

MURRAY
CITY COUNCIL

Council Meeting March 17, 2020



Murray City Municipal Council

Notice of Meeting

March 17, 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

Discussion Items

1. Utah Telecommunications Open Infrastructure Agency (UTOPIA) and Utah Infrastructure Agency (UIA) Update. Brenda Moore (30 minutes)
2. Wastewater Planning Program Report. Cory Wells (20 minutes)
3. Residential Neighborhood Business Text Amendment. Melinda Greenwood (10 minutes)
4. Emergency Remote Participation for Council Meetings. G.L. Critchfield (10 minutes)

Announcements

Adjournment

6:00 p.m. **Redevelopment Agency Meeting (RDA)** Council Chambers (Separate agenda.)

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

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

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting March 3, 2020

Special Announcement

1. COVID 19 Report: Dale Cox, Mayor Camp and Assistant Chief Joey Mittleman

Special Recognition

1. Murray City Council **Employee of the Month, Police Officer Kenny Bass.** Brett Hales and Chief Burnett
2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah in Support of the Murray Exchange Club by Recognizing and Declaring April 2020 as **Child Abuse Prevention Month.** Sheri VanBibber presenting.

Citizen Comments

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

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 6271 South 900 East, Murray City, Utah from the A 1 (Agricultural) to the R 1 8 (Low Density Residential) Zoning District. Melinda Greenwood presenting. Jarred Cameron applicant.
2. Consider an ordinance amending Section 17.140.020 of the Murray City Municipal Code related to allowing twin homes as a permitted use in the Residential Neighborhood Business Zoning District. Jared Hall and Melinda Greenwood presenting. Brad Reynolds applicant.
3. Consider an ordinance amending the City Fiscal Year 2019-2020 Budget. Brenda Moore presenting.

Business Items

1. Consider approval of the proposed revisions to the Murray City Council Travel Policy. Janet M. Lopez presenting.
2. Consider a resolution confirming the Mayor's Declaration of the Existence of a Local Emergency concerning the novel coronavirus disease (COVID-19) outbreak and consenting to continue and renew the Declaration of the Local Emergency, providing for special provisions for City Council meetings during the Declared Local Emergency. G.L. Critchfield presenting.

Mayors Report and Questions

Adjournment

**Murray City Council meetings are open to the public, however, due to the circumstances, we encourage you to watch the video stream of the meeting via Face Book or on the website at www.murray.utah.gov If you would like to submit comments for the "citizen comment" time or for one of the "public hearings" you may do so by sending an email in advance or during the meeting to jlopez@murray.utah.gov Your comments need to be less than 3 minutes, include your name and contact information and they will be read into the record.*

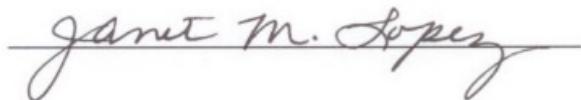
NOTICE

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.

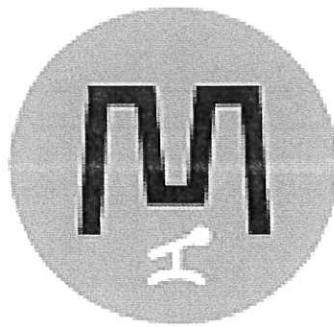
SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TTY is Relay Utah at #711.

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 Monday, March 16, 2020, at 3:20 p.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City internet website www.murray.utah.gov, and the state noticing website at <http://pmn.utah.gov>.

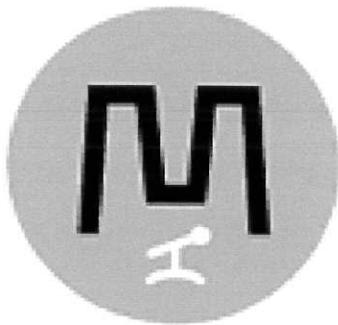


Janet M. Lopez
Council Executive Director
Murray City Municipal Council



MURRAY
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Committee of the Whole



MURRAY
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Discussion Item #1



MURRAY

Council Action Request

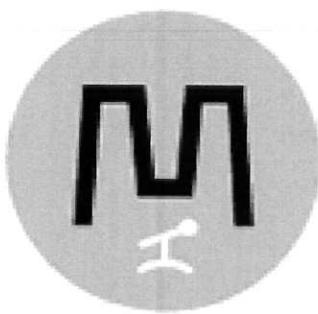
Finance & Administration

Utopia/UIA Fiber update

Committee of the Whole

Meeting Date: March 17, 2020

Department Director Brenda Moore	Purpose of Proposal Update presentation from Utopia/UIA
Phone # 801-264-2513	Action Requested Discussion
Presenters Brenda Moore	Attachments None
	Budget Impact None
	Description of this Item Representatives from Utopia/UIA will be discussing: Build out plan for remaining Murray footprints Subscriber and revenue update
Required Time for Presentation 30 Minutes	
Is This Time Sensitive No	
Mayor's Approval 	
Date March 3, 2020	



Discussion Item #2



MURRAY

Council Action Request

Public Works

Murray City Municipal Wastewater Program Planning Report

Committee of the Whole

Meeting Date: March 17, 2020

Department Director Danny Astill	Purpose of Proposal Present Murray City's Municipal Wastewater Planning Report
Phone # 801-270-2443	Action Requested Review and comment on Murray City's Municipal Wastewater Planning Report
Presenters Cory Wells	Attachments Municipal Wastewater Program Planning Report, Public Notice, Council Resolution
Required Time for Presentation 20 Minutes	Budget Impact All information contained in the report are in our existing and long term budgets
Is This Time Sensitive Yes	Description of this Item Attached, is our CY 2019 Municipal Wastewater Planning Program (MWPP) report. This report is a condition of receiving State of Utah financial assistance loans for our wastewater collections system or as part of providing funding for the work taking place at the Central Valley Water Reclamation Facility. It provides general information about the following: <ul style="list-style-type: none">* The overall condition of our collections system* Average yearly user charges,* Financial health of our wastewater fund,* If we have a Management Plan,* If we are in compliance of our management plan,* If we have completed a Capacity Assurance Plan, i.e. Master Plan and hydraulic Model,
Mayor's Approval 	
Date January 31, 2018	

Murray City Corporation

NOTICE IS HEREBY GIVEN that on the 7th day of April, 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 consider and intends to approve by resolution the 2019 Municipal Wastewater Planning Program Report. A copy of the 2019 Municipal Wastewater Planning Program Report will be available for public inspection at the Murray City Public Services offices located at 4646 South 500 West, Murray, Utah 84123, and the Murray City Library located at 166 East 5300 South, Murray, Utah 84107.

The purpose of this hearing is to receive public comment concerning the proposed approval of the 2019 Municipal Wastewater Planning Program Report as described above.

DATED this _____ day of, 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: March 27, 2020

RESOLUTION NO. _____

A RESOLUTION APPROVING THE 2019 MUNICIPAL
WASTEWATER PLANNING PROGRAM REPORT

WHEREAS, Murray City has prepared its 2019 Municipal Wastewater Planning Program ("MWPP") Report; and

WHEREAS, a copy of the MWPP report is available for public inspection at the Murray City Public Works Department, 4646 South 500 West, Murray Utah; and

WHEREAS, pursuant to proper notice, the Murray City Municipal Council ("Council") on April 7, 2020, held a public hearing to receive public comment on the MWPP; and

WHEREAS, the Council has reviewed the MWPP and after considering the public input, the Council is prepared to approve and adopt the MWPP; and

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

1. It hereby adopts the Murray City 2019 Municipal Wastewater Planning Program Report, a copy of which is attached.
2. The City has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.
3. The Murray City 2019 Municipal Wastewater Planning Program Report shall be available for public inspection at the office of the Department of Public Works, 4646 South 500 West, Murray Utah.

DATED this _____ day of _____ 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2019
MURRAY CITY PUBLIC SERVICES

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2020

Are you the person responsible for completing this report for your organization?

Yes
 No

This is the current information recorded for your facility:

Facility Name:	MURRAY CITY PUBLIC SERVICES
Contact - First Name:	Cory
Contact - Last Name:	Wells
Contact - Title	Superintendent

Contact - Phone:	801-270-2443
Contact - Email:	cwells@murray.utah.gov

Is this information above complete and correct?

Yes
 No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: III

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

Yes
 No

Click on a link below to view examples of sections in the survey:
(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)
[MWPP Discharging Lagoon.pdf](#)
[MWPP Financial Evaluation.pdf](#)
[MWPP Mechanical Plant.pdf](#)
[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

Yes

No

Financial Evaluation Section

Form completed by:

Cory Wells

Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Are Debt Service Reserve Fund⁶ requirements being met?

What was the User Charge¹⁶ for 2019?

439.80

Do you have a water and/or sewer customer assistance program * (CAP)?

Yes

No

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems ¹⁵ ?	<input type="radio"/>	<input checked="" type="radio"/>
Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected sewer revenues sufficient to cover OM&R costs for the next five years ?	<input checked="" type="radio"/>	<input type="radio"/>
Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>
Has a repair and replacement sinking fund ¹³ been established for the sewer system?	<input checked="" type="radio"/>	<input type="radio"/>
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input checked="" type="radio"/>	<input type="radio"/>

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements ³ projects?	<input checked="" type="radio"/>	<input type="radio"/>
Has a Capital Improvements Reserve Fund ⁴		

been established to provide for anticipated capital improvement projects? No

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?

Part IV: FISCAL SUSTAINABILITY REVIEW

	Yes	No
Have you completed a Rate Study ¹¹ within the last five years?	<input checked="" type="radio"/>	<input type="radio"/>
Do you charge Impact fees ⁸ ?	<input checked="" type="radio"/>	<input type="radio"/>

2019 Impact Fee =

1372.00

	Yes	No
Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?	<input checked="" type="radio"/>	<input type="radio"/>
Do you maintain a Plan of Operations ¹⁰ ?	<input checked="" type="radio"/>	<input type="radio"/>
Have you updated your Capital Facility Plan ² within the last five years?	<input checked="" type="radio"/>	<input type="radio"/>

Yes

No

Do you use an Asset Management¹ system for your sewer systems?



Describe the Asset Management System (check all that apply)

- Spreadsheet**
- GIS**
- Accounting Software**
- Specialized Software**
- Other**

Yes

No

Do you know the total replacement cost of your sewer system capital assets?



2019 Replacement Cost =

154,927,950

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?



What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?



Yes

No

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

2.25

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2020	3,740,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2020 thru 2024	15,400,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2025 thru 2029	8,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2030 thru 2034	9,500,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2035 thru 2039	12,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

Yes

Collections System Section

Form completed by:

Cory Wells

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

48"

What is the average depth of the collection system (in feet)?

8'

What is the total length of sewer pipe in the system (length in miles)?

132 miles

How many lift/pump stations are in the collection system?

3

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

Fairbourne lift station - 1,100 gallons/minute

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed (approximately)?

1917

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1972

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Water of the State

(e) discharges to waters or the state.

Class 2 – a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2019

	Number
Number of Class 1 SSOs in Calendar year	0
Number of Class 2 SSOs in Calendar year	0

Please indicate what caused the SSO(s) in the previous question.

No SSO's occurred.

Please specify whether the SSOs were caused by contract or tributary community, etc.

No SSO's occurred.

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes
 No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the

sewerage system by 25% or more?

Yes
 No

Number of new commercial/industrial connections in the last year

0

Number of new residential sewer connections added in the last year

109

Equivalent residential connections⁷ served

109

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

8

Approximate population served

36800

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name	Grade	Email
	First and Last Name		Please enter full email address
Chief Operator/DRC	Ben Ford	IV	bford@murray.utah.gov

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name
	separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Danny Astill, Randy Kenney, Troy West, Jayson Perkins, Dan Lopez, Gary Gustafson

List all other Collection System operators by certification grade, separate names by commas:

	Name
	separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	Brandon Boer, Micheal Blair
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes
 No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	<input checked="" type="radio"/>	<input type="radio"/>
Have you updated the collection system operations and maintenance manual within the past 5 years?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a written emergency response plan for sewer systems?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a written safety plan for sewer systems?	<input checked="" type="radio"/>	<input type="radio"/>
Is the entire collections system TV inspected at least every 5 years?	<input checked="" type="radio"/>	<input type="radio"/>
Is at least 85% of the collections system mapped in GIS?	<input checked="" type="radio"/>	<input type="radio"/>

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	<input checked="" type="radio"/>	<input type="radio"/>
Has the SSMP been adopted by the permittee's governing body at a public meeting?	<input checked="" type="radio"/>	<input type="radio"/>

Has the completed SSMP been public noticed?

Yes

No

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Date of Public Notice

04/03/2015

During 2019, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

SOP's were updated.

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

Yes

No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Murray City's collection system is in good operational condition. There are existing trouble spot area's that are identified and are maintained on a weekly basis. Walden Glen lift station has just been rebuilt with a new up sized wet well and new pumps to increase capacity.

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

Multiple projects have been identified in the master plan and will be constructed and replaced in the next ten years, Projects include, Spurrier, Betty Gene, state st and 5800 south and main street diversion, and several lining projects.

What sewerage system problems, other than plugging, have you had over the last year?

Root intrusion, manhole lid failures.

Is your utility currently preparing or updating its capital facilities plan²?

- Yes
- No

Does the municipality/district pay for the continuing education expenses of operators?

- 100% Covered
- Partially cover
- Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

- Yes
- No

Any additional comments?

