox conducting.

### Opening Ceremonies

Call to Order  
Pledge of Allegiance

### Approval of Minutes

Council Meeting – February 18, 2020

### 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 **Ray Beck** to the **Murray City Center District Design Review Committee** to complete the remainder of a term to expire January 1, 2021. 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 Zoning Map for the property located at 61 East 6100 South, Murray City, Utah from the R-1-8 (Low Density Residential) to the C-D (Commercial Development) Zoning District. – Melinda Greenwood presenting. BJ Stringham, Project Investments, LLC, applicants.

## Business Items

1. Consider a resolution approving the donation of in-kind services to the Navajo Tribal Utility Authority's 2020 "Light Up Navajo" initiative project. Blaine Haacke and Bruce Turner presenting.
2. Consider a resolution approving an Interlocal Agreement among Bluffdale City, Draper City, Murray City, South Jordan City, South Salt Lake City, West Jordan City, Sandy City, and West Valley City regarding an interlocal entity known as the Metro Fire Agency. Doug Hill presenting.
3. Consider a resolution honoring the 100<sup>th</sup> Anniversary of the League of Women Voters. Diane Turner presenting.
4. Presentation of a Legislative Report. Rosalba Dominguez presenting.

## Mayor's Report and Questions

## Adjournment

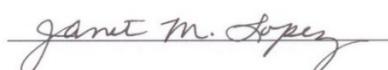
### NOTICE

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.

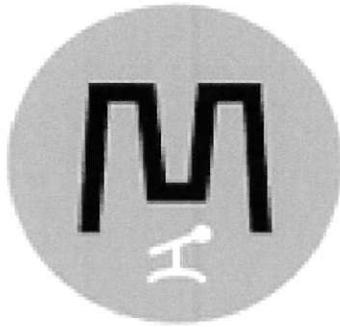
SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TTY is Relay Utah at #711.

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, February 28, 2020, at 11:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.

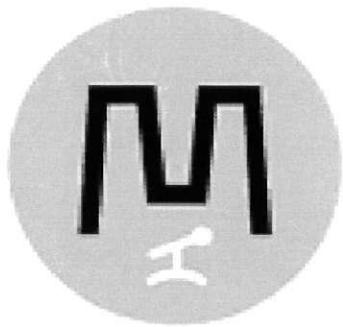


Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



MURRAY  
CITY COUNCIL

# Committee of the Whole



MURRAY  
CITY COUNCIL

# Committee of the Whole Minutes



**DRAFT**

**Murray City Municipal Council  
And  
Murray City Administration  
Legislative Breakfast  
-Minutes-**

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The Murray City Municipal Council met with the Murray City Administration for the annual Legislative Breakfast on Tuesday, January 14, 2020, at 7:30 a.m. in the Council Chambers of the Murray City Center at 5025 South State Street, Murray, Utah.

**Council Members in Attendance:**

Kat Martinez	District #1
Dale Cox - Chair	District #2
Rosalba Dominguez – Vice Chair	District #3
Diane Turner	District #4

**Excused:**

Brett Hales	District #5
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**Others in Attendance:**

Blair Camp	Mayor	Jan Lopez	Council Executive Director
Doug Hill	Chief Admin. Officer	Kory Holdaway	Murray Lobbyist
Jennifer Heaps	Chief Comm. Officer	Kathy Miller	Admin. Assistant
Rep. Karen Kwan	District 34	Rep. Mark Wheatley	District 35
Rep. Carol Spackman Moss	District 37	Rep. Andrew Stoddard	District 44
Rep. Marie Poulson	District 46	Senator Gene Davis	District 3
Senator Kathleen Riebe	District 8	Joey Mittelman	Fire
Marie Goettsche	Murray Chamber	City Staff	

**Welcome/Introductions** - Mayor Camp gave a warm welcome to all in attendance, and noted the absences of Councilmember Hales, and Senator Iwamoto. Lengthy formal introductions occurred.

**Issues Discussion**

**Mayor Camp** – Mayor Camp reviewed topics important to Murray, such as:

- Local option sales tax
- Land Use Authority

- Affordable housing - He said Murray accomplished a great deal over the past few years, most relevant along the transit corridor, to promote and allow high density housing; efforts would continue.
- Municipal Power Agency – Since Murray owns and operates its own power department, Mayor Camp stressed the importance of public utility issues.
- Public safety, recruiting, and retention - Mayor Camp said proposed changes to the retirement system would be closely monitored, as related to first responders.
- Transportation
- Homeless impacts
- Justice Courts

**Murray City Council** – Council Members voiced concern about the following:

- Ms. Turner - Environmental issues like air quality, plastics, transportation, and green space.
- Ms. Martinez – Environmental issues, affordable housing, high density housing in her district.
- Ms. Dominguez – Environmental, and matters related to residents in the annexed area.
- Mr. Cox – Keeping up on all views related to environmental concerns, and act accordingly on the local level. Tax reform and efforts to restructure the proposal.

**Utah State Legislators** –Representatives and Senators shared individually, about top priority issues, concerns, and proposed legislation including the following topics:

- Affordable housing
- Tax reform
- Safe driving and safe street initiatives related to handheld use of cell phones while driving, and car inspections.
- Improved pay for speech and language pathologists.
- Education improvements, regarding healthy lifestyles, and the significant increase in STD's.
- Air quality
- Property tax increases – related to those on fixed incomes, and quality of life.
- Statewide public safety recruitment and retention, and the rapid rate URS employees leave Utah.
- Equal pay for equal work
- Solitary confinement
- Outlawed noise ordinances
- State issues, versus local issues.
- Utah wages, and minimum wage.
- Mental health
- Autonomous vehicles
- Childcare
- ERA
- Gun legislation and restricted firearms.

Mayor Camp thanked legislators for committed service, and asked Mr. Hill to review Murray's policy process during the Legislative Session.

Mr. Hill appreciated healthy legislative relationships and said despite disagreements, the value of common respect was always shown. He acknowledged Ms. Goetsche, with the Murray Chamber of Commerce and noted good relations with Murray's business community. He gave tribute to Mr. Holdaway, Ms. Dominguez, Mayor Camp, and Mr. Critchfield; designated to represent Murray on legislative matters, he confirmed others become involved in the process, as well. However, these individuals were considered point representatives for main contact. A brief description of Murray's process for evaluating legislative bills outlined.

A discussion occurred about assigned interns that need to be informed quickly when updates to proposed bills occur. Since changes can happen suddenly – on the legislative floor - it was agreed that the best and most effective way of communicating those changes, was via text and not email. It was also noted that when cities amend laws, other cities are not made aware of it until later; therefore, quick communication is vital to making legislative decisions.

**ULCT (Utah League of Cities and Towns** - Executive Director, Cameron Diehl said the League includes 249 Utah cities. He reported Legislators, over the last two years, considered bills with regard to every current topic at hand. As a result, the League worked on 362 bills last year that impacted local governments. He referenced current topics, provided updates and reported good progress, since last year's Legislative Session. He discussed the process in which the League evaluates bills, and explained the overarching policy used at the League is based on three core principles: 1.) Respect between all entities; 2.) Collaboration; and 3.) Focus on quality outcome. He confirmed key bills passed last year are still issues of concern this year, such as, affordable housing, tax reform, and sales taxes. He reviewed in length due process, in which specific bills actually passed last year.

**Upcoming Events** - ULCT Local Officials Day – January 29, 2020

**Adjournment** – 8:30 a.m. Mayor Camp thanked all for great service and commitment to Murray.

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



MURRAY  
CITY COUNCIL

## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, January 21, 2020 in the Murray City Center Council Chambers, 5025 South State Street, Murray Utah.

### Council Members in Attendance:

Kat Martinez	District #1
Dale Cox - Chair	District #2
Rosalba Dominguez – Vice Chair	District #3
Diane Turner	District #4
Brett Hales	District #5

### Others in Attendance:

Blair Camp	Mayor	Janet Lopez	City Council Director
Jennifer Heaps	Chief Comm. Officer	Pattie Johnson	Council Office Admin.
Brenda Moore	Finance Director	Danny Astill	Public Works Director
Doug Hill	Mayor's CAO	Pat Thorne	Murray COC Board
Jennifer Kennedy	City Recorder	Skylar Galt	Murray COC Board
Jon Harris	Fire Chief	Carol Almond	Murray COC Board
Stephanie Wright	Murray COC/CEO	Marie Goettsche	Murray Chamber
Melinda Greenwood	CED Director	Jim Brass	Murray COC Board
Brent Barnett	Resident		

Mr. Cox called the Committee of the Whole meeting to order at 3:45 p.m.

Approval of Minutes - None scheduled.

### Discussion Items

#### **Murray Area Chamber of Commerce Report** – Stephanie Wright

Ms. Wright introduced the volunteer board of directors who fill a two-year term; Ms. Wright stated she is the only paid staff. She detailed board member's responsibilities and described the function and purpose of each committee they oversee. Board members frequent Murray businesses, offering valuable information to ensure they are successful and thriving. Out of 3,700 businesses within Murray, current membership is 133; the goal this year is to reach 150.

Her update included information regarding function attendance totals, networking opportunities and inhouse podcast interviews for new business members. She discussed options for paying dues, promoted the weekly newsletter, and noted Murray Journal articles; the Murray Chamber is active on all social media. Weekly, monthly, annual activities and functions, as well as, various conferences occur to help further good business. Highlights include:

- Legislative Preview - Partnering with Intermountain Medical Center to host a political event.
- Golf tournament - Proceeds helps Murray's needy families.
- *Excellence in Education* - A luncheon to honor teachers in Murray and Granite School Districts.
- Fourth of July Parade - Chamber members participate in and judge the parade.
- Wasatch Business Series
- Murray Women in Business - (Men are welcome to attend.)
- State of the Chamber
- WACE – Western Association Chambers of Executives

Ms. Turner compared current growth in membership to membership totals six years ago, and complimented Ms. Wright on a great accomplishment.

Ms. Martinez asked if applications for the charity golf tournament were available online. Ms. Wright said it was best to contact the office directly; applications would be online at a later date.

**Utah Valley University Students Architecture Study** – Professor Barker - Cancelled.

**UDOT (Utah Department of Transportation) Transportation Funds Agreement** – Danny Astill

A cooperative agreement is needed so that TAP (Transportation Alternative Program) funds can be received, specifically designated for *safer sidewalks*; projects provide children a safe route to walk to school. Mr. Astill explained the City submitted a grant request so that sidewalks, curb and gutter, can be placed along one side of Cedar Street, which currently has none on either side. The grant was approved, but the project still needs to be funded. Mr. Astill noted the grant requires a 35% match, which is a good investment, as the City would receive \$116,000. In order for UDOT to commit funding on their part, the City must enter into the Transportation Funds Agreement. The Council would consider the resolution in a council meeting.

Mayor Camp noted the school district opted to stop busing students from the neighborhood south of Winchester Street to Liberty Elementary - four years ago. The City provided a crossing guard on Winchester; however, the project would allow children to walk to school safely along this route. Council Members agreed the project would be a safe improvement.

**Federal Highway Funds Vine Street Project** – Danny Astill

Mr. Astill explained UDOT agreed to help fund the project to widen and make improvements to Vine Street; so, the Federal Aid Agreement allows Murray to receive additional funding. To complete the first phase of construction, only landscaping elements are needed, and then the second phase would begin - between 1300 East and Van Winkle.

Total funding is 10 million dollars, split in two financial allocations; funding is approximately \$4 million for the second phase. Mr. Astill noted the second allocation came with the opportunity to receive additional Federal Highway funds to cover over-runs of the entire project. The agreement outlines the total cost agreed upon, and the City's required match of 6.7% already included in the City's budget.

Ms. Turner led a discussion about great improvements so far and reported no complaints during ongoing construction; she asked the starting date of the second phase. Mr. Astill said early fall of 2020 when the designing process is underway. He noted a few complaints related to lengthy construction, and said unfortunate delays were due to last minute changes made by others- to upgrade gas lines, various water lines, and unforeseen repairs to sewer lines. Council Members agreed completed work was done exceptionally well. Ms. Dominguez asked when public communication would occur to prepare residents for more construction. Mr. Astill said preliminary outreach occurred and most residents understand how the project will continue eastward; utility groups are fully aware also. Ms. Turner observed residents walking more frequently along Vine Street now. Mr. Astill noted bike lanes would be painted on the street soon.

Ms. Dominguez wondered how often this type of funding was attained. Mr. Astill said large projects on the Transportation Master Plan, like this one, are requested and planned for five years in advance. He said the City would spend on average, up to \$2 million for such a project, which did not happen often. Council Members would consider the resolution in the council meeting.

**Waive Construction Fees for General Fund Projects** – Melinda Greenwood

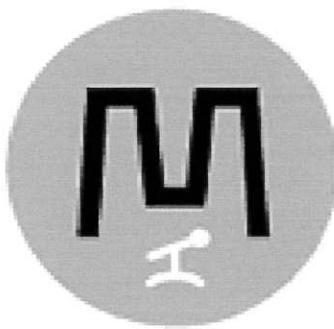
Ms. Greenwood explained currently, the City is required to charge all projects building permit fees, and demolition fees. However, when Murray is constructing projects of their own, those types of charges should be waived for General Fund projects. She noted enterprise funds do not fall under this category. She noted several upcoming projects, like pavilion replacements in Murray Park; the renovation of the Murray Theater; the relocation of the cell tower on 4800 South; and the new city hall, where it was determined fees should be waived.

Ms. Turner affirmed the City would be paying itself. Ms. Greenwood confirmed building inspections would still occur. The overall consensus was that Council Members favored the proposed amendment.

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

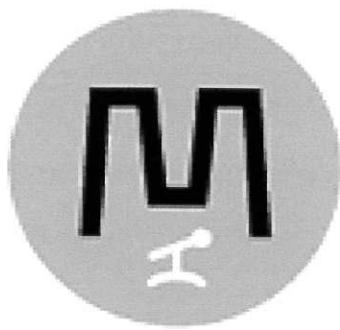
**Adjournment:** Mr. Cox closed the meeting at 4:14 p.m.

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



**MURRAY**  
CITY COUNCIL

# Discussion Items



**MURRAY**  
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# Discussion Item #1



**MURRAY**

# Parks and Recreation

## Parks and Recreation Master Plan Results Discussion

### Council Action Request

Committee of the Whole

Meeting Date: March 3, 2020

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Parks and Recreation Master Plan draft discussion
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Discussion only
<b>Presenters</b> Cindy Mendoza -MIG Kim Sorensen	<b>Attachments</b> Master Plan Draft
<b>Required Time for Presentation</b> 30 Minutes	<b>Budget Impact</b> The Parks and Recreation Master Plan, provides a guide for future park development and recreation programs. Future expenditures will be approved at a later date.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Discussion of the Murray Parks and Recreation Master Plan.
<b>Mayor's Approval</b> 	Any additional space needed is available on second page.
<b>Date</b> February 12, 2020	



MURRAY CITY PARKS AND RECREATION

# Parks and Recreation Master Plan

Murray City Council

Committee of the Whole

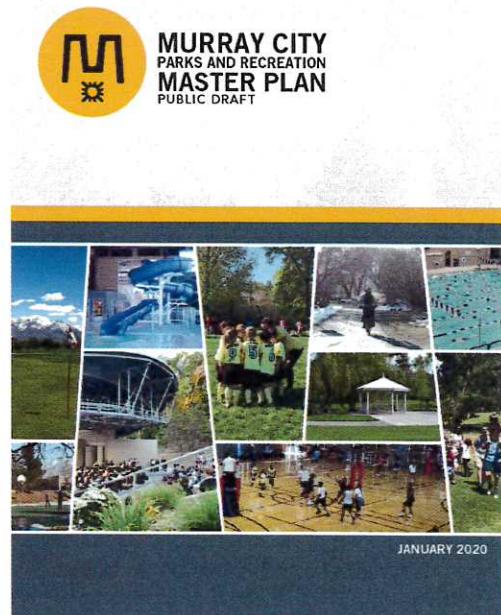
*Draft Plan Review*

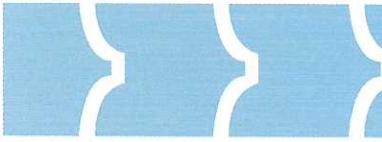
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March 2020

## PURPOSE OF THE PLAN

- Updates the 1994 Parks and Recreation Master Plan.
- Defines a new vision, mission, goals and strategies for parks, art, facilities, trails, programs, and services.
- Identifies priority projects that will support the community's vision and goals through 2030.
- Presents a 10-year Action Plan to guide annual budgeting.





## COMMUNITY VOICE

**More than 3,350 people participated in outreach activities.**

**1,435** Online Survey/Questionnaire

**6** Stakeholder Interviews

**7** Arts, History and Culture Focus Group

**250** Murray Fun Days

**200** Murray Health and Safety Fair

**1,448** Social Media Followers

**Exercise**—44% of respondents who took the recent Arts, Parks and Recreation survey said exercise was their favorite reason to use Murray City's parks, recreation, and trail facilities.

**Reason #854** to love Murray Arts, Parks, and Recreation



## COMMUNITY REPRESENTATION

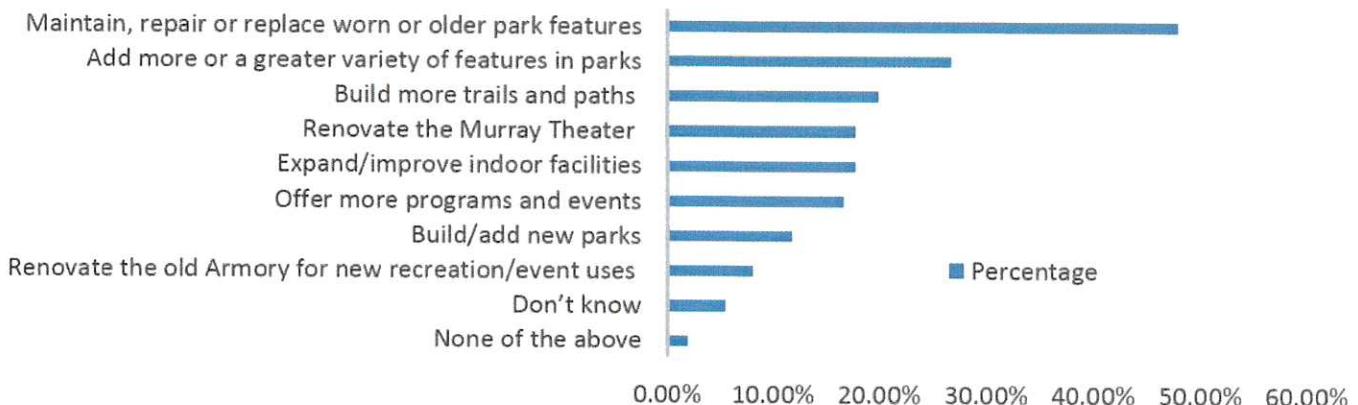
**Several groups provided direction to ensure the Master Plan reflects Murray City's unique needs and goals.**

- Project Advisory Committee
- Project Leadership Team
- Parks and Recreation Advisory Board
- City Council
- Arts Advisory Board
- History Advisory Board
- Mayor's Office



## COMMUNITY PRIORITIES

### WHICH OF THE FOLLOWING SHOULD BE OUR TOP FUNDING PRIORITIES? (CHECK YOUR TOP 2.)



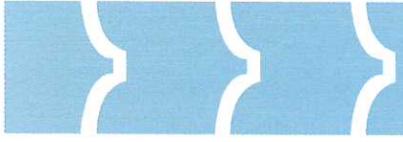
## TECHNICAL ANALYSIS

- Park and facility inventory update
- Recreation and arts programs and services analysis
- 10-minute walk analysis
- Park capacity and placemaking analysis

**47%** of residents live within a 10 minute walk of a park.



National average 54%



## PARK, ART & RECREATION NEEDS



Park Land



Major Facilities



Trails

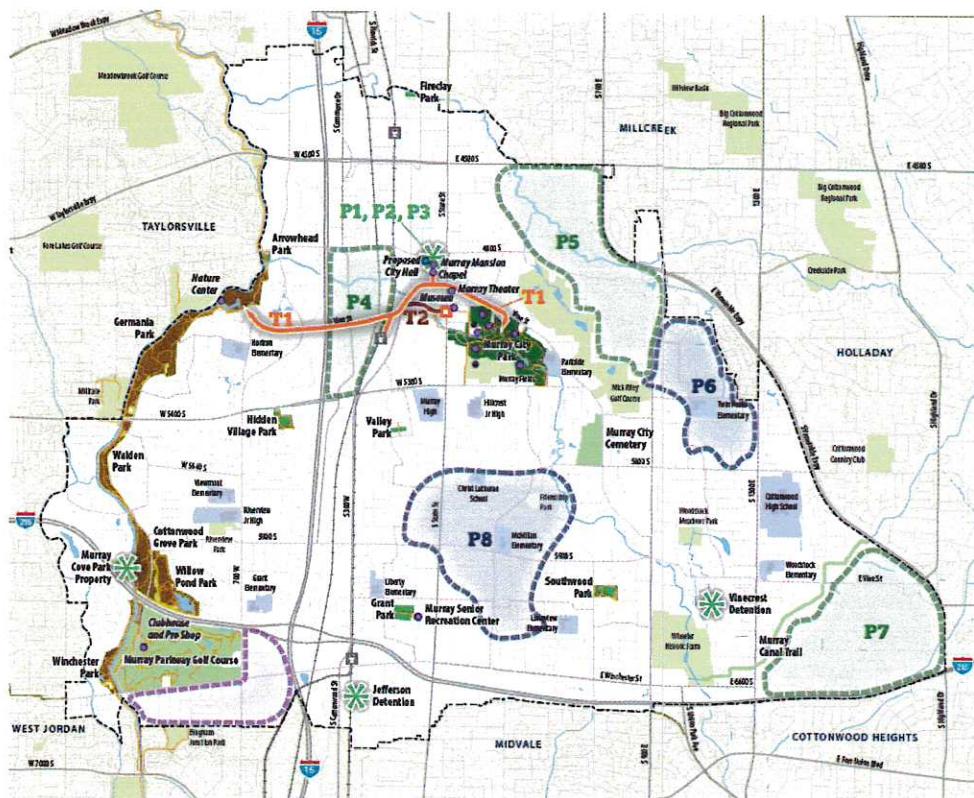


Asset Management



Arts & Recreation

# PROPOSED PARKS AND TRAILS



**Map 6.1:**  
**Park Search and Development Opportunity Areas**

**Proposed Park and Trail System**

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

**Murray City Parks and Recreation Facilities**

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

**Other Parks and Facilities**

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

**Trails and Paths**

- Bike Lanes (Shared and Dedicated)
- Trails

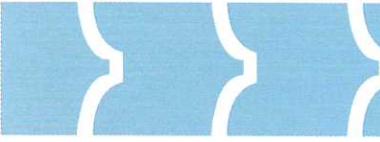
**Base Map Features**

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

*Note: Proposed new parks and trails are noted by a reference number. All other sites are named.*

**MURRAY** Sources: Murray City, Salt Lake County, and Utah AGC, 2010.

0 1/4 1/2 1 Mile



## MASTER PLAN VISION

# Murray City Parks and Recreation

Stewardship | Innovation | Healthy Living | Families + Community | Education + Culture  
Independence | Creativity | Connectivity | Economic Vibrancy | Green Space + Nature

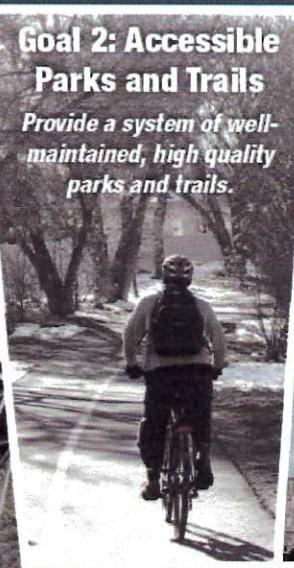
We aspire to create a vibrant, healthy, cohesive and sustainable community by connecting our residents to outstanding parks, arts and culture, nature and one another.

# MASTER PLAN GOALS



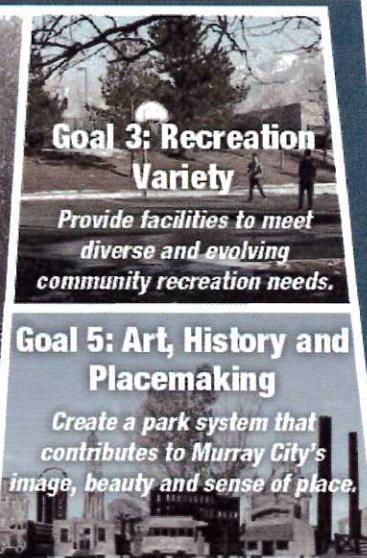
## Goal 1: Maintenance and Stewardship

*Take care of City park assets, facilities and natural resources.*



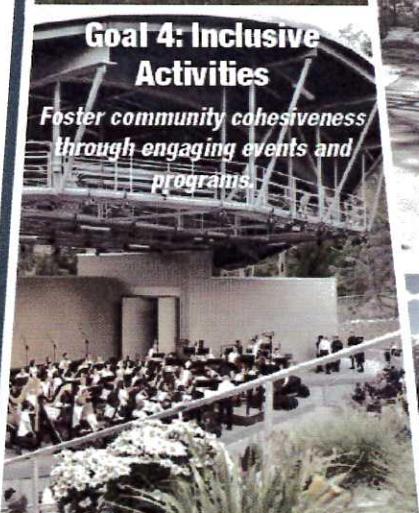
## Goal 2: Accessible Parks and Trails

*Provide a system of well-maintained, high quality parks and trails.*



## Goal 3: Recreation Variety

*Provide facilities to meet diverse and evolving community recreation needs.*



## Goal 4: Inclusive Activities

*Foster community cohesiveness through engaging events and programs.*



## Goal 5: Art, History and Placemaking

*Create a park system that contributes to Murray City's image, beauty and sense of place.*

## Goal 6: Sound Management

*Ensure quality parks, facilities, and programs through sound management.*

## RECOMMENDATIONS

- **Systemwide Policies:** Systemwide policies, standards and strategies to achieve the six Master Plan goals.
- **Site Recommendations:** Guidance for acquiring, developing, renovating and maintaining existing and proposed parks and trail corridors.
- **Major Facility Opportunities:** Options to renovate and develop facilities for recreation, arts and culture, community gatherings and efficient operations.
- **Transformative Projects:** Unique opportunities to transform the park system (e.g., Civic Center development and new trails).



## Community Priorities

If all projects in the Action Plan are implemented, the City would need approximately **\$47.7 million** for capital projects plus approximately **\$1.5 million** annually for added maintenance and operations. This investment will require the exploration of new funding sources, such as impact fees and potentially a new voter-approved funding measure.

*Table 1: Priority Action Plan Projects and Cost Estimates*

Project Type	Action Plan Projects	Estimated Capital Costs	Added Annual Maintenance and Operations Costs
Systemwide Projects	<ul style="list-style-type: none"><li>• Signage, park identification and wayfinding program</li><li>• Art branding and placemaking</li></ul>	\$1,215,000	\$0
Deferred Maintenance	<ul style="list-style-type: none"><li>• Playground replacement (4 sites)</li><li>• Murray City Park pavilion improvement/ restroom</li><li>• Asset management fund</li></ul>	\$6,100,000	\$75,000
Park Enhancements	<ul style="list-style-type: none"><li>• Murray City Park enhancements (destination playground, irrigation, ballfield improvements, sculpture replacement, aquatics/splashpad, storage facility)</li><li>• Murray Canal Trail activation</li><li>• Germania Park enhancement</li></ul>	\$10,300,000	\$369,500
Park Development	<ul style="list-style-type: none"><li>• Jefferson Detention Basin development</li><li>• Vinecrest Detention Basin development</li></ul>	\$750,000	\$43,000
Facility Enhancement and Renovation	<ul style="list-style-type: none"><li>• Murray Theater redevelopment</li><li>• Murray Mansion &amp; Museum renovation</li><li>• Armory renovation</li><li>• The Park Center expansion</li></ul>	\$22,500,000	\$959,000
Proposed Parks and Trails	<ul style="list-style-type: none"><li>• New City Hall plaza</li><li>• Murray Mansion park</li><li>• Vine Street trail development</li><li>• Murray Cove Park development</li><li>• New multi-use park (acquisition and development)</li><li>• New neighborhood park (acquisition fund)</li></ul>	\$6,850,000	\$117,000
<b>TOTAL</b>		<b>\$47,715,000</b>	<b>\$1,563,500</b>

Costs are planning-level estimates in 2019 dollars, not accounting for inflation. All costs are rounded. Actual costs should be determined through site master planning, maintenance planning and construction documents.

