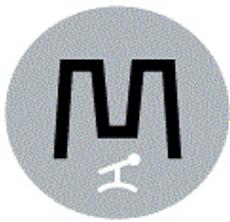


**MURRAY**  
CITY COUNCIL

# Council Meeting December 1, 2020



# Murray City Municipal Council

## Notice of Meeting

Murray City Center  
5025 South State Street, Murray, Utah 84107

### Electronic Meeting Only

### December 1, 2020

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached Council Chair determination.)

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>.

**\*Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov).
- Comments are limited to less than three minutes, include your name and contact information.

### Meeting Agenda

#### 4:45 p.m. Committee of the Whole

Rosalba Dominguez conducting.

#### **Approval of Minutes**

Committee of the Whole – October 20, 2020

#### **Discussion Items**

1. Independent Audit Discussion for Fiscal Year 2019-2020 – Brenda Moore and Robert Wood (30 minutes)
2. Reports from City Representatives to Interlocal Boards and Commissions (5 minutes each)
  - a. Utah Association of Municipal Power Systems (UAMPS)  
Intermountain Power Agency (IPA) - Blaine Haacke
  - b. Trans Jordan - Russ Kakala
  - c. Council of Governments - Mayor Camp
  - d. Central Valley Water - Mayor Camp
  - e. Utah Telecommunications Open Infrastructure Agency (UTOPIA) - Mayor Camp
  - f. Utah Infrastructure Agency (UIA) - Brenda Moore
  - g. Valley Emergency Communications Center - Doug Hill
  - h. Metro Fire - Doug Hill
  - i. Economic Task Force - Kat Martinez

#### **Announcements**

#### **Adjournment**

**Break**

**6:25 p.m.      Municipal Building Authority** (Separate agenda)

**6:30 p.m.      Council Meeting**

Kat Martinez conducting.

**Opening Ceremonies**

Call to Order

Pledge of Allegiance

**Approval of Minutes**

Council Meeting – November 10, 2020

Council Meeting – November 17, 2020

**Special Recognition**

1. Murray City Council **Employee of the Month, Brooke Smith**, Deputy City Recorder and Purchasing Agent– Brett Hales and Brenda Moore presenting.
2. Murray City Council **Employee of the Month, Barbara Ishino**, Office Administrator III, Power – Brett Hales and Blaine Haacke presenting.

**Citizen Comments**

\*See instructions above. Email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to less than 3 minutes, include your name and contact information.

**Consent Agenda**

1. Consider confirmation of the Mayor's reappointment of **Nancy Buist** to the Arts Advisory Board for a two-year term beginning January 15, 2021 to expire January 15, 2023.
2. Consider confirmation of the Mayor's reappointment of **Jeff Evans** to the Arts Advisory Board for a two-year term beginning January 15, 2021 to expire January 15, 2023.
3. Consider confirmation of the Mayor's reappointment of **Haley Oliphant** to the Arts Advisory Board for a two-year term beginning January 15, 2021 to expire January 15, 2023.
4. Consider confirmation of the Mayor's reappointment of **Mindy Canova** to the Parks and Recreation Advisory Board for a three-year term beginning January 1, 2021 to expire January 1, 2024.
5. Consider confirmation of the Mayor's reappointment of **Ted Maestas** to the Parks and Recreation Advisory Board for a three-year term beginning January 1, 2021 to expire January 1, 2024.

Mayor Camp presenting.

**Public Hearings**

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

1. Consider an ordinance amending the City's Fiscal Year 2020-2021 Budget. Brenda Moore presenting.
2. Consider an ordinance relating to land use; amends the General Plan from Commercial Development to Residential Medium Density and amends the Zoning Map from C-N to R-M-15 for the properties located at approximately 5448 South and 5452 South 700 West, Murray City, Utah. (Ivory Development) Melinda Greenwood presenting.

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

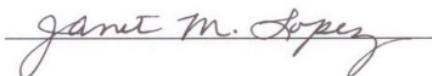
### **Adjournment**

### **NOTICE**

Supporting materials are available for inspection on the Murray City website at [www.murray.utah.gov](http://www.murray.utah.gov).

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.

On Wednesday, November 25, 2020, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.



Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



**Murray City Council Chair Determination  
Open and Public Meeting Act  
Utah State Code 52-4-207(4)  
December 1, 2020**

In accordance with, Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus, I have determined that meeting in an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

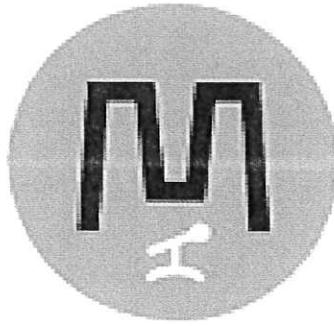
Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-13 dated August 19, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County residents.

It is my intent to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

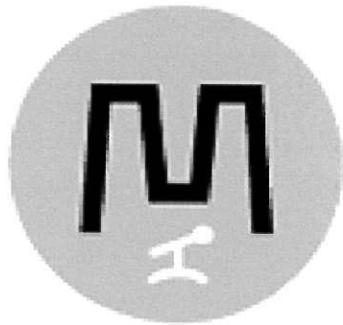
Citizen comments or public hearing comments may be made live through the Zoom meeting process or read into the record by sending an email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) .

Rosalba Dominguez  
Murray City Council Chair



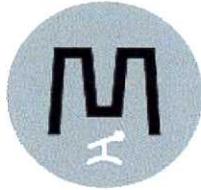
MURRAY  
CITY COUNCIL

# Committee of the Whole



MURRAY  
CITY COUNCIL

# Committee of the Whole Minutes



# DRAFT

## MURRAY CITY MUNICIPAL COUNCIL

### COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, October 20, 2020 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Dominguez, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

**Council Members in Attendance:**

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

**Others in Attendance:**

Blair Camp	Mayor	Janet Lopez	City Council Director
Jennifer Heaps	Chief Communications Officer	Jennifer Kennedy	City Recorder
Brenda Moore	Finance Director	Pattie Johnson	City Council Office Admin.
G.L. Critchfield	City Attorney	Melinda Greenwood	CED Director
Blaine Haacke	Power – General Manager	Bill Francis	The Imagination Company
Greg Bellon	Power – Asst. General Manager		

Ms. Dominguez called the meeting to order at 5:30 p.m. with the following statement:

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic. The intent is to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

The public may view the meeting via the live stream at:

[www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>

Citizen comments or public hearing comments may be submitted by sending an email in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to less than three minutes, include your name and contact information, and they will be read into the record.

**Approval of Minutes** – Ms. Dominguez asked for comments or a motion on the minutes from September 15, 2020 - Committee of the Whole. Ms. Turner moved to approve. Mr. Hales seconded the motion. Passed 5-0.

**Discussion Items:**

**Fiscal Year 2020 Preliminary Financial Results** – Ms. Moore reviewed a preliminary statement of revenues and expenditures that the Council received prior to the meeting. She noted preliminary calculations were subject to audit and could change. (See Attachment #1)

Ms. Moore discussed and highlighted the following:

- **Capital Projects Fund:** End Balance = \$14 million. The projected end balance was expected to be closer to \$5.2 million. The difference being that many projects were not completed, so funds have since been rolled into FY 2020-2021, but most capital budgets were spent over the course of the summer.
- **Library Fund:** Reserves = \$2.6 million. The fund continues to grow as they save for a new library building.
- **Enterprise Funds:** Funds include revenue from power, water, wastewater, storm water, golf, and solid waste. In general, all funds did very well. Spending in all major categories was below budget. All revenues were at, or above budget, with the exception of power, due to weather. A budgeting problem in storm water revenue was noted, which was down 95% of budget. Ms. Moore would look at how this error occurred to prevent it happening next year.
- **Golf Fund:** The fund is slowly decreasing a negative balance; it will continue to decrease as loans are paid off. Debt included a new sprinkling system that uses less water.
- **GF (General Fund):**
  - Ending fund balance = \$15 million @ 33%. A transfer helped to achieve the final 25% total.
  - Sales Tax Revenue: Due to the pandemic, the revenue was predicted to decrease over the last three months of the year. However, for the year, sales tax revenue came in equal to budget, which is up .8% over last year; and 1% above last year. Ms. Moore said it was surprisingly good news. The first distribution of FY 2020- 2021 sales tax revenue was also above last year's amount.
  - Sales Tax Revenue - Option .2: ↓ 1%. The reduction was due to the pandemic when mall, and retail stores located in Murray had to close. There was a lack of 'outsider' spending during March and April at brick and mortar stores.
  - Sales Tax Revenue - Transportation tax: Slightly above budgeted estimates for the first time this year. Money will be rolled into Public Works FY 2021-2022 capital projects, which must be spent only on transportation needs- like roads.
  - Revenue = 1% over budget; and 3% over last year. FY 2020 revenues came in very good. Ms. Moore said this outcome was the best that anyone could have ever imagined when the budget was being considered three months ago in April.
  - Personnel Expenses: Costs finished 5% below budget.
  - Operations Expenses: Stayed at 80% of budget, which is 20% below budget. Ms. Moore felt this was a testament that all city departments stopped spending when the COVID state of emergency was first declared- except for on COVID projects and supplies.

Ms. Moore concluded that overall the City finished out the year very well. Last year \$3.5 million was transferred to capital projects; this year she allocated \$3,750,000 to capital projects for future capital and maintenance needs; at any point this can be transferred back to the GF if necessary. After the allocation, the GF balance will be lowered to 24.9%, which less than the required 25%. This occurred because the

City received CARES Act funding.

The City received \$2.9 million in CARES money; from that, \$649,439 was allocated backwards to cover FY 2019-2020 COVID related expenses as follows:

- Supplies and Unemployment = \$65,000. The total includes purchases made to meet COVID safety guidelines and requirements. It also includes unemployment benefit costs that incurred during March, April, May and June of 2020.
- Wages = \$583,000. Utilized to offset wages because many City employees preformed tasks not normal to their job description to handle COVID impact. For example, the fire department spent time preparing supplies and material to address COVID prevention and stoppage, by providing educational information for citizens and City staff; Ms. Moore worked administratively to budget for effects of COVID; and the Parks Department spent time working day after day to clean and tape up playground equipment throughout the end of the fiscal year.

Ms. Moore reported that auditors would arrive tomorrow to begin their field work.

Council Comments:

- Mr. Hales estimated the audit would continue throughout November. Ms. Moore confirmed.
- Ms. Turner was surprised and grateful with the outcome; she said CARES money was very helpful.

**CARES Act Grant Funds** – The City would receive a total of \$2.9 million in CARES Act funding; and \$1.1 million has already been spent from March 2020 to August 2020. Ms. Moore stated the finance department would try to strike a balance between helping Murray citizens and businesses and meet the needs of the City, while working through the rules of the grant. She pointed out since the City cannot assist citizens with delinquent utility bills because of COVID; the City contributed \$100,000 to CAP (the Utah Community Action Program), where all citizens can get help with past due utility bills, and many other things. A chart was provided to reflect categories where CARES money would be allocated for FY 2020-2021.

(Attachment #2)

Purchases, expenses and projects related to COVID spending:

- Supplies: Includes purchases for ZOOM subscriptions, headsets, laptops; cameras for PC's and other supplies to make working from home possible. Also, all PPE (personal protective equipment) like masks, gloves, hand sanitizer, disinfectants; plexiglass shields, and other items to provide touchless services.
- Unemployment: When COVID first happened, all part-time employees were eligible for unemployment benefits. Unemployment providers paid for half of the expense; CARES money will cover the other half.
- Labor and COVID Labor: Totals were budgeted for, as in a normal budget process; other than fire fighters, employees would not be accruing overtime. Because CARES money covers labor costs, that funding would help the GF balance; therefore, the City would use budgeted labor money on something else. Ms. Moore said it was a way of helping the City, without replacing income.
- Projects in Progress:
  - Fire Department - Older stations will be retrofitted with touchless faucets, light switches, etc.
  - Parks Department - All park restrooms will be equipped with touchless services, also saving on water.
  - Library - A drive through book service window will be installed; in addition to remote lockers inside the foyer- accessible with library cards for after-hour service. This service will expand hours of availability past the closing time of 6:00 p.m.