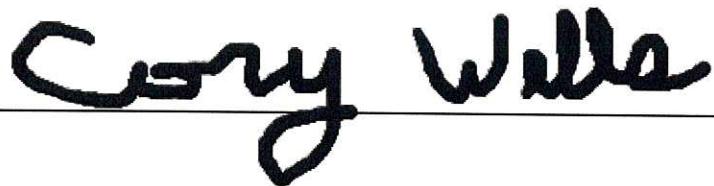
no

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

A handwritten signature in black ink that reads "Cory Wells".

[clear](#)

Has this been adopted by the council? If no, what date will it be presented to the council?

Yes

No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

04/07/2020

Please log in.

Email

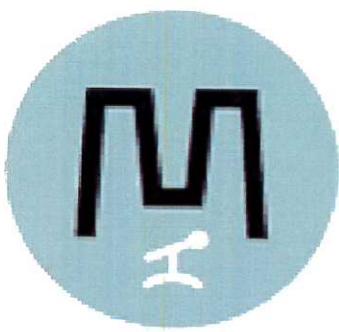
cwells@murray.utah.gov

PIN

••••

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

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MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

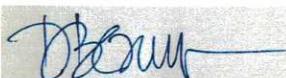
Council Action Request

Community and Economic Development

Text Amendment, Land Use #1121, Twin Homes, in the R-N-B Zone

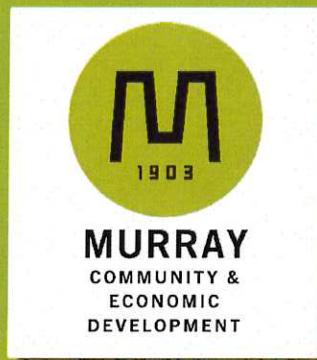
Committee of the Whole & Council Meeting

Meeting Date: March 17, 2020

Department Director Melinda Greenwood	Purpose of Proposal The applicant proposes to amend the text of the R-N-B Zone to allow Land Use # 1112, Twin Homes, as a Permitted Use.
Phone # 801-270-2428	Action Requested Approval of proposed text Amendment
Presenters Jared Hall Melinda Greenwood	Attachments Presentation slides
Budget Impact	None
Required Time for Presentation 10 Minutes	Description of this Item The Residential Neighborhood Business (R-N-B) Zone currently allows small-scale, limited businesses, single-family residential and two-family residential duplexes as permitted uses. For this proposed amendment, which is to add twin-homes as a permitted residential use, it is important to understand the fundamental difference between a duplex and a twin-home: <u>A duplex is a two-family dwelling built on a single lot. In contrast, a twin-home is comprised of two single-family dwellings built on two separate lots, where the dwellings share a single common wall where the two lots meet.</u> The proposed text amendment, to allow twin-homes in the R-N-B, would have the same functional impact as duplexes, but would create an opportunity for owner occupied units.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date	On February 20, 2020, the Planning Commission held a public hearing and voted 4-0 to send a recommendation of approval to the City Council. Staff also recommends approval of the text amendment.

CITY COUNCIL

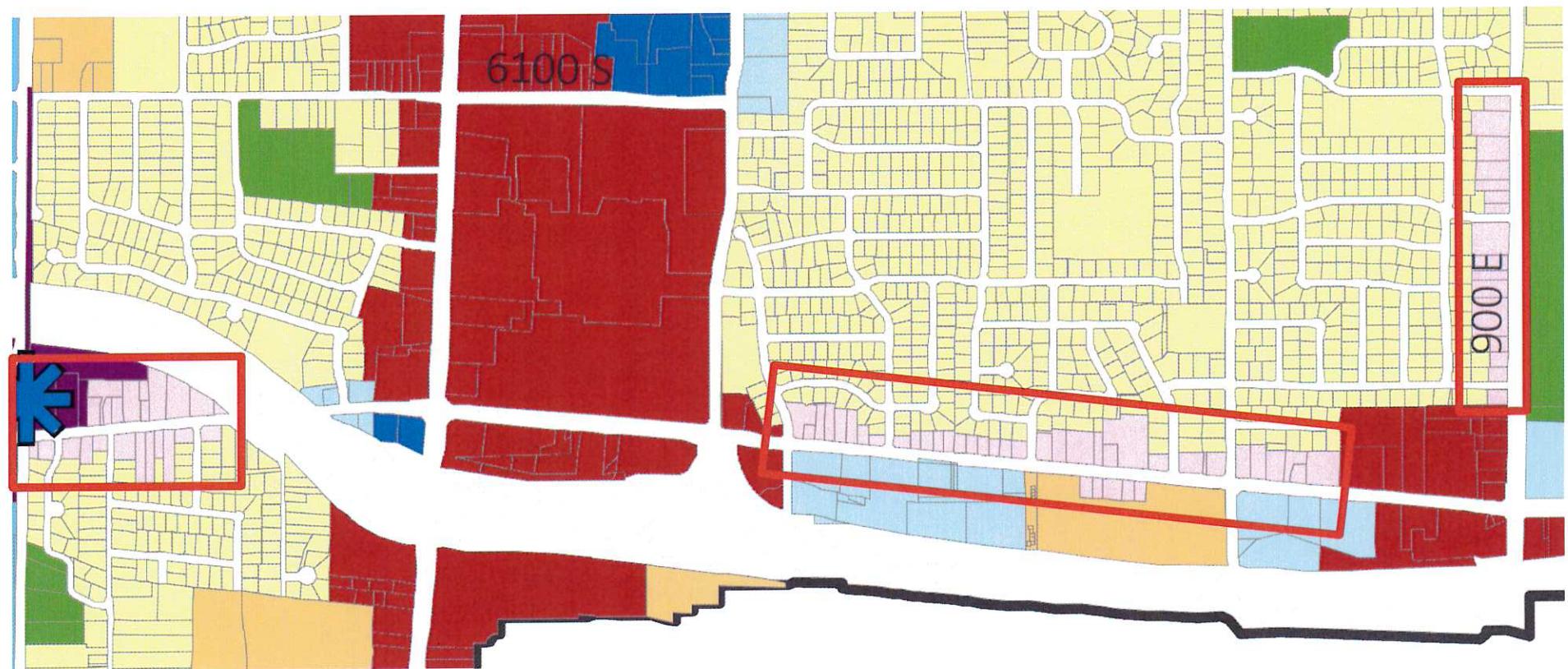
March 17, 2020



Text Amendment

Amending Section 17.140.020(B) of the R-N-B Zone
to allow LU# 1112, Twin Homes





Affected Areas



B. The following uses are permitted in the R-N-B zone:

<u>Use No.</u>	<u>Use Classification</u>
1111	Single-family dwelling (subject to meeting the requirements of the R-M-10 zone).
1112	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard, 0' interior where adjacent to second dwelling, 8' interior side-yard, 20' corner side-yard, and 25' rear-yard.</u>

(NO CHANGE INFORMATIONAL ONLY)

17.140.100: Height Regulations

No commercial building shall be erected to a height greater than twenty feet (20'), unless authorized by a conditional use permit by the planning commission, except in no case shall the planning commission allow a building height greater than thirty feet (30').

Residential buildings shall comply with the height regulations of the R-1-8 zoning district. No residential building shall contain less than one story. (Ord. 07-30 § 2)

New Language



1112 Single-family dwelling, attached
(to one or more single-family dwelling.)



1121 Two family dwelling (duplex), detached
(with or without attached garage, on the same
parcel. Two units can be on ground level, or
one above the other.)



Land Use Description



Recommendation

Staff and the Planning Commission recommend that the City Council APPROVE the proposed Text Amendment to include Land Use #1112, Twin Homes, as a permitted use in the R-N-B Zone by amending the text of Section 17.140.020(B) as follows:

(LU#1112) Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard, 0' interior where adjacent to second dwelling, 8' interior side-yard, 20' corner side-yard, and 25' rear-yard.



Murray City Corporation

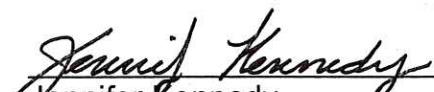
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 17th 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 a text amendment to section 17.140.020 of the Murray City Municipal Code, allowing for twin-homes within the Residential Neighborhood Business (R-N-B) zoning district.

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

DATED this 2nd day of March, 2020.

MURRAY CITY CORPORATION



Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: March 6, 2020
PH 20-09



ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.140.020 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO ALLOWING TWIN-HOMES AS A PERMITTED USE IN THE RESIDENTIAL NEIGHBORHOOD BUSINESS ZONING DISTRICT

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend section 17.140.020 of the Murray City Municipal Code relating to allowing twin-homes as a permitted use in the Residential Neighborhood Business (R-N-B) zoning district.

Section 2. Amend section 17.140.020. Section 17.140.020 of the Murray City Municipal Code shall be amended as follows:

Chapter 17.140
RESIDENTIAL NEIGHBORHOOD BUSINESS DISTRICT R-N-B

17.140.020: PERMITTED USES:

- A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the community development division.
- B. The following uses are permitted in the R-N-B zone:

<u>Use No.</u>	<u>Use Classification</u>
1111	Single-family dwelling (subject to meeting the requirements of the R-M-10 zone).
1112	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet with following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard; 0' interior where adjacent to second dwelling; 8' interior side-yard; 20' corner side-yard; and 25' rear-yard.</u>
1121	Two-family dwelling (duplex) (subject to meeting the requirements of the R-M-10 zone).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
1210	Residential facility for the elderly (see chapter 17.32 of this title).
4800	Utilities (lines and rights of way only, except 4840, 4850).
4923	Travel agencies.

5991	Florists.
5996	Optical goods, eyeglasses.
6140	Insurance carriers, agents, brokers, and services.
6150	Real estate and related services.
6221	Portrait photography.
6230	Beauty and barber services, including retail sales of related products.
6511	Physicians' offices.
6512	Dental offices.
6519	Other medical, paramedical and health services.
6520	Legal services.
6530	Engineering, architectural and planning services.
6591	Accounting, bookkeeping and income tax services.
6593	Art and design studios.
6597	Business and management consulting services.
6817	Residential facility for persons with a disability.
6834	Art, drama and music schools.
6835	Dancing schools.

Accessory uses, buildings and structures which are customarily incidental to the above and do not substantially alter the character of the principal use or structure. Location of accessory structures is the same as that found in residential zoning districts.

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

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

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to

law on the _____ day of _____, 2020.

Jennifer Kennedy, City Recorder

Reed Stallings, 4733 South Commerce Drive, stated he wanted to clarify that at this time the third building is just now finishing being built and there are not immediate plans for a fourth building and the entire concrete parking lot has been completed. Mr. Stallings added he currently complies with all of the conditions with the exception of number four which he plans on completing. Mr. Hall clarified that condition number two was taken from the Building and Fire Departments comments from the Planning Review Meeting because they would like to see them listed as conditions. Staff fully expects that condition number four will be prepared and has no concerns.

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

A motion was made by Ned Hacker to grant Preliminary and Final Subdivision Approval for the Stallcom Business Complex Subdivision on property located at 4731 South Commerce Drive subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City subdivision requirements.
 - b) Provide standard Public Utility Easements or easements as required by Murray City Utilities.
2. The project shall meet all applicable Building and Fire code standards. Thirty inch (30') parapets are required above roofs and no openings are allowed in exterior walls at new property lines which are located three feet (3') from buildings.
3. All lots within the subdivision shall comply with the standards for lots in the M-G Zone as outlined in Section 17.152 of the Murray City Land Use Ordinance.
4. 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.

A Ned Hacker
A Lisa Milkavich
A Scot Woodbury
A Phil Markham

Motion passed 4-0.

LAND USE ORDINANCE TEXT AMENDMENT – Section 17.140, R-N-B Zone, Addition of LU #1112, Twin-Homes, as a Permitted Use - Project #19-119

Brad Reynolds was present to represent this request. Jared Hall reviewed the request to amend the text of Section 17.140.020 of the Murray Land Use Ordinance to include Land Use #1112, (Twin Homes) as a Permitted Use in the R-N-B, Residential Neighborhood Business Zone only. Single Family Homes and Duplexes are allowed in the R-N-B Zone, but Twin Homes

are not. There are small distinctions between Duplexes and Twin Homes. Duplex is a single lot with a two-family dwelling on that lot and can only be owned by a single person. A Twin Home is configured just like a Duplex but with a property line through the middle of the building which allows ownership of a single unit and the land that is associated with it. As proposed here a twin home must meet area requirements of a 10,000 square foot lot minimum with 5,000 square foot minimum for each dwelling. The allowance for a duplex in the R-N-B Zone is similar in that the minimum area requirement is also a 10,000 sq. ft. lot. With the proposed amendment, Staff would like to create the opportunity for the same thing that is already allowed in the R-N-B Zone but have potential dual ownership allowances. Staff propose to add LU #1112 for Single Family Dwellings Attached as specified for Twin Homes. Based on the background, analysis, and the findings within this report, Staff recommends approval to the City Council to include Land Use #1112, Twin Homes, as a permitted use in the R-N-B Zone by amending the text of Section 17.140.020(B) as follows:

(LU#1112) Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard, 0' interior where adjacent to second dwelling, 8' interior side-yard, 20' corner side-yard, and 25' rear-yard.

Brad Reynolds, 2500 East Haven Lane, Holladay, stated he appreciates the consideration of the proposed Text Amendment. During meetings with the neighbors they indicated they preferred a project that was owner occupied. They were concerned with the traffic, commercial and the look as well. This type of project allows for a transition from the busy Winchester Street to the residential homes. The Duplexes allowed for a nice transition without the commercial product. We are proposing to build the attached homes and sell them to individual homeowners, and they would not end up as investor rental units. Home owned units are preferred by the neighbors. Mr. Markham stated that the proposed price point for these units seems like it may be more appealing to homeowners versus investor rental units. Mr. Reynolds replied that his intention is to build a quality product and if they were going to be priced as investor rental units, they would be very simplified to make that work. Mr. Hacker asked if any additional meeting with the neighbors had happened since the last Planning Commission meeting. Mr. Reynolds replied that in an effort of trying to be transparent they had met with neighbors prior to applying for the R-N-B Zone change. There have not been any meetings with the neighbors since. Mr. Hacker recalled the public comments from the previous Planning Commission meeting and stated that they had expressed the desire for the site to be more family oriented residential use versus a commercial use and for the units not to be rental. Mr. Reynolds added that that based upon the public comments and the neighbor meetings the proposed Text Amendment allowing Twin Homes is closer to what the neighbors are looking for will allow us to have sellable homes.