No costs are noted for new staffing for the Park Center expansion, as development is anticipated to be completed beyond the 10-year planning horizon.

# Outreach Themes

The key themes that emerged from the outreach activities are summarized below. This input helped identify ways for the City to improve and invest in its parks and recreation facilities, trails, programs, events, arts and culture.

## PARK BENEFITS

Community members recognize that parks, recreation and open space are critical to providing quality-of-life benefits. These include recreation and social opportunities, as well as support for Murray City's beauty and identity. As noted in the online questionnaire, health, exercise and fitness is the most frequently noted benefit of parks, recreation and arts. Other park benefits Murray City residents prioritized are having places for neighborhood and family gatherings, creating positive activities for youth, and making Murray City a beautiful and unique place. One of the most valued benefits of enhancing the parks and trail system is the increased connectivity between people, nature and other common destinations.

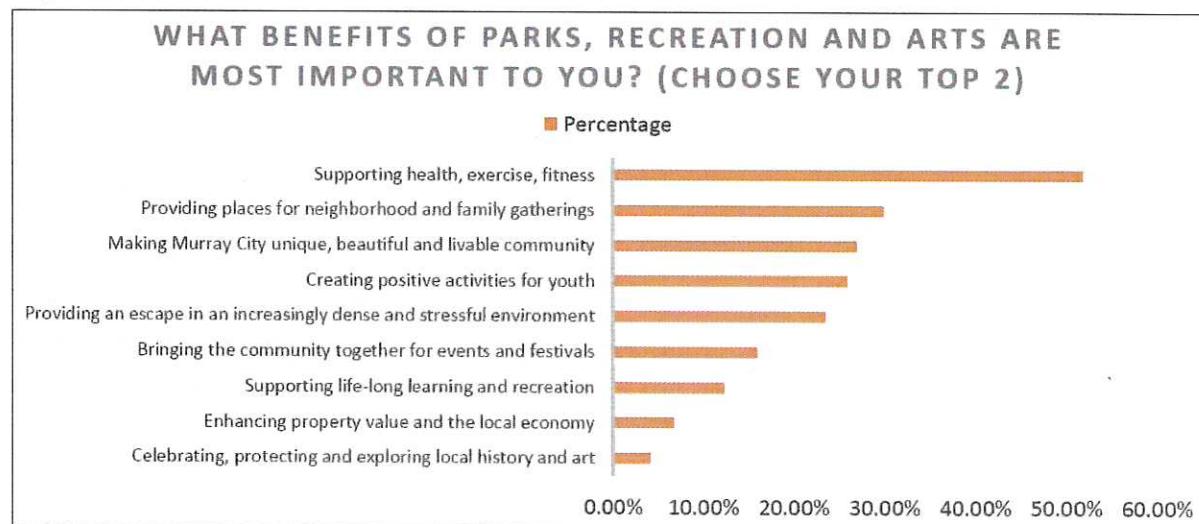
### Stakeholder Feedback

*Stakeholders agreed that Murray City's parks provide many important benefits to the community, including recreation, the arts, economic vitality, community livability, youth development, social gatherings, community cohesiveness, connections to the outdoors and natural resource protection.*

### PAC Feedback

*The PAC notes that parks provide a variety of opportunities for recreation. These benefits are enhanced where parks are located in close proximity to homes.*

Figure 3.1



## PARK MAINTENANCE AND CONDITION

Enhancing the quality, maintenance and comfort of the City's parks, facilities and trails is a top priority of community members. Outreach participants indicated that support amenities such as restrooms, shade structures, benches, tables and drinking fountains should be improved. Not only is maintaining and repairing worn or older park features the community's top funding priority, most questionnaire respondents indicated that they would support tax increases to maintain, repair or replace worn or older park features. Improved amenities will allow Murray City parks to function better, achieving greater support for their users for general park activities.

### Stakeholder Feedback

Stakeholders noted that an asset management plan is needed to guide facility replacement and keep facilities in good condition. They all indicated that improvements to Murray City Park are top funding priorities.

### PAC Feedback

The PAC identified a variety of desired park improvements including renovation of the Armory, Murray City Park (especially old skating rink and pavilions), Murray Mansion and restrooms.

Figure 3.2

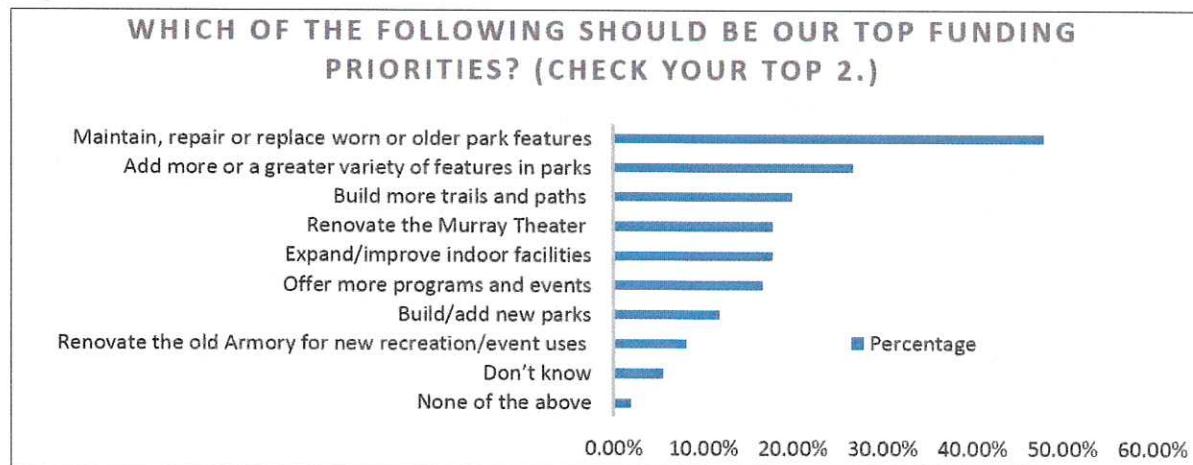
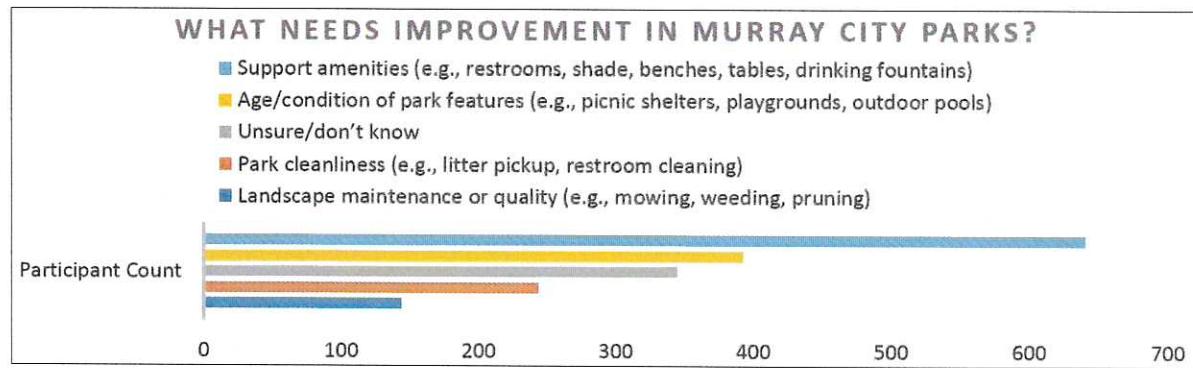


Figure 3.3



## HEALTH, EXERCISE AND FITNESS

### Stakeholder Feedback

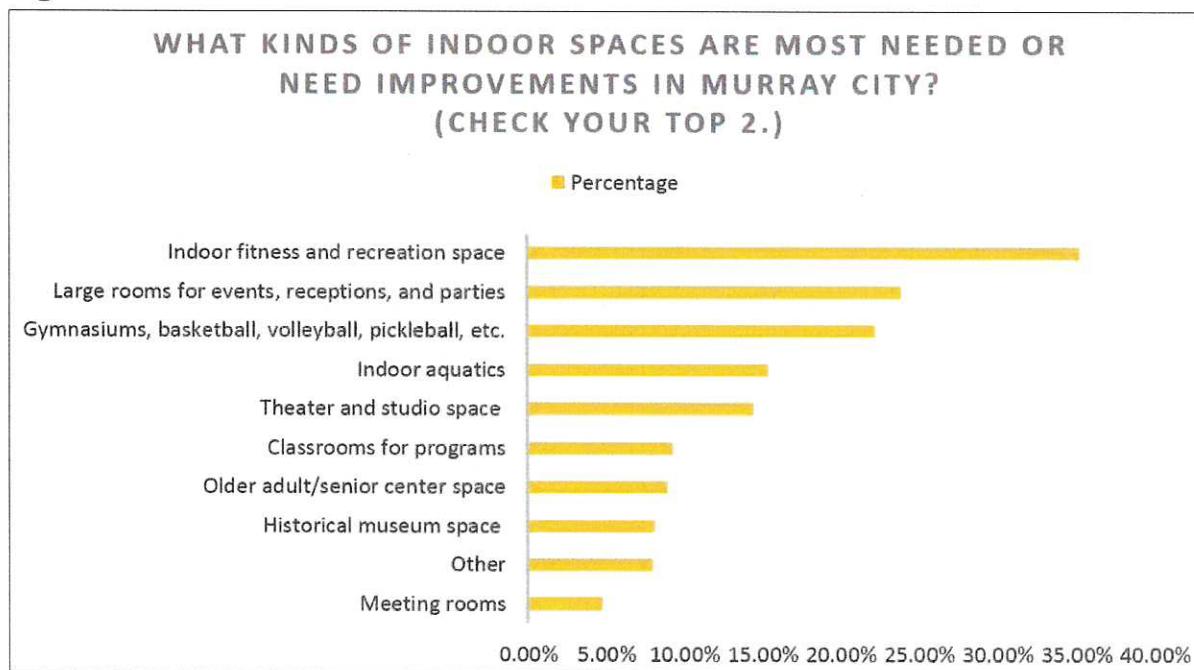
Several stakeholders noted the importance of opportunities for active recreation in parks, including pickleball, golf, running, walking, basketball and baseball. However, stakeholders also noted an increasing demand for youth fields sports and gymnasium sports and activities (e.g., basketball and pickleball).

### PAC Feedback

The PAC noted several strengths of the park system, including the popularity of outdoor fitness equipment, outdoor pickleball courts, and programs that provide an inexpensive introduction to a variety of sports and recreation activities. Improvements such as soccer fields with artificial turf will help increase sports participation.

Fitness and wellness are essential to Murray City's quality of life. Health, exercise and fitness is the most important benefit that residents attribute to City parks. As such, Murray City's residents are eager to see improved opportunities for health and fitness, such as walking, jogging, and biking. Furthermore, residents identify health and fitness classes as the most desired type of program, along with fitness and recreation space as the most needed type of indoor space in Murray City.

Figure 3.4



## TRAILS

Most outreach respondents indicate that they use trails. The Jordan River Parkway is highly popular with locals. According to outreach participants, the Parkway is mentioned second most frequently used (behind Murray City Park) and needs improvements/expansion. The popularity of trails stems from the multitude of diverse uses they support. While trails are essential in connecting people to parks and other destinations in the City, most

respondents identify trails as places where they go to play, relax, exercise, picnic or hang out with friends. Outreach participants indicated that adding more and improved trail lighting is the primary need for the current trail system. In addition, adding trail links to neighborhoods, connecting to regional trail networks and establish more nature trails also rose to the top of community members needs and desires.

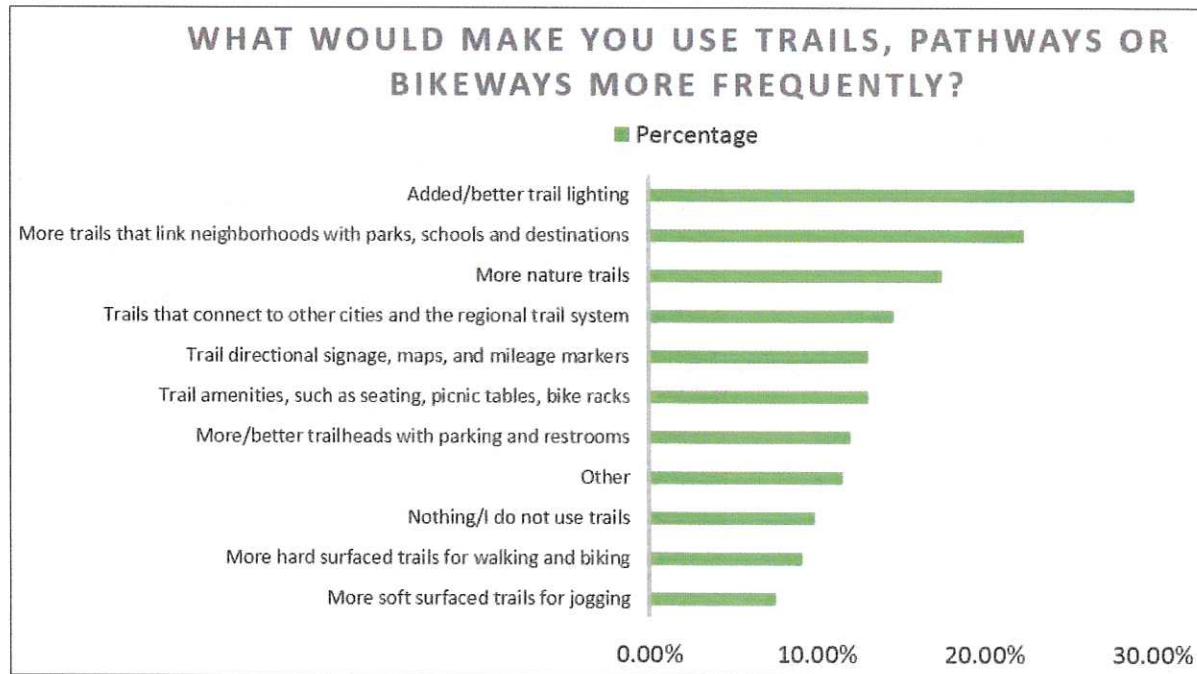
### Stakeholder Feedback

*While the desire for more trails were noted, several stakeholders recognized challenges in expanding trails in a built-out community.*

### PAC Feedback

*The PAC identified the Jordan River Parkway and the Canal Trail as successful elements of the park system. They noted a need to consider a variety of options to enhance connectivity, such as coordinating with Holladay City on a potential Canal Trail extension and evaluating utility and creek corridors for trails.*

Figure 3.5



## ART, HISTORY AND CULTURE

### Stakeholder Feedback

Stakeholders noted the popularity of a variety of programs and events including Fun Days, Lunch Concert Series, Farmer's Market, and amphitheater shows. Renovation of the Murray Theater is seen as a high priority project with the potential to help transform the City.

### PAC Feedback

The PAC desires that the plan's recommendations will emphasize celebrating Murray City's history and culture.

Community members value their art, history and culture. As such better support for bolstering programs and establishing places that will help preserve Murray City's unique identity are identified as an area of focus. Renovating the Murray Theater tops the list of how the City can best support its history art and culture. Furthermore, providing more events, programs and festivals, plus integrating interactive art are identified as other ways residents can celebrate its City's original heritage.

Figure 3.6



## SPACES FOR PLAY AND RECREATION

Community members desire a variety of recreation activities and experiences in their parks. Outreach participants indicated that they would like to see new play features for all ages such as, nature play, water play, destination play areas, a climbing wall, a bike skill course and a zip line. Among other ideas, participants would like to see a greater variety of outdoor features, including dog parks, community gardens and winter outdoor activities. Adding additional play spaces to parks and trails will allow residents to engage with these spaces in a whole new way.

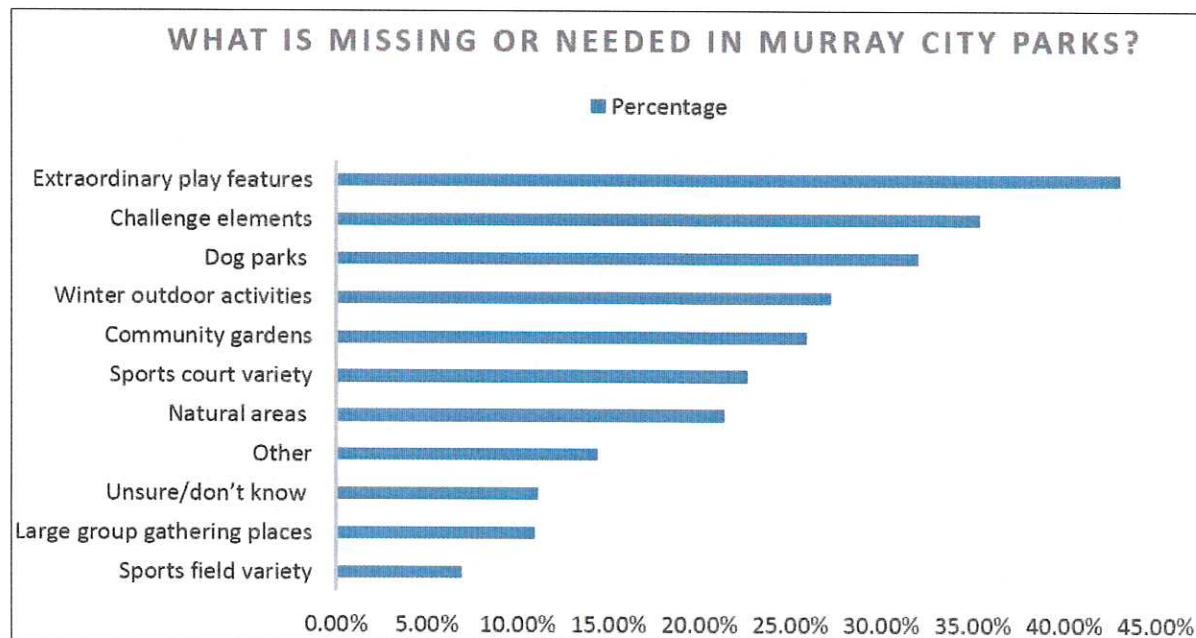
### Stakeholder Feedback

*Stakeholders noted that outdated facilities such as the playground equipment should be replaced with more interesting, “destination” play elements.*

### PAC Feedback

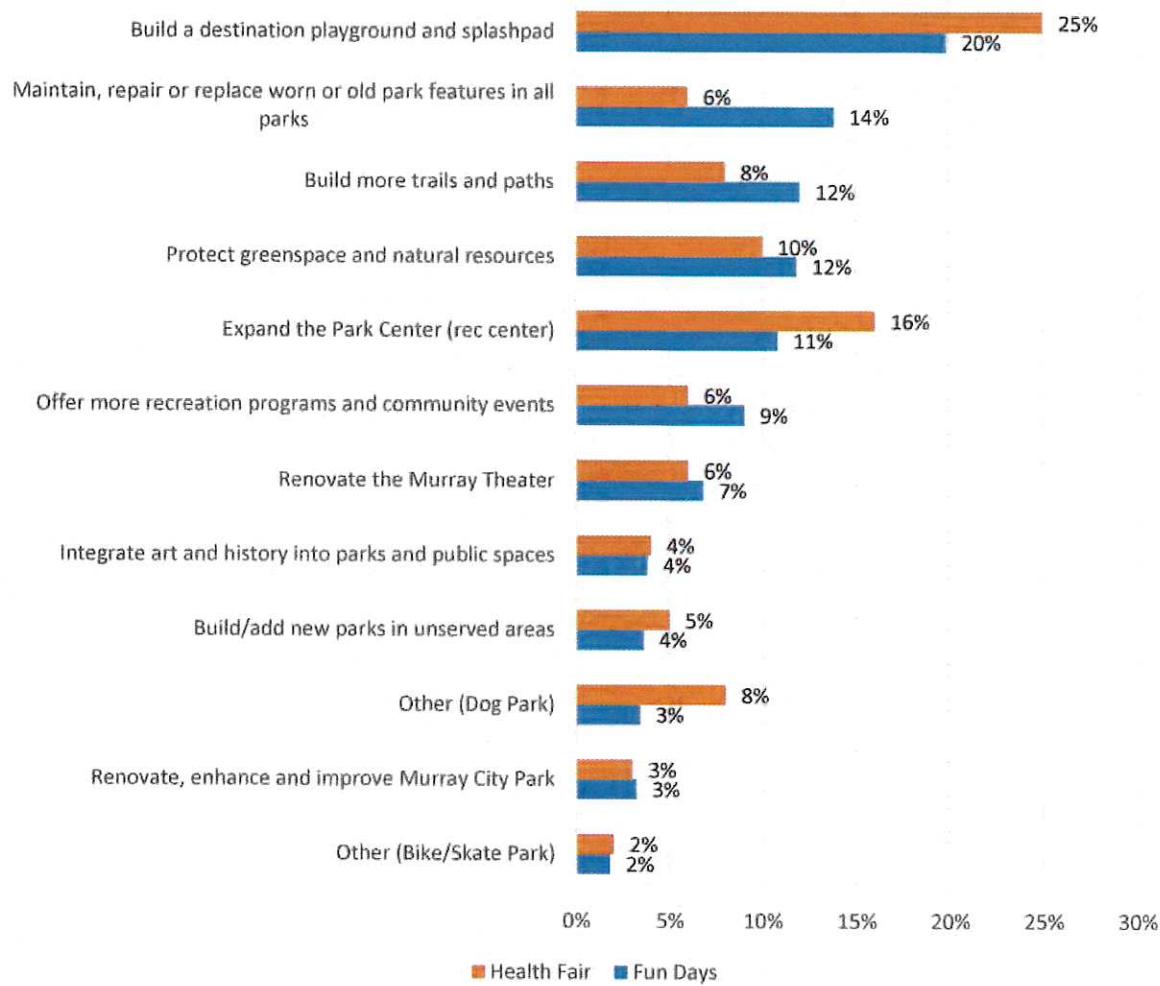
*The PAC identifies an indoor/outdoor splash pad as a desired play opportunity.*

**Figure 3.7**



**Figure 4.3: Investment Priorities Noted in Prioritization Pop-Up Events**

What are the most important investments we can make in Murray City's parks, recreation facilities, and programs?



Participants at two pop-up events at Murray Fun Days and the Health and Safety Fair were asked to select two top priorities and write in additional priorities if not on the list. The top result was a write-item item to build a destination playground and splashpad. Other options and facilities received mixed responses.

**Table 7.1: Murray City 10-Year Action Plan**

Project	Developed Acres Added	Project Description	Deferred Maintenance / Improvements	Project Type	Estimated Costs	Term	Notes and Cost Assumptions		
				Deferred Maintenance	Estimated Capital Cost	Estimated Annual Maintenance & Operations Costs	Short (1-2 Years)	Medium (3-5 Years)	Long (6-10 Years +)
				New Acquisition/Development					
<b>Systemwide Projects</b>									
Signage, Park Identification and Wayfinding Program		Create a signage program to brand and identify City parks. Update and replace entry signs, informational signs and wayfinding signs at 2 sites each year, starting with highest-use sites.		x	\$1,000,000	No Additional Cost	x	x	x
Art Branding and Placemaking		Create an "art in the park" style guide, brand identity and fund for the ongoing integration of art when renovating or developing high-profile sites.		x	\$215,000	No Additional Cost	x	x	x
<i>Subtotal</i>	0.0			0 0 0 2	\$1,215,000	\$0	2 2 2		
<b>Deferred Maintenance</b>									
Playground Replacement (4 sites)		Replace play equipment at Winchester Park, Valley Park, Germania Park, and Parkside Park. Provide diverse play options and shade sails where appropriate, as noted in recommendations.	x		\$1,600,000	No Additional Cost	x		\$400,000 each for equipment, surfacing, accessible entry paths, shade.
Murray City Park Pavilion #5 Improvement and Restroom		Replace Pavilion #5 with a large pavilion (capacity 200-300+) with movable tables/chairs for programming. Provide a new restroom in the location of the demolished concession stand.	x x		\$2,000,000	\$75,000	x		New restroom will increase the operating and maintenance cost.
Asset Management Fund		Continue to set aside CIP funds for the annual repair and replacement of old and worn amenities and facilities based on lifecycle tracking and condition assessments.	x		\$2,500,000	No Additional Cost	x		\$250,000 annually
<i>Subtotal</i>	0.0			3 1 0 0	\$6,100,000	\$75,000	3 0 0		
<b>Park Enhancements</b>									
Murray City Park Enhancements									
Destination Playground		Demolish the former Ice Rink/Old Park Office, and move stored items to a new location. Expand and replace existing play equipment to provide a universal, thematic destination play area that may have small waterplay elements. Move the swings that are across the road.	x x		\$2,000,000	\$50,000	x		\$1,250,000 for universal, inclusive play equipment and surfacing; \$750,000 for building demolition and clean up. Added maintenance cost for specialized play and potential waterplay.