- Mailer - To inform all residents about mortgage and rental assistance opportunities.
- Retrofit - All city buildings will have auto light switches, and touchless facets. (With the exception of city hall, which will only have touchless restroom paper towel holders installed.)
- Small Business Grant Program - Most significant, the City is working on a grant program to improve Murray small businesses, with hopes to help them stay in business. A total of \$700,000 was allocated to help approximately 140 Murray businesses, with up to \$5,000 in financial assistance for things like: marketing, advertising, promotions, and other business-related expenses. As of today, 20 applications were submitted and two were approved.
- Fire/Police COVID Precautions - According to the terms of CARES Act funding, fire and police salary budgets are considered COVID expenses since March of 2020. Federally known to auditors, any CARES Act funding left over by December 31, 2020, can be applied to salary budgets - in that time frame.

Ms. Moore researched a particular study, where it was determined that since the beginning of the COVID crisis, police officers spend 40 minutes a day cleaning and taking necessary precautions; and fire fighters, depending on call volume, utilize 20% of shift duties adhering to COVID guidelines, and handling COVID issues. She said the study was a useful tool to justify the use of CARES money calculated to cover these specific salaries. Ms. Moore felt comfortable using left over COVID money on presumptive public safety costs; therefore, no CARES money would be returned to the County unused.

Council Comments and Discussion:

- Ms. Dominguez asked whether small businesses struggling to pay utility bills, could use Murray grant money to pay past due bills. Ms. Moore said no; she was not aware of any utility assistance programs for businesses; she thought other CARES Act money businesses might have received should be used for that. She said CARES money for Murray was specific to different things from County CARES Act funding.
- Ms. Greenwood confirmed the County was able to provide grant assistance for struggling businesses. But the CARES Act specifically prohibits Murray City from replacing its own lost revenue; for example, business license renewal fees. She said funding received from the County, as long as it was not from paycheck protection, could be used for those types of expenses. And between the County and the State, there were several opportunities for assistance from commercial rent assistance - to retail shop revenue replacement programs. She clarified Murray's Small Business Grant Program is restricted to marketing and promotion efforts only; for example, signage, logos, newspaper and magazine ads; social media advertising, and other printed material.
- Ms. Dominguez noted an inquiry she received about whether CARES Act funding could be spent on the Murray Arts Department. For example, Murray Theater renovations; or, to help with financial losses, due to cancelled plays at the amphitheater. Ms. Moore reiterated the City cannot replace lost revenue with CARES Act funding; she confirmed, however, that the Murray Arts Department received a total of \$19,000 in CARES money, some of which came through Utah Humanities, and other grants. She said this type of money can be applied to future performances and reinstating part-time help at the Murray museum; even though both remain closed- staff can work on other projects. She believed the total amount was more than adequate.

**SMR (Small Modular Reactor)/CFPP (Carbon Free Power Project) Discussion** – Mr. Haacke desired to help Council Members prepare for action they would take during the council meeting, about whether the City should continue with the CFPP. He thanked them for many SMR conversations that began nine years ago when UAMPS first made the proposal; he realized more quick and weighty decisions were required

over the last two years.

Mr. Haacke reported that the highly anticipated DOE (Department of Energy) funding finally came in; he said other than that, no other changes occurred since his last SMR presentation during the September 15, 2020 Committee of the Whole meeting.

He stated the approved minutes from the September 15, 2020 Committee of the Whole were very accurate; he hoped Council Members read them, because the minutes outlined a complete understanding of the current situation; stressed important future energy needs; and contained pros and cons of the CFPP. Mr. Haacke would reference those minutes to stress why the City must find a new resource; and to review alternative energy options in case Murray drops from the CFPP.

Throughout past presentations it was Mr. Haacke's desire that Council Members weigh-in on the CFPP as one alternative option to fill-in the anticipated gap of energy expected in the next decade. He was confident that no matter how the Council voted, he and staff would continue to formulate a plan to find and provide additional power for Murray City.

The initial reason to stay with the CFPP was discussed, which is the dismantling of coal plants over the next two decades. This will include Murray's largest energy resource provider, the Hunter coal plant. Located near Price, Utah, it is 35-years old and will only last another 15 years; that is why 20 MW (megawatts) of energy will have to be replaced. With coal plant closures, environmental issues, and political matters, not only would Murray be short, but it is projected that all western states would lose energy resources because the entire Western Grid will lose a significant 3,000 MW of plant power. Mr. Haacke stressed whether it be nuclear or something else, the City must replace the loss.

Mr. Haacke pointed out with the coming 3,000 MW deficit, he was only aware of two new power plants being designed in the Western Grid that the City could utilize:

- SMR/CFPP in Idaho.
- Delta, Utah coal plant, which will be refueled to natural gas, and then to hydrogen in the future.

Mr. Haacke discussed advantages, and disadvantages to staying with project; and reviewed current and future cost information:

Advantages:

- DOE grant money of \$1.4 billion dollars was finally received by UAMPS. Mr. Haacke read, guidelines as quoted by the DOE: "This money would serve as a funding vehicle to advance the CFPP, as Congress appropriates." He explained money would come annually to UAMPS in financial increments, stretched out over a ten-year period. A total of 1.1 billion dollars would be distributed over the first three-years; the rest would be received over the remaining seven years. The contribution is approximately one-fourth of the entire six-billion dollar cost of the plant.
- If the Council votes to stay in; and following the current October 31, 2020 off-ramp - the City would have two additional off-ramp capabilities if uncomfortable with the project.

Disadvantages:

- Lack of subscriptions. Mr. Haacke's biggest concern is that the plant is only 25% subscribed; meaning a 725 MW plant has only signed subscriptions totaling 125 MW; and 550 MW are unaccounted for. He said it was concerning that they are unable to find municipalities, or companies interested in signing on; and the SMR was being built without more entities involved. He felt lack of interest was worrisome; and suggested once licensed and construction starts, others may subscribe later. He

said this was a weakness in the project, and a good reason to question staying with it.

- Increased Cost. Two years ago, the total cost of the plant was estimated at 4.5 billion dollars; it is now six billion.

Current and Future Cost information:

- Currently: Murray spent \$330,000, which will be lost if the Council votes to take the current off-ramp in the Council meeting.
- Future Costs: If the Council votes to stay in.
  - To continue the process UAMPS must go to the next budget phase, which is licensing from the NRC (Nuclear Regulatory Commission). Therefore, UAMPS would request more money from those who remain partnered with them. That commitment could range from 1.1 million dollars, to 1.4 million dollars- taking members to the next off-ramp in 2022.
  - The next financial request would be \$700,000, leading to the next off-ramp in 2023.
  - The overall total of 2.1 million dollars would take the project to the construction bonding phase, which has unknown financial commitments. Approximately 36 other cities in the State are contemplating the same decision about the current off-ramp this month; and as cities drop from the project, the cost will increase for remaining participants.

Council Comments and Discussion:

- Ms. Dominguez asked what percentage of energy the City attains from the Delta, Utah coal plant; how would energy transition while the new plant is under construction; and would the City find another resource during the construction period of the new technology.
- Mr. Haacke affirmed the City is not getting energy from the IPP (Intermountain Power Plant) at this time. But, Murray's current entitlement to the resource is 4% of plant generation; the plant is operated by the Los Angeles Department of Water and Power. Once the new plant is built, it would be 39 MW of IPP capacity, which is equal to Murray City's full load during winter. He said this was a significant amount of energy, and could be utilized on seasonal call-back terms. He agreed it is a plant that the City can access, when needed, however, it is the most expensive resource.
- Mr. Haacke described IPP plans in the year 2025, which is to continue running the existing coal plant for a short time, parallel to the newly constructed plant to ensure the new natural gas plant works efficiently. He thought the IPP was a good option to fall back on, if the City opts out of nuclear.
- Ms. Dominguez asked if a new president is elected, could DOE change their mind about funding SMRs.
- Ms. Haacke explained the project began when President Obama was in office, and DOE appropriations were supported by both government parties in the past; however, without knowing what a future Congress would do, and as noted in DOE guidelines that funding is appropriated by them- it was possible that funding could stop.
- He agreed any possible discontinuation of annual appropriations, would be a disadvantage for staying with the project. Yet, Mr. Haacke said without DOE money, UAMPS would not be involved in the project. Even though it is not clear whether DOE assistance would stop after this; he believed there was a good chance it would continue, since a similar contribution was made to an SMR plant in Michigan. He thought since the DOE is offering money, it was clear they want to see nuclear plants built in the Country.
- Mr. Hales indicated that if subscriptions keep dropping and costs continue to increases, UAMPS could choose to back out of the project completely. Mr. Haacke agreed the City would only be out \$330,000. He said UAMPS would decide on November 2, 2020 whether to stay with the project, once all cities voted on the off-ramp. He believed if Murray discontinues, UAMPS would continue on with the CFPP.
- Mr. Haacke noted the CFPP was just one alternative, so it was not the end of the world if Murray did

not stay with it. He concluded that even though the cost of the plant rose to six billion dollars, UAMPS guaranteed a resource price of \$55 per megawatt hour. He said this was key, no matter what the cost of the plant would be, because the City could purchase at \$55 per megawatt.

- He said a continuation of the discussion would occur in the council meeting prior to the vote, where he would present ten other options the City has should they vote to take the current off-ramp. For example, increase existing subscriptions, build more power plants; or call back more energy from the IPP; which would be more expensive than the CFPP resource. His hope was to present helpful options rather than discuss is a problem.
- Mr. Haacke said his overall current recommendation to the Council would be to drop out of the CFPP, due to concerning stumbling blocks, such as, lack of subscriptions and construction cost increases.
- Mr. Hales thanked Mr. Haacke for his honesty, and appreciated the difficult recommendation.
- Mr. Haacke said it was nine years of hard work. He pointed out the City could also drop entitlement, lowering the next financial obligation from \$2 million, to \$500,000; however, his gut feeling was to drop from the project.

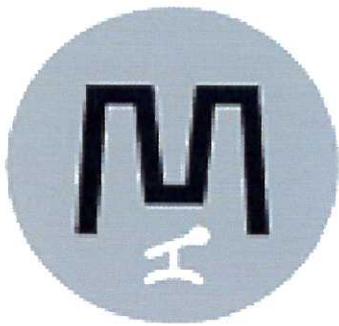
**Interlocal Agreement with Out-of-State Public Agency** – Mr. Critchfield presented a proposed resolution; and explained a contract agreement to be considered by the Council. These two items would allow the City to enter into a cooperative procurement, and agreement with H-GAC (Houston-Galveston area Council).

H-GAC is a political subdivision of Texas who would contract with the City, so that the Murray Fire Department can purchase a new fire apparatus. Mr. Critchfield reported the purchasing program would provide a savings of \$26,000.

**Announcements:** Ms. Lopez made an announcement about the Haunted Woods fundraiser to be held October 26-28, 2020, 6-8 p.m., in Murray Park. Revenue generated by the event supports victims of abuse.

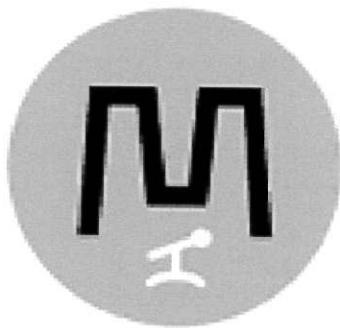
**Adjournment:** 6:20 p.m.