The meeting was open for public comment.

Davis Hansen, 736 Labrum Avenue, stated he is very well versed in the R-N-B Zoning and believes that the proposed Zone Change is the best scenario for this site and think it is a great plan.

The public comment portion was closed.

A motion was made by Scot Woodbury to forward a recommendation of approval to the City Council for the request to include Land Use #1112, Twin Homes, as a permitted use in the R-N-B Zone by amending the text of Section 17.140.020(B) as follows:

(LU#1112) Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard, 0' interior where adjacent to second dwelling, 8' interior side-yard, 20' corner side-yard, and 25' rear-yard.

Seconded by Ned Hacker.

Call vote recorded by Mr. Hall.

A Scot Woodbury
A Ned Hacker
A Lisa Milkavich
A Phil Markham

Motion passed 4-0.

OTHER BUSINESS

Mr. Smallwood provided an update on the Fashion Place Small Area Plan and stated that the turnout was better than expected and it was well received. A draft existing conditions report was received, and staff is reviewing it. Mr. Markham asked if there is a date for a follow up meeting or discussion yet. Mr. Smallwood replied that it may be able to happen in April or May. Mr. Markham stated that he believes there is a lot of potential for good change in this area. Mr. Smallwood stated the next agenda is small.

Mr. Hall stated that Mr. Hansen filled out a public comment form with the presumption that his concerns could be addressed on the record during an open public comment period for non-agenda items like they do at City Council meetings. Since we do not usually read the forms during the meeting, he requested that his statement be added to the record. Mr. Hall stated that Mr. Hansen expressed concern about the traffic congestion around the Advocates Building on Winchester Street and he wanted the commission to be aware. Staff has received some complaints from neighbors about employee parking on the public streets and it is on the Traffic and Safety and Code Enforcement's agendas and we are working on the issue. Mr. Markham asked if the issue is with the people that the Advocates sublet to. Mr. Hall replied yes, and that is has to do with the practice of reserving a bunch of parking stalls and the new tenants do not have enough places to park. Mr. Hall stated that it is a functional issue because we required enough parking, but the issue is with how it is being used and we are trying to figure it out. There is additional opportunity for Mr. Hansen to express his public comment at the City Council Meeting as well.

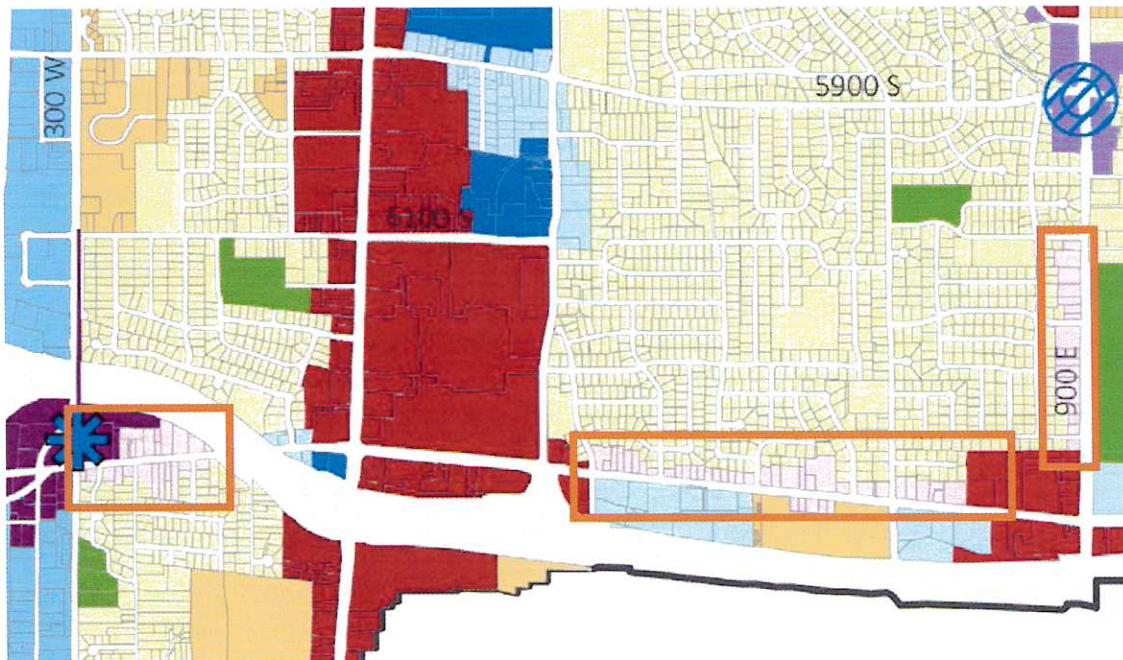
Mr. Markham made a motion to adjourn. Seconded by Lisa Milkavich

A voice vote was made, motion passed 4-0.



AGENDA ITEM #9

ITEM TYPE:	Text Amendment		
ADDRESS:		MEETING DATE:	February 20, 2020
APPLICANT:	Brad Reynolds, Brad Reynolds Construction	STAFF:	Susan Nixon, Associate Planner Jared Hall, Planning Manager
PARCEL ID:		PROJECT NUMBER:	20-019
CURRENT ZONE:		APPLICABLE ZONE:	R-N-B, Residential Neighborhood Business
SIZE:			
REQUEST:	The applicant proposes to amend the text of Section 17.140.020 of the Murray Land Use Ordinance to include Land Use #1112, (Twin Homes) as a Permitted Use in the R-N-B, Residential Neighborhood Business Zone.		



I. BACKGROUND & REVIEW

Background

The R-N-B Zone was adopted in 2005 to serve as a buffer between residential neighborhoods and major arterial roads/commercial areas. The primary areas designated in the City's General Plan were along 900 East Street and Winchester Street. Most of the existing parcels of property located in these areas were relatively small (.24 - .50 acre) parcels. The thought was that these parcels would be changed to the R-N-B Zone and many of the existing structures would be converted into a residential friendly business uses on a smaller scale and less intense than typical commercial businesses such as those in the C-D Zone. It was not contemplated that projects might be larger.

The existing Permitted Uses, and the applicants proposed addition of LU #1112, Twin Homes (highlighted in red) are shown below in Section 17.140.020:

17.140.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the community development division.

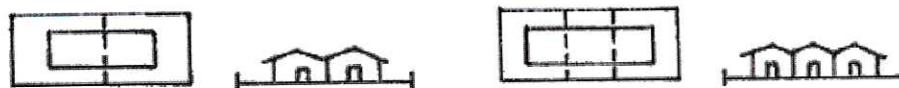
B. The following uses are permitted in the R-N-B zone:

<u>Use No.</u>	<u>Use Classification</u>
1111	Single-family dwelling (subject to meeting the requirements of the R-M-10 zone).
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard, 0' interior where adjacent to second dwelling, 8' interior side-yard, 20' corner side-yard, and 25' rear-yard.</u>
1121	Two-family dwelling (duplex) (subject to meeting the requirements of the R-M-10 zone).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
1210	Residential facility for the elderly (see chapter 17.32 of this title).
4800	Utilities (lines and rights of way only, except 4840, 4850).
4923	Travel agencies.
5991	Florists.
5996	Optical goods, eyeglasses.

6140	Insurance carriers, agents, brokers, and services.
6150	Real estate and related services.
6221	Portrait photography.
6230	Beauty and barber services, including retail sales of related products.
6511	Physicians' offices.
6512	Dental offices.
6519	Other medical, paramedical and health services.
6520	Legal services.
6530	Engineering, architectural and planning services.
6591	Accounting, bookkeeping and income tax services.
6593	Art and design studios.
6597	Business and management consulting services.
6817	Residential facility for persons with a disability.
6834	Art, drama and music schools.
6835	Dancing schools.

The proposed Text Amendment differentiates between "Twin Home" (LU #1112) and "Duplex" (LU #1121) as depicted in the Standard Land Use Code as shown below:

1112 Single-family dwelling, attached
(to one or more single-family dwelling.)



1121 Two family dwelling (duplex), detached
(with or without attached garage, on the same
parcel. Two units can be on ground level, or
one above the other.)



Zoning District & Allowed Land Uses

- Existing: The existing R-N-B Zone allows for single family residential development and accessory uses associated with them, and minimum lot sizes of 8,000 square feet; a Duplex with a minimum lot size of 10,000 square feet (subject to meeting the R-M-10 zone); Real estate services, physician's offices, dental offices, accounting, dancing schools. Other uses that allowed with a Conditional Use are: banking and credit union services, gift shops, schools, churches, massage salons and antique stores.
- The existing R-N-B Zone Height Regulations (Section 17.140.100) are: No commercial building shall be erected to a height greater than twenty feet (20'), unless authorized by a conditional use permit by the planning commission, except in no case shall the planning commission allow a building height greater than thirty feet (30'). Residential buildings shall comply with the height regulations of the R-1-8 zoning district which is thirty-five (35) feet. No residential building shall contain less than one story.
- The existing R-M-10 Zone Height Regulations (Sect. 17.116.080) are: Building height will be determined by the planning commission for conditional uses, except no building shall be erected to a height greater than thirty five feet (35'), and no dwelling structure shall be erected to a height less than one story.
- The existing Zoning Code allows for LU #1112 only in the R-2-10 Zone, Section 17.112.030, as a Conditional Use as approved in a planned unit development only, as shown below:

17.112.030: CONDITIONAL USES:

The following uses and structures are permitted in the R-2-10 Zone only after a conditional use permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

<u>Use No.</u>	<u>Use Classification</u>
1111	Single-family dwelling - detached (in approved planned unit development only).
1112	Single-family dwellings - attached (in approved planned unit development only).

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.

II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on Monday, February 2, 2020 where the proposed amendment was considered by City Staff from various departments. The comments made included:

- a. The City Engineer supports this text amendment.
- b. The Building Official indicated a favorable recommendation subject to subsequent building permits to include complete plans, structural calcs, soils report at time of permit submittals. Plans to include detailed building specs “between unit” firewall design.
- c. The Power Department indicated a favorable recommendation.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report there has not been any comment regarding this application.

IV. FINDINGS

Based on the analysis of the proposed text amendment and review of the Murray City General Plan and Land Use Ordinance, staff concludes the following:

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested text amendment has been carefully considered based on the characteristics of the building design and zoning requirements.
3. The proposed text amendment is consistent with the purpose of Title 17, Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the Goals & Policies of the Murray City General Plan.
5. The proposed text amendments will allow Murray City residents an additional housing type that currently is available in a very limited zone (R-2-10).

V. 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 to include Land Use #1112, Twin Homes, as a permitted use in the R-N-B Zone by amending the text of Section 17.140.020(B) as follows:

(LU#1112) Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard, 0' interior where adjacent to second dwelling, 8' interior side-yard, 20' corner side-yard, and 25' rear-yard.

Attachments



MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

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

February 6, 2020

NOTICE OF PUBLIC HEARING

This notice is to inform you of a Planning Commission meeting scheduled for Thursday, February 20, 2020 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

The Murray City Community & Economic Development Department has drafted proposed text amendments to the Land Use Ordinance. Specifically, to Section 17.140, R-N-B Zone (Residential Neighborhood Business) to allow twin-homes as a permitted use.

Public input is welcome at the meeting and will be limited to 3 minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. If you have questions or comments concerning this proposal, please call Jared Hall or Susan Nixon, with the Murray City Community & Economic Development Department at 801-270-2420, or by email at jhall@murray.utah.gov or snixon@murray.utah.gov.

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

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 20-019

Zoning Map Amendment

Text Amendment

Complies with General Plan

Yes No

Subject Property Address: _____

Parcel Identification (Sidwell) Number: _____

Parcel Area: 4.5 ACRE Current Use: VACANT

Existing Zone: RNB Proposed Zone: RNB

Applicant
Name: BRAD Reynolds Construction

Mailing Address: PO BOX 17958

City, State, ZIP: SLC UT 84117

Daytime Phone #: 801-281-2200 Fax #: 801-281-2202

Email address: BRADEBRADEREYNOLDSCONSTRUCTION.COM

Business or Project Name: _____

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):

SEE ATTACHED PROPOSED TEXT

Authorized Signature: C. A. R. L. Date: 1-30-2020

Property Owners Affidavit

I (we) Brad Reynolds, 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

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 30 day of January, 20 20.

Notary Public

Residing in Sandy, VT

My commission expires: 7-2-22

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ 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 _____ day of _____, 20 _____, personally appeared before me

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

Notary Public

Residing in _____

My commission expires: _____

Order Confirmation for 0001282199

Client MURRAY CITY RECORDER
 Client Phone 8012642660 Account # 9001341938
 Address 5025 S STATE, ROOM 113 Ordered By SUSAN
 MURRAY, UT 84107 Account Exec ltapuso2
 Email snixon@murray.utah.gov PO Number PUBLIC HEARING NO

Total Amount	\$53.72
Payment Amt	\$0.00
Amount Due	\$53.72

Text: PUBLIC HEARING NOTICE

<u>Ad Number</u>	0001282199-01	<u>Ad Type</u>	Legal Liner
<u>Ad Size</u>	1 X 29 li	<u>Color</u>	

WYSIWYG Content

MURRAY CITY
 CORPORATION
 NOTICE OF
 PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20th day of February 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 Public Hearing for the purpose of receiving public comment on and pertaining to a Land Use Ordinance Text Amendment to Section 17.140, R-N-B Zone to allow Land Use #1112, Twin-Homes as a permitted use.