Table 7.1: Murray City 10-Year Action Plan

Project	Developed Acres Added	Project Description	Project Type				Estimated Costs		Term	Notes and Cost Assumptions
			Deferred Maintenance / Improvements	Enhancement/Expansion	New Acquisition/Development	Other	Estimated Capital Cost	Estimated Annual Maintenance & Operations Costs		
Irrigation System		Upgrade irrigation system throughout the park for water conservation and cost efficiencies.	x				\$2,000,000	No Additional Cost	x	Estimate provided by City
Ken Price Ballfield Improvements		Renovate and preserve grandstand seating. Improve ballfields, dugouts, lighting and infrastructure. Add bioswales to and improve flow of adjacent parking area.	x				\$3,000,000	No Additional Cost		Estimate provided by City
Sculpture Replacement		Replace the deteriorating Murray Indian sculpture with an interactive art element consistent with the new Art and Placemaking Guidelines.	x				\$250,000	No Additional Cost	x	The rapid deterioration of the sculpture may hasten the need for replacement.
Aquatics Center (Outdoor Pool/Splashpad)		Extend the grass area; expand seating and lounging areas; increase deck space; add a splashpad and water play features; add a permanent shade shelter and/or rental cabanas.	x	x			\$1,000,000	\$200,000	x	Added 1/2 Park Center staff position and 1/4 Facilities position. Additional cost for water and utilities.
New Storage Facility/ Maintenance Shop		Create a new indoor/outdoor storage facility near the current maintenance shop in Murray City Park.			x		\$1,500,000	\$20,500	x	This will be needed for storage when former Ice Rink/Old Park Office and Armory are repurposed. Assumes basic warehouse-style building with vehicle loading/unloading area and outdoor storage for landscaping materials. Estimated 1/4 Facilities position.
Murray Canal Trail Activation		Activate the Canal Tail with mileage markers, fitness, play, interpretive and social spaces. Coordinate with the Salt Lake and Jordan Canal Company.		x			\$200,000	\$79,000	x	Small play elements and small fitness elements, 2-4 interpretive signs and seating. Add 9.6 acres of standard maintenance.
Germania Park Enhancement		Enhance this site for sports and active uses, adding elements such as a futsal (or multiuse) court, badminton court, frisbee golf, youth sports field, and interpretive signage.	x	x			\$350,000	\$20,000	x	Pair of courts or a multi-purpose court and disc golf (9 holes). Add 2 acres of enhanced maintenance.
<b>Subtotal</b>	<b>0.0</b>		<b>6</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>\$10,300,000</b>	<b>\$369,500</b>	<b>1</b>	<b>4</b>
<b>Park Development</b>										
Jefferson Detention Basin Development	4.3	Add nature play elements, walking/tricycle paths, and family gathering space to meet the needs of nearby neighbors.		x			\$500,000	\$35,000	x	Additional maintenance at standard level

Table 7.1: Murray City 10-Year Action Plan

Project	Developed Acres Added	Project Description	Project Type				Estimated Costs		Term	Notes and Cost Assumptions	
			Deferred Maintenance / Improvements	Enhancement/Expansion	New Acquisition/Development	Other	Estimated Capital Cost	Estimated Added Annual Maintenance & Operations Costs			
Vinecrest Detention Basin Development	0.9	Add low-noise play elements and seating to meet the needs of nearby neighbors.		x			\$250,000	\$8,000		x	Additional maintenance at standard level
<i>Subtotal</i>	<i>5.2</i>		<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>\$750,000</i>	<i>\$43,000</i>	<i>0</i>	<i>1</i>	<i>1</i>
<b>Facility Enhancement and Renovation</b>											
Murray Theater Redevelopment	0.2	Renovate as planned as an arts programming and performance space. Explore options to include a restaurant, ice cream parlor, coffee shop or similar tenant through partnership.		x			\$7,500,000	\$230,000	x		Cost estimate provided by City. This project has Salt Lake County grant funding to support part of it. Estimated 2 additional Arts and History staff and 1/4 Facilities staff.
Murray Mansion and Museum Renovation		Master plan and renovate the first floor of the building as the new home for the Murray Museum, including reservable community space and new programming space for historical, cultural and fine arts programs. Improve functional building space, accessibility, and restrooms. Relocate museum artifacts, adding more interactive displays and programming.		x			\$2,000,000	\$180,000	x	x	Cost estimate provided by City. Cost may change as plans for the Museum and Mansion are updated. Estimated 1.5 additional Arts and History staff and 1/4 Facilities staff.
Armory Renovation		Master plan and repurpose the Armory as a reservable, flexible-use community event space, maintaining and augmenting the historic character of the building. Consider needs for restrooms, a catering kitchen, and separate activity rooms that can double as meeting rooms and staging rooms for events. Consider amenities such as a sound system, movable stage, and projection TV (for indoor movies), etc.		x			\$3,000,000	\$120,000	x	x	This project has Salt Lake County grant funding to support part of it. Estimated 1 additional Arts and History staff and 1/4 Facilities staff.
The Park Center Expansion		Master plan and begin fundraising for facility expansion to support active recreation, adding elements such as family-style changing rooms and restrooms, dry locker rooms, more fitness and studio space, a party room, storage space, social space or homework room, and potential gymnasium. Development is not anticipated to be completed in ten-year planning horizon.		x			\$10,000,000	\$429,000		x	Estimate provided by City. Development may carry beyond the 10-year time frame. Estimated 1 Park Center staff, 1/2 Recreation staff, and 1/2 Facilities staff position to support indoor recreation, health and fitness programs and operations.
<i>Subtotal</i>	<i>0.2</i>		<i>0</i>	<i>4</i>	<i>0</i>	<i>0</i>	<i>\$22,500,000</i>	<i>\$959,000</i>	<i>1</i>	<i>2</i>	<i>3</i>

**Table 7.1: Murray City 10-Year Action Plan**

Project	Developed Acres Added	Project Description	Project Type			Estimated Costs		Term	Notes and Cost Assumptions		
			Deferred Maintenance / Improvements	Enhancement/Expansion	New Acquisition/Development	Estimated Capital Cost	Estimated Annual Maintenance & Operations Costs				
<b>Proposed Parks and Trails</b>											
City Hall Plaza and Associated Improvements (P1 + P3)	3.0	Provide a hardscaped plaza with infrastructure and utilities to provide flexible event space. Design in conjunction with other Hanauer Street parkway improvements and enhanced pedestrian crossings.		x		TBD	No Additional Cost	x	Timing depends on new City Hall development. Cost to be identified in City Hall plan.		
Murray Mansion/ Museum Park (P2)	2.0	When additional parking is located, design and redevelop the parking area north of the Murray Museum with landscaping, co-working and art spaces to compliment the Museum, Mansion, City Hall and other City Center uses.		x		TBD	\$16,000	x	Timing depends on parking relocation. Cost to be identified in City Hall plan. Added 2 acres of standard maintenance cost.		
Vine Street Trail Development (T1)	3.0	Establish off-street trail along Vine Street connecting Murray Park to the Jordan River Parkway Trail.		x		\$1,750,000	\$25,000	x	8,900 LF trail; 15-foot wide corridor; landscaping along trail.		
Murray Cove Park Development	5.5	Design and develop a passive-oriented neighborhood park as part of the Jordan River Parkway. In Phase 1, add nature play elements, seating and tables, and looped paths connecting to the pedestrian bridge.		x		\$600,000	\$45,000	x	Phase 1 includes design and the basic features as described. Added 5.5 acres of standard maintenance. Phase 2 (not noted) may include a restroom and sports courts.		
New Multi-Use Neighborhood Park Acquisition and Development (P4)	1.5	Acquire land, design and develop a new urban-style neighborhood park to serve nearby residents, employees and business patrons in the unserved mixed-use area near Murray Central TRAX Station.		x		\$2,500,000	\$15,000	x	Timing of park development depends on residential development. Acquisition (~\$1,000,000 per acre) and development (~\$650,000 per acre). Added 1.5 acres of enhanced maintenance.		
New Neighborhood Park Acquisition (P5, 6, 7 or 8)	2.0	Set aside funds to acquire land for 1-2 neighborhood parks in East Murray to serve targeted unserved areas.		x		\$2,000,000	\$16,000	x	Acquisition (~\$1,000,000 per acre). Added 2 acres of standard maintenance.		
<i><b>Subtotal</b></i>	<i><b>17.0</b></i>		<i><b>0</b></i>	<i><b>0</b></i>	<i><b>6</b></i>	<i><b>0</b></i>	<i><b>\$6,850,000</b></i>	<i><b>\$117,000</b></i>	<i><b>1</b></i>	<i><b>4</b></i>	<i><b>2</b></i>
<i><b>Grand Total</b></i>	<i><b>22.4</b></i>		<i><b>9</b></i>	<i><b>11</b></i>	<i><b>6</b></i>	<i><b>3</b></i>	<i><b>\$47,715,000</b></i>	<i><b>\$1,563,500</b></i>	<i><b>8</b></i>	<i><b>13</b></i>	<i><b>10</b></i>

Notes:

Costs are planning-level estimates in 2019 dollars, not accounting for inflation. All costs are rounded. Actual costs should be determined through site master planning, maintenance planning and construction documents.

Implementation will add 22.4 acres of usable parks/trails, creating an LOS of 7.0 acres/1,000 residents.

Estimated maintenance costs associated with each tier are noted below. (See Appendix C for a detailed description of maintenance tiers.)

- **Basic Maintenance (\$4,185 per acre):** Minimally developed sites or undeveloped sites, such as detention basins, need a basic level of maintenance for safety and aesthetics (e.g., mowing, irrigation, trash and hazard removal). The estimated cost is half of the cost of standard maintenance.
- **Standard Maintenance (\$8,370 per acre):** Parks with regular use require standard maintenance. These sites receive routine and preventative maintenance for amenities and assets, plus the types of maintenance provided at “basic” maintenance sites on a more frequent basis. This is the cost per acre on average that is spent now.
- **Enhanced Maintenance (\$10,463 per acre):** Enhanced maintenance is needed at sites that include specialized assets, are programmed or otherwise are heavily used. These sites are maintained at the highest level and receive priority during peak use times, as well as special attention to support programming and events. This cost is estimated at 125% of the standard cost.
- **Natural Resource Maintenance (\$500 per acre additional allowance):** Parks with natural resources require specialized monitoring, inspection and care of natural features for tasks such as removing invasive species, protecting habitat, preventing riverbank or streambank erosion, re-stocking fish ponds, and ensuring visibility for safety. Much of this cost is included in standard maintenance; however, a small allowance is address specialized needs.

## Other Staffing Costs

The City's major indoor and outdoor facilities require both programming and maintenance staff to support them. Murray City counts and budgets for full-time positions, including the part-time positions that support recreation and arts, programming, events and operations. These full-time positions are mainly supervisory and rely on part-time, seasonal, and volunteer positions, and in some instances contract staff to provide services and programs.

For planning purposes, the staffing costs in the Action Plan for major facilities have been developed based on the cost per full-time position for each relevant division, rolling in the part-time employees and any contractors that the current staffing model relies on. Table 7.2 presents the average cost per full-time employee for each division.

## Total Capital and Operations Costs

Table 7.3 summarizes the capital and maintenance costs in the Action Plan by type. If all projects in the action Plan are implemented, the City would need approximately **\$47.7 million for capital projects and an additional \$1.5 million annually for maintenance and operations.** This is a substantial investment that will require the exploration of new funding sources.

**Table 7.2: Programming and Operations Staffing Cost by Division Per Full-Time Position**

Division	Description	Annual Cost Per Full-Time Position*
Park Center	Operation of the recreation center, including both pools	\$325,175
Recreation	Recreation and fitness activities	\$125,812
Arts & History	Arts and history programming, including the museum and amphitheater	\$105,961
Senior Recreation Center	Leisure and recreation activities, social services, meals and programming	\$103,919
Facilities	Janitorial care and maintenance of buildings that support all City functions	\$82,282

\*See Appendix E for details.

**Table 7.3: Summary of Action Plan Capital and Operations Costs**

Division	Estimated Capital Costs	Added Annual Maintenance and Operations Costs
Systemwide Projects	\$1,215,000	\$0
Deferred Maintenance	\$6,100,000	\$75,000
Park Enhancements	\$10,300,000	\$369,500
Park Development	\$750,000	\$43,000
Facility Enhancement and Renovation	\$22,500,000	\$959,000
Proposed Parks and Trails	\$6,850,000	\$117,000
<b>TOTAL</b>	<b>\$47,715,000</b>	<b>\$1,563,500</b>

Costs are planning-level estimates in 2019 dollars, not accounting for inflation. All costs are rounded. Actual costs should be determined through site master planning, maintenance planning and construction documents.

No costs are noted for new staffing for the Park Center expansion, as development is anticipated to be completed beyond the 10-year planning horizon.

## Funding Strategies

Murray City has shifted priorities toward funding park improvements, new parks, and recreation and art facilities. Unless additional sources of funding are identified, most of the resources for developing and, importantly, operating these valued community assets will continue to come from the City's General Fund. The City should consider the following funding strategies to maximize its investment and be able to support the community's vision for a broad range of recreation opportunities.

**Facility Business Plans:** Before Murray City develops new facilities, a clear business plan is needed for each. These facility-level operational plans should at a minimum identify the intended purpose for the building, the space needed for fee-based programs, reservations, and other uses, the market it should serve, staffing needed, and expectations for financial performance, including revenue-generating opportunities and cost-recovery targets. This up-front work will set the facilities up for greater success.

**Grants, Endowments and Donations:** Public and private funding via grants, donations and endowments can be an excellent way to extend the City's investment in parks, arts and recreation. Private foundations, private donors, businesses and State and Federal agencies may be willing to offer major grants, endowments and/or donations to the construction or renovation of community facilities. These resources require work to obtain, requiring relationship building, tracking, application and management.

Further, most grants require some level of matching funds. The City can pursue this type of funding most effectively by expanding staff capacity in this area, which may require assigning staff time and responsibility, while also hosting fundraisers, coordinating publicity and conducting outreach. It will be important for the City to be able to move quickly to commit matching funds as grant opportunities are identified. The flexibility in Murray City's capital facilities plan to pursue shifting priorities will be helpful in being responsive to new opportunities.

**Partnership and Sponsorship Funding:** In addition to entities who may be willing to donate or give funding to support various projects, some donors or businesses may be willing to invest as equity partners, sharing the risk and benefits of facility operations and development. Others may be willing to sponsor a project in exchange for naming rights, marketing benefits or other return on investment.

**Voter-Approved Funding Mechanisms:** Since the City is advancing a number of initiatives beyond parks, recreation and the arts, the City may consider funding and/or taxing mechanisms that require voter approval, such as a general obligation bond and/or operational levy for these projects collectively. Voter support at different price points and the general package of projects should be tested in a random-sample survey to identify public support before a ballot measure.

**Impact Fees:** New residential development and the redevelopment of areas within Murray City will increase demands for parks and recreation opportunities in the future. As part of the funding strategy, Murray City should explore adopting impact fees to offset the costs of new parks, facilities and trails that will address this increased demand. The Impact Fees Act (Title 11, Chapter 36a of Utah's Code) allows cities to charge impact fees to help fund the development, expansion or significantly modification of parks, recreation facilities, open space, and trails that are needed to support new development and residential growth. The funding may only be spent on capacity enhancement projects. It may not be used to maintain the park system, improve aging assets, address existing deficiencies, or increase the level of service.

To establish impact fees, the City will need to complete an impact fee analysis, as guided by the level of service analysis and needs identified in this Master Plan. The impact fee analysis will document the proportionate share of the costs of parks, facilities, trails and open space that are reasonably related to the new development activity. These revenues could help fund neighborhood parks to serve new developments, as well as a portion of the new trails and major facilities recommended.

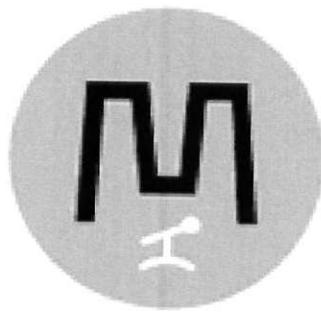
**Increased User Fees and Program Fees:** Many cities are increasing program and facility use fees to what the market will allow in order to increase cost recovery. These may include add-on charges to obtain funding that

is set aside for future asset management, repair and replacement. To ensure inclusive opportunities for all, the higher program costs are accompanied by scholarship opportunities for families and target populations in need. Fees for programs and services with more individualized benefits (e.g., jewelry making, weight lifting or theater performances) are charged at a higher cost recovery rate, so that programs and services with broader community benefits (e.g., public safety fair, Murray Fun Days and senior health programs) can be subsidized.

**Dedicated General Fund Dollars:** In the absence of other funding sources, the City could identify a greater percent of General Fund dollars to apply to parks, art and recreation on a regular basis. Projects should not be developed until the City has identified the appropriate maintenance and operations resources needed for ongoing parks and facility management and stewardship. In addition, an asset management plan will be needed to identify the future dollars that should be set aside for the ongoing repair and replacement of these amenities, facilities, and landscaping.

## **Parks and Recreation Master Plan**

Please refer to the electronic version  
of the agenda packet  
to review the entire Master Plan.



**MURRAY**  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

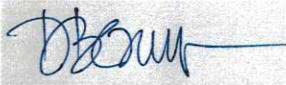
**Council Action Request**

# **Community and Economic Development**

## **Jared Cameron Rezone from A-1, Agricultural to R-1-8, Single Family**

**Committee of the Whole**

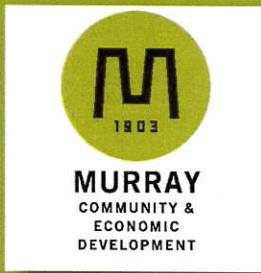
Meeting Date: March 3, 2020

<b>Department Director</b> Melinda Greenwood	<b>Purpose of Proposal</b>  The applicant would like to amend the Zoning Map and change from A-1, Agriculture to R-1-8, Low Density Single Family.
<b>Phone #</b> 801-270-2428	<b>Action Requested</b>  Informational Only
<b>Presenters</b> Melinda Greenwood	<b>Attachments</b>  Presentation
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b>  None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  <b>Location:</b> The subject property is a vacant, 1.32-acre parcel located on the east side of 900 East, and immediately north of Wheeler Farm in the A-1 Zone.  <b>Public Input:</b> Notices were sent to all property owners within 300 feet of the subject property. Staff has had conversations with several property owners in the Wheeler Farm Cove subdivision, answering questions about the potential uses of the property if a zone change were to occur.
<b>Mayor's Approval</b>  	<b>Planning Commission Review:</b> Planning Commission forwarded a POSITIVE RECOMMENDATION after a public hearing was held on January 16, 2020. The vote was 7-0 with none opposed.
<b>Date</b> February 18, 2020	

# PLANNING COMMISSION MEETING

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January 16, 2020

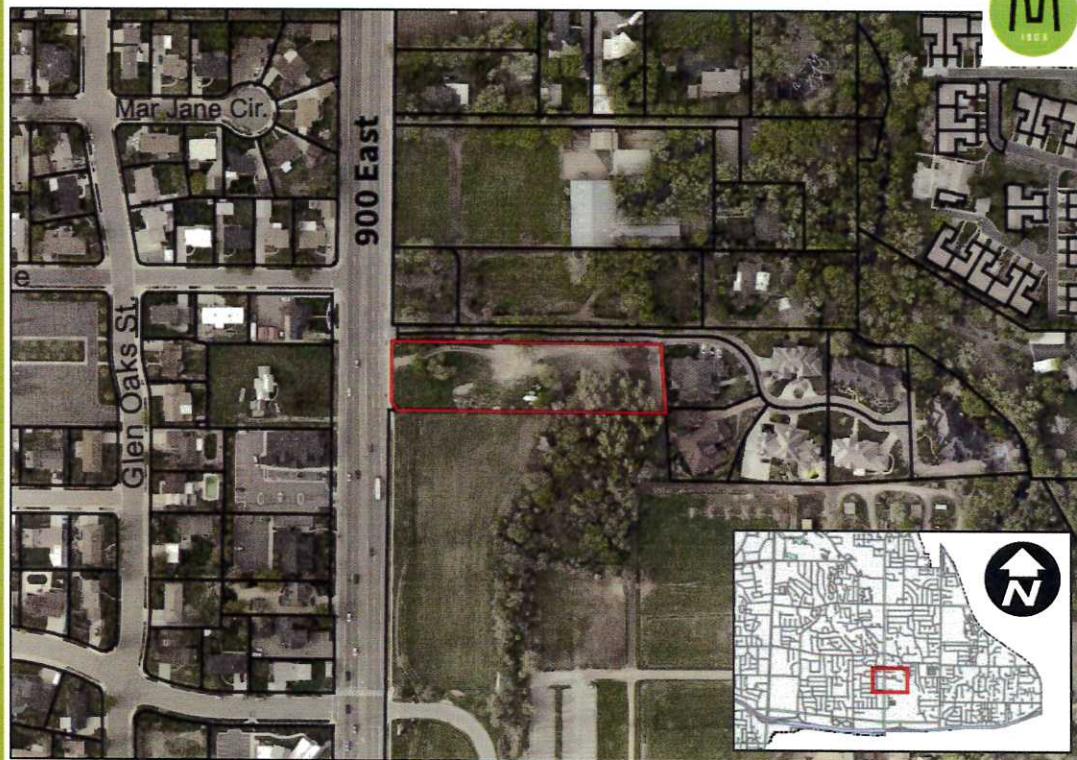


**JARRED CAMERON**  
Zone Map Amendment from  
A-1, Agricultural to R-1-8, Low Density Single Family

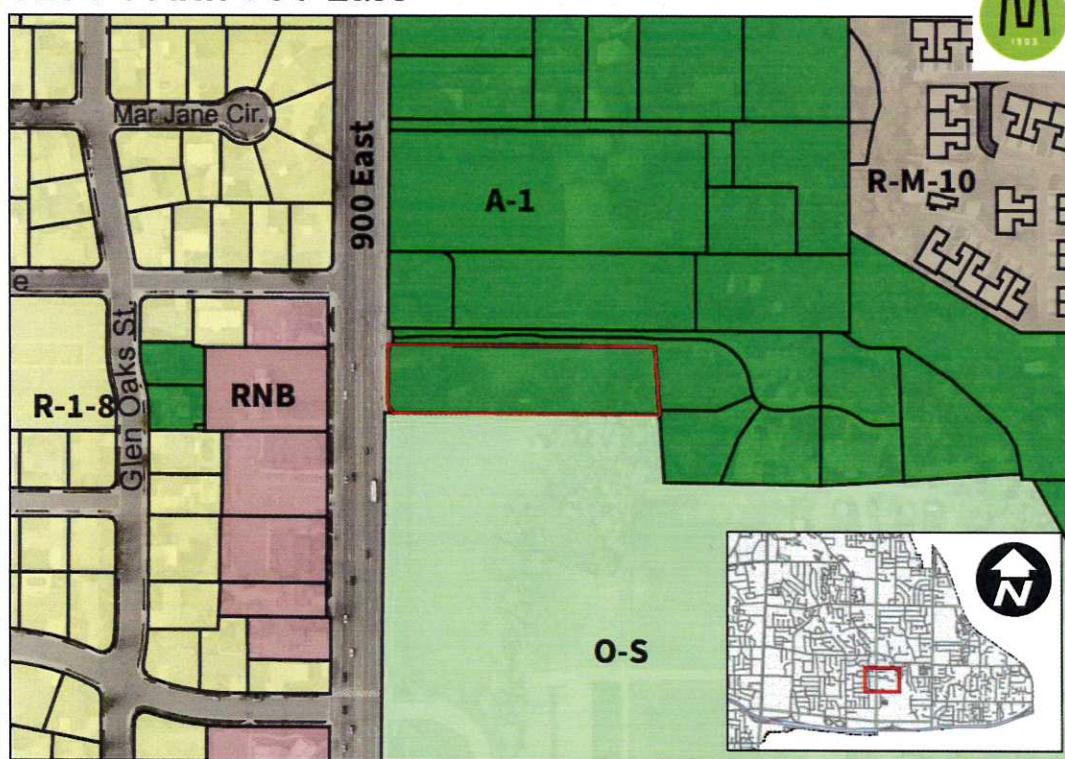
6271 South 900 East

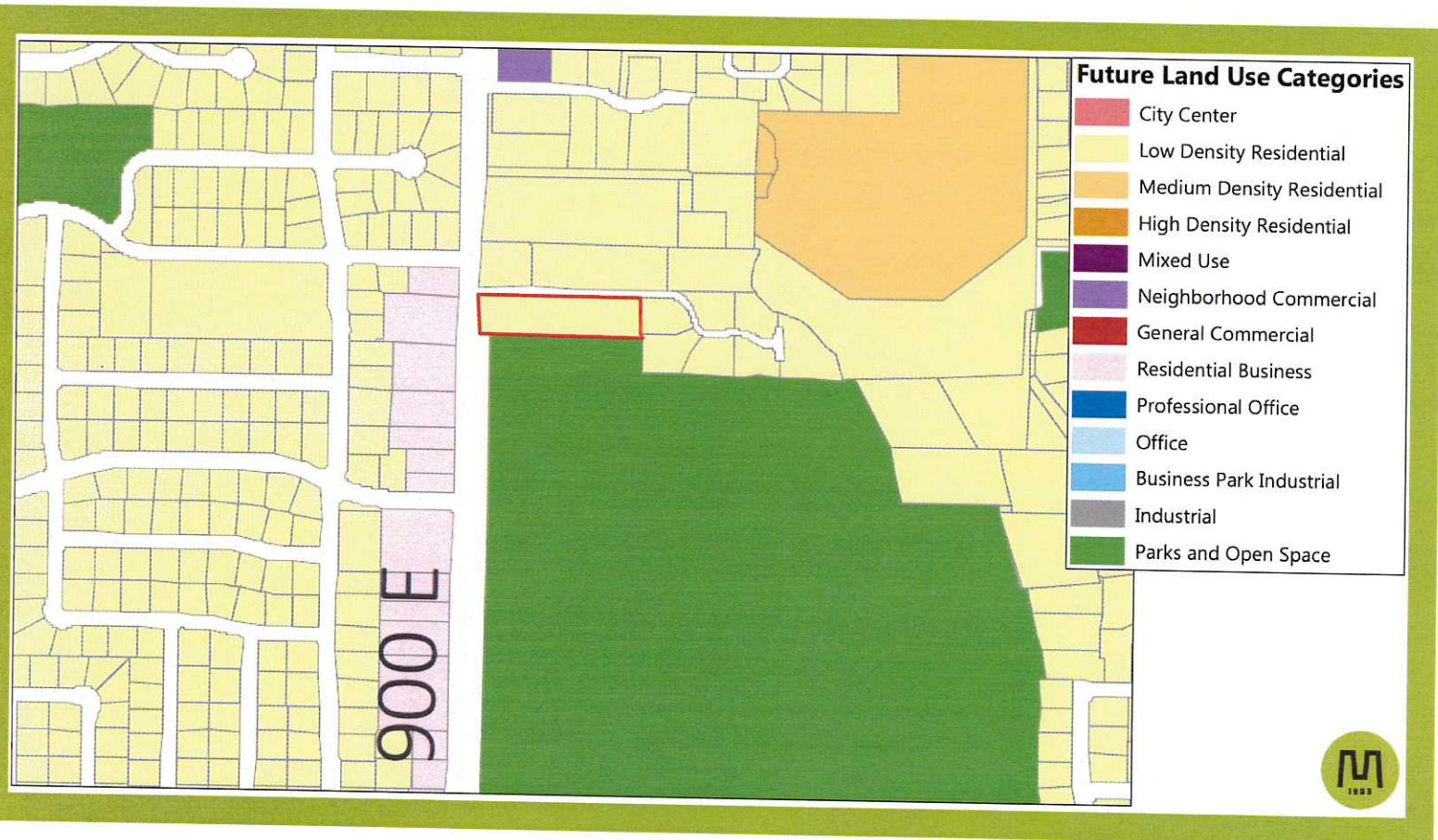


## 6271 South 900 East



6271 South 900 East





## Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the requested amendment to the Zoning Map designation of the property located at 6271 South 900 East from A-1, Agriculture to R-1-8, Single-Family Low Density Residential.



# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 17<sup>th</sup> day of March, 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 A-1 (Agricultural) zoning district to the R-1-8 (Low Density Single Family) zoning district for the property located at 6271 South 900 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 \_\_\_\_\_, 2020.

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: March 6, 2020

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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 6271 SOUTH 900 EAST, MURRAY CITY, UTAH FROM THE A-1 (AGRICULTURAL) TO THE R-1-8 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT. (Jarred Cameron)

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

WHEREAS, the owner of the real property located at 6271 South 900 East, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-8 (Low Density Residential) 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 6271 South 900 East, Murray, Salt Lake County, Utah from A-1 (Agricultural) to R-1-8 (Residential):

PART OF AN ENTIRE TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF 900 EAST STREET, ALSO KNOWN AS PROJECT NO. 0071, WHICH POINT IS APPROXIMATELY 119.6 FEET SOUTH, 355.9 FEET WEST, 30.1 FEET SOUTH 4°08' EAST AND 479.45 FEET WEST FROM A 2 IN IRON PIPE SET BY THE COUNTY SURVEYOR AS THE NEW POSITION OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; WHICH POINT IS ALSO 143.73 FEET SOUTH 0°20'11" WEST ALONG THE MONUMENT LINE AND 63.95 FEET SOUTH 89°52'30" EAST FROM THE MONUMENT AT THE INTERSECTION OF 900 EAST STREET AND HOLLY AVENUE; RUNNING THENCE SOUTH 89°52'30" EAST 478.40 FEET ALONG THE NORTH LINE OF SAID ENTIRE TRACT TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 4°09'30" EAST 122.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°52'30" WEST 478.94 FEET ALONG THE SOUTHERLY BOUNDARY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID PROJECT; THENCE NORTH 26°50'52" WEST 19.87 FEET ALONG THE SAID EASTERLY LINE TO A POINT 50.00 FEET PERPENDICULAR DISTANT EASTERLY OF CENTERLINE STATION 10+63.43; THENCE NORTH

0°21'10" EAST 104.35 FEET PARALLEL TO THE CENTERLINE OF SAID PROJECT TO THE POINT OF BEGINNING.

Serial Number: 22-20-128-002-0000

*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

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Dale M. Cox, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2020.

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D. Blair Camp, Mayor

ATTEST:

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Jennifer Kennedy, City Recorder

## CERTIFICATE OF PUBLICATION

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

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Jennifer Kennedy, City Recorder

1. The project shall meet Murray City Engineering requirements including the following:
  - a) Meet City subdivision requirements.
  - b) Meet City drainage requirements. On-site detention/retention is required.
  - c) Provide standard Public Utility Easements (PUEs) on all lots and meet City utility requirements.
  - d) Continue to follow and meet all requirements of the Sampling and Analysis Plan for the Wynwood Redevelopment Project.
  - e) Update the site SWPPP and the City Land Disturbance Permit to include Phase 2 construction work.
  - f) Obtain a City Excavation Permit for work within the city rights-of-way.
  - g) Conform with the city's dust control standards and regulations in City Ordinance 16.16.150.
2. The project shall meet all applicable fire code standards and provide adequate numbers and placement of hydrants.
3. The subdivision shall include the installation of street lighting in accordance with Murray City Power Department standards.
4. All lots within the subdivision shall comply with the standards for lots in the R-1-6 Zone as outlined in Section 17.96 of the Murray City Land Use Ordinance.
5. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

<u>A</u>	Maren Patterson
<u>A</u>	Lisa Milkavich
<u>A</u>	Sue Wilson
<u>A</u>	Phil Markham
<u>A</u>	Travis Nay
<u>A</u>	Ned Hacker

Motion passed 6-0.

**JARRED CAMERON – 6271 South 900 East - Project #19-168**

Gregory Simonsen was present to represent this request for Jarred Cameron. Jared Hall reviewed the location and request for an amendment to the Zoning Map and a change from A-1, Agriculture to R-1-8, Low Density Single Family for the property located at 6271 South 900 East. The subject property is a vacant, 1.32-acre parcel located on the east side of 900 East, and immediately north of Wheeler Farm in the A-1 Zone. The General Plan Future Land Use Map calls for the property to be rezoned into the Low-Density Residential category. The land surrounding the subject property is also in the Low-Density category as well and any potential requests for future zones changes to those properties would be supported in the same way. 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 amendment to the Zoning Map designation of the property located at 6271 South 900 East, A-1, Agriculture to R-1-8, Single Low Density Residential.