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



MURRAY  
CITY COUNCIL

# Discussion Items



MURRAY  
CITY COUNCIL

# Discussion Item #1



## Finance & Administration

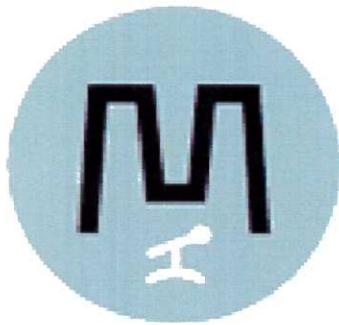
# MURRAY

## Council Action Request

## Committee of the Whole

Meeting Date: December 1, 2020

<b>Department</b> <b>Director</b> Brenda Moore	<b>Purpose of Proposal</b> Report to the council on the independent audit and financial statements for FY 2019-2020
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Discussion
<b>Presenters</b> Brenda Moore	<b>Attachments</b> None, the goal is to have the report finalized in a PDF form by November 25, and printed form by December 1.
<b>Required Time for Presentation</b> 30 Minutes	<b>Budget Impact</b>
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Rob Wood from HBME, will report on the FY 2019-2020 audit and we will discuss highlights of the FY 2019-2020 Comprehensive Annual Financial Report (CAFR) of the City.
<b>Mayor's Approval</b> 	
<b>Date</b> November 17, 2020	



**MURRAY**  
CITY COUNCIL

# Discussion Item #2



# City Council

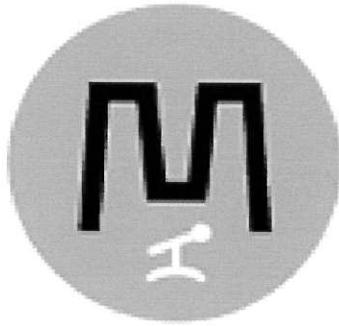
## Interlocal Boards and Committee Reports

### Council Action Request

#### Committee of the Whole

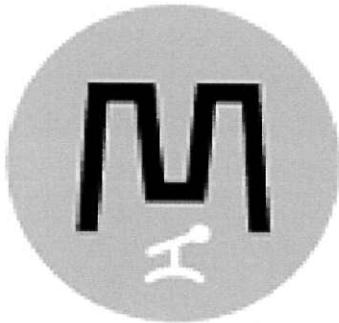
Meeting Date: December 1, 2020

<b>Department Director</b> Janet M. Lopez	<b>Purpose of Proposal</b> Reports from Murray City representatives to interlocal boards, committees and commissions.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only.
<b>Presenters</b> As Listed	<b>Attachments</b> None
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b> 50 Minutes	<b>Description of this Item</b> Biennial reports from City representatives to Interlocal Boards and Commissions (5 minutes each) <ul style="list-style-type: none"><li>a. Utah Association of Municipal Power Systems (UAMPS) Intermountain Power Agency (IPA) - Blaine Haacke</li><li>b. Trans Jordan - Russ Kakala</li><li>c. Council of Governments - Mayor Camp</li><li>d. Central Valley Water - Mayor Camp</li><li>e. Utah Telecommunications Open Infrastructure Agency (UTOPIA) - Mayor Camp</li><li>f. Utah Infrastructure Agency (UIA) - Brenda Moore</li><li>g. Valley Emergency Communications Center - Doug Hill</li><li>h. Metro Fire - Doug Hill</li><li>i. Economic Task Force - Kat Martinez</li></ul>
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> November 20, 2020	



**MURRAY**  
CITY COUNCIL

# Adjournment



**MURRAY**  
CITY COUNCIL

# Municipal Building Authority

## December 1, 2020



**MURRAY**  
CITY COUNCIL

**NOTICE OF MEETING**  
**MUNICIPAL BUILDING AUTHORITY**  
**OF MURRAY CITY, UTAH**

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The MBA Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached Council Chair determination.)

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

**Electronic Meeting Only**  
**December 1, 2020**

**Meeting Agenda**

**6:25 p.m.** Dale Cox, President, conducting.

**Public Hearing**

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

1. Consider a resolution amending the Budget for the Municipal Building Authority of Murray City for Fiscal Year 2020-2021. Brenda Moore presenting.

**New Business**

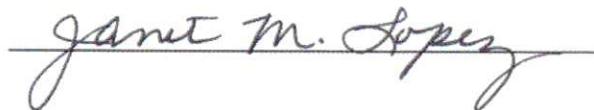
1. Consider adoption of the 2021 Meeting Schedule of the Municipal Building Authority of Murray City.
2. Election of Trustees and Officers of the Municipal Building Authority of Murray City for Calendar Year 2021.
3. Consider a resolution of the Municipal Building Authority of Murray City adopting the Regular Meeting Schedule and Electing Trustees and Officers for calendar year 2021.

**Adjournment**

NOTICE

**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.**

On, Wednesday, November 25, 2020 at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on the state noticing website at <http://pmn.utah.gov> and on Murray City's internet website [www.murray.utah](http://www.murray.utah).



Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council



MURRAY CITY CORPORATION  
CITY COUNCIL

Kat Martinez, District 1

Diane Turner, District 4

Dale M. Cox, District 2

Brett A. Hales, District 5

Rosalba Dominguez, District 3

Janet M. Lopez  
Council Executive Director

**Murray City Municipal Building Authority  
Chair Determination  
Open and Public Meeting Act  
Utah State Code 52-4-207(4)**  
**December 1, 2020**

In accordance with, Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus, I have determined that meeting in an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-13 dated August 19, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County residents.

It is my intent to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

Dale Cox  
Murray City Municipal Building Authority Chair



**MURRAY**  
CITY COUNCIL

# Public Hearing #1

Municipal Building Authority of Murray City

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of December 2020, at 6:25 p.m., the Municipal Building Authority of Murray City will hold and conduct a public hearing. The purpose of the public hearing is to receive public input regarding a proposed amendment to the fiscal year 2020–2021 budget.

The public hearing will be held electronically as authorized by Utah Code §52-4-207(4). **No physical meeting location will be available.**

The public may view the hearing via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/MurrayCityUtah/>.

Public hearing comments may be sent via email sent in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to three minutes. Name and contact information should be included in the email. Emails will be read and become part of the public record.

A copy of the proposed budget amendment may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 115, Murray City Center, Murray, Utah, (801) 264-2660 during normal business hours.

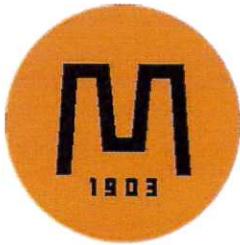
DATED this 16<sup>th</sup> day of November 2020.

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: November 23, 2020  
PH 20-36



**MURRAY**

# **Department/Agency Finance & Administration**

## **FY 2020-2021 Budget Amendment**

### **Council Action Request**

**MBA Meeting**

Meeting Date: December 1, 2020

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2020-2021 budget
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Public Hearing Consideration of Resolution
<b>Presenters</b> Brenda Moore	<b>Attachments</b> Draft of the resolution Summary of budget as amended
<b>Required Time for Presentation</b>	<b>Budget Impact</b>
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The bonds which will finance city hall have been sold and the construction of city hall has begun. Currently the MBA budget is zero. This amendment will receive the bond proceeds, and budget for receipt of interest on the bond construction trust account. The amendment appropriates the City Hall construction budget, interest to be paid on the bonds, and the cost of bond issuance.
<b>Mayor's Approval</b>	
<b>Date</b> November 12, 2020	

The Municipal Building Authority of Murray City  
Fiscal Year 2021 Budget  
As Amended December 1, 2020

Revenue

Bond proceeds	\$ 36,185,287.00
Interest revenue	34,000.00
	<hr/>
	\$ 36,219,287.00

Expenses

Cost of bond issuance	\$ 282,334.00
City Hall construction budget	34,000,000.00
Miscellaneous expense	34,000.00
Bond Interest Expense	754,890.00
	<hr/>
Total Expenses	35,071,224.00
Increase in Fund Balance	1,148,063.00
	<hr/>
Total Expense & Fund Balance Increase	\$ 36,219,287.00

A RESOLUTION AMENDING THE BUDGET FOR THE MUNICIPAL  
BUILDING AUTHORITY OF MURRAY CITY FOR FISCAL YEAR  
2020-2021.

WHEREAS, the Municipal Building Authority of Murray City ("MBA") is a nonprofit corporation created in 1986 by the Municipal Council of Murray City, Utah (the "City") pursuant to the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the "Building Authority Act") and the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended (the "Nonprofit Corporation Act"); and

WHEREAS, the MBA was created by the City for the purpose of financing projects on behalf of the City as provided in the Building Authority Act; and

WHEREAS, the City has a critical need for a new City Hall due to the poor condition of the existing City Hall; and

WHEREAS, the City Council and MBA Board of Trustees have approved issuance of Lease Revenue Bonds (the "Series 2020 Bonds") for the acquisition and construction of a new City Hall; and

WHEREAS, because the MBA was inactive as of July 1, 2020 and having a fund balance of zero ("\$0.00"), no budget needed to be adopted; and

WHEREAS, the MBA has received \$36,219,287.00 from the issuance of the Series 2020 Bonds plus interest to cover the costs of the new City Hall Project and construction has commenced thus presenting the need to create a budget through a budget amendment; and

WHEREAS, a public hearing was held on December 1, 2020, and the Murray City Municipal Council received comment concerning the proposed budget amendment to increase the MBA Fund Budget; and

WHEREAS, all interested persons were provided the opportunity to be heard at the public hearing; and

WHEREAS the MBA Board of Trustees wants to approve an amendment to the MBA budget for fiscal year 2020-2021.

NOW BE IT RESOLVED by the Municipal Building Authority of Murray City as follows:

1. The Municipal Building Authority Fund Budget shall be amended by increasing the budget by \$36,219,287.00 which funds shall be used to cover the costs of the new City Hall Project.

2. With the increase, the Municipal Building Authority Fund Budget shall be \$36,219,287.00.

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

MUNICIPAL BUILDING AUTHORITY  
OF MURRAY CITY

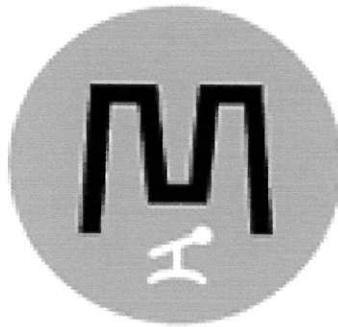
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Dale M. Cox, Chair

ATTEST:

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Jennifer Kennedy  
City Recorder



**MURRAY**  
CITY COUNCIL

**New Business #1**



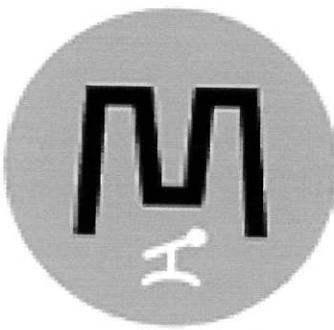
**MURRAY**  
CITY COUNCIL

**MURRAY CITY  
MUNICIPAL BUILDING AUTHORITY**

**2021 MEETING SCHEDULE  
5025 South State Street, Murray, Utah 84107  
To be held in the Council Chambers**

**ATTACHMENT 1**

**June 15, 2021 – Fiscal Year 2021 – 2022 Budget Adoption  
November 16, 2021 - Annual Meeting - Election of Board of Trustees and Officers  
for Calendar Year 2022**



**MURRAY**  
CITY COUNCIL

# New Business #2



**MURRAY**  
CITY COUNCIL

**MURRAY CITY MUNICIPAL BUILDING AUTHORITY**

**ELECTIONS for Calendar Year 2021**

**Trustees:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

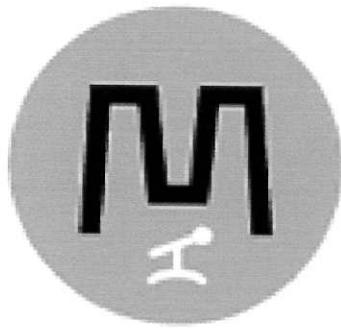
**Officers:** **President** \_\_\_\_\_  
**Vice-President** \_\_\_\_\_  
**Secretary/Treasurer** \_\_\_\_\_

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2020 Year

**Trustees:** Kat Martinez  
Dale Cox  
Rosalba Dominguez  
Diane Turner  
Brett Hales

**Officers:** **President:** Dale Cox  
**Vice-President:** Brett Hales  
**Secretary/Treasurer:** Diane Turner



**MURRAY**  
CITY COUNCIL

# New Business #3

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

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF  
MURRAY CITY ADOPTING THE REGULAR MEETING SCHEDULE AND  
ELECTING TRUSTEES AND OFFICERS FOR CALENDAR YEAR 2021

BE IT RESOLVED by the Municipal Building Authority of Murray City as follows:

1. The regular meeting schedule of the Municipal Building Authority of Murray City for calendar year 2021 shall be as provided in the attached.
2. The Municipal Building Authority of Murray City reserves the right to change the schedule or cancel any meetings it deems necessary consistent with the Utah Open and Public Meetings Act.
3. The City Recorder is directed to publish the attached schedule.
4. The Trustees and Officers of the Municipal Building Authority for calendar year 2021 are specified in the attached.