Jared Hall, Manager
 Community & Economic
 Development
 1282199 UPAXLP

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

Scheduled Date(s): 02/09/2020

utahlegals.com utahlegals.com utahlegals.com

Scheduled Date(s): 02/09/2020

Deseret News Legal Liner Notice Public Meeting/Hear

Scheduled Date(s): 02/09/2020

Chapter 17.140

RESIDENTIAL NEIGHBORHOOD BUSINESS DISTRICT R-N-B

17.140.010: PURPOSE OF PROVISIONS:

The purpose of the residential neighborhood business zone is to provide a variety of mixed use, low scale, low intensity residential, commercial, office and business operations as appropriate transition between high traffic arterial streets to adjacent residential neighborhoods. The zone should share design characteristics with nearby residential uses, provide a good neighborhood "fit" and exude a distinct residential character. Where possible, existing homes should be preserved and converted to appropriate uses. Where this is not possible, or where existing structures and site conditions are prohibitive, two (2) or more lots can be consolidated to meet the intent of this land use. The number of curb cuts providing access should be minimized and parking consolidated where possible. It is also intended to encourage the assemblage of properties in a unified plan with a coordinated harmonious development which will promote outstanding design without unsightly and unsafe strip commercial development. (Ord. 07-30 § 2)

17.140.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the community development division.

B. The following uses are permitted in the R-N-B zone:

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4923	Travel agencies.
5991	Florists.
5996	Optical goods, eyeglasses.

6140	Insurance carriers, agents, brokers, and services.
6150	Real estate and related services.
6221	Portrait photography.
6230	Beauty and barber services, including retail sales of related products.
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6817	Residential facility for persons with a disability.
6834	Art, drama and music schools.
6835	Dancing schools.

Accessory uses, buildings and structures which are customarily incidental to the above and do not substantially alter the character of the principal use or structure. Location of accessory structures is the same as that found in residential zoning districts. (Ord. 12-25)

P/C AGENDA MAILINGS
“AFFECTED ENTITIES”
Updated 1/2020

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

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

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

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKwy
SANDY UT 84070

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

GENERAL PLAN MAILINGS:

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

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

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

OLYMPUS SEWER
3932 500 E,
Millcreek, UT 84107

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

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

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

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

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114



MURRAY
CITY COUNCIL

Discussion Item #4



MURRAY

City Council

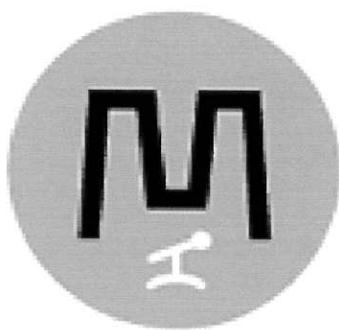
Emergency Remote Participation in Council Meetings

Council Action Request

Committee of the Whole

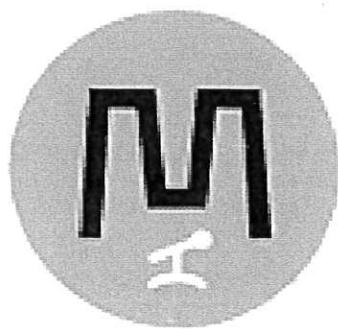
Meeting Date: March 17, 2020

Department Director Janet M. Lopez	Purpose of Proposal Remote participation in a City Council Meeting in Emergency situations.
Phone # 801-264-2622	Action Requested Approval of the resolution to continue and renew the Declaration of Local Emergency.
Presenters G.L. Critchfield	Attachments None
Required Time for Presentation 10 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Discussion on the consideration of a resolution confirming the Mayors Declaration of the Existence of a Local Emergency concerning the novel coronavirus disease (COVID-19) outbreak and consenting to continue and renew the Declaration of the Local Emergency, providing for special provisions for City Council meetings during the Declared Local Emergency.
Mayor's Approval	
Date March 16, 2020	



MURRAY
CITY COUNCIL

Adjournment



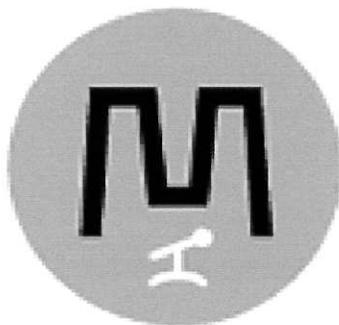
MURRAY
CITY COUNCIL

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

The Murray City Municipal Council met on Tuesday, March 3, 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
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Communications & Public Relations Director
Joe Tarver	Deputy Police Chief	Brenda Moore	Finance Director
Robert White	IT Director	Chad Pascua	Assistant Fire Chief
Trong Le	IT	Kim Sorensen	Parks & Recreation Director
Blaine Haacke	General Manager of Power	Melinda Greenwood	Community & Economic Development (CED) Director
Citizens			

Opening Ceremonies

Call to Order – Councilmember Cox called the meeting to order at 6:30 p.m. and excused Councilmember Hales.

Pledge of Allegiance – The Pledge of Allegiance was led by Jim Brass.

Approval of Minutes

Council Meeting – February 18, 2020

MOTION: Councilmember Turner moved to approve the minutes. The motion was SECONDED by Councilmember Dominguez. Voice vote taken, all “ayes.”

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

Davis Hansen – Murray City, Utah

Mr. Hansen said about a year and a half ago, The Advocates built a building at 725 East Winchester Street. Within the past six months there have been more and more cars parking on the residential streets. The Advocates building is in the Residential Neighborhood Business (R-N-B) zone and his understanding that the purpose of the R-N-B zone is to protect the neighborhoods and to be a buffer between a commercial zone and a neighborhood, but the problem is that it is not that way.

He has been keeping track and there have been between 9 and 14 cars parking on 725 East and on Labrum Avenue. They are parking between 2 and 3 houses deep on Labrum Avenue. This is a safety concern. There are many families on that street who have kids that play outside all the time.

Mr. Hansen said he and his neighbors have tried talking to the owner of the building but the owner threatened to sue them if they didn't stop bothering him about the situation. He is asking for the City's help to find a resolution to this issue. Mr. Hansen noted that there is parking available in the parking lot, but the parking spots are reserved for other businesses. He is hoping the City can offer some type of enforcement or put a sign on their street that says, "Residential Parking Only." The problem is getting worse and the owner of the property won't do anything.

Dan Peterson – Millcreek City, Utah

Mr. Peterson said he owns a small used car dealership on State Street, that is not in the Murray City Boundary. When he brought the property, it was brought to his attention that there was no running water to the property. Essentially the water was coming through another piece of property, under the ground, and into his property and he is trying to resolve that problem.

He has contacted a contractor and Murray City Public Works to try to connect to Murray City's water. The property is located in Jordan Valley's district, but Jordan Valley doesn't have water near the property and they have given him a letter stating they cannot give him water. Murray City has a water main about 100 feet away from his property.

It has been brought to his attention that in order for him to connect to Murray City's water, his property would have to be annexed into Murray City, which he would be fine with. Mr. Peterson said he has been told that Murray City is upgrading the water main that he wants to connect to. He is here to let the Council know that he hopes this annexation can be done as soon as possible.

Laila Bremner – Murray City, Utah

Ms. Bremner is concerned about the amount of buildings being built and how it is affecting the wildlife. She is also concerned that the Jordan River is starting to have an algae bloom in it. She would like the City to plan areas that are environmentally friendly.

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 Blair Camp introduced Mr. Beck and spoke about his qualifications.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 4-0

Public Hearings

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

1. Consider an ordinance relating to land use; amends the 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.
Applicant: BJ Stringham, Project Investments, LLC.

Staff Presentation: Melinda Greenwood, CED Director

(See Attachment 1 for slides used during this presentation)

Ms. Greenwood showed a map of the property which is located directly north of the former Cotton Shop. She stated that the Future Land Use map shows this property as commercial. She noted that one of the uses allowed in a C-D zone is parking which is what the intended use of this parcel would be.

The Planning Commission held a public hearing for this item during their January 2, 2020 meeting and did not receive any public comments. Both the Planning Commission and staff are recommending approval of the requested amendment.

Councilmember Martinez said she appreciates Main Street continuing to provide a buffer for the residents in that area.

The public hearing was open for public comments.

Laila Bremner – Murray City, Utah

Ms. Bremner wanted to know why this area couldn't be used as a greenspace or park.

Councilmember Cox closed the public hearing.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 4-0

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.

Staff Presentation: Blaine Haacke, General Manager of Power

Mr. Haacke said the Power Department would like to send five linemen to help with the Light Up Navajo project which builds new powerlines to homes in the middle of the Navajo Reservation. The Power Department has had five employees participate in this project before.

The City's cost to participate is an in-kind donation which is the labor of the linemen. The first group of five would leave on April 18, 2020. They will work there for seven days building powerlines and building service to the homes that do not have power. There are over 15,000 in the Navajo area that do not and have never had power. Several other Utah cities are participating and on May 29, 2020 they will send two more people to work with a crew of three from St. George.

Councilmember Dominguez noted she was with some leaders and members of the Navajo Nation over the weekend who were very grateful for this project. They did not know that Murray City was participating in this, and they asked Councilmember Dominguez to extend their appreciation for the work the City has done for them.

Councilmember Turner said this is a wonderful thing the Power Department is doing.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 4-0

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.

Staff Presentation: Doug Hill, Chief Administrative Officer

Mr. Hill said this Interlocal Agreement is a continuation of the Metro Fire Agency which has been in existence for approximately 14 years. The purpose of the Metro Fire Agency is to promote health, safety and welfare; to provide improved fire protection for the participating cities; and to provide immediate, unified, and cooperative action to guard against potential multiple threats to individual cities. This Interlocal Agreement will allow the Metro Fire Agency to continue.

MOTION: Councilmember Turner moved to adopt the resolution. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 4-0

3. Consider a resolution honoring the 100th Anniversary of the League of Women Voters. Diane Turner presenting.

Staff Presentation: Councilmember Diane Turner

Councilmember Turner read the resolution and said she was honored to present it.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 4-0

Councilmember Turner recognized the representatives from the League of Women Voters who were in attendance.

4. Presentation of a Legislative Report

Staff Presentation: Councilmember Rosalba Dominguez

Councilmember Dominguez said she is a representative for the Legislative Police Committee (LPC) of the Utah League of Cities and Towns (ULCT). She went over the following bills that are currently before the Utah Legislature.

HB 273 – Property Rights Ombudsman Amendments

This bill concerns a dispute between a property owner and land use regulator. The Property Rights Ombudsman (PRO) may be asked to act as a neutral third party to try to negotiate a solution between the parties. If the suggestions are not resolved and the parties proceed to litigation and the court agrees with the PRO advisory opinion, the prevailing party may collect reasonable attorney fees and compensatory damages.

A third Substitute is being negotiated by the ULCT to

- Change the scope of damages (previously \$1000 per day) to \$250 per day.
- Delete the reference to the PRO as evidence.
- Clarify timing – When the clock starts on the daily damages.
- Definition of who can earn the penalty, property owner or other third parties.

An important discussion relates to whether the objections were intentional or knowingly committed. LPC voted to remain neutral and hold the line on the progress made with additional negotiation necessary to protect municipalities on the remaining points.

HB 374 – Local Government Building Regulation

This bill applies to a construction applicant whose building inspection has taken longer than the required timeframe. The applicant may opt out of the inspection. Applies only to non-residential projects. ULCT has been opposed to the bill and the current substitute allows for a study during interim with the report back by October 2020.

HB 298 – Victim Guidelines for Prosecutors

The first substitute allows a certifying official to certify victim helpfulness if that person was a victim of a qualifying criminal activity and has been helpful in the detection, investigation, or prosecution of that criminal activity regardless of immigration status. This bill was passed by the Senate today.

HB 271 – Firearm Preemption Amendments

ULCT opposes based on governmental immunity concerns and damages and preemption of local authority.

SB 214 – Gambling Machine and Sweepstakes Amendments

This bill modifies the crime of gambling, prohibits placing a fringe gaming machine into operation and authorizes a municipality to seize gaming debts, proceeds or devices.

HB 394 – Homeless and Transitional Housing Program Amendments

This bill creates a homeless services director and modifies the reporting of the Homeless Coordinating Committee to the director rather than the governor. Also, modifies the uses and oversight of the Pamela Atkinson Homeless Account. ULCT opposes this bill.

SB 210 – Body Camera Amendments

This bill amends the list of circumstances in which an officer may deactivate a body-worn camera; requires a police officer to document reasons why the officer failed to comply with requirements related to body-worn cameras. It allows a judge to dismiss a case where no grounds exist for criminal trial if an officer failed to comply with requirements and the judge may provide adverse inference instruction to a jury if evidence that an officer intentionally or recklessly failed to comply with a requirement. ULCT supports this bill.

HB 283 – Outdoor Adventure Commission Amendments

This bill creates an Outdoor Adventure Commission to develop a strategic plan aimed at meeting the future needs of outdoor recreation within the state to enhance the quality of life for Utah residents. The bill addresses need and impacts of outdoor recreation; sustainable economy and economic development incentives; impacts to the environment, wildlife and natural resources; and to preserve the natural beauty of the state. ULCT will have two representatives on the commission. Passed the House and is in the Senate. ULCT supports this bill.