Mr. Markham asked what uses would be allowed on the R-1-8 Zone as opposed to the Agricultural Zone. Mr. Hall replied that single-family homes are allowed in the Agriculture Zone, but they are required to be on a minimum of one acre. In the R-1-8 Zone, homes can be on lots as small as 8,000 sq. ft. The R-1-8 zoning would allow the property to be sub-divided into smaller parcels. An item of note is if this property is to be subdivided into smaller lots in the future the property only has frontage for public right-away onto 900 East. Murray City does not allow frontage onto private lanes. There is a private lane serving the planned unit development subdivision to the east. The City would not allow the property to subdivide on the private road even if Mr. Cameron has access on to it. The frontage that exists along 900 East would limit his options to a single flag-lot which would be a maximum of two lots (a front and rear lot). Other uses that are allowed in the Agriculture Zone are commercial and private agricultural, churches, schools and parks. The R-1-8 allows similar uses with the exception of agricultural uses.

Gregory Simonsen, 50 West 300 South, Ste. 1200, Salt Lake City, stated he is representing the property owner. He stated has reviewed the staff recommendations and has met with staff on three different occasions and they were very helpful and professional.

The meeting was open for public comment.

Russel Swan, 989 East Wheeler Farm Cove, stated that he lives in the neighborhood with seven other homes adjacent to the subject property. He stated he was asked to be the representative of the people in his neighborhood to read the comments about the history of their experiences with the subject property. Mr. Swan stated that since 2011 to current all of Mr. Cameron's attempts to rezone have been denied. Since many options have been proposed in the past the neighbors would like to have a clear understanding of what the future intent is with his property. Mr. Swan stated that he would like to see the property turned into something nice because it is in disarray and needs to be cleaned up.

Mike Cameron, 1014 East Wheeler Farm Cove, stated he lives in one of the seven homes in the adjacent subdivision. Mr. Cameron stated that he is not one of the neighbors that asked to be included in the views that were previously expressed by Mr. Swan. He also stated that Jarred Cameron is his son and that he and his son had a meeting with the other six homeowners in which they requested to have access to the private lane that serves the seven adjacent homes. The request was denied because the neighbors wished that Jarred Cameron develop the property in a way that he would access it only from 900 East. He stated that he is in favor of this request.

Carl Lind, 6181 South 900 East, stated that the property directly to the north is farm land and historically there has been a drainage of irrigation water that has come off that property and onto his property, into three ponds and from those ponds it travels through a 15 inch conduit and into Little Cottonwood Creek. He added that the City of Murray has imposed rainwater taxes on the neighbors and believes that the City should continue to manage the water that is being used for irrigation on Wheeler Farm. Traditionally, there has a conduit pipe that has piped this water from Wheeler Farm across the property, under a driveway of a home he owns and into the three ponds. He stated that according to a camera feed placed into the conduit, it has been found that the conduit has been crushed by the hauling of fill into the neighborhood by Cameron

to elevate his land. The concern is that the water is backing up onto the Wheeler Farm side because it cannot be conducted well through the area and it poses a potential risk to the proposed homes of the development. The water cannot drain away from the area causing the need for new conduit to be installed.

The public comment portion was closed.

Mr. Hall addressed the public comments and stated that the likely outcome of the zone change is the future development of a subdivision. If there are concerns about the conduit and drainage of water, they will be addressed when the application for subdivision is received by the City.

Mr. Nay asked if Tanner Ditch Company owns the conduit would they have to maintain it. Mr. Hall replied that this is the first time he has been made aware of a drainage problem and has not had been able to research the issue, but it will be sorted out in the subdivision phase.

Ms. Milkavich added that that is accurate to say that there are complicated and stringent water rights involved. Mr. Hall agreed. Mr. Hall stated that in the last six years since he has been with the city, he has not processed any requests for this property but has been in contact with Mr. Cameron about possible development options. The current request would allow him to develop two different parcels of property. The concerns with the City Council in the past are with the multi-family or medium density housing was traffic, the difficulty of subdividing onto multiple parcels, putting a lot of different units on one parcel that has limited frontage onto 900 East and the lot is very deep. The most appropriate proposal would be a flag lot subdivision.

Mr. Markham wanted to remind those in attendance that we are not proposing any type of project tonight, only a zone change and that makes it difficult to speculate what future development might be proposed on this land. Mr. Hall added that the proposal at hand is to rezone the property from Agricultural to R-1-8 and Staff finds it very appropriate.

A motion was made by Travis Nay to forward a recommendation of approval to the City Council for the requested amendment to the zoning designation of the property located at 6271 South 900 East from A-1, Agriculture to R-1-8, Single-Family Low Density Residential.

Seconded by Phil Markham.

Call vote recorded by Mr. Hall.

A Travis Nay  
A Phil Markham  
A Maren Patterson  
A Lisa Milkavich  
A Ned Hacker

Sue Wilson abstained from voting.

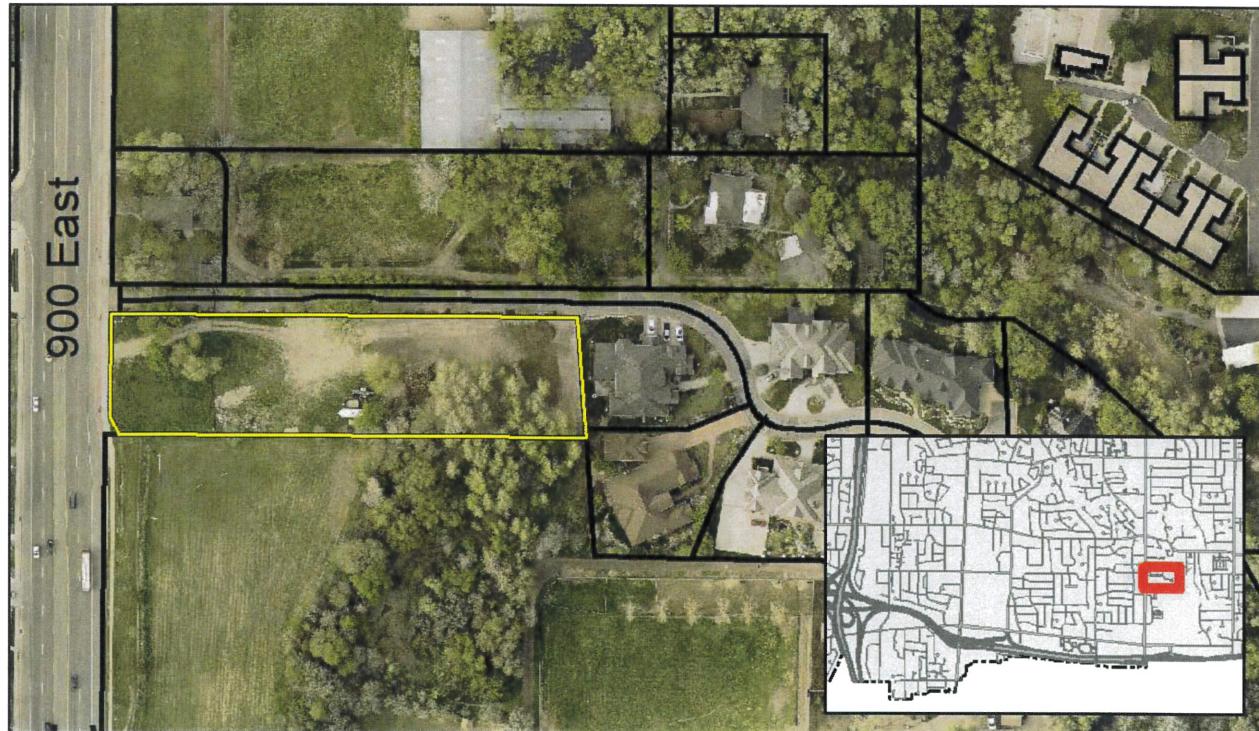
Motion passed 5-0.

Mr. Hacker stated this is a recommendation which will be forwarded to the City Council and will allow additional public hearing in the future.



## AGENDA ITEM #6

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	6271 South 900 East	MEETING DATE:	January 16, 2020
APPLICANT:	Gregory Simonsen, Attorney for Jarred Cameron	STAFF:	Jared Hall, Planning Division Manager
PARCEL ID:	22-20-128-002	PROJECT NUMBER:	19-168
CURRENT ZONE:	A-1, Agriculture	PROPOSED ZONE:	R-1-8, Low Density Single Family
SIZE:	1.35-acres		
REQUEST:	The applicant would like to amend the Zoning Map and change from A-1, Agriculture to R-1-8, Low Density Single Family. The request is supported by the 2017 General Plan.		



## I. BACKGROUND & REVIEW

### Background

The subject property is a vacant, 1.32-acre parcel located on the east side of 900 East, and immediately north of Wheeler Farm in the A-1 Zone.

### Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential / Open Space	A-1
South	Open Space (Wheeler Farm)	O-S
East	Single-Family Residential	A-1
West	Institutional / Office	R-N-B

### Zoning Districts & Allowed Land Uses

- Existing: The existing A-1 Zone allows for single family residential development on lots with a minimum square footage of 1-acre, and for accessory structures and uses associated with them. The zone also allows various agricultural uses including pastures, orchards, apiaries, and field and seed crops. Non-commercial cattle, horses, chickens, and aviaries are also allowed along with the accessory buildings and structures typical to them. Conditional uses allowed in the A-1 Zone include various communications facilities (radio, television, telephone), nurseries, cemeteries, schools, and commercial animal husbandry (cattle, rabbits, horses, chickens) as well as hunting, fishing, swimming pools, golf courses and playgrounds.
- Proposed: The proposed R-1-8 Zone allows for single family residential development and accessory uses associated with them, and 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.

### General Plan & Future Land Use Designations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. 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.

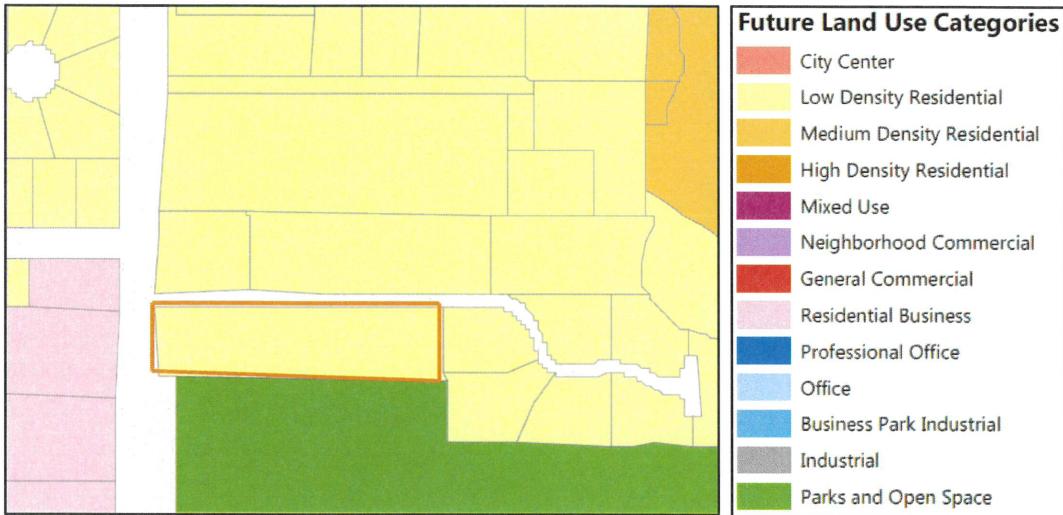


Figure 1: Future Land Use Map

The subject property is designated “Low Density Residential”. The Low Density Residential designation corresponds to the A-1, R-1-12, R-1-10, R-1-8, R-1-6, and R-2-10 Zones.

## II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on December 16, 2019 where the proposed amendment was considered by City Staff from various departments. There were no comments from the City Departments, and all recommended approval without conditions or concerns.

## III. PUBLIC INPUT

Notices were sent to all property owners within 300 feet of the subject property. Staff has had conversations with several property owners in the Wheeler Farm Cove subdivision, answering questions about the potential uses of the property if a zone change were to occur.

## IV. 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 A-1 to R-1-8 is in harmony with the Future Land Use designation of the subject property and with goals of the General Plan. The pattern of land uses in the area is diverse, including some light office and commercial (further north along 900 East and across 900 East in the R-N-B Zone), open space like Wheeler Farm, and single-family residential. The residential use of the property allowed by the R-1-8 Zone is appropriate for the subject property and the surrounding area.

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

The R-1-8 Zone applied to the subject property will allow residential densities and uses similar to those in the surrounding area.

**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 property. During the Planning Review Meeting that was held on December 16, 2019, staff reviewed the application with representatives from Murray City Power, Water/Sewer, Fire, Building and Engineering. The representatives had no concerns with the proposed zone change and did not provide any information that would indicate that those departments could not provide adequate services to any future development at the subject properties.

## **V. FINDINGS**

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from A-1- to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.

## **VI. 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 amendment to the Zoning Map designation of the property located at 6271 South 900 East from A-1, Agriculture to R-1-8, Single-Family Low Density Residential.

# Attachments

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- Zoning Map Amendment
- Text Amendment
- Complies with General Plan

Yes       No

Project # 19-168

Subject Property Address: 6271 South 900 East, Murray Utah 84121

Parcel Identification (Sidwell) Number: 22-20-128-002-0000

Parcel Area: 1.352 acres Current Use: Vacant

Existing Zone: A-1 Proposed Zone: R/1/8

Applicant Name: Gregory M. Simonsen, Attorney at Law

Mailing Address: Fetzer Simonsen Booth & Jenkins

City, State, ZIP: 50 W. Broadway, Suite 1200

Daytime Phone #: 801-328-0266 Fax #: 801-328-0269

Email address: greg@mountainwestlaw.com

Business or Project Name: N/A

Property Owner's Name (If different): Jarred Cameron

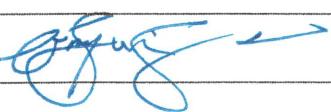
Property Owner's Mailing Address: 7533 S. Lincoln Street

City, State, Zip: Midvale, Utah 84047

Daytime Phone #: 801-971-7466 Fax #: None Email: jmcmoab@yahoo.com

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

Currently property is vacant. Owner wishes to develop the property.

Authorized Signature:  Date: December 3, 2019

## Property Owners Affidavit

I (we) Jarred Cameron, 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.

  
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

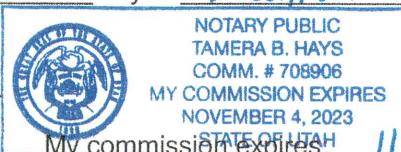
County of Salt Lake

Subscribed and sworn to before me this

3rd day of December, 20 19.

Tamara B Hays  
Notary Public

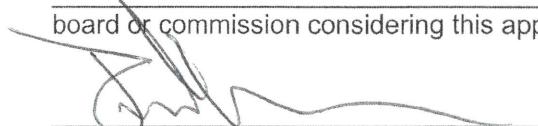
Residing in Salt Lake County



My commission expires: 11-4-2023

### Agent Authorization

I (we), Jarred Cameron, the owner(s) of the real property located at 6271 South 900 East, in Murray City, Utah, do hereby appoint Gregory M. Simonsen, Attorney at Law, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Murray City to appear on my (our) behalf before any City board or commission considering this application.

  
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

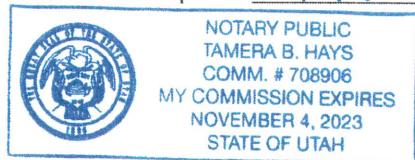
On the 3rd day of December, 20 19, personally appeared before me

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

Tamara B. Hays  
Notary Public

Residing in Salt Lake County

My commission expires: 11-4-2023



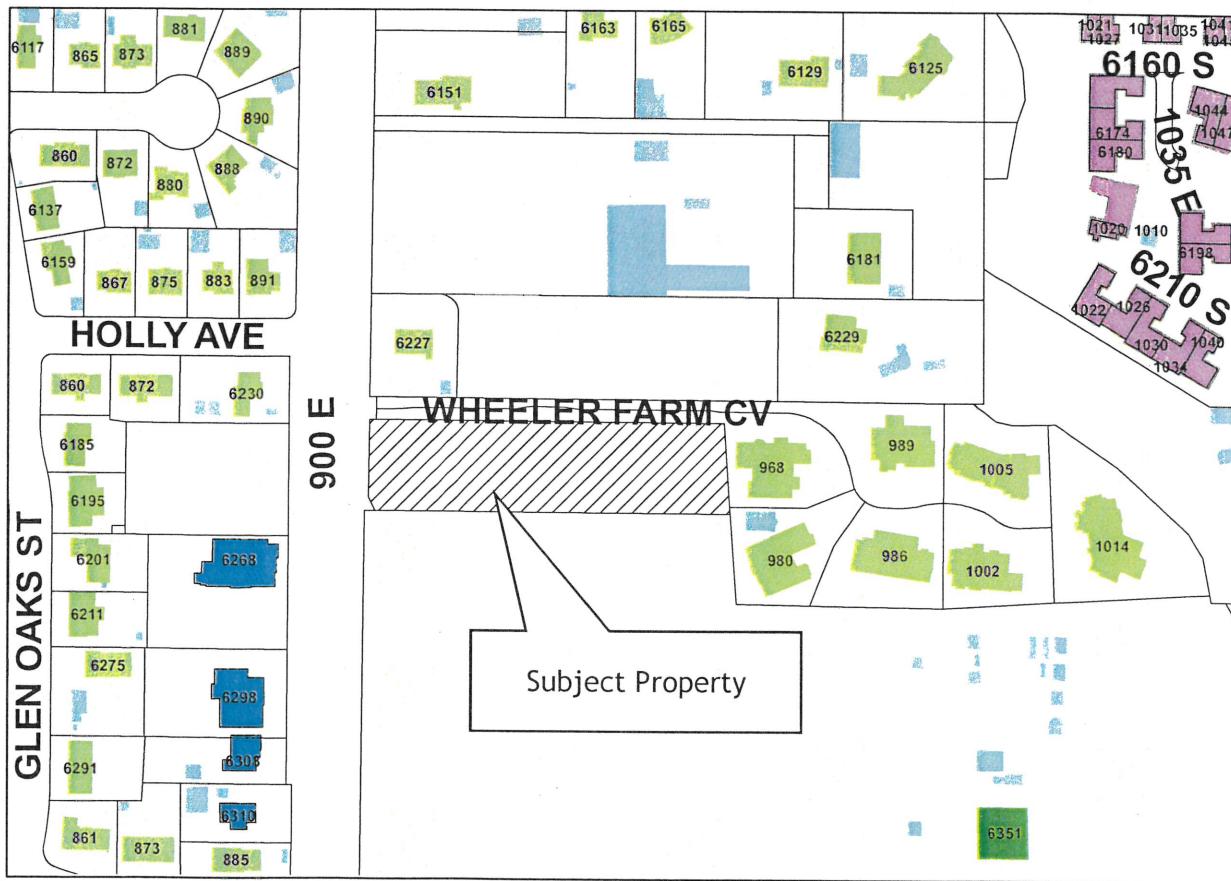


January 3, 2020

## NOTICE OF PUBLIC MEETING

The Murray City Planning Commission will hold a public hearing on Thursday, January 16, 2020 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 Jared Cameron are requesting a Zone Map Amendment from A-1 (Agriculture) to R-1-8 (Single Family, Low Density Residential) for the property located at 6271 South 900 East.**



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Jared Hall with the Murray City Planning Division at 801-270-2427, or e-mail to [jhall@murray.utah.gov](mailto:jhall@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.

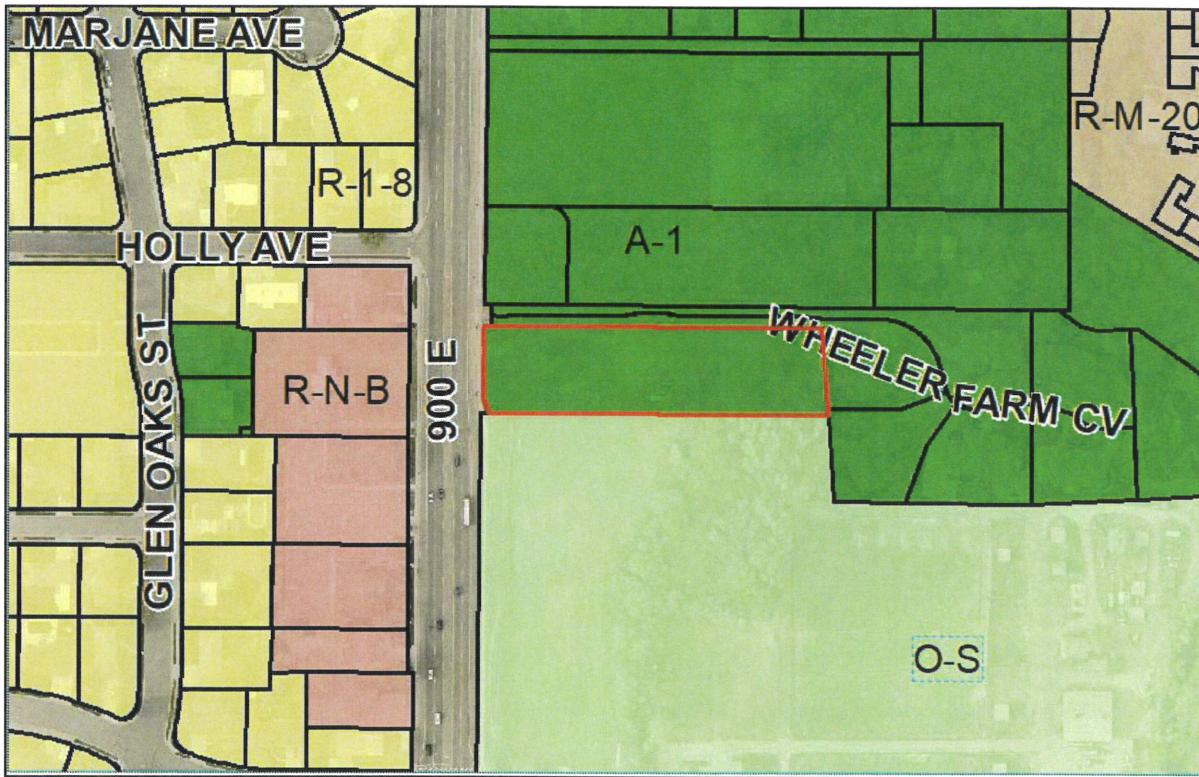


Figure 1: Zone Map Segment

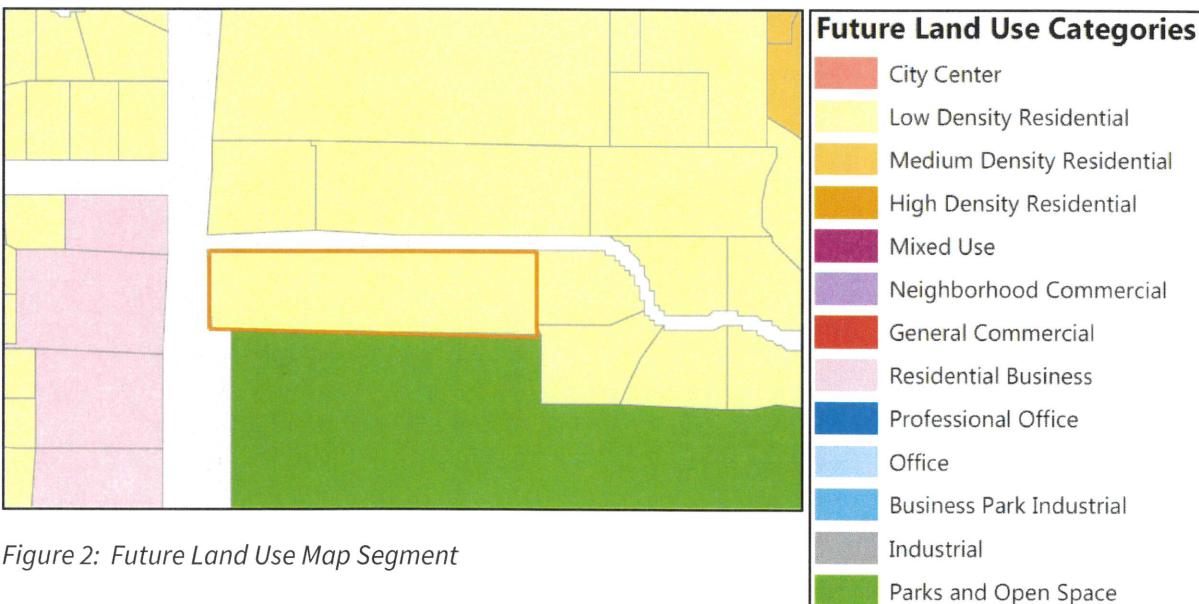


Figure 2: Future Land Use Map Segment

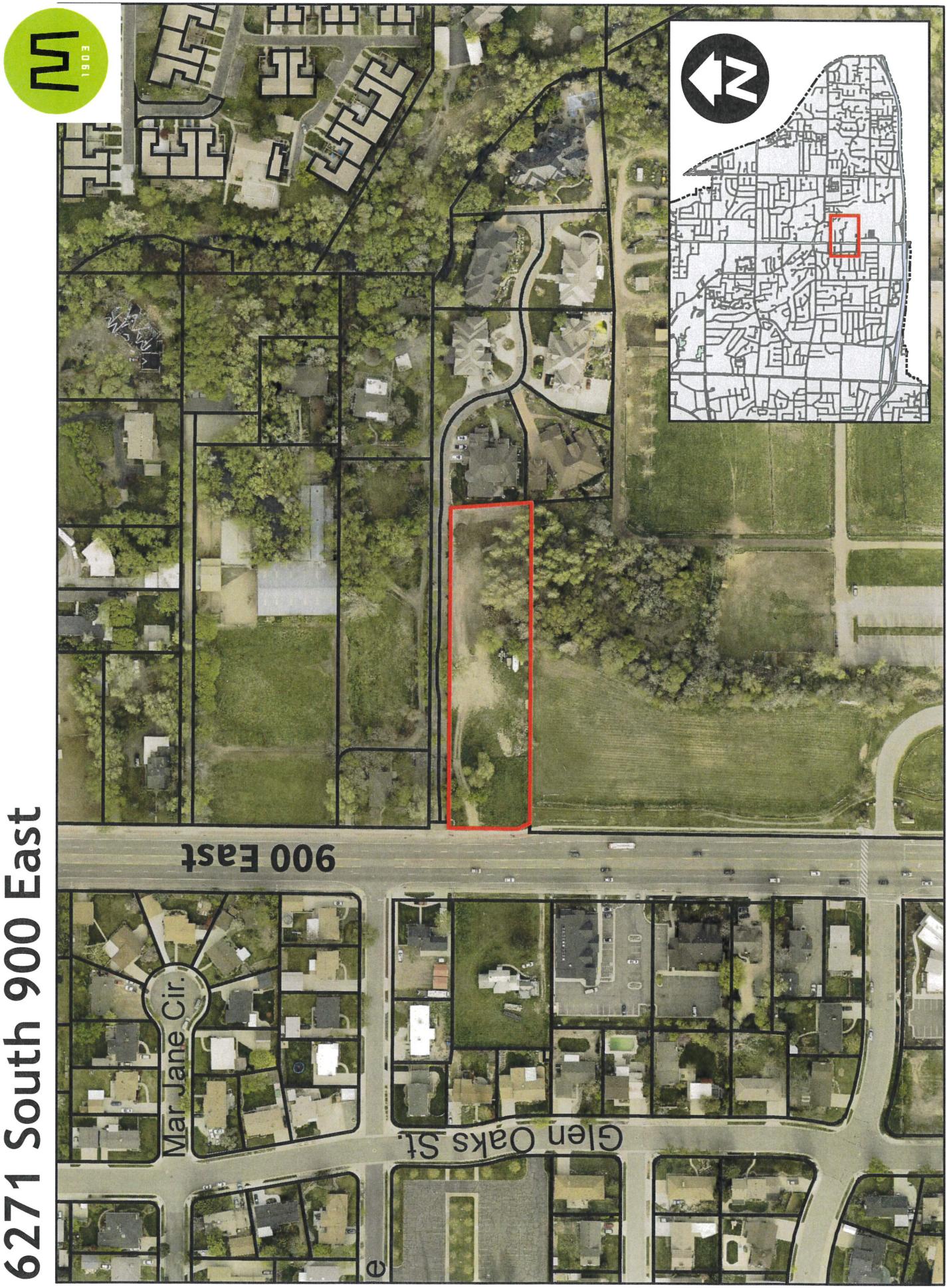
Exhibit A  
Legal Description

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Serial Number: 22-20-128-002-0000

# 6271 South 900 East



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Jared Hall, Manager  
Planning Division

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

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

**PROOF OF PUBLICATION**      **CUSTOMER'S COPY**

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

1/6/2020

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001278065 /

PUBLICATION SCHEDULE

START 01/05/2020      END 01/05/2020

CUSTOMER REFERENCE NUMBER

NOTICE OF PUBLIC HEARING

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY C

SIZE

30 LINES      1 COLUMN(S)

TIMES

TOTAL COST

3

55.40

**MURRAY CITY  
CORPORATION  
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Jared Hall, Manager  
Planning Division  
1278065      UPAXLP

**AFFIDAVIT OF PUBLICATION**

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN** that on the 16th day of January 2020, at the hour of 6:30 p.m. of said day in the Counc FOR **MURRAY CITY RECORDER**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 01/05/2020      End 01/05/2020

DATE 1/6/2020

SIGNATURE

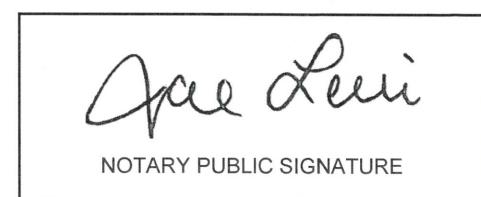
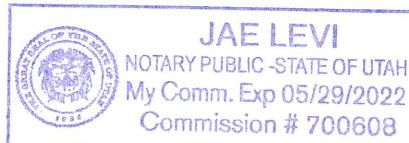
*Judmundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 5TH DAY OF JANUARY IN THE YEAR 2020

BY LORAINE GUDMUNDSON.