PASSED, APPROVED AND ADOPTED by the Municipal Building Authority of Murray City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

MUNICIPAL BUILDING AUTHORITY OF  
MURRAY CITY

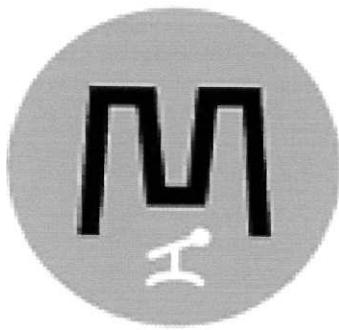
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, President

ATTEST:

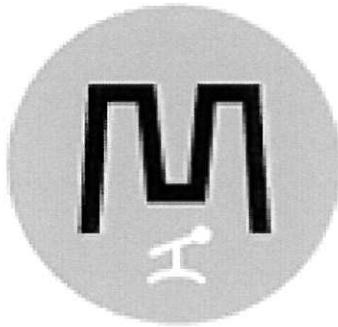
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Jennifer Kennedy, City Recorder



**MURRAY**  
CITY COUNCIL

# Adjournment



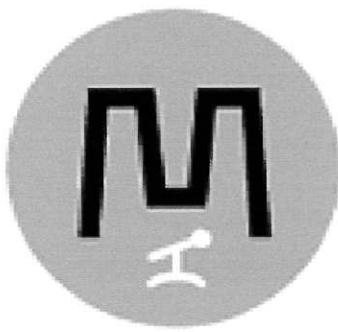
**MURRAY**  
CITY COUNCIL

# **Council Meeting**

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

**Call to Order**

**Pledge of Allegiance**



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

**Murray City Municipal Council  
Chambers  
Murray City, Utah**

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**Murray City Council Chair Determination  
Open and Public Meeting Act  
Utah State Code 52-4-207(4)  
November 2, 2020**

The Murray City Municipal Council met on Tuesday, November 10, 2020 at 6:30 p.m. for a meeting held electronically. In accordance with, Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus, I have determined that meeting in an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-13 dated August 19, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County residents.

It is my intent to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>.

Citizen comments or public hearing comments may be made live through the Zoom meeting process or read into the record by sending an email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) .



Rosalba Dominguez  
Murray City Council Chair

**Council Members in Attendance:**

Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3 – Council Chair
Diane Turner	District #4 – Council Vice-Chair
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	Chief Communications Officer
Jon Harris	Fire Chief	Brenda Moore	Finance Director
Jeff Griffith	Firefighter/Paramedic	Kim Sorensen	Parks & Recreation Director
Pattie Johnson	City Council Office	Katie Lindquist	Cultural Arts Assistant
		Lore Edmunds	Cultural Arts Director
Citizens			

**Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Avie, Girl Scout Troop 494.

**Approval of Minutes**

Council Meeting – October 20, 2020

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

**Special Recognition**

1. Recognition of City Council Employee of the Month, Katie Lindquist, Cultural Arts.

Staff Presentation: Brett Hales, Councilmember and Kim Sorensen, Parks and Recreation Director  
Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Ms. Lindquist would receive a certificate, a \$50 gift card and her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Lindquist for all she does for the City.

Mr. Sorensen spoke about the work that Ms. Lindquist has done for the City. Lori Edmunds, Cultural Arts Director, also spoke about the great work that Ms. Lindquist does. Ms. Lindquist thanked the Council for recognizing her.

2. Recognition of City Council Employee of the Month, Jeff Griffith, Firefighter/Paramedic.

Staff Presentation: Brett Hales, Councilmember and Jon Harris, Fire Chief

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

Chief Harris spoke about the work Mr. Griffith has done in the 28 years he has been with the City. Mr. Griffith thanked the Council and spoke about the pallet wall that is located at the new Fire Station. Mayor Camp congratulated Mr. Griffith.

3. Resolutions Recognizing and Supporting Workers during COVID-19

3.1 Consider a resolution recognizing and supporting Healthcare Workers who provide vital medical services to the patients in our community during the COVID-19 pandemic.

Staff Presentation: Rosalba Dominguez, Councilmember  
Councilmember Dominguez read the resolution.

MOTION: Councilmember Turner moved to approve the resolution. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

3.2 Consider a resolution recognizing the efforts of First Responders during the COVID-19 pandemic.

Staff Presentation: Dale Cox, Councilmember  
Councilmember Cox read the resolution.

MOTION: Councilmember Dominguez moved to approve the resolution. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

3.3 Consider a resolution acknowledging and supporting Frontline and Essential Workers during the COVID-19 pandemic.

Staff Presentation: Brett Hales, Councilmember

Councilmember Hales read the resolution.

MOTION: Councilmember Martinez moved to approve the resolution. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

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

Janet Lopez, Council Director, read the following comment.

Karen Edwards – Murray City, Utah

A Plea to Murray City regarding Utility Bills. Hello everyone, my name is Karen Edwards. The home has been our family home for 73 years. I have personally owned the home since 2004. This home has been my permanent address for my entire life, I did live briefly in California and Arizona. To say the least, I love it here and I love Murray just as much. Murray has been a safe haven for me and for my family. We have lived and grown up here for 4 generations.

Things change as time goes on and I have tried to support productive change. It also becomes necessary to make business plan adjustments so the City can remain viable. I am here today because I have concerns about remaining viable myself with the new changes in my utility payment.

After a careful examination of my bills and usage over the last year my conclusions are:

1. The extremely high usage of water in September and October was due to a leak in the sprinkling system which we were unaware of. The water was draining off underground into the meter hole.
2. The use of the Tier/Step program (designed to encourage individuals to use less water) makes it extremely expensive to use water that gets into the Step 5. I support being frugal with our water. Some of us who have older homes have larger lawns and I would say that accounts for a big piece of this. There are only two of us who live here. We take fast showers, wash clothes once a week and only run the dishwasher when full.

Therefore, when the change in the Step program came about and so much of my consumption is in Step 5, I have a much higher bill now. The jump in rate from Step 4 to Step 5 is pretty hefty. I had been paying \$239 on my equal payment plan, it has now been increased to \$345. Now the \$239 just about busted the budget, this new jump causes me great concern.

These are difficult times to say the least. Those of us who live on fixed incomes have no room for such raises like this in expenses. I don't have a lot of faith that this meeting and people's pleas will make any

change to ease this hardship. But I definitely wanted to make it known it is a hardship. I love Murray and have faith in its government. I am just asking that you look carefully and see if such a hike is really necessary because it affects some of us a whole lot.

Councilmember Cox recommended forwarding Ms. Edward's letter to the State Representatives for Murray City. The Step system was mandated by the State and Murray City had no control over it.

#### New Business

1. Consider a resolution adopting the regular meeting schedule of the Murray City Municipal Council for calendar year 2021.

#### Staff Presentation: Jan Lopez, Council Director

Ms. Lopez said the normal City Council meeting days are the first and third Tuesdays of each month. She noted a few date adjustments. In August 2021, the dates have been adjusted to accommodate a Power Conference that most of the City Council attends. Elections are the first Tuesday in November 2021 so the City Council meetings will be on the second and third Tuesdays of that month. The dates have been adjusted in December 2021 to the first and second Tuesday to free up Councilmembers schedules for the holidays.

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

#### Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

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

Mayor Camp reported on the following items:

- The City is up to date on the orders that were issued this week by the Governor and Health Department. Each Department Head is assessing their departments to ensure they are following the mandates. These mandates impacted the recreation programs the most because some programs had to be canceled for a couple of weeks.
- The bonds for the construction of the New City Hall have been sold. The interest rate is 2.895%.
- The City has received a number of calls from utility customers about increases in their bills. October is when the equal pay cycle resets. That has caused some issues because there are some customers that don't understand how that works. The utility billing customer service agents are happy to go over bills with any utility customer. Murray City's power rate has not gone up since October of 2011. The City is in the third year of the metered water rates. Those rates went into effect in April of 2018. There was an increase in March of 2019 and again in March of 2020. There are water increases set for March of 2021 and March of 2022. These rates were set after rate studies were done. Annual sewer increases were implemented in 2017 with rate increases

scheduled through November of 2021. Storm Water fees are also on a five year increase plan, with the first increase occurring in July of 2020. All rates can be found in the City Code. Unfortunately, the timing of the equal pay reset comes at the same time as the change in the utility billing software.

- The City offices will be closed tomorrow, November 11, 2020, to observe Veterans Day. Mayor Camp expressed his appreciation for all those who have served.

Councilmember Martinez asked if the Mayor's office could include some of this utility information in his monthly newsletter. Mayor Camp said they could do that.

Councilmember Martinez asked if there was a plan to send out something to residents about the executive orders from the Governor as far as changes the City is making or how the City supports the mask mandate. Mayor Camp said the website has been updated with that information. The newsletter will reference that link on the website so citizens can access that information.

**Adjournment**

The meeting was adjourned at 7:35 p.m.

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Jennifer Kennedy, City Recorder

# **Murray City Municipal Council**

## **Chambers**

### **Murray City, Utah**

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**Murray City Council Chair Determination**  
**Open and Public Meeting Act**  
**Utah State Code 52-4-207(4)**  
**November 2, 2020**

The Murray City Municipal Council met on Tuesday, November 17, 2020 at 6:30 p.m. for a meeting held electronically. In accordance with, Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus, I have determined that meeting in an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-13 dated August 19, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County residents.

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Citizen comments or public hearing comments may be made live through the Zoom meeting process or read into the record by sending an email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) .



Rosalba Dominguez  
Murray City Council Chair

**Council Members in Attendance:**

Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3 – Council Chair
Diane Turner	District #4 – Council Vice-Chair
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	Chief Communications Officer
Danny Astill	Public Works Director	Brenda Moore	Finance Director
Justin Park	Equipment Operator II	Robyn Colton	Human Resources Director
Melinda Greenwood	Community & Economic Development (CED) Director	Laura Bown	Human Resources Analyst
Girl Scouts			

**Opening Ceremonies**

Call to Order – Councilmember Dominguez called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Alex and Ali, Girl Scout Troop 494.

**Approval of Minutes**

None scheduled.

**Special Recognition**

1. Murray City Council Employee of the Month, Laura Bown, Human Resource Analyst.

Staff Presentation: Brett Hales, Councilmember and Robyn Colton, Human Resources Director  
Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Ms. Bown would receive a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Bown for all she does for the City.

Ms. Colton expressed her appreciation for Ms. Bown and all she does.

2. Murray City Council Employee of the Month, Justen Park, Equipment Operator II.

Staff Presentation: Brett Hales, Councilmember and Danny Astill, Public Works Director  
Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Mr. Park would receive a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Mr. Park for all he does for the City.

Mr. Astill spoke about the work Mr. Park has done during his 12 years with the City.

Councilmember Dominguez announced that Jan Lopez, Council Director, will be retiring on January 29, 2021. The Councilmembers expressed their appreciation for the work Ms. Lopez has done for them throughout the years.

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

Doug Barnett – Murray City, Utah

I live on Willow Grove Lane, next to the NeighborWorks property on Tripp Lane. My wife and I have written to you before about this development, expressing our concerns with the proposed plan to connect Tripp Lane with Willow Grove Lane. It is my understanding this issue will be voted upon before the end of the year. I am sending the comments below to you now so you have the opportunity, if you choose, to connect with the Mayor's office to confirm the information prior to your meeting.