SCR 6 – Concurrent Resolution for Study of Local Option Sales Tax

This resolution requests that the Utah Association of Counties and the ULCT provide the Legislature with information regarding the impact of e-commerce and the point of sale associated with the various local option sales and use tax rates and possible changes to the distribution formulas. Requests that the UAC and ULCT work with transit districts to research and make recommendations regarding the impact of changing point-of-sale due to the nature of internet sales and changes in the traditional delivery location. The sponsor, Sen. Bramble, is not advocating for any changes but wants local governments to understand how the changing economy impacts sales tax revenues.

This is an issue that Murray should be involved in. Murray City depends immensely on sales tax revenue to balance the budget.

FY 2019-2020 Total General Fund Revenue without transfers \$45,648,105

Sales Tax – Local, Option, Transportation	48%	\$22,041,080
Property Tax – Real property tax	20%	\$ 9,188,763
Other – other taxes, fees, licenses, permits, intergovernmental, charges for services, fines, forfeitures and miscellaneous.		

Mayor's Report and Questions

Mayor Camp reported on the following items:

- Pavilion 4 will be under construction this week. The pavilion replacement is running on time and on budget.
- The playground at Germania Park is being removed. That will be replaced with a better and brighter playground that will be installed in the spring.
- The Parks Department is looking for seasonal workers.
- The 2020 Census is underway. The Library is working on getting two rooms with computers that will be dedicated for the census. They hope to have those up and running by March 28, 2020. The computers will be available through April for people that do not have access to computers.
- Risk is still low for the COVID-19 (Coronavirus) in our area. No one should panic, but the City is encouraging everyone to be cautious and prepared. There is a link to the Center for Disease Control's website on the City's website. They have updated information on the Coronavirus. The Salt Lake County Health Department also has information on Coronavirus. The Administration has asked the Department Heads to make a plan in the event the City needs to implement something in the event the virus spreads.

Adjournment

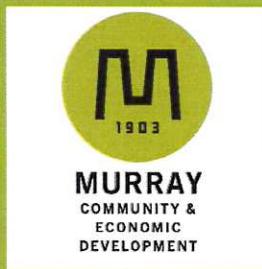
The meeting was adjourned at 7:16 p.m.

Jennifer Kennedy, City Recorder

Attachment 1

CITY COUNCIL MEETING

March 3, 2020



PROPECT INVESTMENTS LLC
61 East 6100 South

Zone Map Amendment

From R-1-8, Low Density Single Family
To C-D, Commercial Development



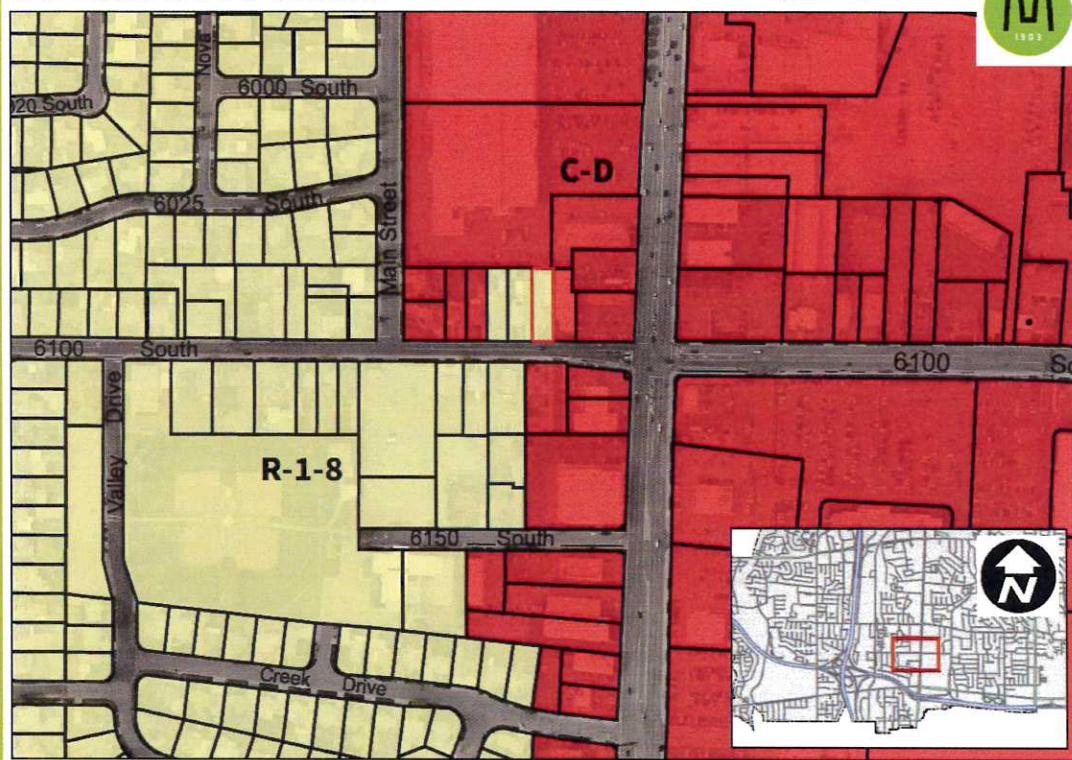
61 East 6100 South

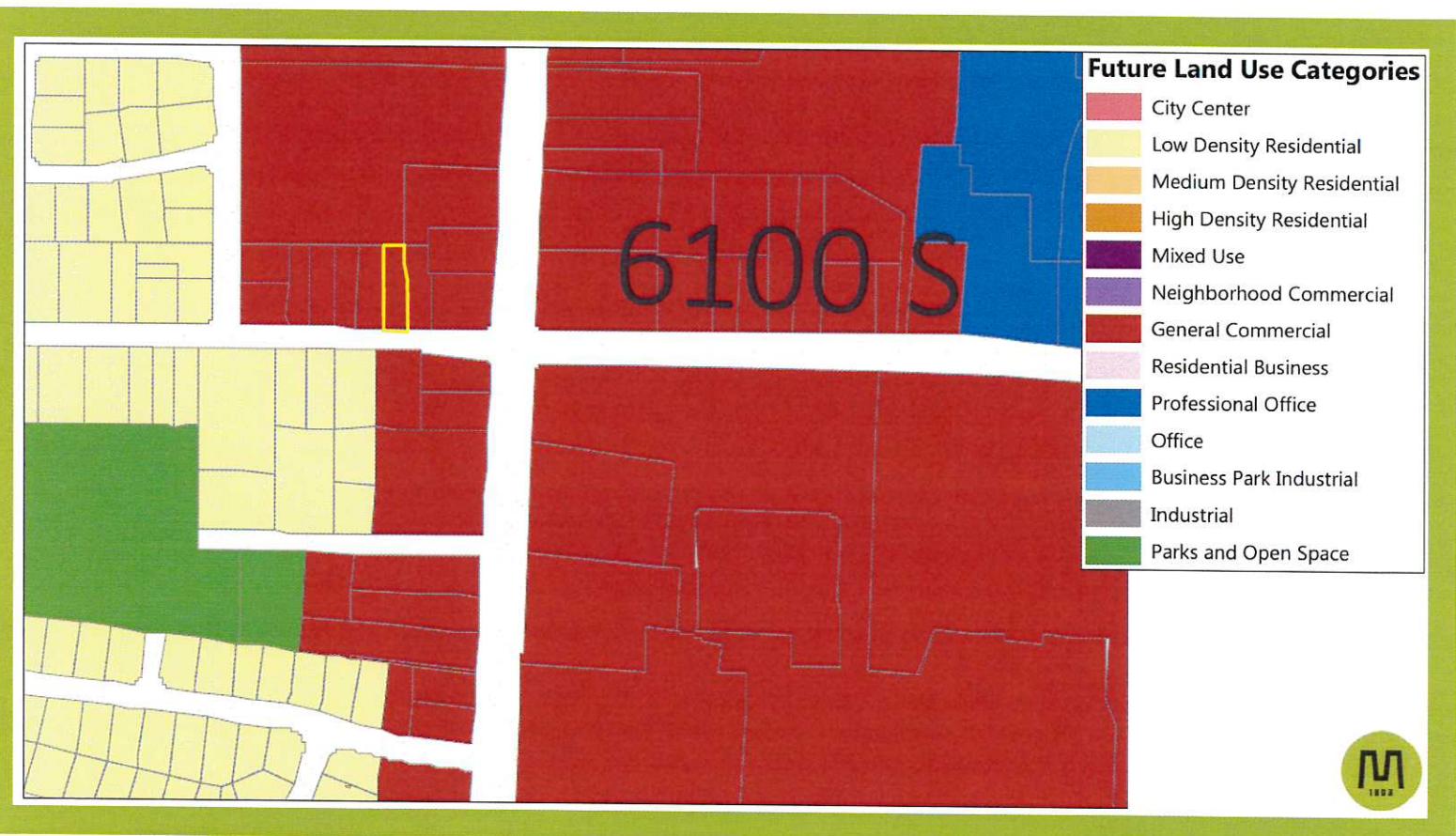
Aerial View of Property

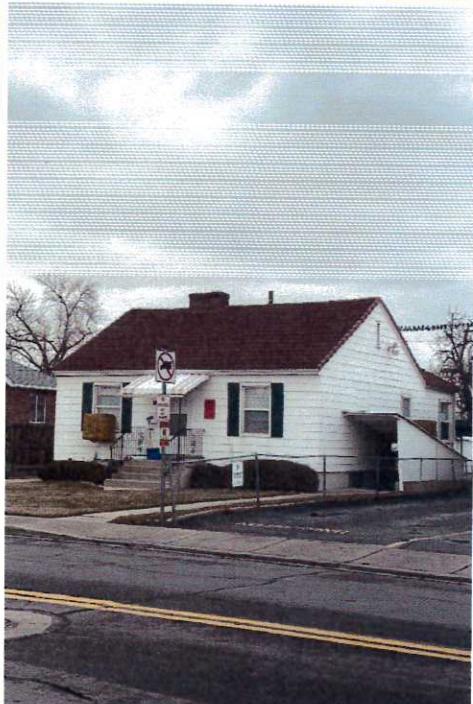


61 East 6100 South

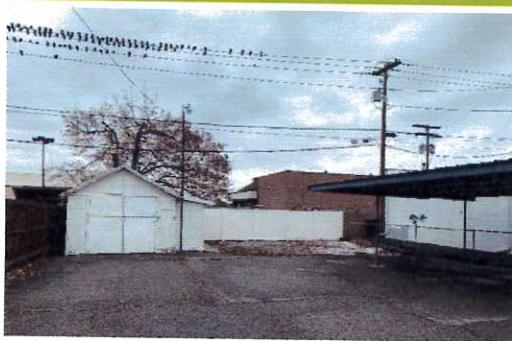
Current Zoning Map







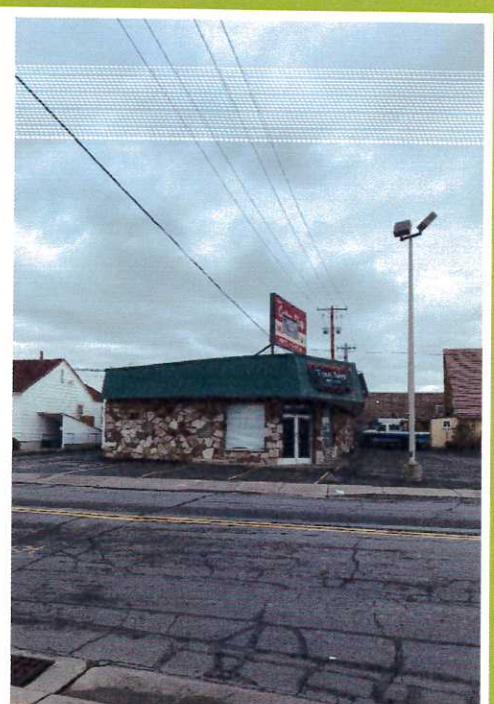
Subject property, facing northwest
61 East 6100 South



Rear of property, facing northeast



Rear of property, facing east



Cotton Shop, facing north
6100 South State Street



Planning Commission Meeting

- On **January 2, 2020**, the Planning Commission reviewed the application and held a public hearing on this item.
- No public comments were received.
- The Planning Commission voted unanimously to send City Council a recommendation for approval.

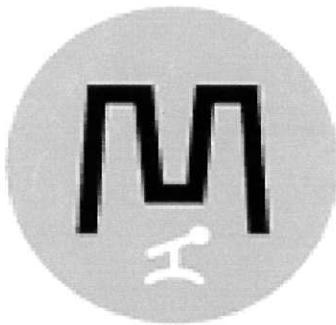


City Council Recommendation

The Planning Commission and City Staff recommend the City Council:

APPROVE 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.