**JARRED CAMERON  
Project #19-168  
PC 1/16/20  
300 ' radius & affected entities**

John R Butler; Nancy H Butler  
888 E Mar Jane Ave  
Murray UT 84107

Lisa M Bernardo  
980 E Wheeler Farm Cv  
Murray UT 84121

LRF Tr  
1002 E Wheeler Farm Cv  
Murray UT 84121

AJS Professional Center, Llc  
6268 S 900 E # 100  
Murray UT 84121

Valley Behavioral Health  
Po Box 572070  
Murray UT 84157

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

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

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

Andrew Collette; Sarah Collette (Jt)  
875 E Holly Ave  
Murray UT 84107

Scott R Lovell  
891 E Holly Ave  
Murray UT 84107

Trust Not Identified  
986 E Wheeler Farm Cv  
Murray UT 84121

Neil P Christenson;  
Laverle S Christenson (Jt)  
1005 E Wheeler Farm Cv  
Murray UT 84121

Jarred Michael Cameron  
7533 S Lincoln St  
Midvale UT 84047

Orenda Williams  
872 E Holly Ave  
Murray UT 84107

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

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

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

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

Mary Lou Smolik  
883 E Holly Ave  
Murray UT 84107

Kevin Potts; Rebecca Potts (Jt)  
968 E Wheeler Farm Cv  
Murray UT 84121

Trust Not Identified  
989 E Wheeler Farm Cv  
Murray UT 84121

Valley Behavioral Health  
4460 S Highland Drive, Suite 310  
Salt Lake City, UT 84124

Three Futures Llc  
8395 S Park Hurst Cir  
Sandy UT 84094

Lind Ranches Lc  
Po Box 71008  
Salt Lake City UT 84171

Salt Lake County  
Po Box 144575  
Salt Lake City UT 84114

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

ROCKY MOUNTAIN POWER  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPEUT 84020

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

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

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

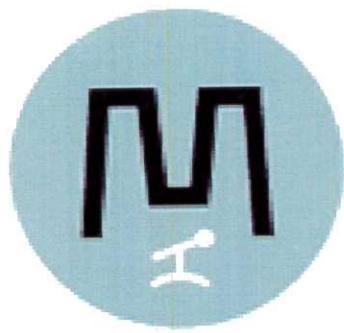
COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121

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

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

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

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111



MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**

**Council Action Request**

**Department/Agency  
Finance & Administration**

**FY 2019-2020 Budget Amendment**

**Committee of the Whole**

Meeting Date: March 3, 2020

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2019-2020 budget
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Discussion
<b>Presenters</b> Brenda Moore	<b>Attachments</b> Draft of the resolution
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> Budget opening with no impact on reserves
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> <ol style="list-style-type: none"><li>1. The Court has moved the clerks to a career ladder for Court Clerks 1 to 2. After a set number of years and upon completion of the appropriate education, a Clerk 1 will become a Clerk 2. Both clerks qualify to be moved up, so \$3,000 is requested to move from Non Departmental expense to Court Salaries to cover 6 months of increased salary expense.</li><li>2. The Alcohol and Drug Free Committee in the Utah Department of Public Safety awarded a \$5,000 grant to the police for body or car cameras. Requesting receipt and appropriation of \$5,000 to grant revenue and police small equipment.</li></ol>
<b>Mayor's Approval</b> 	
<b>Date</b> February 18, 2020	

**Continued from Page 1:**

3. The building inspection division has been handling a higher than usual number of plan reviews. All structural reviews need to be sent to outside engineers. Plan reviews may also be sent to outside engineers if we do not have the staff to complete the review within the statutory time frame allowed. Requesting the engineering professional services budget be increased by \$50,000, with a corresponding increase in building permit and plan check revenues.
4. A police car was in an accident and totaled. We received \$42,925 from the insurance company. Requesting an increase in Capital Projects fund for police sale of fixed asset revenue and police equipment, to purchase a new vehicle.
5. The Parkway golf fund trades non prime tee times for their on-line reservation system. An accounting change was made after the 2020 budget was created to record the greens fees revenue and the software expense. Requesting \$20,000 Greens fee revenue to be received and appropriate \$20,000 for the Fore-up software.

ORDINANCE NO.

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

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

1. Receive and appropriate the following General Fund revenue and expenditures with no financial impact:
  - a. Transfer \$3,000 from the General fund nondepartmental miscellaneous expense to Murray Justice Court Salaries for implementation of the court clerk career ladder.
  - b. Receive and appropriate \$5,000 from the Utah department of Public Safety Alcohol and Drug Free committee for the purchase of police car cameras.
  - c. Receive \$30,000 in additional building permit revenue, and;
  - d. Receive \$20,000 in additional Plan check fee revenue, and;
  - e. Appropriate \$50,000 to the Building Inspection professional services for increased reviews.
2. In the Capital Projects fund receive and appropriate \$42,925 from insurance proceeds for a police car.
3. In the Murray Parkway Golf fund receive \$20,000 in additional greens fees and appropriate \$20,000 for Fore-up software.

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

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

MURRAY CITY MUNICIPAL COUNCIL

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Dale Cox, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2020.

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D. Blair Camp, Mayor

ATTEST:

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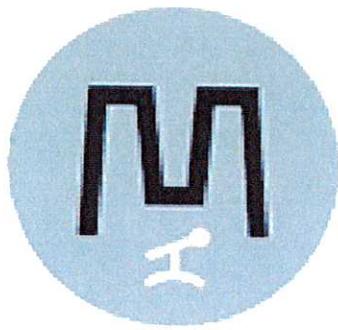
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

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

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #4



**MURRAY**

# **Mayor's Office**

## **Metro Fire Agency Interlocal Agreement**

### **Council Action Request**

**Committee of the Whole and Council Meeting**

Meeting Date: March 3, 2020

<b>Department Director</b> Mayor Blair Camp	<b>Purpose of Proposal</b> Consider approval of new Metro Fire Agency Interlocal Agreement
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> Consider approval
<b>Presenters</b> Doug Hill, CAO	<b>Attachments</b> Resolution, Agreement
<b>Budget Impact</b>	<b>N/A</b>
<b>Required Time for Presentation</b> 10 Minutes	<b>Description of this Item</b> Changes include: 1) Expansion of the "Purpose" of the Metro Fire Agency to allow the Agency to operate outside of the member cities' own boundaries and to operate task forces, including Task Force 5. 2) Expansion of the "Authority" of the Agency to establish continuity between the existing Interlocal Agreement and the new Interlocal Agreement. 3) Establish a new "Effective Date" of the Agreement. 4) Establish a term of 50 years under the new agreement with automatic annual renewals for the life of the 50-year term. 5) The elimination of authority of the Board of Trustees to extend the term of the new Agreement. 6) The creation of a "host agency" to perform administrative tasks to support the board of trustees chair. 7) The expansion of the "Agency Services," including the continued operation of Task Force 5 and participation of public agencies in Task Force 5 but which are not members of the Metro Fire Agency.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> 	
<b>Date</b> February 13, 2020	

## RESOLUTION

### A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT AMONG BLUFFDALE CITY, DRAPER CITY, MURRAY CITY, SOUTH JORDAN CITY, SOUTH SALT LAKE CITY, WEST JORDAN CITY, SANDY CITY, AND WEST VALLEY CITY REGARDING AN INTERLOCAL ENTITY KNOWN AS THE METRO FIRE AGENCY

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), public agencies, including political subdivisions of the State of Utah, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues;

WHEREAS, Murray City is a “public agency” as defined in the Interlocal Act and desires to participate in a separate interlocal entity to further the protection of the citizens of the City and its neighboring communities and to appreciate the benefits of joint purchasing, mutual aid, and efficient use of resources that are facilitated through participation of a separate interlocal entity;

WHEREAS, Murray City desires to enter into the Metro Fire Agency Interlocal Agreement (the “Agreement”), substantially in the form attached hereto as Exhibit “A,” to provide for the City’s participation in the interlocal entity known as the Metro Fire Agency and to vest in the Metro Fire Agency all such power and authority as necessary and desirable to enable the Metro Fire Agency to accomplish and give effect to the joint and cooperative action of the members to the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Murray City that:

1. It does hereby approve the Metro Fire Agency Interlocal Agreement among Bluffdale City, Draper City, Murray City, South Jordan City, South Salt Lake City, Sandy City, West Jordan City, and West Valley City, in the form attached hereto as Exhibit “A”.
2. The Agreement is in the best interest of the City.
3. Mayor D. Blair Camp is hereby authorized to execute the Agreement on behalf of the City and to act in accordance with its terms.

4. This resolution is effective upon adoption. The effective date of the Agreement shall be the date as indicated in the Agreement.

PASSED AND APPROVED by the Murray City Council on this \_\_\_\_ day of \_\_\_\_,  
2020.

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Dale Cox, Chair  
Murray City Council

ATTEST

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City Recorder

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2020.

## **Metro Fire Agency Interlocal Agreement**

This Interlocal Agreement (the "Agreement") is entered into by and among Bluffdale City, a municipal corporation of the State of Utah; Draper City, a municipal corporation of the State of Utah; Murray City, a municipal corporation of the State of Utah; Sandy City, a municipal corporation of the State of Utah; South Jordan City, a municipal corporation of the State of Utah; South Salt Lake City, a municipal corporation of the State of Utah; West Jordan City, a municipal corporation of the State of Utah; and West Valley City, a municipal corporation of the State of Utah, which may hereinafter be collectively referred to as "parties" or individually as a "party."

Whereas, the parties have determined that a separate interlocal entity known as the Metro Fire Agency (the "Agency") will assist in furthering the protection of the citizens of their respective cities and neighboring communities; and

Whereas, Agency will allow for increased benefits regarding purchasing, mutual aid assistance, and efficient use of resources to the parties and the citizens of their cities and neighboring communities; and

Whereas, the parties' currently have mutual aid and automatic agreements and systems in place to assist with the provision of fire service to citizens and such agreements have demonstrated the parties' ability to work together in an effective and efficient manner; and

Whereas, the parties desire to broaden the scope of their cooperation to other beneficial areas of their operations including the formation, sponsorship and operation of task forces, as needed and permitted by law, to complement the services otherwise provided under this Agreement; and

Whereas, each of the parties have participated in the discussion and negotiation of this Agreement;

Now therefore, in consideration of the mutual promises and covenants herein, the parties agree as follows:

1. Purpose. The purpose of this Agreement is to promote the health, safety, and welfare of the collective citizens of the parties, to provide improved fire protection for the participating municipalities and to provide immediate unified and cooperative action to guard against potential multiple threats to individual cities.
  - a. The parties declare that there is a community-wide need to provide for an inter-local fire agency and declare that this compelling need requires a state-of-the art "all hazards" emergency response system. Such a system requires the creation of a metro fire agency under the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated (Interlocal Act). This Agency will

allow all participating municipalities to combine and share their collective capabilities and resources for themselves and their neighbors.

- b. This Agency will further allow the parties, as well as non-participating public agencies to this Agreement outside the geographical limits of the Agency, to form, sponsor and continue task forces as needed, including a specially trained urban search and rescue team known as Task Force 5, all of which are intended to complement the services otherwise provided under this Agreement.
- c. The Agency and its associated task force(s) may operate anywhere within or without the boundaries of the State of Utah, subject to governing state or federal law, rules, regulations or compacts, in the furtherance of the purposes outlined in this Agreement.

It is the purpose of this Agreement to provide for the accomplishment these purposes in a manner provided herein.

2. Authority.

- a. The Interlocal Act permits local governmental units to make the most efficient use of their powers and to provide the benefit of economies of scale; authorizes municipalities to enter into cooperative agreements with one another for the purpose of exercising, on a joint and cooperative basis, any powers, privileges, and authority exercised by such public agencies individually; and authorizes such public agencies, pursuant to such agreements, to create a separate legal entity to accomplish the purposes of their joint cooperative action.
- b. This Agreement supersedes all prior interlocal agreements concerning the Agency.
- c. This Agreement ratifies all actions taken by the parties to this Agreement since 2016 in conformity with and pursuant to the express, implied, or apparent authority of the Agency not to include illegal or intentionally wrongful conduct.

3. Consideration. The consideration of this agreement consists of the mutual benefits and exchange of promises provided herein.

4. Effective Date. This Agreement shall become effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date stated opposite that party's signature) will be deemed the Effective Date

of this Agreement. As soon as practical after the last party has signed, the host agency shall advise the parties in writing of the Effective Date.

5. Term. The term of this Agreement shall commence on the Effective Date and shall terminate fifty (50) years from the Effective Date unless dissolved earlier pursuant to paragraph 16.
6. Name. The name of the legal entity is the Metro Fire Agency (the “Agency”).
7. Governance. The Agency shall be governed by a Board of Trustees (“Trustees”) which shall have sole authority to conduct the business of the Agency.
  - a. Trustee membership shall consist of each party’s chief executive officer or designee. At the discretion of a party’s chief executive officer each party may designate an alternate trustee.
  - b. Trustees are responsible for all decisions related to the organizational, operational, and financial conduct of the Agency. Trustees will have responsibility for overseeing reciprocity within the Agency.
  - c. Trustee decisions shall be based on a majority vote of its members. Each member city shall have one vote.
  - d. If a Trustee representing a party does not agree with a majority decision made by the Trustees, that Trustee may (through written notice provided pursuant to paragraph 25) abstain from participating in the specific issue being addressed and that party will not be bound by that decision. Any written notice of abstention shall be provided within thirty (30) days of the Trustees voting to take the action.
  - e. Trustee officers shall consist of a chair, vice-chair and secretary, and shall be elected by the Trustees among its members and shall serve for such terms and perform such duties as provided in the by-laws.
  - f. The chair shall be the presiding officer of the Trustees, and the vice-chair shall serve at the request of the chair or in the absence of the chair. The secretary shall keep minutes of the Trustees’ meetings and shall attest to the signature of the chair as needed. Trustees may also appoint additional officers and representatives, and may assign duties to existing officers, as it deems necessary for the administration of the Agency.
  - g. Trustees shall have regular meetings as needed or as provided in any by-laws and may have electronic meetings subject to the requirements of state law and

any by-laws. Meetings will be held at a location to be determined by the Trustees.

- h. The chair shall give reasonable notice to all Trustees of the time and place of each meeting subject to the provisions of Item 25 herein.
- i. Trustees may establish from time to time standing or ad-hoc committees as shall be deemed appropriate or necessary to carry out the business of the Agency.
- j. There shall be one host agency for administrative purposes. Such administrative purposes include, but are not limited to, assisting the elected chair of the Board of Trustees, hosting Agency meetings, providing public notice of Agency meetings, preparing and maintaining Agency documentation and records, and administering record requests pursuant to the Utah Governmental Records Access and Management Act. The host agency shall be the City employing the elected chair of the Board of Trustees unless otherwise designated by the Trustees. The parties acknowledge the Sandy City Chief Administrative Officer is currently serving as Chair of the Board of Trustees and Sandy City is currently acting as the host agency.
- k. Trustees is a public body and its members shall in all respects follow the requirements of the Open and Public Meetings laws, Title 52, Chapter 4, Utah Code Annotated, the Government Records Access Management Act, Title 63G, Chapter 2, Utah Code Annotated, and all other applicable laws.
- l. Trustees shall have the power to adopt, amend, and repeal rules, by-laws, policies and procedures to regulate the affairs and conduct the business of the Agency.

8. Operations Advisory Committee. In addition to any standing or ad-hoc committee that the Trustees may deem appropriate or necessary to carry out the business of the Agency, an Operations Advisory Committee (“Operations”) shall be established under the direction and supervision of the Trustees.
  - a. Operations membership shall be composed of a designee from each party.
  - b. Operations shall provide advice and recommendations to the Trustees for planning, budget preparation, system coordination, policies, procedures, and standards utilized by the Agency, and may be given other responsibilities and authority as approved by the Trustees.

- c. Operations decisions shall be based on a majority vote of its members. Each member city shall have one vote.
- d. Operations officers shall consist of a chair, vice chair, and secretary, who shall be elected by Operations from among its members and shall serve for such term and perform such duties as shall be provided in the by-laws. Operations may also appoint additional officers and representatives as it deems necessary for the administration of its duties.
- e. Operations shall meet as provided in the by-laws or as directed by the Trustees.
- f. Operations is a public body and its members shall in all respects follow the requirements of the Open and Public Meeting laws, Title 52, Chapter 4, Utah Code Annotated, and Government Records Access Management Act, Title 63G, Chapter 2, Utah Code Annotated, and all other applicable laws.

9. Party Control. Each party shall continue to control, own, and maintain its individual fire facilities, apparatus, and equipment at its sole expense. Although Agency-wide purchasing processes and Agency-wide contracts may be used, each party shall continue to maintain its separate purchasing processes. In addition, purchasing alliances may be formed among some or all of the parties for submitting bids to vendors. Each party shall continue to handle its own human resource functions to include payroll or benefits, personnel and staffing decisions, and employee compensation with respect to its own employees.

- a. The Agency, in making decisions that impact the organizational and functionality of local fire departments representing each party, acknowledge the right of each party to choose whether or not to participate in recommendations that are made and accepted by the Trustees.
- b. The Agency may contract with any person or entity for the provision of services and materials in compliance with contracting and purchasing policies established by the Trustees, including legal and accounting services.

10. Agency Services.

- a. The Agency, as determined by the Trustees, may provide to each party emergency and non-emergency services which the Agency has the capability of providing, to include, but not limited to, firefighting, emergency medical response, hazardous materials response, bomb response, search and rescue, technical rescue, fire and safety prevention, environmental protection, and public education.

- b. It is acknowledged and agreed that the parties have previously been operating a task force known as Task Force 5. Task Force 5 consists of individuals with special skills, qualifications, training, knowledge and/or experience required for urban search and rescue operations.
    - i. Task Force 5 is hereby officially recognized and is authorized to participate in interstate and intrastate urban search and rescue operations in accordance with the Utah Emergency Management Act, Utah Code Ann. §§ 53-2a-101, et. seq., and other governing state and federal law.
    - ii. The Agency shall serve as the sponsoring agency for Task Force 5. The Agency shall operate Task Force 5 consistent with the purposes of the Agency. Task Force 5 shall be subject to and operate in accordance with this Agreement, Agency bylaws and applicable state and federal laws.
    - iii. Task Force 5 is authorized to recruit from the parties to this Agreement and from non-participating public agencies outside the geographical limits of the Agency. Task Force 5 shall recruit individuals with the requisite skills, qualifications, training, knowledge, and/or experience to participate with Task Force 5. Non-participating public agencies who want to join Task Force 5 shall execute a memorandum of understanding with the Agency that will govern their participation.
    - iv. The Board of Trustees shall designate periodically a Task Force 5 Program Manager.

## 11. Financial Matters.

- a. Budget Adoption. All financial matters of the Agency shall be conducted in accordance with applicable Utah State laws and generally acceptable accounting principles. Trustees shall prepare an annual budget which shall include: (1) a proposed staffing schedule identifying all positions and titles of employees and officers employed and paid by the Agency; (2) a compensation schedule with pay grades for each employee or officer paid by the Agency; (3) a reasonably detailed identification of the source and amount of each anticipated revenue source of the Agency, including each fee or assessment to be made up the parties; (4) an organizational chart of the Agency; and (5) the Agency's mission statement, a brief summary of the immediate last year's accomplishments, and a statement of the budget year's goals and objectives.
- b. Fees and Assessments. Fees and assessments may be proposed as part of the budgeting process by a 2/3 vote of the trustees in a duly noticed public meeting and thereafter, forwarded in writing to each party's legislative body no later than

May 15<sup>th</sup>, before the party's budget for the following year is adopted. No fee or assessment against a party will be valid or enforceable until that party has made an appropriation of funds to pay such an assessment.

- c. Rules and Procedures for Fees and Assessments. The Trustees, by a 2/3 vote, may adopt rules and procedures to assure the proper collection of approved fees and assessments, consistent with the Agreement.
- d. Party Non-appropriation as Withdrawal. In the event a party fails to appropriate and timely pay to the Agency the fees and assessments adopted by the Trustees and as provided in the Agency's duly adopted rules and procedures, such non-action shall be deemed to be a withdrawal of that party from the Agency, effective as the last day of December of the fiscal year in which the fees and assessments are due, notwithstanding the provisions of Item 15 below.
- e. Independent Audit. The Trustees shall obtain an independent audit of the Agency for each budget year in which the estimated case revenues exceed \$10,000, which sum shall include fees, assessments, taxes, grants, but exclude in-kind or donated services, staffing or operational support.

12. Support Staff. Support staff can be provided by the parties or on an as required basis at no cost to the Agency. The Trustees may impose fees or assessments upon the parties, pursuant to Item 11 herein, to hire full-time or part-time support staff when the Trustees determine that such action is necessary.

13. By Laws. Policies, procedures, and other Agency related business, and other operational and organizational issues will be governed through by-laws to be adopted by resolution of the Trustees.

14. Additional Parties. Any municipality which has its own individual fire department may apply for membership in the Agency. Parties may accept the applicant only by unanimous vote of each party's governing body. If accepted, the applicant must agree in writing to be bound by the terms and conditions of this Agreement.

15. Withdrawal. A party may withdraw from the Agency at the beginning of any new fiscal year, defined as July 1, by giving at least ninety (90) days prior written notice of withdrawal to the Trustees and to the other parties as provided in item 25. The notice of withdrawal shall be in writing, signed by the party's mayor or manager, and approved and authorized by resolution of the party's city council. Notwithstanding the foregoing, no party may withdraw from the Agency during the term of any agreement entered into by the Agency to finance the acquisition or construction of capital improvements for the Agency, unless the party abstained from the financing agreement pursuant to paragraph 7(d) or mutually acceptable provisions are made

whereby such existing agreement is assumed by another party, and such provisions are approved in writing under such agreement. Unless the withdrawal of a party results in the dissolution of the Agency, any withdrawing Party shall be entitled, subject to equitable for any prior credits given, to receive back any real or personal property (not consumed) provided by such party for use by the Agency under this Agreement, and all leases of such property shall automatically terminate. Agency-funded and Agency-acquired property shall remain with the Agency.

16. **Dissolution.** This Agreement may be terminated and the Agency may be dissolved by a 2/3 vote of the Trustees, provided there is no then existing agreement entered into by the Agency to finance the acquisition or construction of capital improvements for the Agency, unless mutually acceptable provisions are made whereby such existing agreement is assume by one or more parties, and such provisions are approved in writing under such lease/purchase agreement. Upon dissolution, each party shall be entitled, subject to equitable adjustment for any prior credits given, to receive back any original equipment or asset the party leased, donated, or otherwise provided to the Agency. Any remaining real or personal property acquired under this Agreement shall be allocated as agreed upon by the parties.
17. **Indemnification.** The Agency and the parties are governmental entities as set forth in the Utah Governmental Immunities Act, Title 63G, Chapter 7, Utah Code Annotated (“Immunity Act”). Consistent with terms of the Immunity Act, and as provided herein, it is mutually agreed that the Agency and the parties are each responsible for their own wrongful and negligent acts which are committed by them or their agents, officials or employees. The Agency and the parties do not waive any defenses otherwise available under the Immunity Act, nor does any party or the Agency waive any limits of liability provided by the Immunity Act which immunity and damage caps are expressly preserved and retained. Moreover, the Agency and each party agrees to indemnify, defend and hold harmless, the other parties from any damage, loss, expense, judgment, or assessment arising in connection with any action or inaction by the Agency or the party, their agents, officials or employees.
18. **Insurance.** Each party shall be solely responsible for providing workers compensation and benefits for its own officials, employees, and volunteers who provide services under this Agreement. Each party shall obtain insurance, become a member of a risk pool, or be self-insured to cover the liability arising out of negligent acts or omissions of its own personnel rendering services under this Agreement. The Agency shall purchase insurance in amounts required by law, independent of the insurance or other coverage maintained by each party, to provide protection for its operations including, but not limited to, liability insurance, and workers compensation insurance.

19. Governmental Approval. This Agreement shall be conditioned upon its approval and execution by the parties pursuant to and in accordance with the provisions of the Interlocal Act including the adoption of resolutions of approval by the legislative bodies of the parties.
20. Laws of Utah. It is understood and agreed by the parties that this Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
21. Severability of Provisions. If any provision of this Agreement is held invalid, the remainder shall continue in full force and effect; except that if Item 15 or 16 herein are held invalid, this Agreement shall be held invalid and shall be of no further force and effect.
22. Third Parties. This Agreement is not intended to benefit any party or person not named as a party specifically herein, or which does not later become a party hereto as provided herein, including but not limited to nonparticipating agencies that are permitted to participate in Task Force 5 and other task forces by a separate memorandum of understanding.
23. Titles or Captions. The titles or captions of this Agreement or for convenience only and in no way define, limit, augment, extend, or describe the scope, content, or intent of any part or parts of this Agreement.
24. Non Assignability. Neither the Agency or the parties shall transfer or delegate any of their rights, duties, powers, or obligations under this Agreement without a 2/3 consent of the Trustees.
25. Notices. All notices and other communication provided for in this Agreement shall be in writing and shall be sufficient for all purposes if (a) sent by email to the address the party may designate, or by fax to the fax number the party may designate, and concurrently sent by first class mail to the party and to the party's legal office, (b) personally delivered, or (c) sent by certified or registered United States mail addressed to the party at the address the party may designate, return receipt requested.
26. Counterparts. This Agreement may be executed by counterparts and be valid as if each party had signed the original document.