The Murray City Mayor's office, after listening to resident concerns, asked the Murray Economic Development division and NeighborWorks to no longer pursue connecting these roads and instead design a cul-de-sac. Again, I encourage you to contact the Mayor's office (Doug Hill) to confirm this information, but an email I received from Maria Garciaz, the CEO of NeighborWorks, also confirms this and is below for your reference:

*Our initial intent with Tripp Lane was a cul-de-sac and when we submitted a preliminary plan to previous Mayoral and economic development administration, they rejected it stating Murray city wanted a through street to better connect the neighborhoods. As a result, we developed our subdivision based on Murray City request. As the City started to hear concerns from residents about a through street, Murray City then asked us to withdraw and start the process over for a cul- de-sac.*

NeighborWorks decided not to withdraw their plans and continued with the proposed plan. In the Murray City Planning Commission meeting, and in the August 25th Committee Of the Whole meeting, NeighborWorks expressed that they were strongly in favor of the current plan to connect Tripp Lane and Willow Grove Lane. However, the original design they submitted to the city was a cul-de-sac, and this was their preferred option. This information is confirmed in the July Planning Commission document as follows:

*Mr. Markham said the Planning Commission received a letter from NeighborWorks expressing they would prefer to see a cul-de-sac put in. Mr. Poirier said initially he talked about putting in a cul-de-sac, but after receiving input from the City and School District, he decided to make the road go through thinking it was the best thing for the city.*

In regards to the Murray School District, I have tried contacting them numerous times to obtain their position on this development, as has my wife, who works for the school district. The only message we received was from Doug Perry at The Communications and Public Information Office and is as follows:

*Our position is to always stand on the side of student safety (across the entire district). We believe Murray City officials share our value and understand the importance of public safety (particularly the safety of children). So, at this point, we're watching with interest their decision on this proposal.*

While the School District may have provided information directly to the Council, they provided no statement to us indicating they were in favor of, or opposed to, the road.

The above information helps to confirm that 1) NeighborWorks thought a cul-de-sac was the best design for this property until the City told them to go in a different direction 2) the Mayor's office now agrees that a cul-de-sac is a more preferred option because they requested that NeighborWorks resubmit their plans. I will be sending a final letter to you just prior to the vote containing all the information we have gathered about this development and why we are opposed with the current plan. Thank you very much for your time and contributions to Murray City.

#### **New Business**

1. Consider an ordinance amending Section 3.10.650(A) of the Murray City Municipal Code relating to defining significant parcel of real property for procurement purposes.

##### Staff Presentation: G.L. Critchfield, City Attorney

Mr. Critchfield said this item was discussed during the November 10, 2020 Committee of the Whole meeting. Several years ago, the State Legislature passed a statute that requires the City to go through an extensive process before it can dispose of a parcel that is considered significant. When that statute came out, the City passed an ordinance that said every parcel is significant, however, it has been determined that not every parcel is significant. This ordinance would define what a significant parcel is.

Councilmember Dominguez asked how this effects easements.

Mr. Critchfield replied this only applies to parcels of real estate that the City owns. When the City has an easement, the City does not own the real estate, there is an underlying owner. An easement allows the City to use a property for a specific purpose. This does not apply to easements.

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

##### Council roll call vote:

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

Nays: None

Abstentions: None

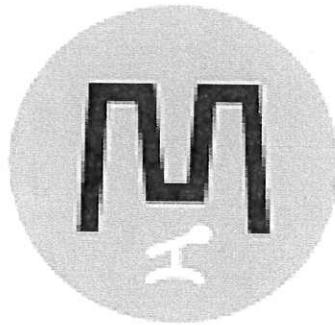
Motion passed 5-0

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

There was no Mayor's Report.

#### **Adjournment**

The meeting was adjourned at 7:10 p.m.



MURRAY  
CITY COUNCIL

# Special Recognition #1



# Finance & Administration

## Employee of the Month, Brooke Smith, Deputy Recorder

### Council Action Request

#### Council Meeting

Meeting Date: December 1, 2020

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Recognition of Brooke Smith, Deputy Recorder & Purchasing Agent.
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Recognition for August of 2020.
<b>Presenters</b> Brett Hales and Brenda Moore	<b>Attachments</b> Recognition form attached.
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Brooke is a team player and enjoys researching and learning new things. She has been with the City for almost 2 1/2 years. In that short amount of time, she has done a great job learning about the City's procurement processes and finding ways to make those processes better.  See detailed bio attached.
<b>Mayor's Approval</b>	
<b>Date</b> November 20, 2020	

## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Finance & Administration

11/06/2020

NAME of person to be recognized:

Submitted by:

Brooke Smith

Brenda Moore

DIVISION AND JOB TITLE:

Recorders Division, Deputy Recorder/Purchasing Agent

YEARS OF SERVICE:

2

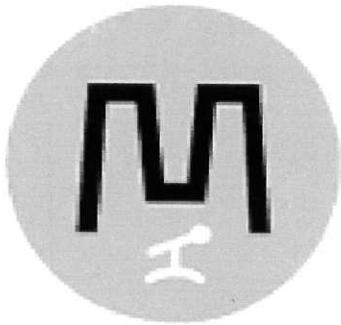
REASON FOR RECOGNITION:

Brooke is a team player and enjoys researching and learning new things. She has been with the City for almost 2 1/2 years. In that short amount of time, she has done a great job learning about the City's procurement processes and finding ways to make those processes better. She has been instrumental in getting the City's surplus program back on track. She works tirelessly to help departments create bids and RFP's and sees the process through to ensure policies and procedures are being followed. She has also provided procurement training for many City's departments.

As the Deputy Recorder, Brooke is always willing to step in whenever she is needed. She helps process GRAMA requests and helps with passports whenever needed. She is a great asset to the Recorders Division.

COUNCIL USE:

MONTH/YEAR HONORED December 1, 2020 (August 2020)



**MURRAY**  
CITY COUNCIL

# Special Recognition #2



**MURRAY**

# Power Department

**Employee of the Month,  
Barbara Ishino, Office Admin**

## Council Action Request

### Council Meeting

Meeting Date: December 1, 2020

<b>Department Director</b> Blaine Haacke	<b>Purpose of Proposal</b> Recognition of Barbara Ishino, Office Administrator III.
<b>Phone #</b> 801-264-2715	<b>Action Requested</b> Recognition for September of 2020.
<b>Presenters</b> Brett Hales and Blaine Haacke	<b>Attachments</b> Recognition form attached.
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The Power Department is delighted to recognize Barbara Ishino as its Employee of the Month. Having worked for three years as Office Administrator III, Barbara has made a gigantic impact on the department operations.
<b>Mayor's Approval</b>	See detailed bio attached.
<b>Date</b> November 20, 2020	

## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Power

December 1, 2020

NAME of person to be recognized:

Submitted by:

Barbara Ishino

Blaine Haacke

DIVISION AND JOB TITLE:

Office Administrator III

YEARS OF SERVICE:

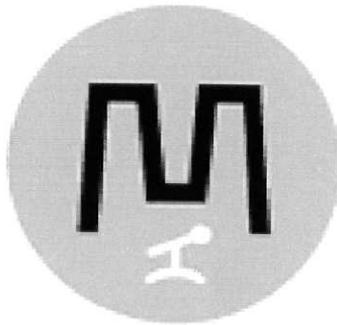
3

REASON FOR RECOGNITION:

The Power Department is delighted to recognize Barbara Ishino as its Employee of the Month. Having worked for three years as Office Administrator III, Barbara has made a gigantic impact on the department operations. Of particular note, Barbara has been assigned to coordinate social media announcements and presentations. During larger more substantial outages, Barbara sends continual notifications to our Facebook followers. Barbara willingly does this. Barbara also spearheaded our just completed virtual Public Power week celebration. Every day of that week we had giveaways for gift cards, free power, Nest thermostats and other items. We culminated the week with a picture competition from citizens entries. Barbara directed this entire process. It was a huge success. Barbara has been such an asset to the department. She and Michelle Lundein cover our incoming calls and walk ins. They are responsible for our cheerful, welcome greeting for which we have been complimented.

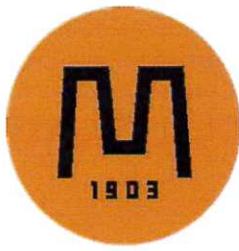
COUNCIL USE:

MONTH/YEAR HONORED December 1, 2020 (September 2020)



**MURRAY**  
CITY COUNCIL

# Consent Agenda



**MURRAY**

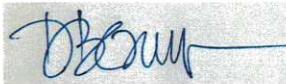
# Mayor's Office

## Re-appointment of Nancy Buist to the Arts Advisory Board.

### Council Action Request

### Council Meeting

Meeting Date: December 1, 2020

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Re-appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's re-appointment of Nancy Buist to the Arts Advisory Board.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Biography
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Nancy Buist will be re-appointed to the Arts Advisory Board from January 15, 2021 - January 15, 2023.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> November 17, 2020	

My name is Nancy Buist and I've lived in Murray from a very early age. Music has been a huge part of my life since the age of three when I danced with Murray Community Dance at the old Arlington Elementary School. All throughout junior high and high school, I was in choir and even got to go to Hawaii to participate in a international choir festival my senior year. I also graduated from Murray High School in 1987, with my dear friend Wendy Richhart (Johnson) and as well as the rest of our gang. Two of my favorite teacher's during school were Sue Thompson and Lee Flinders. At the age of six, I started playing the piano. I remember as a young child, I would visit my Grandma Jean in Springville, Utah and play her organ. In the sixth grade while attending Longview Elementary, I decided to learn and play the string bass for the school band under the direction of David Zwick. I also took a few lessons from Mark Ruben. After a short time, I realized I'd rather play the piano and have been playing since. I'm currently the pianist for the Primary in the LDS Church and have been for 10+ years, and have also played the organ in Sacrament Meeting. I met my husband Kyle in 1998 while working at Convergys. On June 18, 1999, we were married and were sealed on June 23rd the following year. We have five children. Mallory age 18, Maggie 17, Molly 15, Mitchell 14, and Maren 11. The love for music and dance has carried over into my children. All four girl's have been with MCE Dance since age 3. Mallory and Maggie were in Starlette Company after in which Mallory went on to be on the Spartanian Drill Team, and Maggie will be on the Murray Dance Company this day during her senior year. They are also in the MHS Acapella and Madrigal Choir's. Molly is currently a Senior Starlette and in the Hillcrest Concert Choir. Mitchell has been playing clarinet and bass clarinet since the 6th grade and is anxious to start up the Summer Marching Band also the MHS Marching Band in the fall. Maren has also been dancing since age three, but is wanting to take a year off from dance. Our family has also enjoyed watching musical such as Aida, Little Mermaid, Tarzan, Les Miserable and Annie at Tuacahn and various high schools. As you can see Music and The Arts have always been a huge part of my life, and I know I would be a great asset to the Arts Advisory Board!



**MURRAY**

## **Mayor's Office**

### **Re-appointment of Jeff Evans to the Arts Advisory Board.**

#### **Council Action Request**

#### **Council Meeting**

Meeting Date: December 1, 2020

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Re-appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's re-appointment of Jeff Evans to the Arts Advisory Board.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Resume
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Jeff Evans will be re-appointed to the Arts Advisory Board from January 15, 2021 - January 15, 2023.
<b>Mayor's Approval</b> 	
<b>Date</b> November 17, 2020	

# **Jeff Evans**

## **Candidate for Murray City Arts Advisory Board**

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### **Jeff Evans**

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#### **Purpose**

This resume is designed to highlight skills, experience and community service to be used solely in consideration for appointment to the Murray City Arts Advisory Board.

If appointed, my goal on the board would be to discover new potential and possibilities for the City's art focused facilities, programs and programming that would better represent and serve the fast changing demographics and interests that make up the Citizens of Murray City.