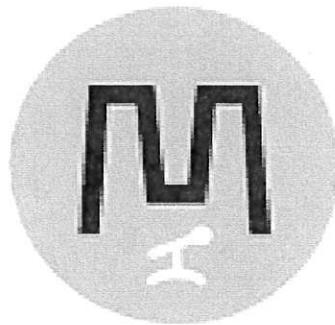




MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY

Council Action Request

Police Department

Employee of the Month, Kenny Bass, Motor Officer and PIO

Council Meeting

Meeting Date: March 17, 2020

Department Director Chief Burnett	Purpose of Proposal Recognition of the Murray City Council Employee of the Month
Phone # 801-264-2531	Action Requested Informational only.
Presenters Brett Hales and Chief Burnett	Attachments Recognition form attached.
Required Time for Presentation 10 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Officer Bass has served for the Murray Police Department for 25 years. He goes beyond the duties of his position often and has served in many capacities and divisions. Kenny does an excellent job in his role as Public Information Officer displaying exemplary professionalism working with the media and community.
Mayor's Approval	See detailed bio attached.
Date March 5, 2020	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Police Department

02-27-2020

NAME of person to be recognized:

Submitted by:

Kenneth (Kenny) Bass

Chief Burnett

DIVISION AND JOB TITLE:

Motor Officer and Public Information Officer

YEARS OF SERVICE:

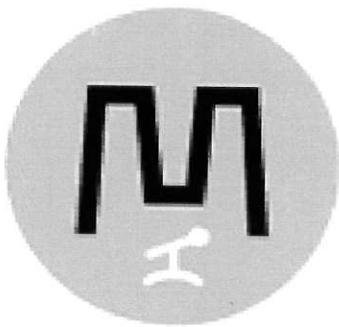
25

REASON FOR RECOGNITION:

This May Kenny will have served the Murray City Police Department for 25 years. During those years he has work in many different divisons and capacities. In the most recent years Kenny serves as a Motor Officer with collateral duties as the Department Public Inforamtion Officer. Not only does he go above and beyond in his duties as a Motor Officer (helping at school crossings, teaching new hires proper ways to document traffic accidents and state tax impounds) he is also the face of the Department. Kenny understands his role as the Public Information Officer and does a stellar job representing the Department as well as the City. His professionalism and rapport with the media is always exemplary while getting the important messages out to our community, and in some cases under difficult cirucumstances. Kenny is truly an asset to the Murray City Police Department and Murray City.

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY
CITY COUNCIL

Special Recognition #2



MURRAY

Council Action Request

Meeting Date:

Department Director	Purpose of Proposal
Phone #	Action Requested
Presenters	Attachments
	Budget Impact
	Description of this Item
Required Time for Presentation	
Is This Time Sensitive	
Mayor's Approval	
Date	

Resolution # 20-12

**A Joint Resolution of the
Mayor and the Municipal Council
of
Murray City, Utah
In Support of the
Murray Exchange Club
by
Recognizing and Declaring
April 2020
as
Child Abuse Prevention Month**

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

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

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

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

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

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

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

**April 2020
as
Child Abuse Prevention Month**

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

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

To promote awareness of Child Abuse Prevention - The Exchange Club will host a gathering in front of City Hall, on **Monday, March 30, 2020** at 6:30 pm to kick-off their month-long effort by tying **210** Blue Ribbons on the trees, and placing **210** Blue and Silver Pinwheels in the grass and flower beds, representing the number of the all-encompassing cases of Child Abuse and Neglect. Please join us.

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

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

Passed, Approved and Adopted this 17th day of March, in the year 2020.

Murray City Corporation

Murray City Municipal Council

Mayor Blair Camp

Kat Martinez, District 1

Dale Cox, District 2, Chair

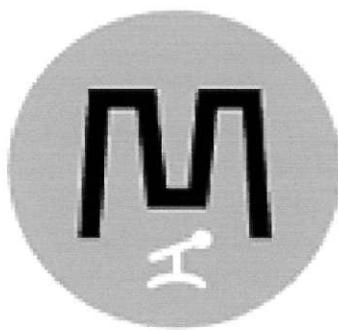
Rosalba Dominguez, District 3

ATTEST:

Diane Turner, District 4

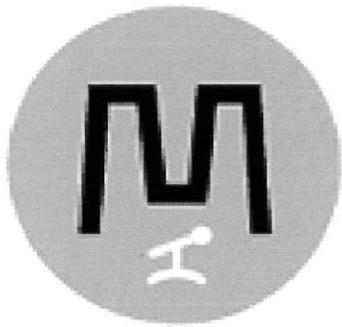
Jennifer Kennedy, City Recorder

Brett Hales, District 5



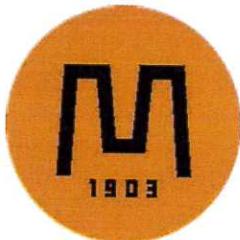
MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY

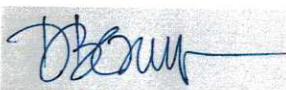
Council Action Request

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

Department Director Melinda Greenwood	Purpose of Proposal The applicant would like to amend the Zoning Map and change from A-1, Agriculture to R-1-8, Low Density Single Family.
Phone # 801-270-2428	Action Requested Informational Only
Presenters Melinda Greenwood	Attachments Presentation
Required Time for Presentation 10 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Location: 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. 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.
Mayor's Approval  Date February 18, 2020	Planning Commission Review: Planning Commission forwarded a POSITIVE RECOMMENDATION after a public hearing was held on January 16, 2020. The vote was 7-0 with none opposed.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 17th 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 2nd day of March 2020.

MURRAY CITY CORPORATION



Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: March 6, 2020
PH 20-07



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

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

- 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.

A Maren Patterson
A Lisa Milkavich
A Sue Wilson
A Phil Markham
A Travis Nay
A 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 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.

FASHIONPLACE WEST SMALL AREA PLAN – 200-300 West Winchester Street – Project #20-001

Zac Smallwood presented the discussion item for the Fashion Place West Small Area Plan and stated Murray City was awarded a grant from the Wasatch Front Regional Council. The TLC program provides technical assistance to local communities and helps them implement changes



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.

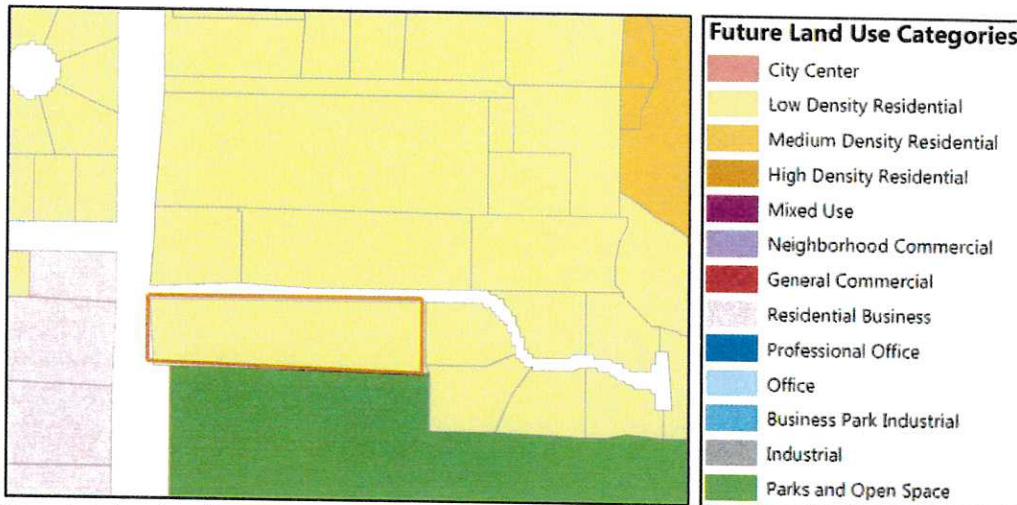


Figure 1: Future Land Use Map

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):

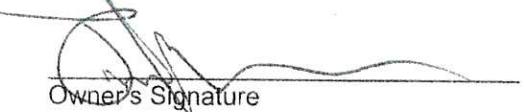
Currently property is vacant. Owner wishes to develop the property.

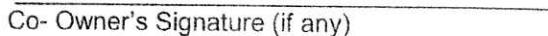
Authorized Signature:  Date: December 3, 2019

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)

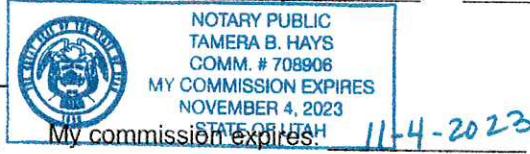
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 3rd day of December, 20 19.


Notary Public
Residing in Salt Lake County



Agent Authorization

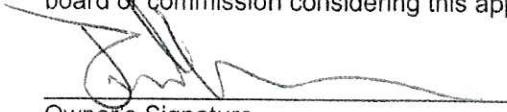
I (we), Jarred Cameron

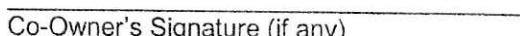
, the owner(s) of the real property located at
6271 South 900 East, in Murray City, Utah, do hereby appoint

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

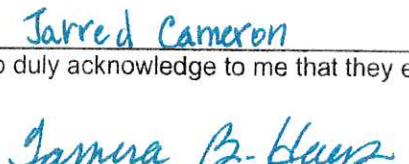

Co-Owner's Signature (if any)

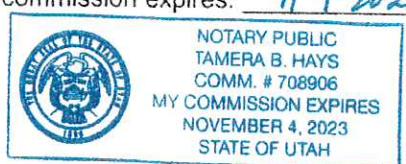
State of Utah

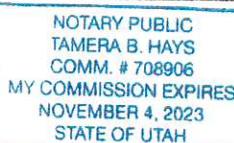
§

County of Salt Lake

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


Notary Public
Residing in Salt Lake County the signer(s) of the above Agent Authorization
who duly acknowledge to me that they executed the same.


My commission expires: 11-4-2023



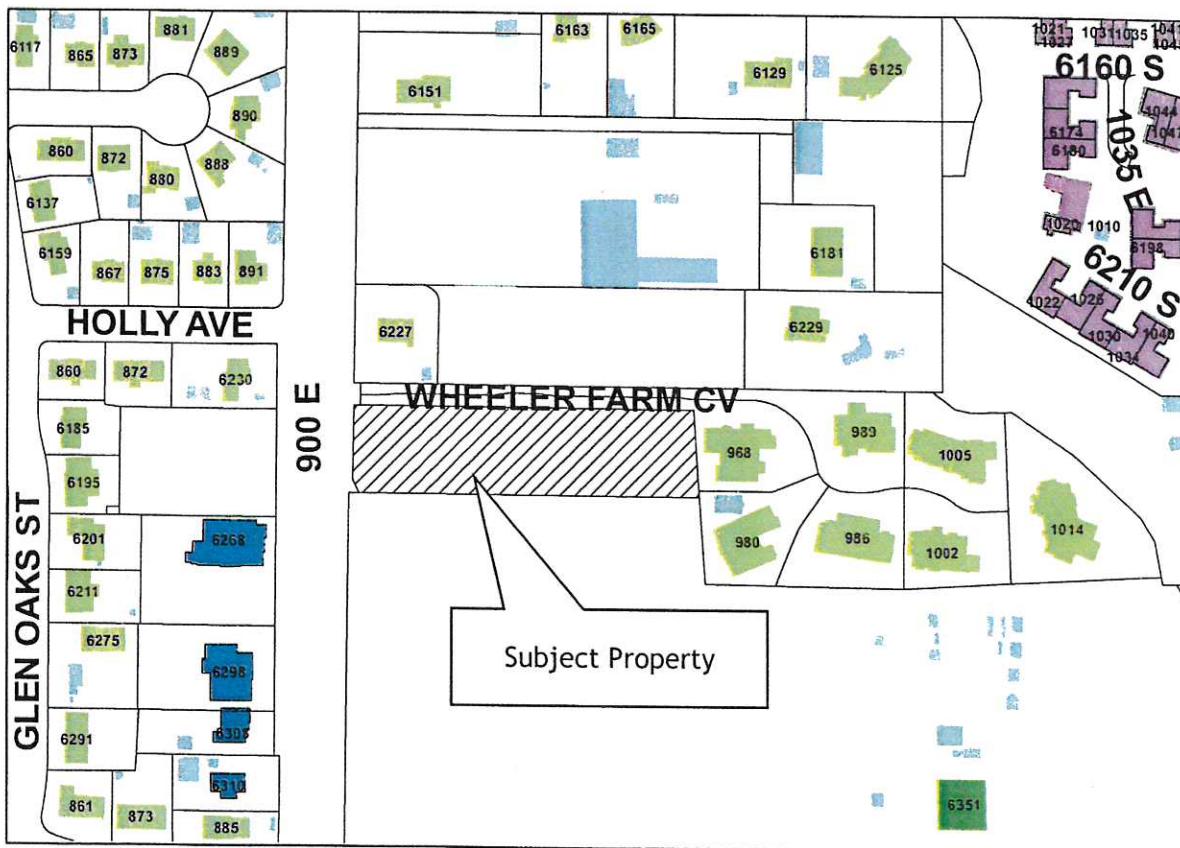


January 3, 2020

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 Jarred 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. 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.