In witness whereof, the parties have caused this Agreement to be executed on their behalf

by the following duly authorized representatives as of the date appearing opposite their signature below:

City: \_\_\_\_\_

Attest:

By: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to form and compliance with applicable law:

\_\_\_\_\_ Attorney



**MURRAY**  
CITY COUNCIL

# Discussion Item #5



# Power Department

## Navajo Tribal Utility Project

### MURRAY

#### Council Action Request

#### Committee of the Whole and City Council

Meeting Date: March 3, 2020

<b>Department Director</b> Blaine Haacke	<b>Purpose of Proposal</b> Send Power Department employees to the four-corners area to help install power for the Navajo Nation on two separate dates.
<b>Phone #</b> 801-264-2715	<b>Action Requested</b> Inform the council for recommendation / approval
<b>Presenters</b> Blaine Haacke Bruce Turner	<b>Attachments</b> Map of the different districts, tentative project list and proposed resolution
<b>Required Time for Presentation</b> 15 Minutes	<b>Budget Impact</b> See itemization below in description. Total anticipated cost is \$30,174.95.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> We are proposing to send two groups of line personnel at different dates to the Navajo Nation in and around the four-corners area. The first group of five will consist of one lineman supervisor, three journey lineworkers and one apprentice lineman. They will leave on April 18, 2020 and be there working for seven days. Also, they will have two days of travel time. This group will be taking a Murray City Power line truck and a bucket truck. The second group will consist of one journey lineman and one apprentice lineman. They will leave on May 29, 2020 and will be working alongside some St. George City linemen for seven days. Also, they will have two days of travel time. This crew will take a Murray City Power bucket truck. Hotel will be paid by APPA.
<b>Mayor's Approval</b> 	
<b>Date</b> February 5, 2020	

**Continued from Page 1:**

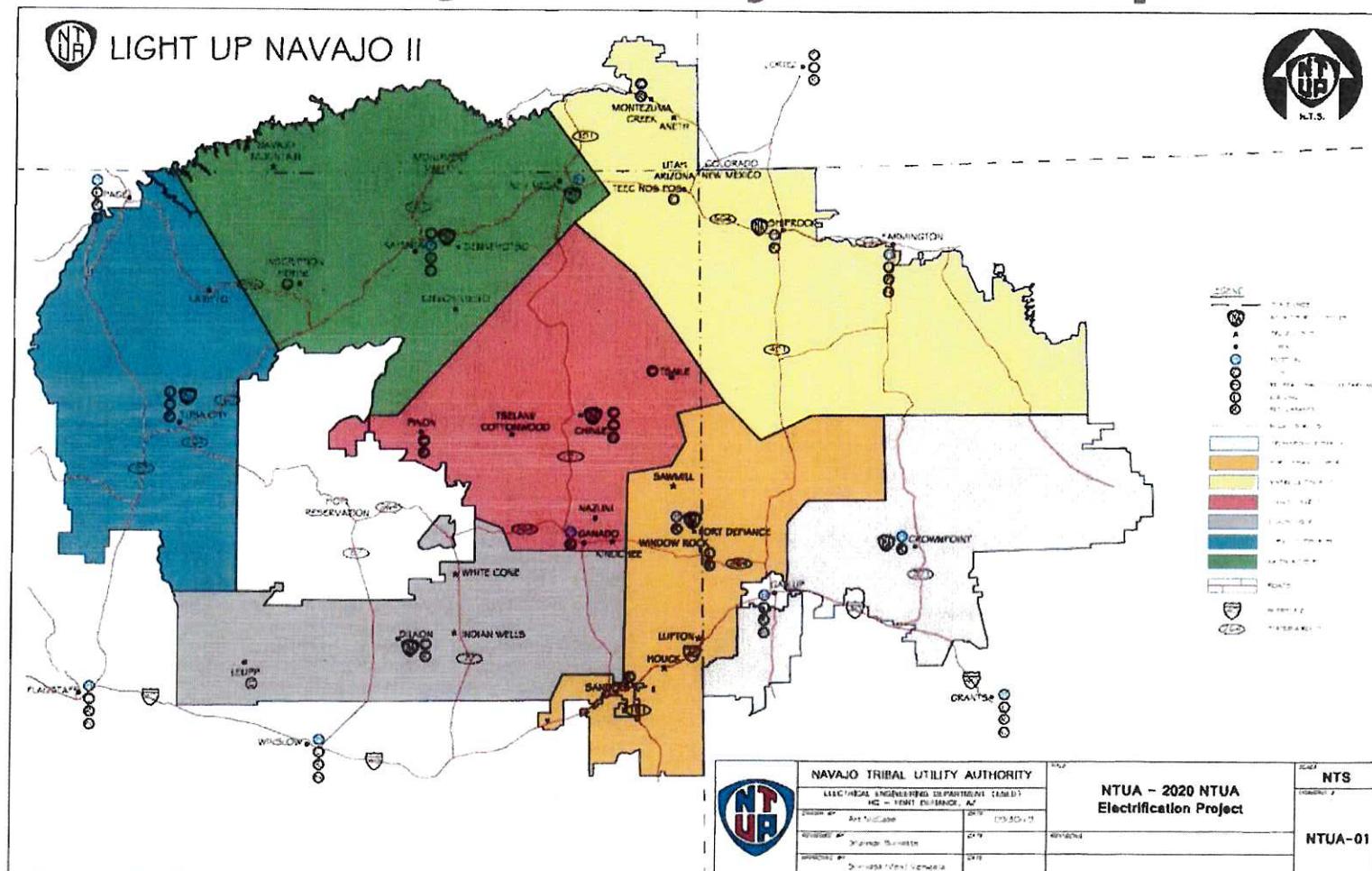
The following estimated cost to Murray City (April 18, 2020):

Five-man crew 40 Hours:	\$ 8,459.00
Five-man crew 20 hours overtime	\$ 6,345.00
Line Truck 60 hours:	\$ 2,760.00
Bucket Truck 60 Hours:	\$ 2,280.00
Five-man crew per diem:	<u>\$ 2,474.00</u>
Total:	\$ 22,317.45

The following estimated cost to Murray City (May 29, 2020)

Two-man Crew 40 Hours	\$ 3,058.60
Two-man Crew 20 Hours overtime	\$ 1,529.30
Bucket Truck (60 Hours	\$ 2,280.00
Two-man Crew Per Diem:	<u>\$ 989.60</u>
Total:	\$ 7,857.50

# Facility and Project Site Map



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

A RESOLUTION APPROVING THE DONATION OF IN-KIND SERVICES TO THE NAVAJO TRIBAL UTILITY AUTHORITY'S 2020 "LIGHT UP NAVAJO" INITIATIVE PROJECT

WHEREAS, in accordance with section 10-8-2 of the Utah Code the City Council may authorize municipal services and/or nonmonetary assistance to be provided to nonprofit entities regardless of whether the City receives consideration in return; and

WHEREAS, the Navajo Nation is the largest Native American territory in the United States. Among the 55,000 homes located on the 27,000 square mile reservation, about 15,000 do not have electricity; and

WHEREAS, the Navajo Tribal Utility Authority (NTUA), a nonprofit entity created by the Navajo Nation, has launched the "Light Up Navajo" initiative (the "Initiative"), in which it is seeking volunteer crews and in-kind donations of expert labor and the use of power truck equipment in order to help expedite electrification projects within the Navajo Nation; and

WHEREAS, under the Initiative, volunteer crews would be working with NTUA crews to help build electric lines to serve homes for the first time; and

WHEREAS, the American Public Power Association (APPA) has asked member utilities to assist with the Initiative and is helping to approve volunteer registrations; and

WHEREAS, as a member of the APPA, the City wants to be responsive and assist the NTUA with the Initiative by (1) providing a crew, (2) paying the crew a per diem, and (3) covering the cost of transporting the power trucks to and from the Navajo Nation; and

WHEREAS, the NTUA will provide all materials for the electrification projects, as well as food and lodging for City crews; and

WHEREAS, City crews would volunteer in the Navajo Nation from April 18, 2020 through April 26, 2020 and from May 29, 2020 through June 6, 2020; and

WHEREAS, pursuant to section 10-8-2 of the Utah Code, the City Council held a public hearing on March 3, 2020 to receive and consider public comment on the City's proposed donations to assist with the Initiative;

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

1. It hereby approves and authorizes the donation of in-kind services to the NTUA in support of the 2020 Light Up Navajo initiative; and
2. It authorizes the Mayor to execute any documents required to implement the City's participation in the Initiative.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

MURRAY CITY MUNICIPAL COUNCIL

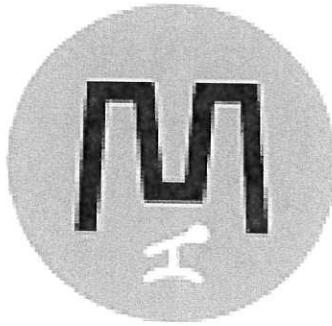
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Dale M. Cox, Chair

ATTEST

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #6



**MURRAY**

**Council Action Request**

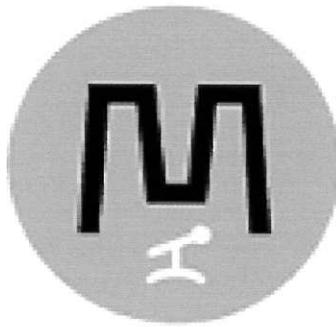
# Murray Power

## Quarterly Power Report

**Committee of the Whole**

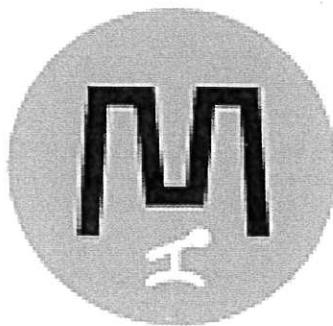
Meeting Date: March 3, 2020

<b>Department</b> Director Blaine Haacke, General Manager	<b>Purpose of Proposal</b> Quarterly Power Update
<b>Phone #</b> 801-264-2715	<b>Action Requested</b> Informational only.
<b>Presenters</b> Blaine Haacke	<b>Attachments</b> Oral presentation.
	<b>Budget Impact</b> None
	<b>Description of this Item</b>
<b>Required Time for Presentation</b> 30 Minutes	
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> February 21, 2020	



**MURRAY**  
CITY COUNCIL

# Adjournment



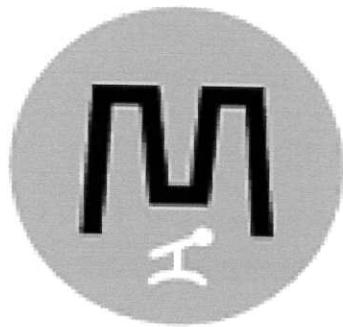
**MURRAY**  
CITY COUNCIL

# **Council Meeting**

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

**Call to Order**

**Pledge of Allegiance**



MURRAY  
CITY COUNCIL

# Council Meeting Minutes

# **Murray City Municipal Council**

## **Chambers**

### **Murray City, Utah**

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The Murray City Municipal Council met on Tuesday, February 18, 2020 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:**

Kat Martinez	District #1
Dale Cox	District #2 – Council Chair
Rosalba Dominguez	District #3 – Council Vice-Chair
Diane Turner	District #4
Brett Hales	District #5

#### **Others in Attendance:**

Blair Camp	Mayor	Jan Lopez	Council Director
Briant Farnsworth	Deputy City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Communications & Public Relations Director
Craig Burnett	Police Chief	Pattie Johnson	Council Office
Danny Astill	Public Works Director	Chad Pascua	Assistant Fire Chief
Robert White	IT Director	Kim Sorensen	Parks & Recreation Director
Blaine Haacke	General Manager of Power	D.J. Didericksen	Power Utility Planning II
Bruce Turner	Operations Manager of Power		
Citizens			

#### **Opening Ceremonies**

Call to Order – Councilmember Martinez called the meeting to order at 6:30 p.m. and welcomed Councilmember Ann Granato who represents Salt Lake County District 4.

Pledge of Allegiance – The Pledge of Allegiance was led by Avery and Colby.

#### **Approval of Minutes**

Council Meeting – January 21, 2020

MOTION: Councilmember Turner moved to approve the minutes. The motion was

SECONDED by Councilmember Dominguez. Voice vote taken, all "ayes."

### **Special Recognition**

1. Murray City Council Employee of the Month, D.J. Didericksen, Power Utility Planning II.

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

Mr. Haacke spoke about the work Mr. Didericksen has done for the Power Department during his time with the City.

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

### **Consent Agenda**

None scheduled.

### **Public Hearings**

None scheduled.

### **Business Items**

1. Consider an ordinance amending Section 3.10.370 of the Murray City Municipal Code relating to apprenticeship preference in the procurement of City building improvements and public works projects.

Staff Presentation: Councilmember Dale Cox

Councilmember Cox said this amendment lowers a contractors bid by 2 ½%, not to exceed \$75,000, if they have a federally approved apprenticeship program on projects over \$3,000,000. If a contractor gets a bid using this preference and does not fulfill their obligation, there is a 1% penalty to them.

Councilmembers Turner and Martinez expressed their support for this ordinance and apprenticeship programs.

MOTION: Councilmember Dominguez moved to adopt the ordinance. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None  
Abstentions: None

Motion passed 5-0

2. Consider a resolution approving the Mayor's appointment of Melinda Greenwood as the City's representative to the Board of Directors for NeighborWorks Salt Lake.

Councilmember Martinez stated this item was removed from the agenda.

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

Mayor Camp reported on the following items:

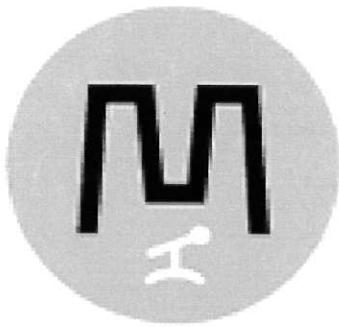
- An open house for the Small Area Plan for the Fashion Place West Station was held last Wednesday. There were about 40 people in attendance and there will be a couple more open houses throughout this planning process.
- The Street Department is out sweeping streets between storms to help keep them clean.
- Mayor Camp expressed his appreciation for those who attended the Boards and Commissions dinner last Tuesday where he delivered the State of the City Address. He noted that the State of the City Address is available on the City's website for those who are interested.

#### **Adjournment**

The meeting was adjourned at 6:44 p.m.

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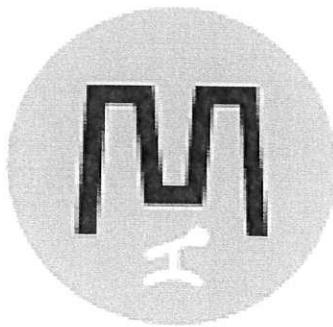
Jennifer Kennedy, City Recorder



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Consent Agenda



**MURRAY**

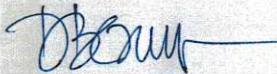
## **Mayor's Office**

### **Appointment of Ray Beck to the MCCD Committee.**

#### **Council Action Request**

**Council Meeting**

Meeting Date: March 3, 2020

<b>Department</b> Director Melinda Greenwood	<b>Purpose of Proposal</b> Appointment of new board member
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Ray Beck to the Murray City Center Committee.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Resume and biography
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Ray Beck will be appointed to the MCCD Committee for a partial term, ending January 1, 2021. Ray is filling the position vacated by Mo Myers.
<b>Mayor's Approval</b> 	Ray Beck resides in District 5.
<b>Date</b> February 18, 2020	

## **Ray M. Beck**

Partner: Cohne Kinghorn P.C.

Ray has more than 35 years of legal experience and focuses his practice in the areas of tax-sensitive business transactions, commercial real estate, and estate planning. He is an expert in like-kind tax deferred 1031 exchanges and has represented clients in more than three thousand 1031 transactions.

Ray's clients range from real estate and development entities, services providers, professional corporations, real estate trust, and electrical co-generation facilities. He has represented these clients in front of various regulatory bodies, including the Internal Revenue Service.

**Practice Areas:**

Like-Kind Exchange Planning, Structuring and Accommodations

Real Property Acquisition and Development

Partnership Taxation

Business Formation and Planning

Mergers and Acquisitions

Probate Planning

**Admissions:**

Utah State Bar

U.S. District Court

U.S. Tax Court

U.S. Claims Court

**Education:**

Bachelor of Science, Economics, Brigham Young University, 1980, cum laude

Juris Doctorate, J. Reuben Clark Law School, 1983

**Memberships:**

Juris Doctor

Board Member, Journal of Legal Studies, 1982-1983

Member, Salt Lake County Bar Association

Member, Utah State Bar

General Council, 1031 qualified intermediary Service

**Publications:**

Author, "Creditor's Rights in Bankruptcy," Brigham Young University Journal of Legal Studies

Contributing editor to Attorney at Law Magazine

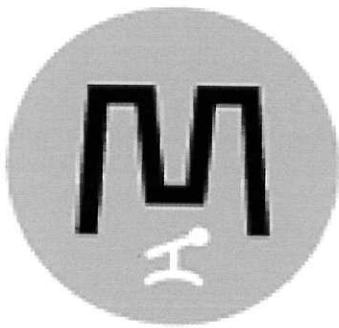
**Languages:**

English, German and Russian

**Interests:**

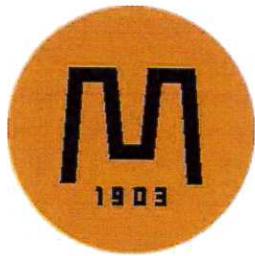
Enjoys spending time with his kids, cycling and wake-boarding.

A life long resident of Murray (MHS Class of 75), Except for 5 years in Russia and Switzerland and for college.



**MURRAY**  
CITY COUNCIL

# Public Hearing #1



**MURRAY**

## Council Action Request

# Community & Economic Development

## Zone Map Amendment, Project Development LLC from R-1-8 to C-D

### Council Meeting

Meeting Date: March 3, 2020

Department Director Melinda Greenwood	<b>Purpose of Proposal</b> Proposed change of zoning from R-1-8 to C-D for the subject property.
Phone # 801-270-2428	<b>Action Requested</b> Discussion item to consider the proposed amendment to the Zoning Map.
Presenters Melinda Greenwood	<b>Attachments</b> Power Point Presentation
	<b>Budget Impact</b> No budget impact.
Required Time for Presentation 5-10 Minutes	<b>Description of this Item</b> The subject property, 61 E. 6100 South, is an existing home adjacent to the west of the Cotton Shop and Cafe Morelia's on State Street. Utah Woolen Mills has purchased the Cotton Shop property and will be remodeling and renovating it for use as a men's clothing shop. Because parking is limited and shared with Cafe Morelia's, the applicant has requested the change in zoning to allow construction of additional parking on the west side of the existing Cotton Shop building.
Is This Time Sensitive No	
Mayor's Approval	
	The property is designated "General Commercial" on the Future Land Use Map of the 2017 Murray City General Plan, which supports the proposed C-D zoning. The Planning Commission reviewed the application on January 2, 2020, and voted unanimously to recommend approval to the City Council.
Date February 4, 2020	

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 3<sup>rd</sup> day of March, 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 the consideration of amending the Zoning Map from the R-1-8 (Low Density Residential) zoning district to the C-D (Commercial Development) zoning district for the properties located at approximately 61 East 6100 South, 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 \_\_\_\_\_, 2020.

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: February 21, 2019

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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 61 EAST 6100 SOUTH, MURRAY CITY, UTAH FROM THE R-1-8 (LOW DENSITY RESIDENTIAL) TO THE C-D (COMMERCIAL DEVELOPMENT) ZONING DISTRICT. (BJ Stringham, Project Investments, LLC)

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

WHEREAS, the owner of the real property located at 61 East 6100 South, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in a C-D (Commercial Development) 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 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 61 East 6100 South, Murray, Salt Lake County, Utah from R-1-8 (Residential) to C-D (Commercial):

Parcel 1:

Commencing at a point 33 feet South and 360 feet East from the Southwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 175 feet; thence East 44.26 feet; thence South 55.09 feet; thence East 8.6 feet; thence South 119.91 feet; thence West to the point of beginning.

Parcel 1A:

An easement and right of way for the purpose of ingress and egress and customer parking lot upon the following described property, which property adjoins the property herein conveyed:  
Beginning at a point 33 feet South and 412.86 feet East from the Southwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence East to the West side of State Street; thence North 50 feet; thence West to a point directly North of the point of beginning; thence South 50 feet to the point of beginning.

*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

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Dale M. Cox, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2020.

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D. Blair Camp, Mayor

ATTEST:

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Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

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

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Jennifer Kennedy, City Recorder

report, application materials submitted and a site review, staff recommends approval for Preliminary and Final Subdivision for Fireclay Phase 3 subject to conditions.

Mr. Markham asked how many parking stalls will be in the lot. Mr. Smallwood responded there could be up to 60 parking stalls when it is completed. Mr. Hacker commented that there are 46 parking stalls shown on the plans.

Robert Poirier, 8610 South Sandy Parkway, stated he is the engineer representing this request. Mr. Poirier stated he has reviewed the staff recommendations and will be able to meet the conditions of approval. He stated this is an area in need of additional parking and that the owner has decided to purchase property to accommodate the parking and possibly an additional future project and much needed new access.

The meeting was open for public comment. No comments were made, and the public comment portion was closed.

A motion was made by Lisa Milkavich to approve Preliminary and Final Subdivision for Fireclay Phase 3 Subdivision subject to the following conditions:

1. The project shall meet the following Murray City Engineering requirements:
  - a) Meet City subdivision requirements.
  - b) Provide 4250 South and Fireclay Avenue right-of-way dedications.
  - c) Provide standard public utility easement's (PUE) on lots (5' side yard, 10' front and rear)
  - d) The existing storage unit structure and foundation that spans the 4250 South alignment will need to be removed prior to recording the plat.
2. The project shall meet all applicable building and fire codes.
3. The applicant shall adjust the right-of-way to meet the TOD Design Guidelines regarding residential streets.
4. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.

Seconded by Phil Markham.

Call vote recorded by Mr. Hall.

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

Motion passed 4-0.

PROPECT INVESTMENTS, LLC – 61 East 6100 South - Project #19-174

Bart Stringham was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from R-1-8 (Residential Single Family) to C-D

(Commercial Development) for the property located at 61 East 6100 South. The subject property is a .20-acre parcel with an existing single-family home located on the north side of 6100 South adjacent to the former Cotton Shop. The lot is south of an existing commercial development on State Street which includes Planet Fitness, the Goodwill Store, and East Coast Subs among others. Across Main Street to the west and on the south side of 6100 South are large established single-family neighborhoods. This area also includes the Heritage Center, Grant Park, and Liberty Elementary School further west. The proposed C-D Zone allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The current residential use of the subject property would become a legal, non-conforming use until the property were to be redeveloped. Project Investments LLC has purchased this property in addition to the former Cotton Shop property located at 6100 South State Street, immediately adjacent to the subject property. In order to allow for a thorough, unbiased evaluation, City Staff, the Planning Commission and the City Council do not include potential development plans in the 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 is appropriate based on the allowed uses and development potential of the proposed zone. The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. 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. 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 amendment to the Zoning Map designation of the property located at 61 East 6100 South from R-1-8, Single-Family Low Density Residential to C-D, Commercial Development.

Bart Stringham, 2895 Tolcate Lane, Holladay, stated he is representing the property owners. He stated he has reviewed the staff recommendations and understands the ramifications of the process. He stated his family was born and raised in Murray. His father lives on 325 Clark Street and his grandfather constructed a company called Utah Woolen Mills on State Street in Murray in the 1930's. He stated his son also lives in Murray. They are proposing to expand their shop, Utah Woolen Mills, and bring a division of that company to Murray once again. The plan is to have the existing Cotton Shop become their new shop and the existing home that is being rezoned will become a parking lot for the new shop.

The meeting was open for public comment. No comments were made, and the public comment portion was closed.

A motion was made by Phil Markham to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map from R-1-8 (Residential Single Family) to C-D (Commercial Development) for the property located at 61 East 6100 South. Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

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

Motion passed 4-0.

Mr. Hacker stated this is a recommendation which will be forwarded to the City Council and will require an additional public hearing in the near future.

**JEFFERSON COURT SUBDIVISION – 6575 & 6571 South Jefferson Street – Project #18-164U**

Ed Klarich was present to represent this request. Jared Hall indicated that this request is for a one-year extension of the subdivision approval. Ed Klarich contacted the Planning Office and indicated the property owner, Shawn Barr, has not been able to record the approved plat due to difficulty locating qualified licensed contractors and the lengthy process of securing construction funding. The Planning Commission granted subdivision approval on January 3, 2019. The City Code requires plat recordation within one-year from the date of approval, unless an extension is granted by the Planning Commission. Staff recommends that the final subdivision approval be extended an additional year subject to the original eight conditions of approval.

Ed Klarich, 10160 Roseboro Road, Sandy, stated he has reviewed the original conditions of approval and they will be able to comply. He stated they have had difficulty in finding qualified licensed contractors to do this work at a fair price, and the lengthy process for obtaining construction money has been difficult.

The meeting was open for public comment. No comments were made, and the public comment portion was closed.

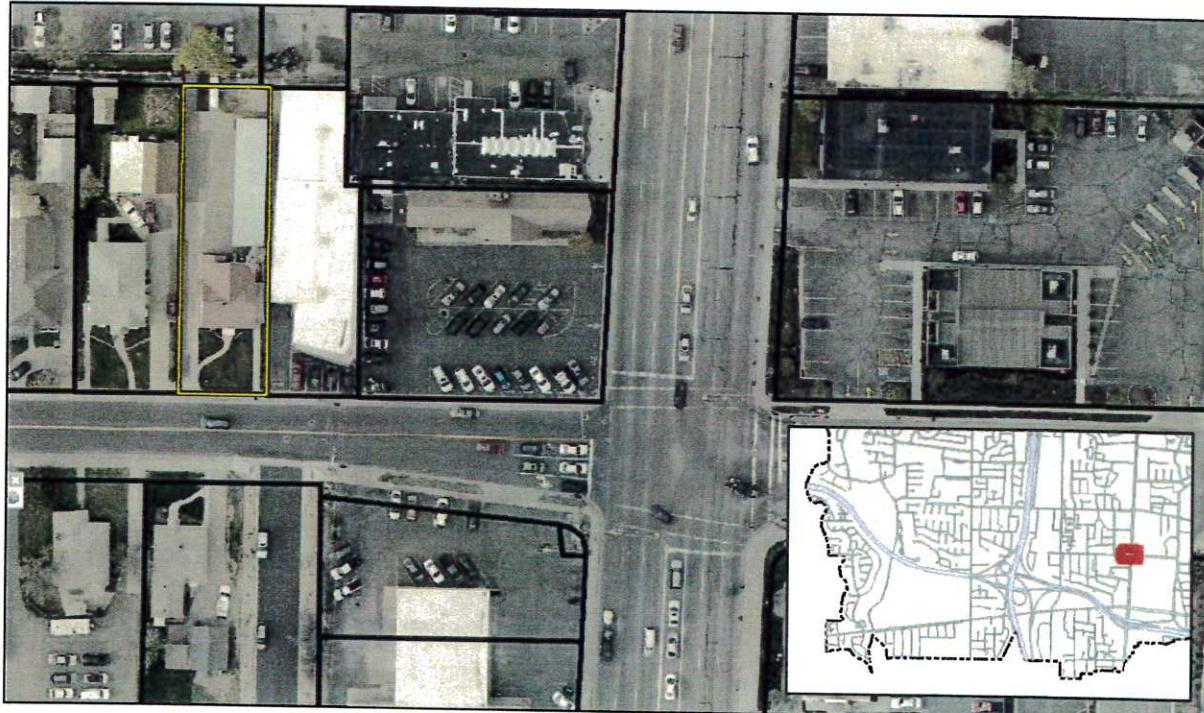
Sue Wilson made a motion to grant a one-year extension approval or the Jefferson Court Subdivision subject to the original conditions of approval:

1. The applicant shall meet all requirements of the Murray City Engineer including the following:
  - o The applicant shall meet City Subdivision and Flag Lot standards.
  - o The applicant shall provide road and sidewalk dedications.
  - o The applicant shall install sidewalk meeting Murray City specifications along the project's frontage on Jefferson Street.
  - o The applicant shall meet City storm drain requirements. The driveway must drain to landscaping.
  - o The existing structures on proposed Lot 3 must be demolished prior to recording the plat.
  - o The applicant shall provide grading, drainage and utility plans to be reviewed and approved by the City Engineer.
  - o The applicant shall provide a site geo-technical study.
  - o The applicant shall provide easements for underground power lines on the shared 38' wide access, as well as standard Public Utility Easements on all lots.
  - o The applicant shall develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site demolition or grading work.



## AGENDA ITEM #5

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	61 East 6100 South	MEETING DATE:	January 2, 2020
APPLICANT:	BJ Stringham, Project Investments LLC	STAFF:	Zachary Smallwood, Associate Planner
PARCEL ID:	22-18-352-011	PROJECT NUMBER:	19-174
CURRENT ZONE:	R-1-8, Low Density Single Family	PROPOSED ZONE:	C-D, Commercial Development
SIZE:	0.20-acre parcel		
REQUEST:	The applicant would like to amend the Zoning Map and change from R-1-8, Low Density Single Family to C-D, Commercial Development. The request is supported by the 2017 General Plan.		



## I. BACKGROUND & REVIEW

### Background

The subject property is a single-family home located on the north side of 6100 South adjacent to the former Cotton Shop. The lot is south of an existing commercial development on State Street which includes Planet Fitness, the Goodwill Store, and East Coast Subs among others. Across Main Street to the west and 6100 South to the south are large, established single-family neighborhoods. This area also includes the Heritage Center, Grant Park, and Liberty Elementary School further west.

Project Investments LLC has purchased this property in addition to the former Cotton Shop property located at 6100 South State Street, immediately adjacent to the subject property. To allow for a thorough, unbiased evaluation, City Staff, the Planning Commission and the City Council do not include potential development plans in the 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 is 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	Commercial	C-D
South	Commercial	C-D
East	Commercial	C-D
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, and 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 C-D Zone allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The current residential use of the subject property would become a legal, non-conforming use until the property were to be redeveloped.

## General Plan & Future Land Use Designations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. 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.