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#### **Community Service**

##### **Murray City Planning and Zoning / Commissioner, Dist. 1**

2003 - 2012

Create, implement and enforce land use laws for Murray City, Utah.  
2 Terms as Chair.

##### **Murray City Economic Development Task Force / Member**

2000 - 2002

Strategized plans for an always improving economic climate in Murray City, Utah.

##### **Rotary Club of Murray, Utah / President**

2007 - 2008

Organize and implement service projects including, but not limited to:  
Dictionary Project giving free dictionaries to each 3rd grader in Murray Schools as well as surrounding schools.

Honoring top ten graduates from Murray High School.

Concert at Murray Park Amphitheater supporting the Murray Boys and Girls Club.

Raising funds and traveling to a village in the hills above Puerto Vallarta, Mexico to give supplies and participate in the ground-breaking of a school.

##### **Murray Fun Days Parade / Announcer**

2010 - 2018

Provide a unique, entertaining spin on the Parade that has gained quite a following over the years. The goal is to express what a special sense of community we have in Murray and sharing that to the crowd.

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## Arts Experience

### **Insatiable (Band) / Founding Member, Keyboardist, Vocalist**

1991 - PRESENT

Multiple tours throughout the United States and Canada.

Featured Medals Plaza performance on NBC television during the 2002 Salt lake Winter Olympic games in addition to 10 other performances during the games.

14 appearances at the Utah Arts Festival including 9 mainstage featured headlining performances.

4 Album releases and 17 compilation track appearances.

5 appearances at the Murray Park Amphitheater.

Headline Act for Murray Fun Days prior to fireworks.

Other cool stuff too numerous to list here.

### **Concert Promoter / Various Locations**

1993 - 2017

8 events produced and promoted at the Murray Park Amphitheater.

### **Art Event Promoter/Presenter / Various Locations**

2015 - 2018

Urban Arts Festival (Gateway, Salt Lake City / Gallivan Center, Salt Lake City).

Sugar House Art Walk (Sugar House, Salt Lake City)

### **Graphic Designer, Photographer / Various Locations**

Many Examples upon request or refer to social channels listed above.

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## Professional

### **Social Dealer Connect & Jeff Goes Social Consulting / Founder**

2014 - PRESENT

Specializing in Initial Branding, Rebranding, Brand Awareness, Micro-Targeting, Strategy, Consistency and Plan Execution through the use of Social Media Channels as well as other digital assets. The goal is to turn digital actions into real-world actions for my clients.

Speaking engagements in the Furniture and Design Industry, Coworking, Fitness, Mortgage and Real Estate throughout the United States.

Proud to work with Murray City to create a social media strategy, policy, consistency and vision that seems to be starting out in the right direction. I have created over 5 hours of teaching content that can be referenced by visiting the [Murray City Social Media Partners group page on Facebook](#).

Thank you for your time and consideration.

Jeff Evans



**MURRAY**

**Council Action Request**

# **Mayor's Office**

## **Re-appointment of Haley Oliphant to the Arts Advisory Board.**

**Council Meeting**

Meeting Date: December 1, 2020

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Re-appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's re-appointment of Haley Oliphant to the Arts Advisory Board.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Resume
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Haley Oliphant will be re-appointed to the Arts Advisory Board from January 15, 2021 - January 15, 2023
<b>Mayor's Approval</b> 	
<b>Date</b> November 17, 2020	

# Haley M. Oliphant

## Education

### University of Utah

- Class of 2020
- English BA (3.85 GPA)
- Utah Flagship Scholarship (formerly Honors at Entrance)
  - Awarded to students who show exemplary academic achievement

## Experience

### The Daily Utah Chronicle (January 2017—present)

- Digital Managing Editor (Summer 2018—present)
  - Manage all online content from multiple desks
  - Manage social media accounts and weekly email blasts
  - Provide well-written content for online
  - Help hire skilled students to contribute to various desks
  - Train desk editors
  - Brainstorm story ideas with desk editors
- Arts Desk Assistant Editor (Fall 2017—Spring 2018)
  - Manage online stories including deadlines, editing, and content
  - Provide well-written content for online and print issues
  - Help hire skilled students to write for the desk
  - Train writers in AP Style and WordPress
  - Brainstorm story ideas with writers
- Arts Desk Writer (Spring 2017)
  - Provide well-written content for online and print issues

### The Dinner Detective (August 2016—February 2018)

- Required to play multiple roles on the spot
- Come prepared with own props and specified script

## Skills

Singer, Dancer, Actor, Basic Computer Programming, Proficient in WordPress, Solid Grasp of Social Media Platforms, Knowledge of AP Style and InCopy

## References:

Kim Brenneisen (Former Managing Editor of Daily Utah Chronicle): 801-556-7007, [kimbrenneisen@gmail.com](mailto:kimbrenneisen@gmail.com)



**MURRAY**

# **Mayor's Office**

## **Re-appointment of Mindy Canova to the Parks & Rec Advisory Board.**

### **Council Action Request**

#### **Council Meeting**

Meeting Date: December 1, 2020

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Re-appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's re-appointment of Mindy Canova to the Parks and Recreation Advisory Board.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Resume
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Mindy Canova will be re-appointed to the Parks and Recreation Advisory Board from January 1, 2021 - January 1, 2024.
<b>Mayor's Approval</b> 	
<b>Date</b> November 17, 2020	

# Mindy Canova

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Dedicated and reliable, ASCP Certified, Medical Technologist who is great with people and has a variety of work experience.

## Skills

- Excellent organizational skills
- Gets along well with others
- Broad laboratory knowledge
- Great at solving problems
- Always willing to learn more and master knew skills

## Education

Brigham Young University

Provo, UT

Bachelors of Clinical Laboratory Science

## Experience

**Medical Technologist, Microbiology**

June 2011- current

*Intermountain Central Laboratory*

Duties include: performance of highly complex laboratory testing for the analysis of patient infections to identify pathogenic organisms relating to the fields of Bacteriology, Mycology, Mycobacteriology, Serology (antigen detection), and Parasitology to aid in diagnosis of infectious disease; performing susceptibility testing for bacterial pathogens; performing and documenting quality assurance, quality control, and equipment maintenance; problem solving; correlation and interpreting results while communicating with physicians and other hospital staff.

**Technical Laboratory Consultant**

Sept 2007-June 2011

*Intermountain Healthcare, Central Office*

Duties include: Monitoring laboratory testing in the Intermountain Physician Division in Utah, Sevier, and Sanpete Counties while ensuring all clinics follow CLIA guidelines; making sure all clinic staff were adequately trained to run moderately complex and CLIA waived Point of Care laboratory tests and do associated maintenance and quality control; ensure all staff training was up to date with CLIA guidelines; provide and monitor proficiency testing for clinics; keep track of interface problems between clinic Point of Care instrumentation and Help2; prepare for and be present for CLIA inspections; interact with clinic staff including MA's, nurses, and physicians.

**Medical Technologist, Hematology and Chemistry**

Aug 2005-Sept 2007

*Intermountain Cottonwood Hospital*

Duties include: performance of highly complex laboratory testing for the analysis of patient fluids ranging between blood, semen, BALs, synovial fluid, and others; performing and documenting quality control, equipment maintenance, problem solving, and communicating results with physicians.



**MURRAY**

# **Mayor's Office**

## **Re-appointment of Ted Maestas to the Parks & Rec Advisory Board.**

### **Council Action Request**

**Council Meeting**

Meeting Date: December 1, 2020

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Re-appointment of board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's re-appointment of Ted Maestas to the Parks and Recreation Advisory Board.
<b>Presenters</b> Mayor Camp	<b>Attachments</b> Resume
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Ted Maestas will be re-appointed to the Parks and Recreation Advisory Board from January 1, 2021 - January 1, 2024.
<b>Mayor's Approval</b> 	
<b>Date</b> November 17, 2020	

# **TED P. MAESTAS**

*Murray, Utah 84123*

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## **SUMMARY**

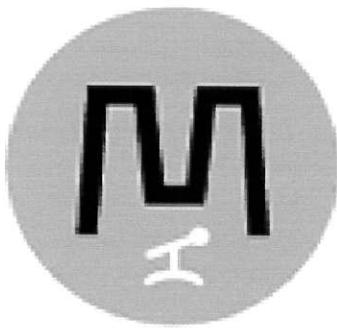
Professional Lighting, Sales & Marketing leader with an exceptional track record in building relationships with all levels of personnel by providing superior customer service through effective listening and precise follow through. Develop new business opportunities by capitalizing on growth areas through in-depth business analysis and customer communications. Successfully developing and effectively designing outdoor lighting for clients by keeping up to date on new and innovative lighting technology and generating customer loyalty and managing accounts in designated categories.

## **PROFESSIONAL EXPERIENCE**

<u>Mountain States Lighting - Murray, Utah</u>	<b>1990 – Present</b>
<u>Owner/ Manager</u>	
Directly responsible for Outdoor Lighting market which includes City, Municipality & Utility accounts in seven states.	
Oversee Outdoor Lighting Designs.	
Oversee and coordinate Manufacturing of pole products.	
Oversee Sales and Technical services offered to end users.	
Oversee and support outside sales teams with extensive product knowledge and various demonstration techniques.	
<u>Lighting Innovations – Salt Lake City, Utah</u>	<b>1988-2006</b>
<u>Owner/ Manager</u>	
Lighting Designs for Multi-Million Dollar Residential Market	
Lighting Designer for the Olympic Rings – 2002 Winter Olympics	
Lighting Designer Lighting of Building Wraps Downtown SLC – 2002 Winter Olympics	
<u>BYU – Provo, Utah</u>	<b>2000-2002</b>
Instructor - Architectural and Interior Design Students Interior Lighting Design	
<u>Various Engineering Firms</u>	<b>1974-1988</b>
<u>Electrical Designer</u>	
Electrical Designer – Educational and Commercial Facilities – Salt Lake City, UT	
Electrical Designer – Casino Lighting Design – Las Vegas, NV	
Electrical Designer – High Rise Buildings – Los Angeles, CA	

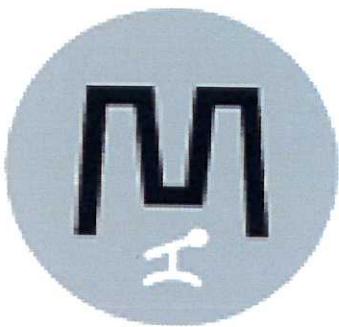
## **EDUCATION**

<u>Structural Engineering – T.E.I – Salt Lake City, UT</u>	<b>1972-1974</b>
<u>Electrical Engineering – T.E.I. Salt Lake City UT</u>	<b>1973-1975</b>



**MURRAY**  
CITY COUNCIL

# Public Hearings



**MURRAY**  
CITY COUNCIL

# Public Hearing #1

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of December 2020, at 6:30 p.m., the Murray City Municipal Council will hold and conduct a public hearing. The purpose of the public hearing is to receive public input regarding the proposed amendments to the fiscal year 2020–2021 budget.

The public hearing will be held electronically as authorized by Utah Code §52-4-207(4) and by City Council Resolution No. 20-13 adopted March 17, 2020. **No physical meeting location will be available.**

The public may view the hearing via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/MurrayCityUtah/>.

Public hearing comments may be sent via email sent in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to three minutes. Name and contact information should be included in the email. Emails will be read and become part of the public record.

A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 115, Murray City Center, Murray, Utah, (801) 264-2660 during normal business hours.

DATED this 16<sup>th</sup> day of November 2020.