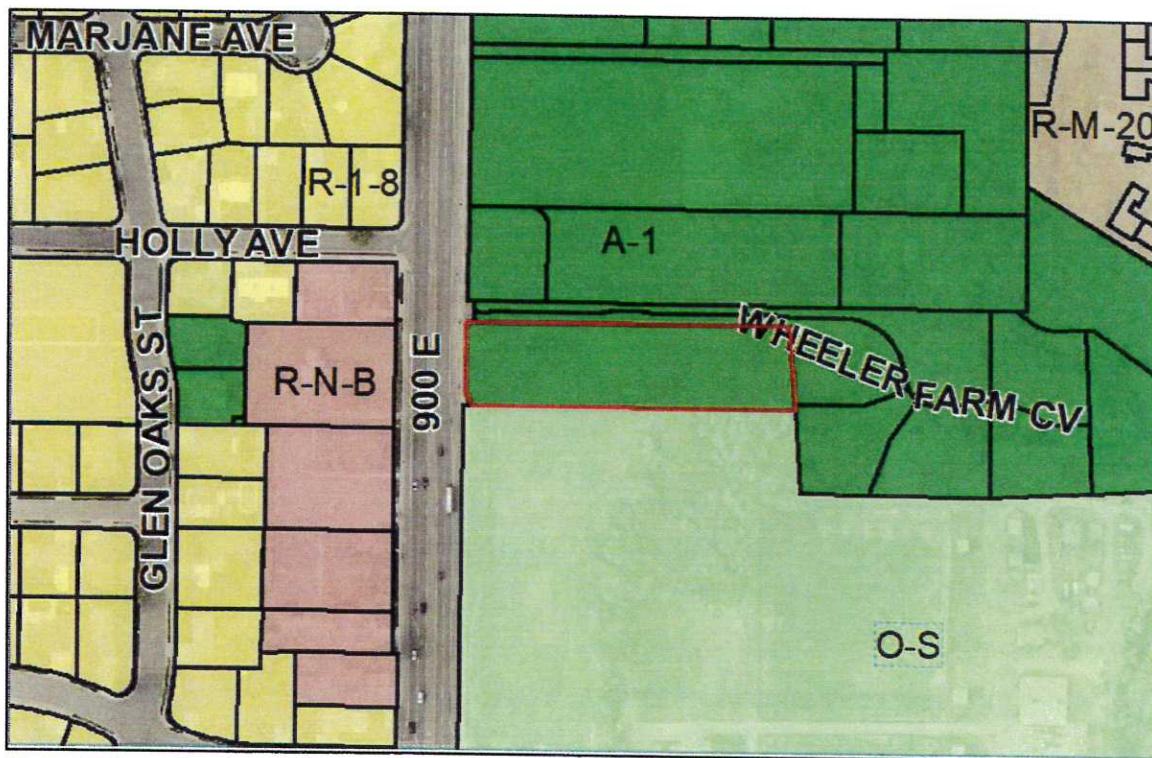


Figure 1: Zone Map Segment

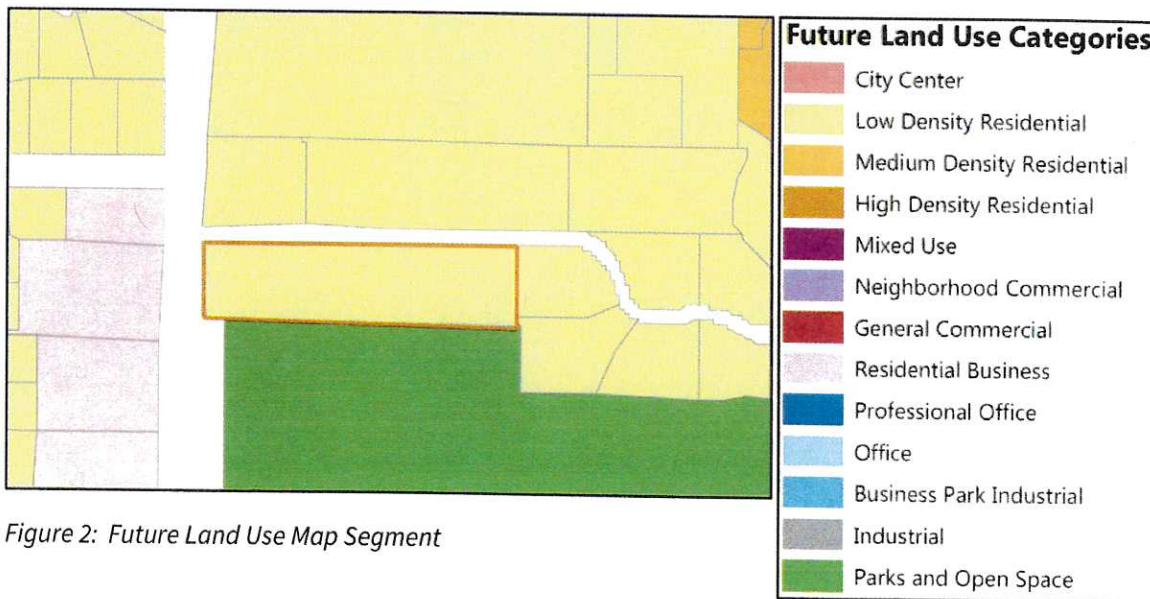


Figure 2: Future Land Use Map Segment

Exhibit A
Legal Description

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 EASTERNLY 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 $4^{\circ}08'1$ 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 $0^{\circ}20'11"$ WEST ALONG THE MONUMENT LINE AND 63.95 FEET SOUTH $89^{\circ}52'30"$ EAST FROM THE MONUMENT AT THE INTERSECTION OF 900 EAST STREET AND HOLLY AVENUE; RUNNING THENCE SOUTH $89^{\circ}52'30"$ EAST 478.40 FEET ALONG THE NORTH LINE OF SAID ENTIRE TRACT TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH $4^{\circ}09'30"$ EAST 122.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH $89^{\circ}52'30"$ WEST 478.94 FEET ALONG THE SOUTHERLY BOUNDARY LINE TO THE EASTERNLY RIGHT OF WAY LINE OF SAID PROJECT; THENCE NORTH $26^{\circ}50'52"$ WEST 19.87 FEET ALONG THE SAID EASTERNLY LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERNLY OF CENTERLINE STATION 10+63.43; THENCE NORTH $0^{\circ}21'10"$ EAST 104.35 FEET PARALLEL TO THE CENTERLINE OF SAID PROJECT TO THE POINT OF BEGINNING.

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

6271 South 900 East



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

Deseret News

Utah
Media
Group

The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS

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5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

1/6/2020

FILE COPY

*Jared Cameron
Rezone*

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 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 16th day of January 2020, at the hour of 6:30 p.m. on said day in the Council Chambers of Murray City Center, 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 A-1 (Agricultural) to R-1-B (Residential Single Family) for the property located at 6271 South 200 East, Murray City, Salt Lake County, State of Utah.

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. on said day in the Council Chambers of Murray City Center, 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 A-1 (Agricultural) to R-1-B (Residential Single Family) for the property located at 6271 South 200 East, Murray City, Salt Lake County, 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

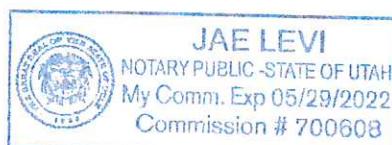
DATE 1/6/2020

SIGNATURE 

STATE OF UTAH)

COUNTY OF SALT LAKE)

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

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

Mary Lou Smolik
883 E Holly Ave
Murray UT 84107

Lisa M Bernardo
980 E Wheeler Farm Cv
Murray UT 84121

Scott R Lovell
891 E Holly Ave
Murray UT 84107

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

LRF Tr
1002 E Wheeler Farm Cv
Murray UT 84121

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

Trust Not Identified
989 E Wheeler Farm Cv
Murray UT 84121

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

Jarred Michael Cameron
7533 S Lincoln St
Midvale UT 84047

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

Valley Behavioral Health
Po Box 572070
Murray UT 84157

Orenda Williams
872 E Holly Ave
Murray UT 84107

Three Futures LLC
8395 S Park Hurst Cir
Sandy UT 84094

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

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

Lind Ranches Lc
Po Box 71008
Salt Lake City UT 84171

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

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

Salt Lake County
Po Box 144575
Salt Lake City UT 84114

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

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

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

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

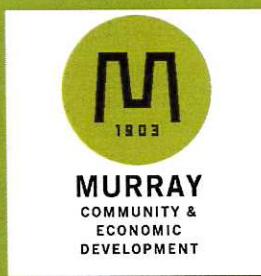
MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

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 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 A-1 (Agricultural) to R-1-8 (Residential Single Family) for the property located at 6271 South 900 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager
Planning Division

PLANNING COMMISSION MEETING

January 16, 2020

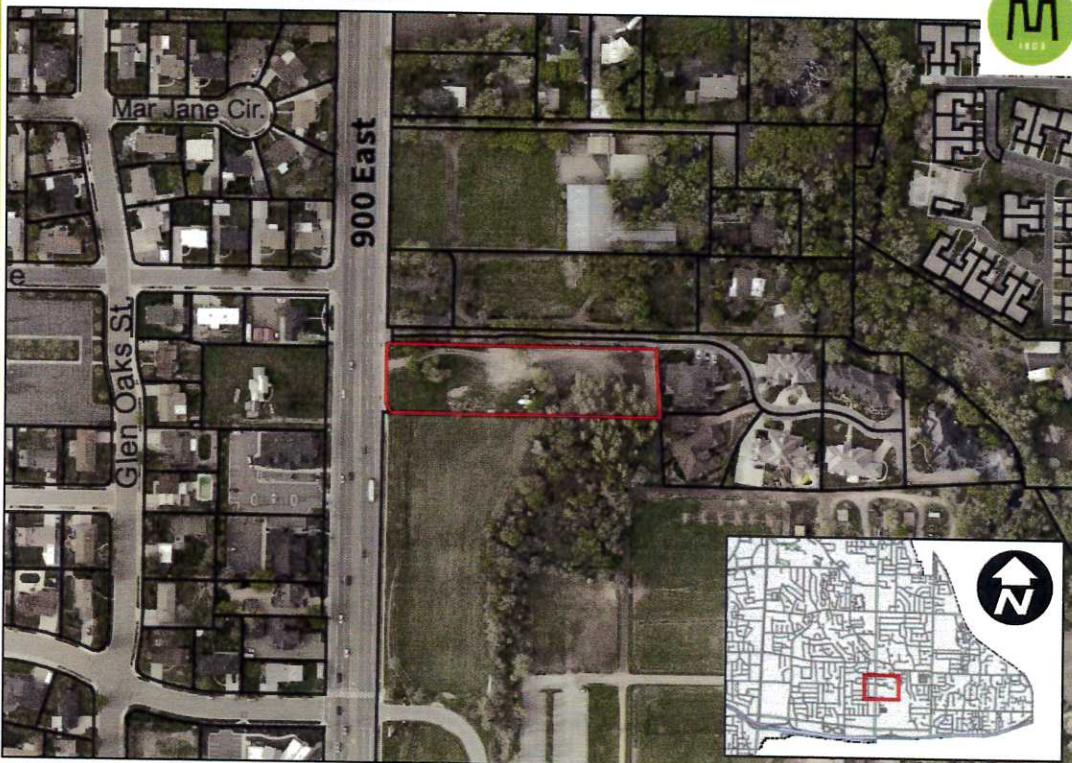


JARRED CAMERON
Zone Map Amendment from
A-1, Agricultural to R-1-8, Low Density Single Family