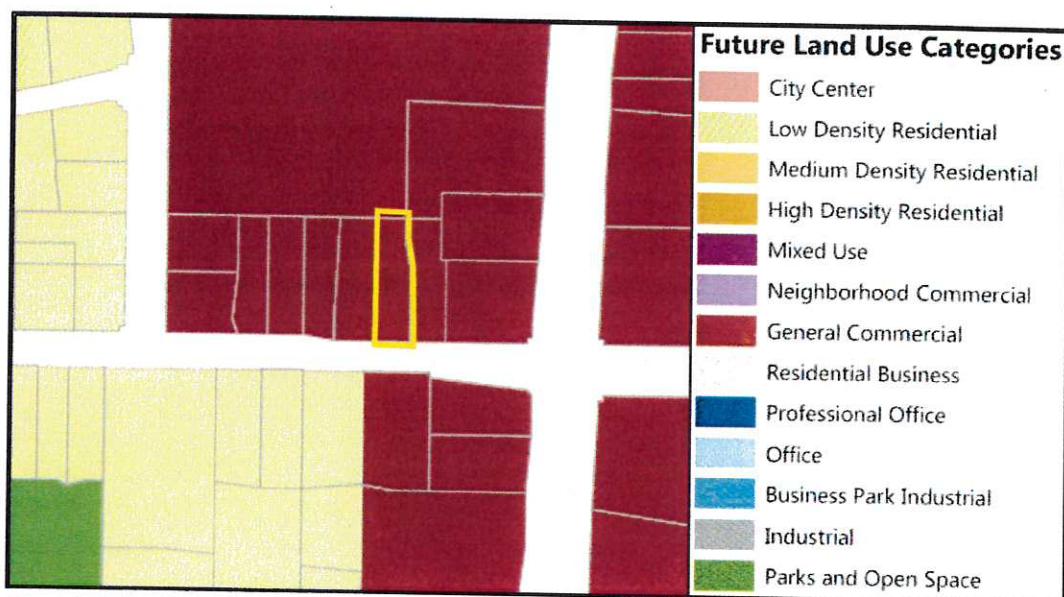


Figure 1: Future Land Use Map

The subject property is designated “General Commercial”. The frontage of the north side of 6100 South between State Street and Main has been designated as moving to commercial since the previous General Plan (2003). In 2018, three (3) properties along Main Street and 6100 South were rezoned from R-1-8 to C-D in accordance with the General Plan.

The General Commercial designation corresponds solely to the C-D zone. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, General Commercial is primarily intended to be used for development of “larger retail destinations”.

## **II. CITY DEPARTMENT REVIEW**

A Planning Review Meeting was held on Monday, December 16, 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.

## **III. 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 not been any comment regarding this application.

## **IV. 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 C-D is in harmony with the Future Land Use designation of the subject property and with goals of the General Plan. Both the commercial areas to the east and north, and the residential neighborhoods to the west and south of the subject properties are well established and stable. The General Plan identified the subject properties as General Commercial in order to complete the commercial zoning of the block between State Street and Main Street, and thereby support an existing pattern which has resulted in a successful transition from commercial to residential land use.

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

The commercial and retail uses allowed by the proposed C-D zoning are appropriate for the location of the subject property in relation to the other zoning classifications and existing land use patterns in the immediate and larger area. The properties are located adjacent to an established commercial center on a major commercial corridor (State Street). Main Street will continue to provide an effective buffer and transition between commercial and residential land use.

### **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 property. During the Planning Review Meeting that was held on December 16, 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.

## **V. FINDINGS**

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from R-1-8 to C-D is supported by the General Plan and Future Land Use Map designation of the subject property.

## **VI. 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 amendment to the Zoning Map designation of the property located at 61 East 6100 South from R-1-8, Single-Family Low Density Residential to C-D, General Commercial.

# **Attachments**

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Zoning Map Amendment

Text Amendment

Complies with General Plan

Yes       No

Project # 19-174

Subject Property Address: 61 East 6100 South

Parcel Identification (Sidwell) Number: 22-18-352-017-

Parcel Area: \_\_\_\_\_ Current Use: \_\_\_\_\_

Existing Zone: R-1-8 Proposed Zone: C-D

Applicant  
Name: BJ Stringham

Mailing Address: 606 E Sunny Flowers Ln,

City, State, ZIP: MURRAY, UT 84107

Daytime Phone #: 801-598-7758 Fax #: \_\_\_\_\_

Email address: bjstringham@gmail.com

Business or Project Name: Project Investments LLC.

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

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

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

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

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

TO CREATE PARKING FOR THE PROPERTY TO THE EAST  
THAT WE BOUGHT 1/3 WILL RENOVATE

Authorized Signature:      Date: 12/6/2019



**MURRAY CITY CORPORATION**  
**COMMUNITY & ECONOMIC DEVELOPMENT**

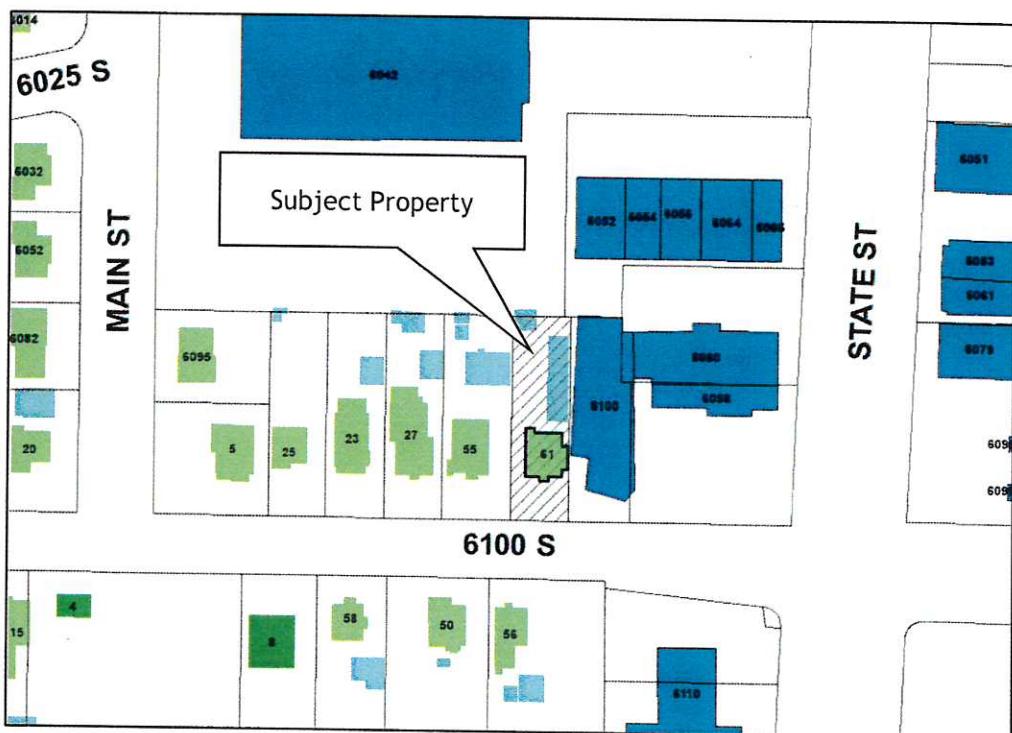
Building Division 801-270-2400  
Planning Division 801-270-2420

December 18, 2019

## NOTICE OF PUBLIC MEETING

The Murray City Planning Commission will hold a public hearing on Thursday, January 2, 2020 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 Project Investments are requesting a Zone Map Amendment from R-1-8 (Single-Family Low Density Residential) to C-D (Commercial Development) for the property located at 61 East 6100 South.**



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2420, or e-mail to [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov). Written comments to the Planning Commission should be submitted to the Planning Division by 1:00 PM two (2) days prior to the meeting.

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

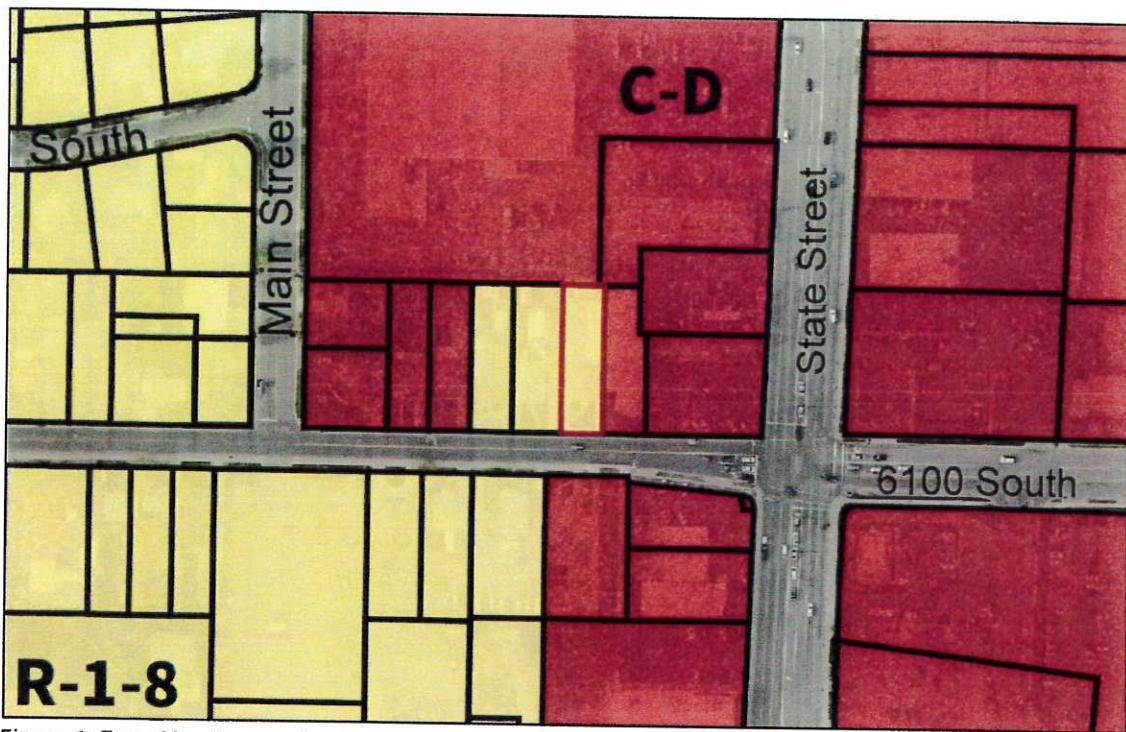


Figure 1: Zone Map Segment

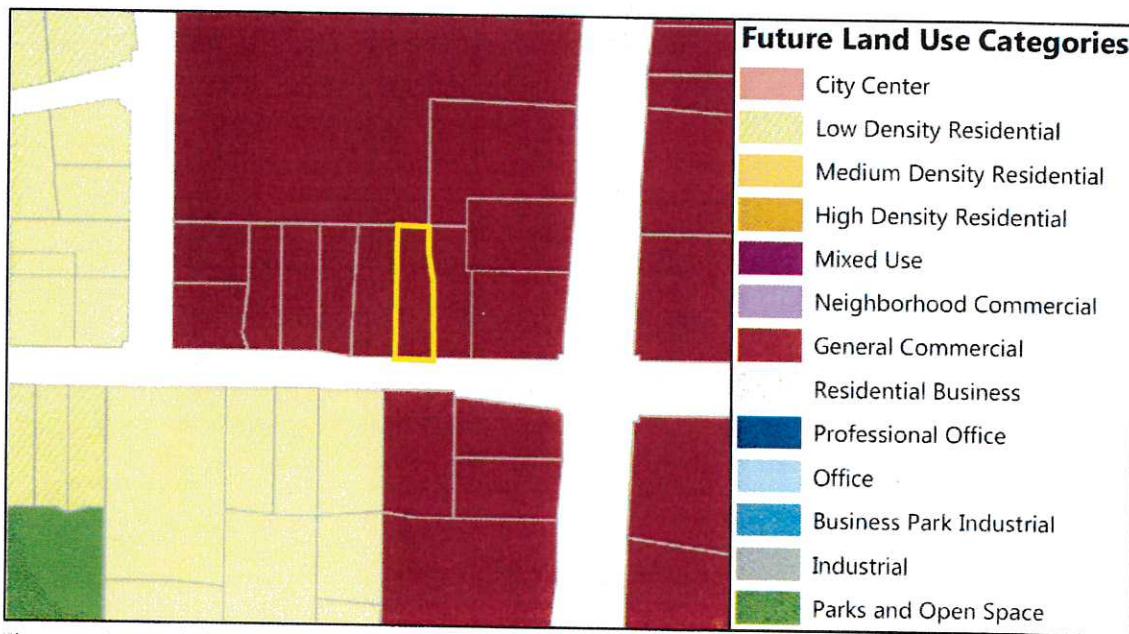


Figure 2: General Plan Segment

9702

WHEN RECORDED MAIL TO:  
Project Investments LLC  
606 East Sunny Flowers Lane  
Murray, Utah 84107

13140662  
12/6/2019 8:30:00 AM \$40.00  
Book - 10868 Pg - 9596-9597  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
ARTISAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

### SPECIAL WARRANTY DEED

L&T TRIPLEX, LLC

Grantor,

of Salt Lake, County of Salt Lake, State of Utah  
hereby CONVEY and WARRANTY only as against all claiming by, through or under to

Project Investments LLC

Grantee,

of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable  
consideration, the following tract of land in SALT LAKE, State of UT, to-wit

Part of the Southwest Quarter of the Southwest Quarter of Section 18, and the Northwest Quarter of the  
Northwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, described  
as follows:

Commencing 33 feet South and 310 feet East from the Southwest corner of Section 18, Township 2 South,  
Range 1 East, Salt Lake Base and Meridian, and running thence East 50 feet; thence North 175 feet; thence  
West 50 feet; thence South 175 feet to the point of beginning.

22-18-352-011

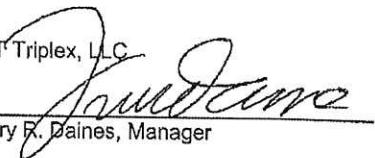
LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to  
2019 taxes and thereafter.

Ent 13140662 BK 10868 PG 9596

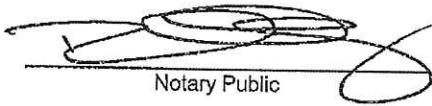
WITNESS the hand of said grantor, this 4 day of December, 2019.

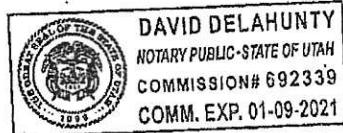
L&T Triplex, LLC

  
Terry R. Daines, Manager

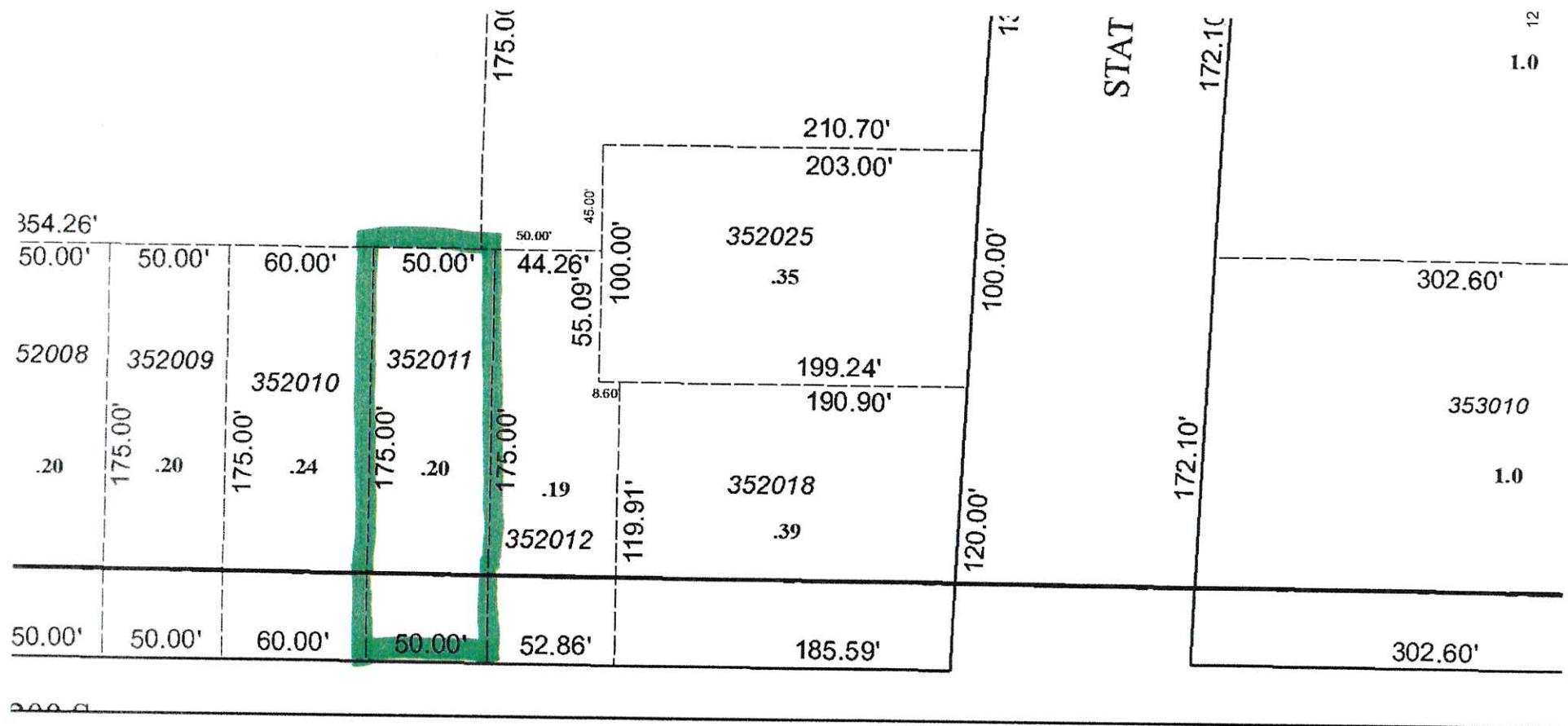
STATE OF UTAH )  
:ss  
COUNTY OF Salt Lake )

On the 4 day of December, 2019, personally appeared before me Terry R. Daines the manager of L&T Triplex, LLC, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

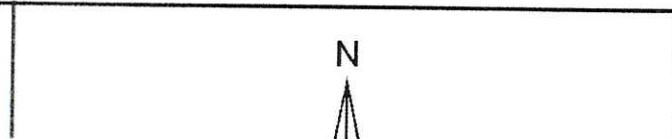
  
Notary Public



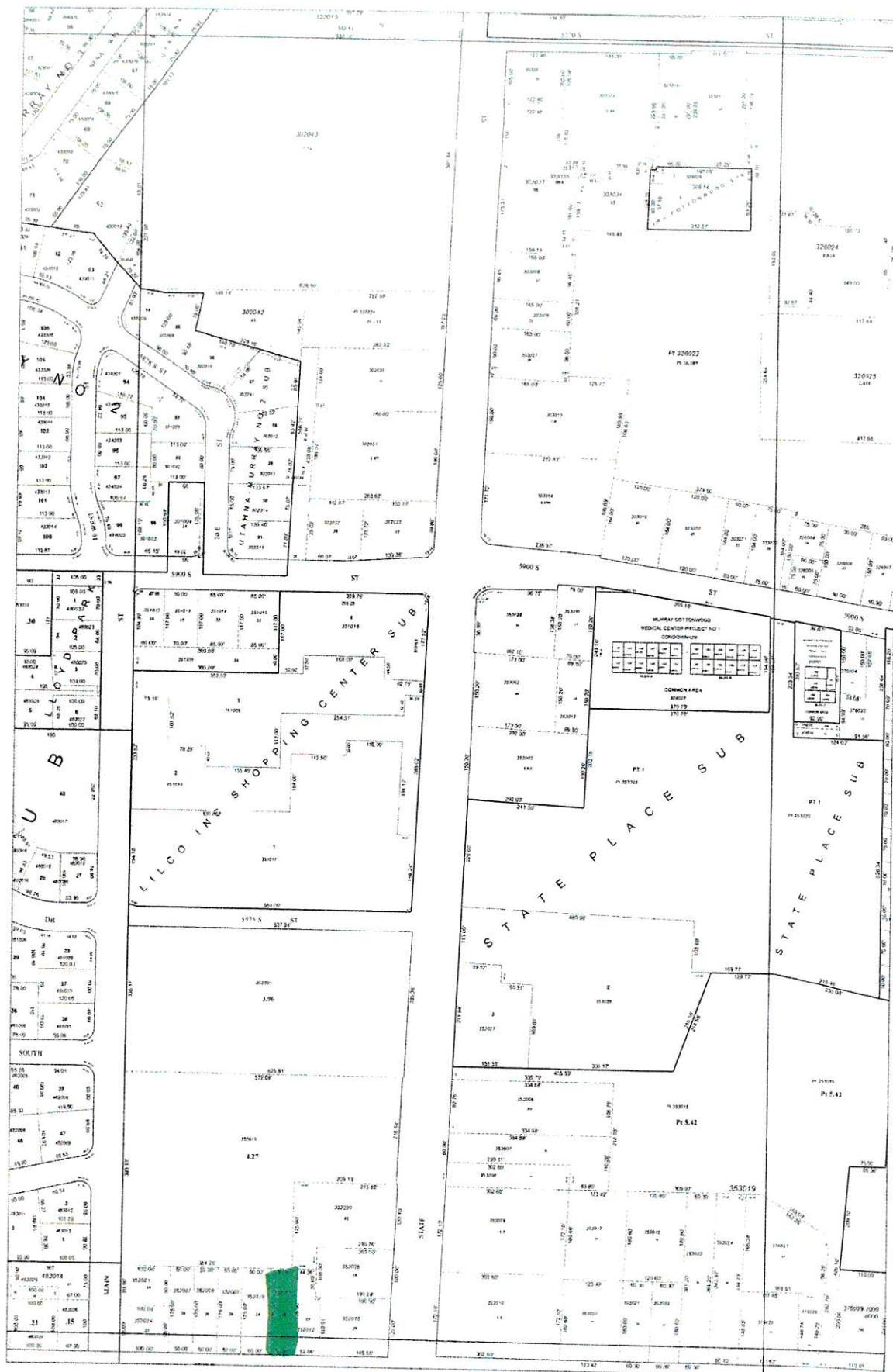
BK 10868 PG 9597



This map is not intended to represent actual physical properties. In order to establish exact phy:



W 1/2 SW 1/4 Sec 18 T2



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



Prepared and published by  
Salt Lake County Recorder  
Ruthie Lee Hester  
800 S. State Street, Rm. 4200  
Salt Lake City, Utah 84111-0000  
M-F 8:00-4:00  
except for closed days



W 1/2 SW 1/4 Sec 18 T2S RIE  
SALT LAKE COUNTY, UTAH

3/8/2019

22-18-31



**ORDER NUMBER: 9701**

**EXHIBIT "A"**

Parcel 1:

Commencing at a point 33 feet South and 360 feet East from the Southwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 175 feet; thence East 44.26 feet; thence South 55.09 feet; thence East 8.6 feet; thence South 119.91 feet; thence West to the point of beginning.

Parcel 1A:

An easement and right of way for the purpose of ingress and egress and customer parking lot upon the following described property, which property adjoins the property herein conveyed:

Beginning at a point 33 feet South and 412.86 feet East from the Southwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence East to the West side of State Street; thence North 50 feet; thence West to a point directly North of the point of beginning; thence South 50 feet to the point of beginning.

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 2nd 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 Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Zone Map Amendment from R-1-8 (Residential Single Family) to C-D (Commercial Development) for the property located at 61 East 6100 South, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
Planning Division

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

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

**PROOF OF PUBLICATION CUSTOMER'S COPY**

**CUSTOMER NAME AND ADDRESS**

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

**ACCOUNT NUMBER**

9001341938

**DATE**

12/23/2019

**ACCOUNT NAME**

MURRAY CITY RECORDER,

**TELEPHONE**

8012642660

**ORDER # / INVOICE NUMBER**

0001277153 /

**PUBLICATION SCHEDULE**

START 12/22/2019 END 12/22/2019

**CUSTOMER REFERENCE NUMBER**

**NOTICE OF PUBLIC HEARING**

**CAPTION**

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

**SIZE**

30 LINES 1 COLUMN(S)

**TIMES**

**TOTAL COST**

3

55.40

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 2nd 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 Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Zone Map Amendment from R-1-B (Residential Single Family) to C-D (Commercial Development) for the property located at 61 East 5100 South, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
Planning Division  
1277153 UPAXUP

**AFFIDAVIT OF PUBLICATION**

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 2nd day of January 2020, at the hour of 6:30 p.m. of said day in the Council FOR MURRAY CITY RECORDER, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 12/22/2019 End 12/22/2019

DATE 12/23/2019

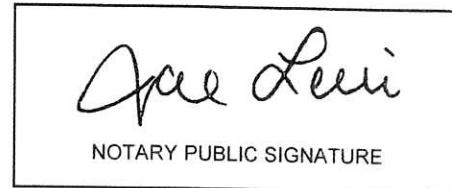
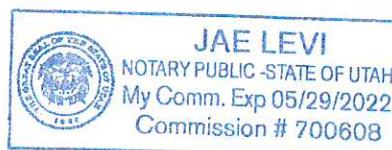
SIGNATURE



STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22ND DAY OF DECEMBER IN THE YEAR 2019  
BY LORAINNE GUDMUNDSON.