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: November 23, 2020  
PH 20-37



# Finance & Administration

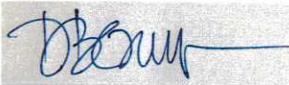
## FY 2020-2021 Budget Amendment

**MURRAY**

### Council Action Request

#### Council Meeting

Meeting Date: December 1, 2020

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2020-2021 budget
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Public hearing and consideration
<b>Presenters</b> Brenda Moore	<b>Attachments</b> Draft of the ordinance
<b>Required Time for Presentation</b>	<b>Budget Impact</b> Budget amendment
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Requesting amendment of the FY2020-2021 budget for the following items: 1. Appropriate \$97,834 of prior years' state alcohol funds from reserves for the purchase of police equipment. These funds are normally used to purchase cameras or data storage for police camera footage. 2. Due to COVID-19 and the additional record keeping and reporting the CARES grant requires, I am requesting the budget for council professional services be increased \$10,000 for auditor fees. HBME has agreed to assist in writing the financial statement for this year.
<b>Mayor's Approval</b> 	
<b>Date</b> November 12, 2020	

**Continued from Page 1:**

3. We obtained grants that the budget opening will receive and appropriate to the corresponding expenditure. They are: \$29,524 from the Justice Department grant for car dash cameras and related equipment, \$88,100 from the Zoo Arts and Parks tax grant for arts programming, \$10,800 from the Utah Humanities Create in Utah CARES grant for arts programming, \$5,400 from the Utah State Asset Forfeiture grant for police equipment, and \$7,790 State Homeland Security Protection grant for hazardous material detection equipment.
4. The fire department sent crews to both Colorado and California to help with wildfires. The City will be reimbursed \$300,617 for the California fires and \$42,240 for the Colorado fire. The reimbursement includes personnel and equipment costs.
5. The construction estimate on the Pavilion #5 and surrounding area project were \$250,000 higher than anticipated. The additional funds will allow the project to be completed without eliminating any of the much needed elements.
6. When preparing the FY2021 budget a few roll forward items were missed. This budget opening includes the FY2020 project roll forward of \$582,600 for the 900 East well rehabilitation project, and \$200,000 for various other small waterline replacement projects left out of the original FY2021 budget. The amendment will allow the water division to continue these projects.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2020-2021 BUDGET

On June 16, 2020, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2020-2021. It has been proposed that the Fiscal Year 2020-2021 budget be amended as follows:

1. Appropriate the following items from General Fund reserves:
  - a. \$97,834 of prior years' state alcohol funds received purchase of police equipment and supplies, and;
  - b. \$10,000 for additional auditing services.
2. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
  - a. \$29,524 Justice Department grant (JAG) for car dash cameras and related equipment, and;
  - b. \$88,100 Zoo Arts and Parks Grant from Salt Lake City to support arts programming, and;
  - c. \$10,800 Utah Humanities Create in Utah CARES grant for arts programming, and;
  - d. \$5,400 Utah State Asset Forfeiture grant for police equipment, and;
  - e. \$7,790 State Homeland Security Protection grant for hazardous material detection equipment, and;
  - f. \$412,743 from the State of Utah to reimburse the City's fire department for deployment to the California Wildfires.
  - g. \$42,240 from the Utah Department of Natural Resources to reimburse the City's fire department for deployment to the Colorado Williams Fork Wildfire.
3. Appropriate \$250,000 from Capital Improvement Projects Fund reserves to cover increased construction costs of completing pavilion #5 replacement project.
4. Appropriate \$782,600 from the Water Fund reserves for the following:
  - a. Increase the budget by \$582,600 for the 900 East Well rehabilitation, and;

- b. Increase the budget by \$200,000 for various waterline replacement projects.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on December 1, 2020 to consider proposed amendments to the Fiscal Year 2020-2021 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2020-2021 budget.

*Section 1. Enactment.* The City's Fiscal Year 2020-2021 budget shall be amended as follows:

1. Appropriate the following items from General Fund reserves:
  - c. \$97,834 of prior years' state alcohol funds received purchase of police equipment and supplies, and;
  - d. \$10,000 for additional auditing services.
2. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
  - a. \$29,524 Justice Department grant (JAG) for car dash cameras and related equipment, and;
  - b. \$88,100 Zoo Arts and Parks Grant from Salt Lake City to support arts programming, and;
  - c. \$10,800 Utah Humanities Create in Utah CARES grant for arts programing, and;
  - d. \$5,400 Utah State Asset Forfeiture grant for police equipment, and;
  - e. \$7,790 State Homeland Security Protection grant for hazardous material detection equipment, and;
  - f. \$412,743 from the State of Utah to reimburse the City's fire department for deployment to the California Wildfires.
  - g. \$42,240 from the Utah Department of Natural Resources to reimburse the City's fire department for deployment to the Colorado Williams Fork Wildfire.

3. Appropriate \$250,000 from Capital Improvement Projects Fund reserves to cover increased construction costs of completing pavilion #5 replacement project.
4. Appropriate \$782,600 from the Water Fund reserves for the following:
  - a. Increase the budget by \$582,600 for the 900 East Well rehabilitation, and;
  - b. Increase the budget by \$200,000 for various waterline replacement projects.

*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

ATTEST:

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Rosalba Dominguez, Chair

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Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

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

ATTEST:

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D. Blair Camp, Mayor

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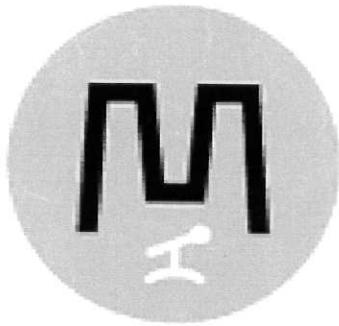
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

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

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Jennifer Kennedy, City Recorder



MURRAY  
CITY COUNCIL

# Public Hearing #2

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of December, 2020, at the hour of 6:30 p.m. of said day the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from Residential Business to Medium Density Residential and amending the Zoning Map from the C-N (Commercial Development) zoning district to the R-M-15 (Residential Medium Density) zoning district for the properties located at approximately 5448 South and 5452 South 700 West, Murray, Utah.

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

NOTICE IS FURTHER GIVEN that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. **No physical meeting location will be available.** The Council Chair has determined that conducting a meeting with an anchor location presents a serious risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. For further information, see the Council Chair determination attached to the Notice of Meeting for December 1, 2020.

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

Public hearing comments may be submitted by sending an email in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to less than three minutes. Include your name and contact information, and the comment will be read into the record.

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

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: November 20, 2020

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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM COMMERCIAL DEVELOPMENT TO RESIDENTIAL MEDIUM DENSITY AND AMENDS THE ZONING MAP FROM C-N TO R-M-15 FOR THE PROPERTIES LOCATED AT APPROXIMATELY 5448 SOUTH AND 5452 SOUTH 700 WEST, MURRAY CITY, UTAH. (Ivory Development)

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

WHEREAS, the owner of the real properties located at approximately 5448 South and 5452 South 700 West, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as Residential Medium Density and to amend the zoning map to designate the property in an R-M-15 zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Murray City General Plan be amended to show a Residential Medium Density projected use for the following described properties located at approximately 5448 South and 5452 South 700 West, Murray City, Salt Lake County, Utah:

Affected Parcel Numbers: 2114228001; 2114228002; 2114228029

A portion of the Northeast Quarter of Section 14 and the Southeast Quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base & Meridian, located in Murray City, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Section 14, T2S, R1W, SLB&M; running thence along the easterly Section line of said Section 14, S00°12'39"E 182.16 feet; thence West 33.00 feet to the westerly right-of-way line of 700 West Street; thence along said easterly right-of-way line S00°12'39"E 11.94 feet to a fence corner; thence westerly along said fence line to and along the northerly line of ASPEN HEIGHTS Subdivision, according to the Official Plat thereof recorded February 6, 1979 as Entry No. 3233551 in Book 79-2 at Page 44 in the Office of the Salt Lake County Recorder, S89°50'11" W 837.44 feet to a point on the easterly line of WALDEN HILLS No. 6 Subdivision, according to the Official Plat thereof recorded April 16, 1981

MAYOR'S ACTION:

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

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D. Blair Camp, Mayor

ATTEST:

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Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

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

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Jennifer Kennedy, City Recorder

The Planning Commission met on Thursday, October 15, 2020, at 6:30 p.m. for a meeting held in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. This meeting can be viewed online at [www.murraycitylive.com](http://www.murraycitylive.com). Public comments can be submitted via email at [planningcommision@murray.utah.gov](mailto:planningcommision@murray.utah.gov).

Present: Phil Markham, Chair  
Travis Nay  
Maren Patterson  
Sue Wilson  
Ned Hacker  
Lisa Milkavich  
Melinda Greenwood, Community and Economic Development Director  
Jared Hall, Planning Division Manager  
Zac Smallwood, Associate Planner  
Briant Farnsworth, Deputy City Attorney  
Citizens

Excused: Scot Woodbury, Vice Chair

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

Phil Markham opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures and read the Planning Commission Meeting Opening Statement.

#### APPROVAL OF MINUTES

Ned Hacker made a motion to approve the minutes from the September 17, 2020 and the October 1, 2020 Planning Commission meetings. Seconded by Lisa Milkavich. A voice vote was made, motion passed 6-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Sue Wilson made a motion to approve the Findings of Fact for the Cazier ADU (Accessory Dwelling Unit) by Robert Cazier for a Conditional Use Permit at 388 East Hillside Drive. Seconded by Maren Patterson. A voice vote was made, motion passed 7-0.

#### IVORY DEVELOPMENT – 5448 and 5452 South 700 West - Project #20-108 and Project #20-109

Project #20-108 and #20-109 were presented together. Bryon Prince was present to represent this request. Jared Hall reviewed the location and request for a General Plan Amendment and

Zone Map Amendment for 5448 and 5452 South 700 West. Both parcels combined are approximately 2.74 acres, most of which is contained in one of the parcels. The property is currently located in Commercial Neighborhood (C-N) Zone and the request is to rezone it to R-M-15 (Multi-Family Low Density Residential), which is the same zoning as the condominiums located across the street from this property. Other zones in the area include R-1-8 (Single Family Residential) and C-N.

There are two parts to this application; the Zone Map and the Future Land Use Map that is part of the General Plan. The Future Land Use Map identifies and designates different parcels with different future land use categories. This particular property has been identified for Residential Business which supports different types of businesses. The only zone that Residential Business supports is R-N-B (Residential Neighborhood Business). If the property is going to be rezoned to R-M-15 the property needs to be re-designated on the Future Land Use Map to Medium Density Residential.

Neighborhood Commercial allows for single-family dwellings attached to nonresidential uses, utilities, hardware, variety stores, apparel, furniture, drug stores, medical cannabis, bookstores, sporting goods, restaurants, banks, real estate and insurance offices, dry cleaners, beauty salons, massage therapy, business offices, locksmiths, charter schools, and pet grooming. There are also some Conditional uses allowed in the C-N Zone that include convenience stores and gas stations, check cashing, assisted living facilities, commercial child-care centers, libraries, repair services, commercial printing, discount stores, shopping centers less than 10-acres, and veterinarian services. Several different companies have looked at this property trying to find a way to put a gas station on this property, however, none of them have been able to make that work.

The R-M-15 Zone allows for single-family detached dwellings on 8,000 square foot lots, two-family dwellings on 10,000 square foot lots, utilities, charter schools, and residential childcare. Uses allowed with a Conditional Use Permit in the R-M-15 Zone include attached single-family dwellings such as townhomes, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, schools, parks, and churches.

The main reason staff is supporting this change is because it allows the property to be developed to its highest and best use within the limits of the accessibility of the property. There is a lot of traffic on 700 West. As a result of that, the intersection at 5400 South and 700 West is very busy. A number of years ago, the Utah Department of Transportation (UDOT) redesigned that intersection. It's designed to get people from the large residential area out onto 5400 South. In redesigning the intersection, UDOT put a high curb median, running southbound, that runs almost the full length of the property on the eastside of 700 West. As it stands now, access to this property is right-in, right-out only and that has been a problem for commercial development. A residential development will survive right-in, right-out only as a limitation, but a commercial development will not. UDOT will not change the intersection or grant an access from 5400 South to this property.

Mr. Hall said there is no specific project in mind for this property that could be considered at this meeting. An application would come later if the property is rezoned by the City Council after the Planning Commission makes a recommendation. There are residents in the area that are concerned because they don't know what is coming. He added that Ivory Development is interested in putting in townhomes, so that would likely be the project that goes on this property.