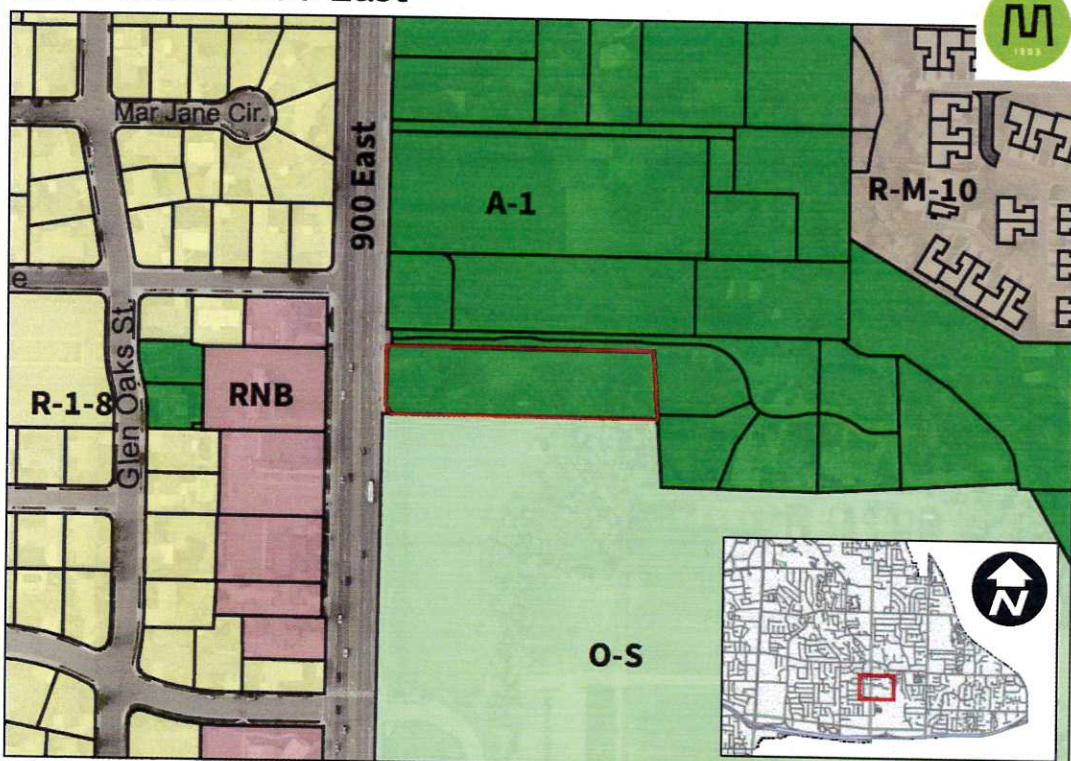
6271 South 900 East

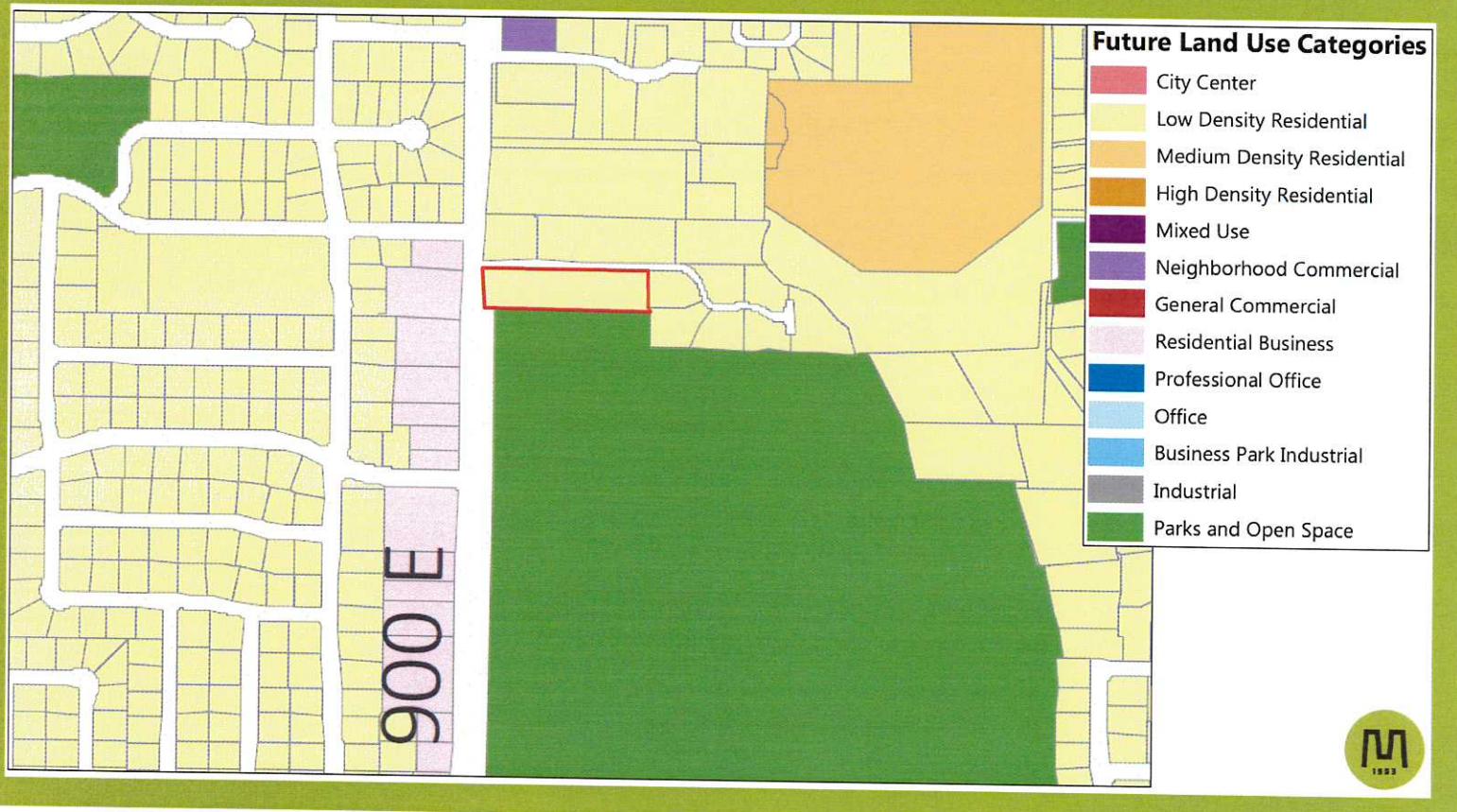


6271 South 900 East



6271 South 900 East

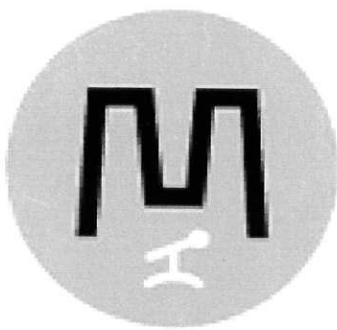




Staff Recommendation

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 COUNCIL

Public Hearing #2



MURRAY

Council Action Request

Community and Economic Development

Text Amendment, Land Use #1121, Twin Homes, in the R-N-B Zone

Committee of the Whole & Council Meeting

Meeting Date: March 17, 2020

Department Director Melinda Greenwood	Purpose of Proposal The applicant proposes to amend the text of the R-N-B Zone to allow Land Use # 1112, Twin Homes, as a Permitted Use.
Phone # 801-270-2428	Action Requested Approval of proposed text Amendment
Presenters Jared Hall Melinda Greenwood	Attachments Presentation slides
Budget Impact	None
Required Time for Presentation 10 Minutes	Description of this Item The Residential Neighborhood Business (R-N-B) Zone currently allows small-scale, limited businesses, single-family residential and two-family residential duplexes as permitted uses. For this proposed amendment, which is to add twin-homes as a permitted residential use, it is important to understand the fundamental difference between a duplex and a twin-home: <u>A duplex is a two-family dwelling built on a single lot. In contrast, a twin-home is comprised of two single-family dwellings built on two separate lots, where the dwellings share a single common wall where the two lots meet.</u> The proposed text amendment, to allow twin-homes in the R-N-B, would have the same functional impact as duplexes, but would create an opportunity for owner occupied units.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date	On February 20, 2020, the Planning Commission held a public hearing and voted 4-0 to send a recommendation of approval to the City Council. Staff also recommends approval of the text amendment.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 17th 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 a text amendment to section 17.140.020 of the Murray City Municipal Code, allowing for twin-homes within the Residential Neighborhood Business (R-N-B) zoning district.

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

DATED this 2nd day of March, 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: March 6, 2020
PH 20-09

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.140.020 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO ALLOWING TWIN-HOMES AS A PERMITTED USE IN THE RESIDENTIAL NEIGHBORHOOD BUSINESS ZONING DISTRICT

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend section 17.140.020 of the Murray City Municipal Code relating to allowing twin-homes as a permitted use in the Residential Neighborhood Business (R-N-B) zoning district.

Section 2. Amend section 17.140.020. Section 17.140.020 of the Murray City Municipal Code shall be amended as follows:

Chapter 17.140

RESIDENTIAL NEIGHBORHOOD BUSINESS DISTRICT R-N-B

17.140.020: PERMITTED USES:

- A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the community development division.
- B. The following uses are permitted in the R-N-B zone:

Use No.	Use Classification
1111	Single-family dwelling (subject to meeting the requirements of the R-M-10 zone).
1112	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet with following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard; 0' interior where adjacent to second dwelling; 8' interior side-yard; 20' corner side-yard; and 25' rear-yard.</u>
1121	Two-family dwelling (duplex) (subject to meeting the requirements of the R-M-10 zone).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
1210	Residential facility for the elderly (see chapter 17.32 of this title).
4800	Utilities (lines and rights of way only, except 4840, 4850).
4923	Travel agencies.

5991	Florists.
5996	Optical goods, eyeglasses.
6140	Insurance carriers, agents, brokers, and services.
6150	Real estate and related services.
6221	Portrait photography.
6230	Beauty and barber services, including retail sales of related products.
6511	Physicians' offices.
6512	Dental offices.
6519	Other medical, paramedical and health services.
6520	Legal services.
6530	Engineering, architectural and planning services.
6591	Accounting, bookkeeping and income tax services.
6593	Art and design studios.
6597	Business and management consulting services.
6817	Residential facility for persons with a disability.
6834	Art, drama and music schools.
6835	Dancing schools.

Accessory uses, buildings and structures which are customarily incidental to the above and do not substantially alter the character of the principal use or structure. Location of accessory structures is the same as that found in residential zoning districts.

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

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

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

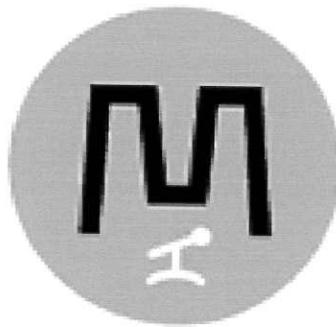
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to

law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

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



MURRAY
CITY COUNCIL

Public Hearing #3



MURRAY

Council Action Request

**Department/Agency
Finance & Administration
FY 2019-2020 Budget Amendment**

Council Meeting

Meeting Date: March 17, 2020

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2019-2020 budget
Phone # 801-264-2513	Action Requested Adoption of ordinance
Presenters Brenda Moore	Attachments Proposed ordinance
Required Time for Presentation	Budget Impact Budget opening with no impact on reserves
Is This Time Sensitive No	Description of this Item <ol style="list-style-type: none">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.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.
Mayor's Approval 	
Date March 3, 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.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 17th 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 to receive public comment concerning amending the City's fiscal year 2019–2020 budget. A copy of the proposed budget amendments is available for review during normal business hours at the office of the City Recorder located at 5025 South State Street, Murray, Utah.

DATED this 2nd day of March 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATES OF PUBLICATION: March 9, 2020
PH 20-08

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

Dale Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2020.

ATTEST:

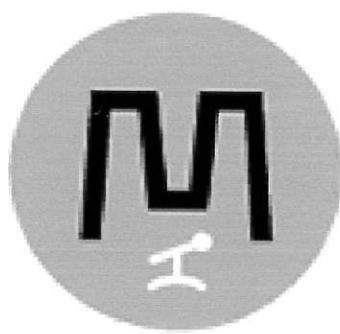
D. Blair Camp, Mayor

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.

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

New Business #1



MURRAY

City Council

Murray City Council Travel Policy

Council Action Request

Council Meeting

Meeting Date: March 17, 2020

Department Director Janet M. Lopez	Purpose of Proposal Update of the City Council Travel Policy.
Phone # 801-264-2622	Action Requested Request for approval of the proposed revisions to the City Council Travel Policy.
Presenters Janet M. Lopez	Attachments Red line copy of the proposed revisions to the travel policy.
Required Time for Presentation 10 Minutes	Budget Impact Power conference expense that has been moved from the Power Budget to the Council Budget.
Is This Time Sensitive No	Description of this Item The proposed revisions were discussed during a recent City Council Workshop and are attached here.
Mayor's Approval	
Date February 28, 2020	

Murray City Council Travel Policy

Proposed Revisions 2.20.20

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Travel refers to any approved trip to a destination which is more than 100 miles from the City or which requires an overnight stay.

Council travel plans shall be determined and approved during the annual budget process.

Travel that was not anticipated during the budget process should be presented to the Council for approval on a case-by-case basis to determine intent and benefit in order for expenditures to be covered by the City Council budget.

Conferences pre-approved for attendance by Council Members

- Utah League of Cities and Towns, Annual and Mid-Year Conferences (All Council Members and Council Executive Director)
- National League of Cities, Washington, D.C. (All Council Members and Council Executive Director; one conference per fiscal year)
- American Public Power Association conference (All Council Members; one conference per fiscal year. Three Council Members from the Council Budget; Two Council Members from Power Department budget.)
- UAMPS conference in August. (All Council Members; paid from the Power Department Budget.)

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Purposes of travel

- To conduct official City business;
- As the official City representative on a board, committee or other official body;
- Professional development or national conference;
- Educational and training seminars.

General Criteria

Council Members may be invited to participate in travel related to City matters sponsored by another City Department. Travel sponsored by another Department is subject to that Department's travel budget and may be rotated between Council Members.

Only one City Council Member may be approved for City related business travel during the time of a scheduled City Council meeting.

Council Members are expected to attend meetings and sessions to further the purpose for which they are traveling related to City Council responsibilities, City functions or programs.

Upon return, Council Members will provide a follow-up report to the full Council at the earliest opportunity.

City Council Members whose terms are terminating and have determined not to run for another term of office, shall not use Murray City funding to travel during the last four months of office, and those who have been defeated during elections and are leaving office in January shall not use Murray City funding

to attend conferences unless serving as the official City representative on a board, committee or other official body.

Council Members Elect are encouraged to attend training and educational seminars prior to taking office.

Travel Arrangements

- Council Staff will make travel arrangements for City Council, coordinating with each Council Member.
- Hotel reservations – An individual room will be provided for each Council Member at a reasonable rate based on available options, location in relation to the conference, availability and safety. Extra nights will be paid directly by the Council Member.
- Airlines – Council Members are expected to travel the most direct route and make reservations as far in advance as possible. The City will pay full coach roundtrip airfare.
- Mileage – When using a personal vehicle mileage will be paid at the rate allowed by GSA (U.S. General Services Administration). Mileage will be paid on day trips greater than a 50 mile radius of the City. Mileage will be covered when it does not exceed the average cost of airfare, car rental and incidentals. Travel less than a 50 mile radius of Murray City will be considered covered by Council Member's monthly expense allowance.
- Per Diem – Per diem to cover meals and minor expenses will be paid at the rate authorized by the GSA (U.S. General Services Administration) for each day of travel, with no reduction for first and last days.
- Vehicle rental will be approved when it is the most economical and convenient way to travel within an area to conduct City business.
- Generally, per diem, conference registration and mileage will be paid in advance. The City will cover other expenses with prior notice from the Council Member.
- Council Members are responsible for turning in their receipts for reimbursement on all other covered expenses within 10 days of returning. These expenses include the following:
 - Airline tickets & baggage expense
 - Lodging expense
 - Ground transportation (taxi, public transportation or rental car)
 - City related phone calls
 - Parking expense at the airport or other long-term facilities
 - Meal expense for day trips within 100 miles of the City
- Family expenses, tours, movies, mini-bar and social events will be the responsibility of each Council Member according to their usage.

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MURRAY
CITY COUNCIL

New Business #2

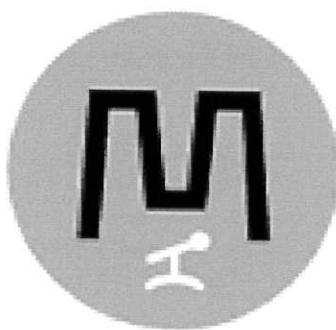


MURRAY

Council Action Request

Meeting Date:

Department Director	Purpose of Proposal
Phone #	Action Requested
Presenters	Attachments
	Budget Impact
	Description of this Item
Required Time for Presentation	
Is This Time Sensitive	
Mayor's Approval	
Date	



MURRAY
CITY COUNCIL

Adjournment