**PROPECT INVESTMENTS**  
P/C 1/2/20  
Project #19-174  
300 ' radius + affected entities

AF GHBM LLC  
2521 Fairmount St  
Dallas TX 75201

Hoggan Family Trust  
17 E 6150 S  
Murray UT 84107

Mark T Russell;  
Rochelle Russell (Jt)  
59 E 6150 S  
Murray UT 84107

Murray-1 LLC  
4370 S 300 W  
Murray UT 84107

Tarasco Properties LLC  
506 E Southfork Dr  
Draper UT 84020

Trust Not Identified  
7045 S State St # 10  
Midvale UT 84047

Williamsen Rainbow Inc  
154 E MYRTLE AVE STE 303  
MURRAY, UT 84107

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

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

L & T Triplex, LLC  
10853 S Prescott Dr  
Sandy UT 84092

First Security Bank  
Po Box 2609  
Carlsbad CA 92018

Jose A Gonzalez  
55 E 6100 S  
Murray UT 84107

Murray City Corporation  
5025 S State St  
Murray UT 84107

Tarasco Properties Lc  
506 E Southfork Dr  
Draper UT 84020

Trust Not Identified  
6100 S State St  
Murray UT 84107  
\*\* returned in mail\*\*

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

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

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

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

Redwood Road Retail, LLC  
1962 E Stag Hill Cir  
Draper UT 84020

Gloria J Bush  
27 E 6100 S  
Murray UT 84107

Marcel Occon;  
Mildred Occon (Jt)  
7693 N Whileaway Rd  
Park City UT 84098

Marcelo Occon;  
Mildred Occon (Jt)  
6095 S Main St  
Murray UT 84107

Tarasco Properties LLC  
506 E Southfork Dr  
Draper UT 84020

Trust Not Identified  
3680 S 2140 E  
Salt Lake City UT 84109

Williamsen Rainbow Inc  
154 E Myrtle Ave # 303  
Murray UT 84107

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

ROCKY MOUNTAIN POWER  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020

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

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

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

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

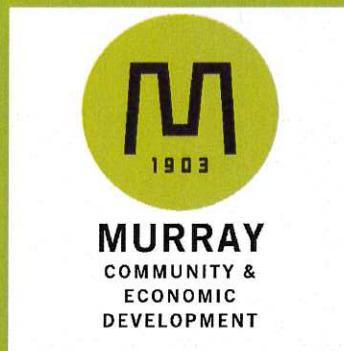
COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111

# COMMITTEE OF THE WHOLE

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February 16, 2020



**PROPECT INVESTMENTS LLC**  
Zone Map Amendment from  
R-1-8, Low Density Single Family to C-D, Commercial Development

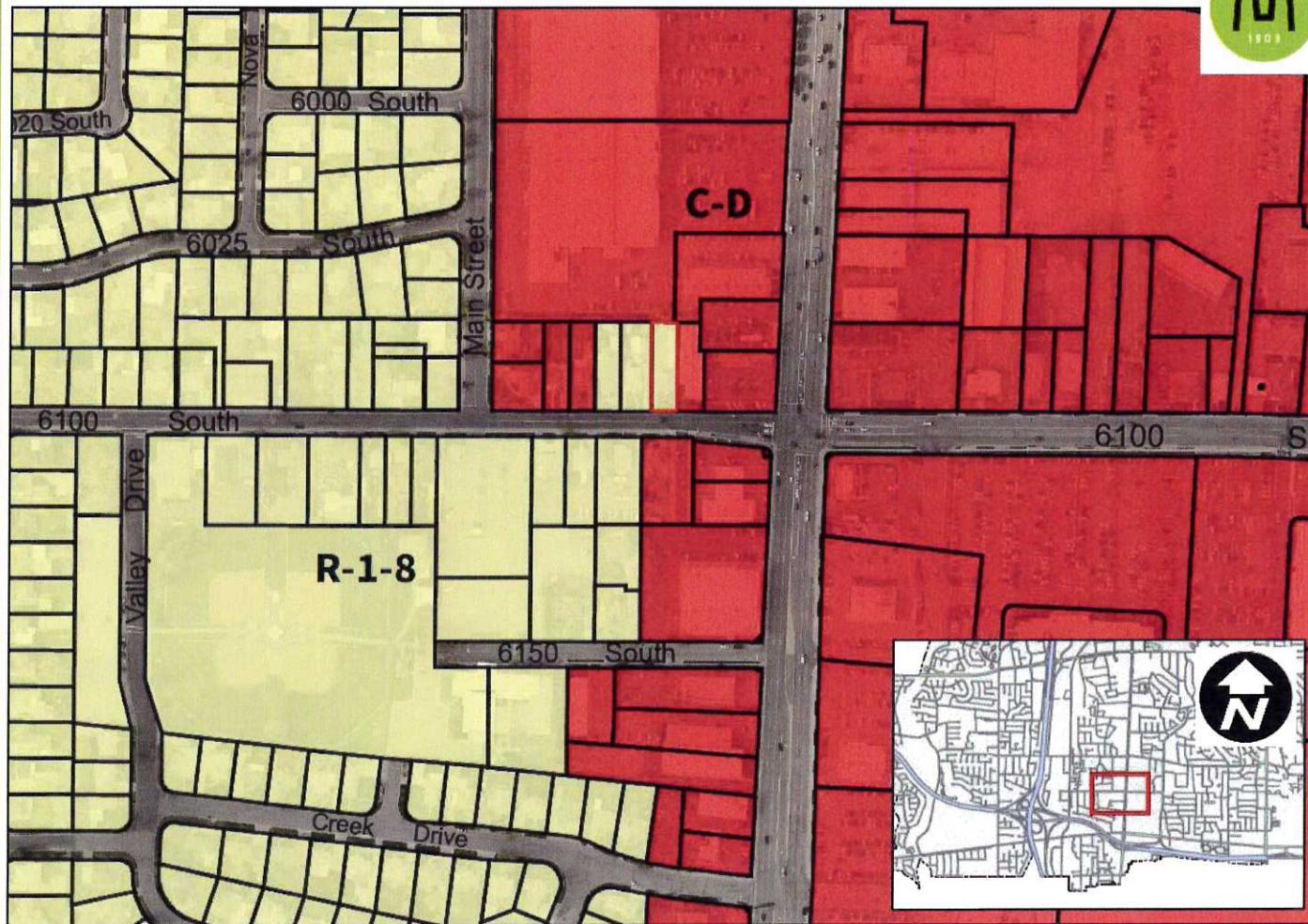
61 East 6100 South

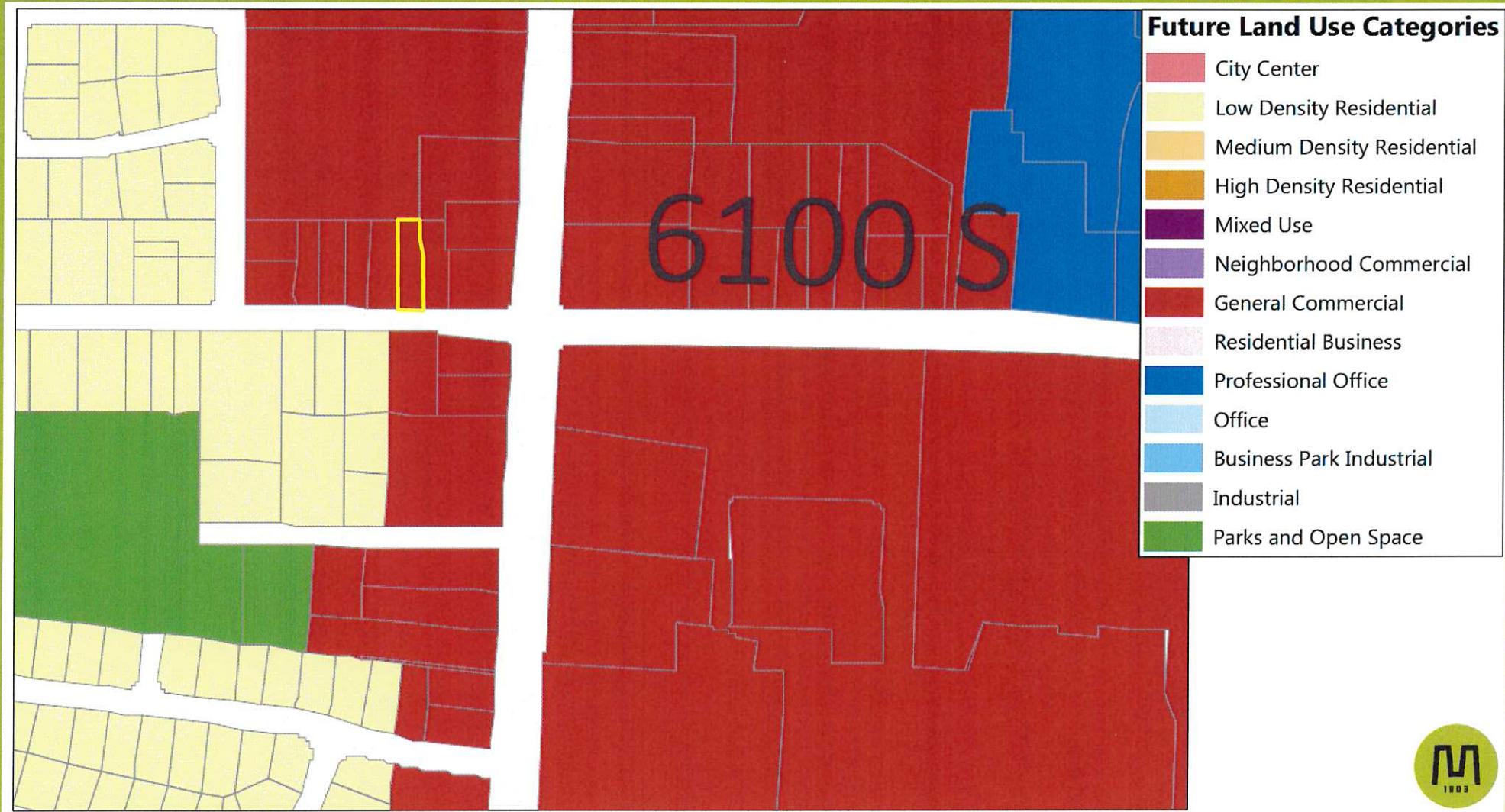


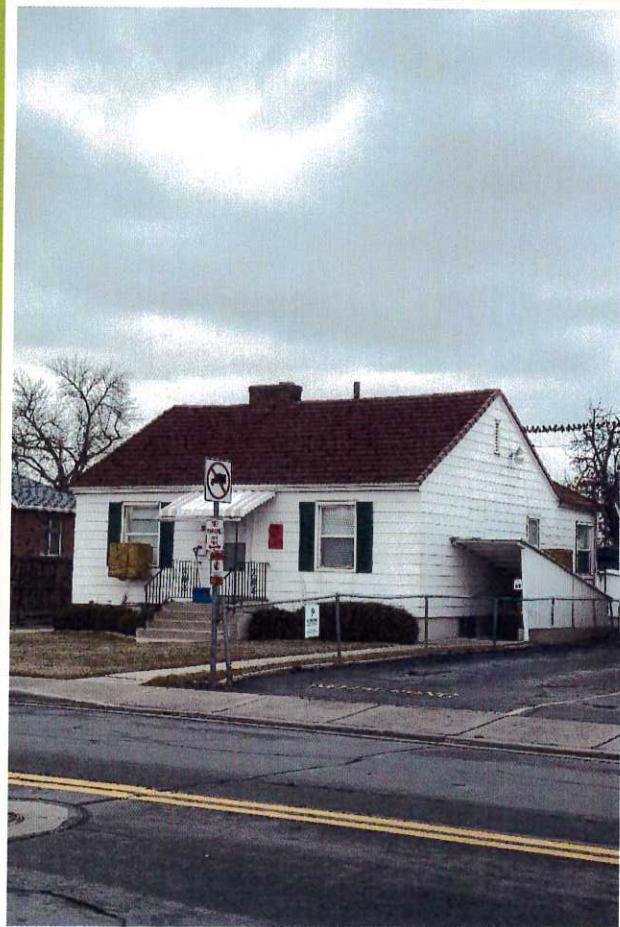
# 61 East 6100 South



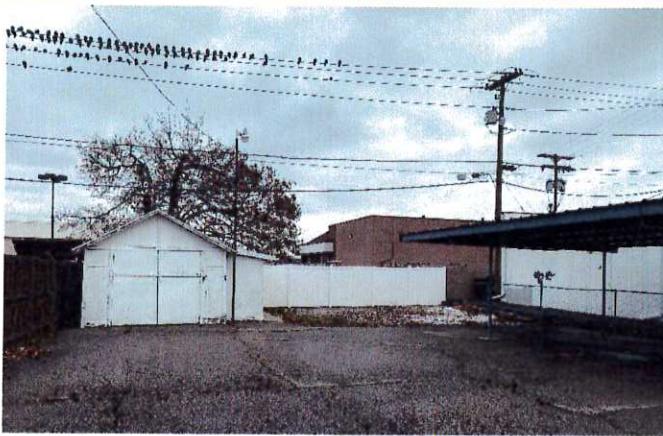
# 61 East 6100 South



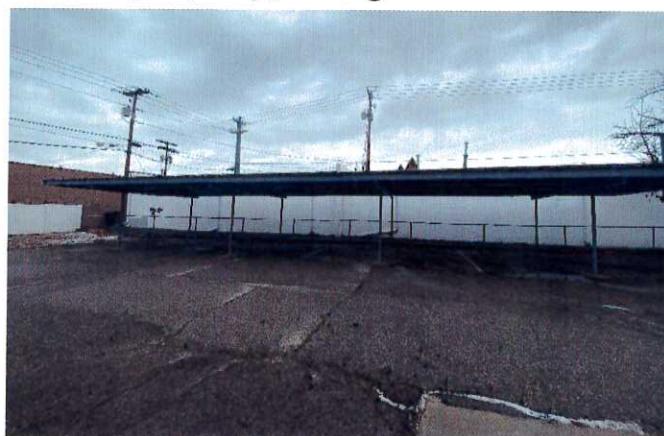




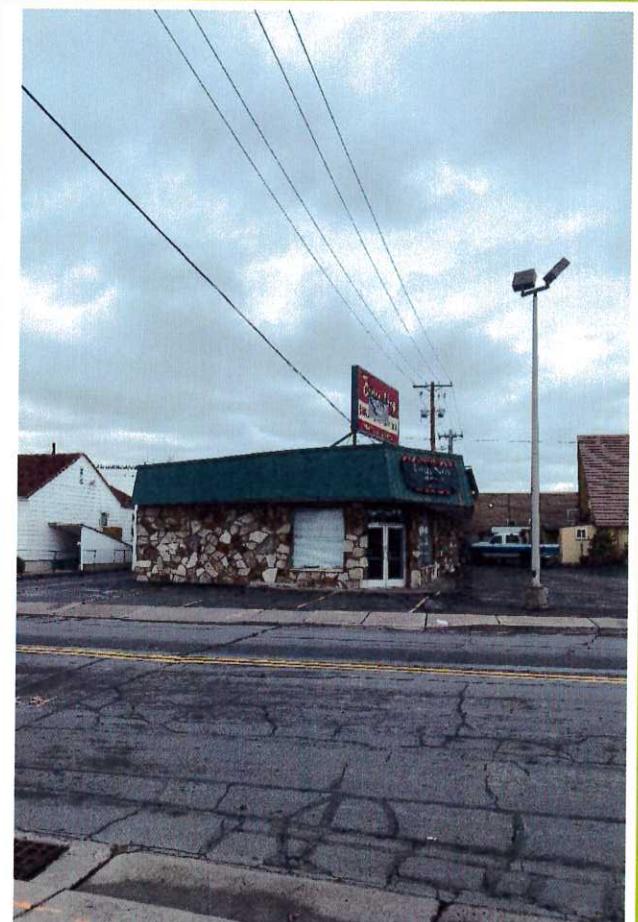
Subject property, facing northwest



Rear of property, facing northeast



Rear of property, facing east



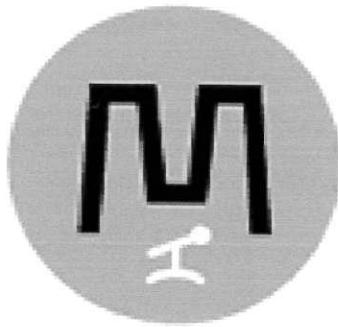
Cotton Shop, facing north



# Planning Commission Recommendation

On January 2, 2020 The Planning Commission voted unanimously to forward a recommendation of **APPROVAL** to the City Council for the requested amendment to the Zoning Map designation of the property located at 61 East 6100 South from R-1-8, Single-Family Low Density Residential to C-D, General Commercial.





MURRAY  
CITY COUNCIL

# New Business #1



# Power Department

## Navajo Tribal Utility Project

### MURRAY

#### Council Action Request

Committee of the Whole and City Council

Meeting Date: March 3, 2020

<b>Department Director</b> Blaine Haacke	<b>Purpose of Proposal</b> Send Power Department employees to the four-corners area to help install power for the Navajo Nation on two separate dates.
<b>Phone #</b> 801-264-2715	<b>Action Requested</b> Inform the council for recommendation / approval
<b>Presenters</b> Blaine Haacke Bruce Turner	<b>Attachments</b> Map of the different districts, tentative project list and proposed resolution
<b>Required Time for Presentation</b> 15 Minutes	<b>Budget Impact</b> See itemization below in description. Total anticipated cost is \$30,174.95.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> We are proposing to send two groups of line personnel at different dates to the Navajo Nation in and around the four-corners area. The first group of five will consist of one lineman supervisor, three journey lineworkers and one apprentice lineman. They will leave on April 18, 2020 and be there working for seven days. Also, they will have two days of travel time. This group will be taking a Murray City Power line truck and a bucket truck. The second group will consist of one journey lineman and one apprentice lineman. They will leave on May 29, 2020 and will be working alongside some St. George City linemen for seven days. Also, they will have two days of travel time. This crew will take a Murray City Power bucket truck. Hotel will be paid by APPA.
<b>Mayor's Approval</b> 	
<b>Date</b> February 5, 2020	

**Continued from Page 1:**

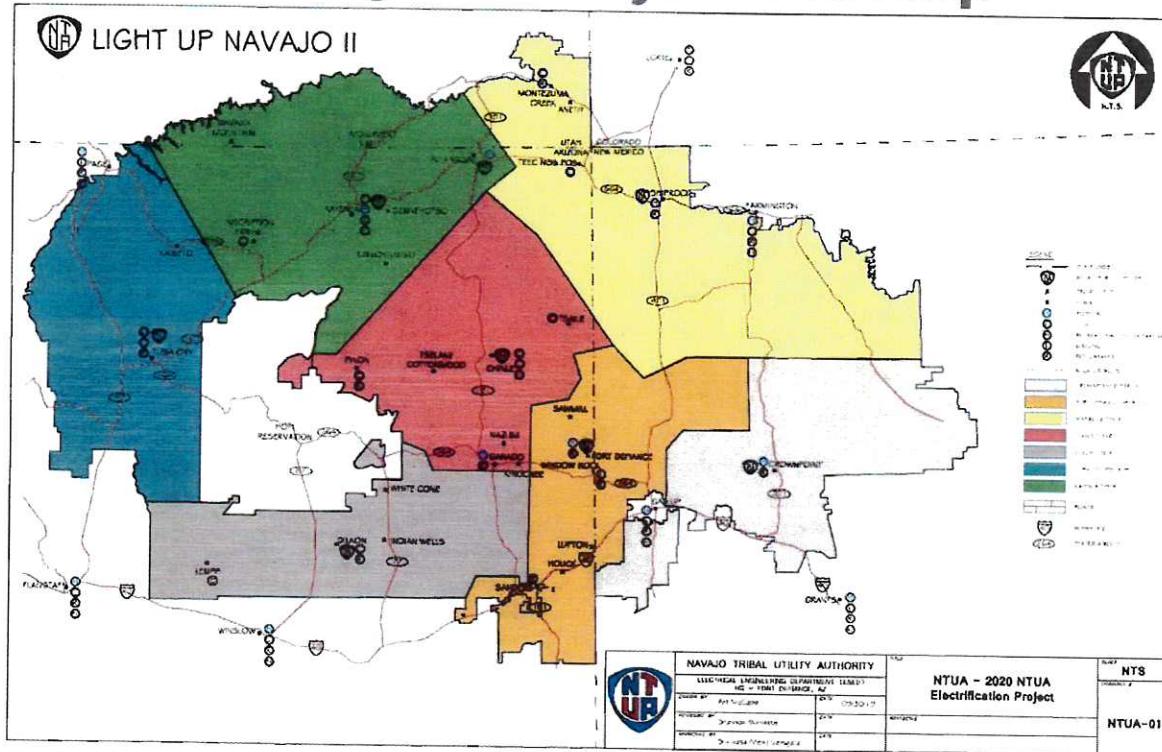
The following estimated cost to Murray City (April 18, 2020):

Five-man crew 40 Hours:	\$ 8,459.00
Five-man crew 20 hours overtime	\$ 6,345.00
Line Truck 60 hours:	\$ 2,760.00
Bucket Truck 60 Hours:	\$ 2,280.00
Five-man crew per diem:	<u>\$ 2,474.00</u>
Total:	\$ 22,317.45

The following estimated cost to Murray City (May 29, 2020)

Two-man Crew 40 Hours	\$ 3,058.60
Two-man Crew 20 Hours overtime	\$ 1,529.30
Bucket Truck (60 Hours	\$ 2,280.00
Two-man Crew Per Diem:	<u>\$ 989.60</u>
Total:	\$ 7,857.50

# Facility and Project Site Map



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

A RESOLUTION APPROVING THE DONATION OF IN-KIND SERVICES TO THE NAVAJO TRIBAL UTILITY AUTHORITY'S 2020 "LIGHT UP NAVAJO" INITIATIVE PROJECT

WHEREAS, in accordance with section 10-8-2 of the Utah Code the City Council may authorize municipal services and/or nonmonetary assistance to be provided to nonprofit entities regardless of whether the City receives consideration in return; and

WHEREAS, the Navajo Nation is the largest Native American territory in the United States. Among the 55,000 homes located on the 27,000 square mile reservation, about 15,000 do not have electricity; and

WHEREAS, the Navajo Tribal Utility Authority (NTUA), a nonprofit entity created by the Navajo Nation, has launched the "Light Up Navajo" initiative (the "Initiative"), in which it is seeking volunteer crews and in-kind donations of expert labor and the use of power truck equipment in order to help expedite electrification projects within the Navajo Nation; and

WHEREAS, under the Initiative, volunteer crews would be working with NTUA crews to help build electric lines to serve homes for the first time; and

WHEREAS, the American Public Power Association (APPA) has asked member utilities to assist with the Initiative and is helping to approve volunteer registrations; and

WHEREAS, as a member of the APPA, the City wants to be responsive and assist the NTUA with the Initiative by (1) providing a crew, (2) paying the crew a per diem, and (3) covering the cost of transporting the power trucks to and from the Navajo Nation; and

WHEREAS, the NTUA will provide all materials for the electrification projects, as well as food and lodging for City crews; and

WHEREAS, City crews would volunteer in the Navajo Nation from April 18, 2020 through April 26, 2020 and from May 29, 2020 through June 6, 2020; and

WHEREAS, pursuant to section 10-8-2 of the Utah Code, the City Council held a public hearing on March 3, 2020 to receive and consider public comment on the City's proposed donations to assist with the Initiative;

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

1. It hereby approves and authorizes the donation of in-kind services to the NTUA in support of the 2020 Light Up Navajo initiative; and
2. It authorizes the Mayor to execute any documents required to implement the City's participation in the Initiative.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

MURRAY CITY MUNICIPAL COUNCIL

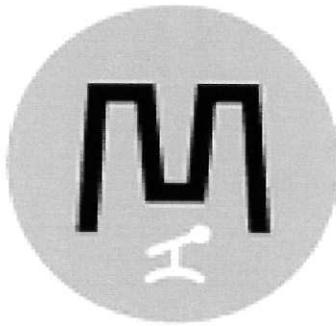
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Dale M. Cox, Chair

ATTEST

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# New Business Item #2



**MURRAY**

**Council Action Request**

# **Mayor's Office**

## **Metro Fire Agency Interlocal Agreement**

**Committee of the Whole and Council Meeting**

Meeting Date: March 3, 2020

<b>Department Director</b> Mayor Blair Camp	<b>Purpose of Proposal</b> Consider approval of new Metro Fire Agency Interlocal Agreement
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> Consider approval
<b>Presenters</b> Doug Hill, CAO	<b>Attachments</b> Resolution, Agreement
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> N/A
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Changes include: 1) Expansion of the "Purpose" of the Metro Fire Agency to allow the Agency to operate outside of the member cities' own boundaries and to operate task forces, including Task Force 5. 2) Expansion of the "Authority" of the Agency to establish continuity between the existing Interlocal Agreement and the new Interlocal Agreement. 3) Establish a new "Effective Date" of the Agreement. 4) Establish a term of 50 years under the new agreement with automatic annual renewals for the life of the 50-year term. 5) The elimination of authority of the Board of Trustees to extend the term of the new Agreement. 6) The creation of a "host agency" to perform administrative tasks to support the board of trustees chair. 7) The expansion of the "Agency Services," including the continued operation of Task Force 5 and participation of public agencies in Task Force 5 but which are not members of the Metro Fire Agency.
<b>Mayor's Approval</b> 	
<b>Date</b> February 13, 2020	

## RESOLUTION

### A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT AMONG BLUFFDALE CITY, DRAPER CITY, MURRAY CITY, SOUTH JORDAN CITY, SOUTH SALT LAKE CITY, WEST JORDAN CITY, SANDY CITY, AND WEST VALLEY CITY REGARDING AN INTERLOCAL ENTITY KNOWN AS THE METRO FIRE AGENCY

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), public agencies, including political subdivisions of the State of Utah, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues;

WHEREAS, Murray City is a “public agency” as defined in the Interlocal Act and desires to participate in a separate interlocal entity to further the protection of the citizens of the City and its neighboring communities and to appreciate the benefits of joint purchasing, mutual aid, and efficient use of resources that are facilitated through participation of a separate interlocal entity;

WHEREAS, Murray City desires to enter into the Metro Fire Agency Interlocal Agreement (the “Agreement”), substantially in the form attached hereto as Exhibit “A,” to provide for the City’s participation in the interlocal entity known as the Metro Fire Agency and to vest in the Metro Fire Agency all such power and authority as necessary and desirable to enable the Metro Fire Agency to accomplish and give effect to the joint and cooperative action of the members to the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Murray City that:

1. It does hereby approve the Metro Fire Agency Interlocal Agreement among Bluffdale City, Draper City, Murray City, South Jordan City, South Salt Lake City, Sandy City, West Jordan City, and West Valley City, in the form attached hereto as Exhibit “A”.
2. The Agreement is in the best interest of the City.
3. Mayor D. Blair Camp is hereby authorized to execute the Agreement on behalf of the City and to act in accordance with its terms.

4. This resolution is effective upon adoption. The effective date of the Agreement shall be the date as indicated in the Agreement.

PASSED AND APPROVED by the Murray City Council on this \_\_\_\_ day of \_\_\_\_,  
2020.

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Dale Cox, Chair  
Murray City Council

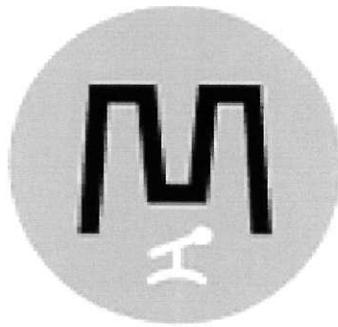
ATTEST

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City Recorder

Recorded this \_\_\_\_ day of \_\_\_\_, 2020.

Please see entire text in  
Committee of the Whole  
documentation.



MURRAY  
CITY COUNCIL

# New Business Item #3



**MURRAY**

**Council Action Request**

# **City Council**

## **Resolution Honoring League of Women Voters**

**Council Meeting**

Meeting Date: March 3, 2020

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> Honor the 100th Anniversary of the League of Women's Voters.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Approval of a resolution.
<b>Presenters</b> Diane Turner Council District 4	<b>Attachments</b> Resolution honoring the 100th Anniversary of the League of Women's Voters.
<b>Budget Impact</b>	<b>Description of this Item</b> None
<b>Required Time for Presentation</b> 10 Minutes	This resolution is to commemorate the anniversary of the League of Women's Voters who are instrumental in reaching millions of voters nationwide to encourage participation in the democratic process and ensure a voice in public affairs.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b>	
<b>Date</b> February 21, 2020	

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

A RESOLUTION HONORING THE 100<sup>TH</sup> ANNIVERSARY OF THE LEAGUE OF WOMEN VOTERS.

WHEREAS, the history of women voting in Utah is long and vibrant; and

WHEREAS, on February 14, 1870, Utah schoolteacher Seraph Young voted in a municipal election under EQUAL Suffrage Laws and is credited with being the first woman to vote in an election in any state or territory now part of the United States of America; and

WHEREAS, the United States Congress passed the 19<sup>th</sup> Amendment to the Constitution of the United States on June 4, 1920, guaranteeing American women the right to vote, which was ratified on August 18, 1920; and

WHEREAS, Carrie Chapman Catt, a suffragist and founder of the League of Women Voters, led the state-by-state strategy that resulted in its passage; and

WHEREAS, Carrie Chapman Catt spoke at the Conference of Women Voters held in the Salt Lake Tabernacle on November 17, 1919; and

WHEREAS, the Conference was sponsored by the Utah State Suffrage Council, then presided over by Utah feminists Emmeline B. Wells, Emily S. Richards, and others; and

WHEREAS, the League of Women Voters is a civic group, originally formed to help women take a larger role in public affairs after they won the right to vote; and

WHEREAS, the League of Women Voters has grown to include all citizens, encouraging informed and active participation in government, working to increase understanding of major public policy issues, and influencing public policy through education and advocacy; and

WHEREAS, The League of Women Voters is proud to be nonpartisan, neither supporting nor opposing candidates or political parties at any level of government, but always working on vital issues of concern to members and the public; and

WHEREAS, The League of Women Voters was formed 100 years ago on February 14, 1920.

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

1. It hereby recognizes the League of Women Voters as an important civic organization working for the welfare of all Utahns; and

2. It hereby recognizes the long history of civic engagement by the organization and its intent to pursue this work for the next 100 years.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

MURRAY CITY MUNICIPAL COUNCIL

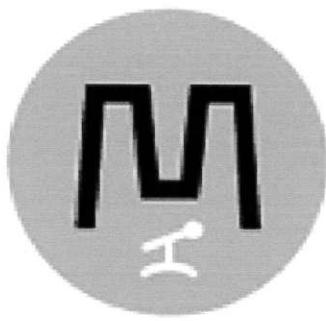
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Dale M. Cox, Chair

ATTEST:

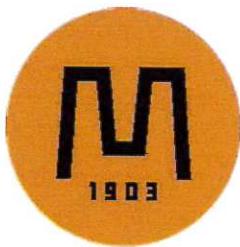
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Jennifer Kennedy, City Recorder



**MURRAY**  
CITY COUNCIL

# New Business #4



# City Council

## Legislative Report

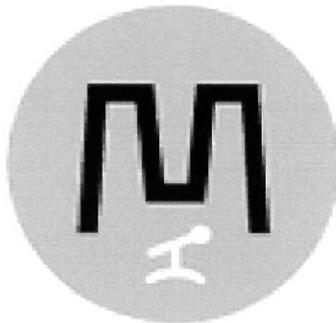
### MURRAY

#### Council Action Request

#### Council Meeting

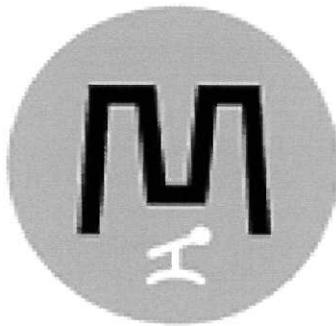
Meeting Date: March 3, 2020

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> 2020 Legislative Session Update
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only.
<b>Presenters</b> Rosalba Dominguez Council District 3	<b>Attachments</b> Oral presentation.
	<b>Budget Impact</b> None
	<b>Description of this Item</b> To publicize current House and Senate bills of interest or concern to Murray City.
<b>Required Time for Presentation</b> 10-15 Minutes	
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b>	
<b>Date</b> February 21, 2020	



MURRAY  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

# Adjournment