Staff is recommending that the Planning Commission forward a recommendation of approval to

the City Council for the requested amendment to the General Plan Future Land Use Map to redesignate the property and for the Zoning Map amendment to rezone from C-N to R-M-15.

Mr. Nay asked if it would be possible to make a left hand turn from the very south end of this property. Mr. Hall said it is possible but difficult. The shopping center across the street on 700 West allows left hand turns onto 700 West. This makes it tricky to add a left hand turn to this property. Mr. Markham added that the left hand turn out of the shopping center is a protected merge lane that works itself onto southbound 700 West. He doesn't see a way to introduce competing traffic going the opposite direction.

Mr. Hall said subdivisions in Murray City are only allowed on a public right-of-way. In order to create single-family lots on this property, a public road would need to run from 700 West down into the property. UDOT has precluded that public right-of-way from being put in because it would be too close to the intersection at 5400 South and 700 West. A townhome development would get approved by UDOT because it only requires an access road and it would not be a public right-of-way.

Mr. Markham said the only way something else could be proposed there would be if one or two of the property owners to the south were willing to sell their property to a developer. Mr. Hall replied there has been some attempt to do that, but it hasn't gone well. Mr. Markham asked how many units are allowed with a single access on a piece of property. Mr. Hall replied engineering standards would allow 30 single-family home lots or 100 multi-family units. The density allowed in the R-M-15 Zone is 12 units per acre. This property is 2.74 acres so the overall density that would be allowed is 30 units. Once the developer configures the property it will probably end up having less than 30 units.

Mr. Nay said the City's setback standards are 25 feet. He asked if that was something that could be considered along 5400 South. Mr. Hall said this project may end up being a PUD (Planned Unit Development) project which will allow staff to vary the setback and give greater buffering to the units to the south and push the project towards 5400 South.

Mr. Hacker asked what the closest distance to the corner of 5400 South and 700 West that a property access could be put in. Mr. Hall replied UDOT doesn't want to allow any property access closer than 300 feet to an intersection. This property is only 270 feet long so the access will be as far to the south of the property as possible.

The meeting was open for public comment. The following comments were read.

Dean and Diane Bentley – 740 West Quaking Aspen Drive, Murray, Utah

With regards to the application to amend the zoning designation of the property addressed as 5448 South 700 West in Murray from Neighborhood Commercial to R-M-15 Medium Density Multi Family Residential, we are pleased a change would be made from Neighborhood Commercial but very concerned about the ramifications of changing the zoning to Medium Density Multi Family Residential.

Our primary concern is the diminished or total loss of privacy which very likely will occur due to a planned development of that nature on the property. Secondary to that would be light pollution and the lack of proper property maintenance that might result with medium density multi-family units, as well as traffic concerns with improper or insufficient access to the development.

Medium Density Multi-Family Residential allows for two-story townhomes, row houses, or duplexes. With any of these adjacent to our property we would experience a diminished if not total loss of privacy. We have our doubts that should such a housing plan be submitted that we would have any voice with regards to the placement of the structures. Though such structures would maximize profit for the developer it would surely decrease the value of our homes. Thus, we would advocate for a change to low density residential instead. It would be in keeping with the almost 100% of the dwellings for several blocks to the south of 5400 South. Low density residential also provides safe, walking friendly neighborhoods that invite play and social interaction which is the glue that binds communities.

What's even more concerning are the permitted conditional use structures in this zoning designation which include among others, bed and breakfast inns, retirement homes, independent living or congregate care (all of which are usually up to three stories, and low-rise multiple family dwellings which could be up to three stories or the allowed 40 feet high. From Salt Lake County Assessor records it appears that the majority of the planning commission members, if not all, live in low density residential developments. We believe that you would express equal dismay if such structures would be allowed to go up adjacent to your homes.

While row-houses and townhomes and duplexes create more affordable options for home buyers, these by nature are more often than not stepping-stones into single family dwellings. The average length in number of years of ownership for such dwellings is far less than for single family homes thus resulting in greater turnover, less concern and care for the maintenance of properties, and an overall less stable and less safe living environment, all of which affect the quality of life in our area and the value of our homes.

Again, we feel that low density residential is far more in keeping with the present make-up of the area and that a different designation would have a tremendously adverse effect upon the value of our homes and neighborhood.

E. Marcus and Rochelle White – 776 West Quaking Aspen Drive, Murray, Utah

Thank you for the opportunity to give input to the request for rezoning on the property that borders our homes and neighborhood. Also, thank you to those who have taken their time to answer questions and assist us in our part of the process.

The future of this property has always been of interest to the neighborhood and also a concern for many years. It was inevitable that at some time it would be developed and the wonderful quiet farm bordering our homes would be no more. It is not our intention to say, "not in our neighborhood", but it is imperative that we, whom will be most impacted, have an opportunity for dialogue and respectfully considered in the decision process.

With limited knowledge of what Ivory Development's plans for this property look like, it is extremely difficult to know how to address several of our concerns. We understand your hands may be tied concerning disclosure and also because plans may not have been fully presented. Unfortunately, this pretty much leaves us "blindfolded" while trying to see or determine what the future looks like. This is quite frustrating. So, with this limited knowledge, following are a few of the concerns and issues we hope will be considered by Murray City and Ivory Development:

Privacy: Ultimately, privacy is of utmost importance. We respectfully request a plan for generous setbacks from our property lines that are non-intrusive and consistent with the longstanding personal privacy we currently enjoy with our neighbors.

Consideration of the impact on our property values: We have invested much of our hard-earned money, sweat and time into our properties. It is a legitimate and serious concern that this very important personal asset be preserved and protected.

Height and Density: Again, privacy and property valuation impact should be considered.

Pollution: Light and noise pollution from increased traffic and building structures.

Aesthetics: A development that reflects the care and character of our outstanding neighborhood. A development with quality finishes, green space, fencing, etc.

Owner Occupied Residences: This consideration is very important to maintain the integrity of our neighborhood. We would hope to see owner occupied residences with an 80% owner occupancy stipulation for the development.

Traffic Flow and Access: It is no secret that access is a serious issue for this property. Our concern is the number of cars forced to make a right onto 700 West. The current design of the road is optimal. It has alleviated accidents and optimized traffic flow. It would be a travesty to alter the current design. Anyone exiting the property that will need to go west on 5400 South, east on 5400 South, north on 700 West or wanting to enter the property while traveling north on 700 West, will be seriously impacted. The concern is that these cars will then use our neighborhood as a U-turn or turn-around access. This is a scary thought.

Again, thank you for your time, concern and consideration. We love Murray. Our family has been a part of the fabric of Murray for four generations. We have a vested interest in seeing that the unique and outstanding character of our wonderful city continue well into the future. We look forward to respectful dialogue and cooperation as we move forward to a positive outcome for our neighborhood, those residents who will moving close to us and for Murray City.

Regina Napolitano – 746 West Quaking Aspen Drive, Murray, Utah

I have brief questions:

1. There appears to be about a six-foot space between the north property lines of the homes bordering the lot and the south property line of the proposed lot. What is proposed for that space?
2. Has Ivory Development provided plans for what they intend to build on this site if the zoning change is approved? If not, would a different zoning change--say to low-density/single-family--be acceptable?
3. What is the proposed timeline for construction, from start to finish (e.g., begin December 2020 and end June 2021)?

Rex Morrey – 584 West 5465 South, Murray, Utah

My name is Rex Morrey and I live at 684 West 5465 South, just around the corner from this property. I am opposed to any change to this property that will increase traffic in the area. Currently, because of the traffic island on 700 West I have 15-20 cars u-turning in my driveway every day in spite of signage requesting they not turn there. This has caused damage to my concrete.

Because of the island, people living in apartments on that property will naturally need to turn down our street to access routes in any direction except straight south. Our street already has increased traffic from individuals trying to avoid the light at the intersection, many speed along our street, endangering children, pets, and adults walking in the neighborhood.

There also is an inordinate number of traffic accidents at the corner of 5300 South and 700 West. It seems that emergency crews are there every few days cleaning up an accident. Any increase in traffic in this area will only exacerbate the problems in this area.

Seth and Gerilyn Merrill – 5451 South Quaking Aspen Drive, Murray, Utah

I believe that changing the zoning to residential is a good idea. However, doing so without a firm plan for what will be built on the lot under discussion is a poor idea. It gives existing residents no way to provide feedback on a detailed plan, so that any plan can incorporate such feedback to create solutions that will promote harmony between the developer and existing residents.

In the absence of a specific plan, here is a list of major concerns I have as an existing resident whose property borders the lot under discussion. These principles apply whether the lot is zoned commercial or residential:

1. Privacy – Development of the lot under discussion will negatively affect privacy for existing residents. Affected residents have enjoyed privacy in their backyards for many years—some for more than two decades. Please require that any structures built on the lot are single story with basements, not two-story. Existing residents have fences along the back of their property, but if two-story structures are built the privacy benefit of the fence will be nullified, with new inhabitants gazing down into the yards, bedrooms, and living spaces of the existing houses.
2. Light and Noise Pollution – Please prevent bright, directed, or elevated lights from shining into the back of existing residents' houses. It is psychologically disconcerting to have a spotlight shine into the back of your house. Please place any new road construction on the 5400 South side of the lot rather than along the existing resident fence line, so existing residents are not sandwiched with traffic running immediately and proximately on both sides of their lots.
3. Traffic – 700 West is already a very difficult intersection, especially at peak traffic hours. For ingress, if the concrete median is removed so that new inhabitants can access the lot from 700 West northbound, it will hold up traffic during the day. For egress, if the concrete median is not removed, then new inhabitants of the lot under discussion will have no way to go north on 700 West without first going south—where will they turn around? If they are going to the freeway one possibility is that they will make a left turn onto 5465 South and then another left onto Allendale. But what if they are trying to go north on 700 West or west on 5400 South? A probable but very negative possibility is that they will head south and take the first right (west) onto Aspen Heights and then make a U-turn either:
  - a. at the first intersection in front of 5481 Quaking Aspen Drive
  - b. in front of the wide elbow in front of 5451 Quaking Aspen Drive and 740 Quaking Aspen Drive (cars already use it for this purpose infrequently)

- c. by completing a larger circle from Aspen Heights to Chaparral to Quaking Aspen Drive

None of those are desirable for existing residents.

If development of the lot under discussion is not handled carefully, it will lower the quality of life for existing residents, promote contention between residents, developer, owner, and city employees at future hearings, and depress property values.

I support the rezoning to residential—but a suggestion that may address the above concerns better than the existing proposal: rezone instead to R-1-8 (low density residential). That will simply extend the characteristics of the existing neighborhood—single family residences, long tenure per family—into the newly developed area.

The public comment portion was closed.

Mr. Prince said he understands that the project would be limited in height to a height that is comparable to other residential structures next to the property. The setbacks will prohibit the residential structures from being close to the residential property line. Ivory Development will work with staff on a subdivision design that will address the traffic and intersection concerns.

Mr. Hall said the six-foot space that is currently on the property will be developed. There is a lot more to do for this project and the public will be involved with those processes also.

Ms. Milkavich asked if there was a way to put a public road through the property so it could have single-family houses on it. Mr. Hall replied the minimum standard for a public road is 49 feet. UDOT will not give the City permission to put a public right-of-way on the property. However, UDOT has to allow a private access road to serve private condominiums or townhomes.

A motion was made by Ned Hacker to forward a recommendation of approval to the City Council for the ~~requested amendment to the General Plan Future Land Use Map~~, re-designating the property located at 5448 and 5452 South 700 West from Residential Business to Medium Density Residential.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0.

Mr. Markham stated this is a recommendation to the City Council. There will be another opportunity for people to address this in a public City Council meeting at a future date.

A motion was made by Maren Patterson to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the property located at 5448 and 5452 South 700 West from C-N, Commercial Neighborhood to R-M-15, Multi-Family Medium Density Residential.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0.

#### MCCD DESIGN GUIDELINES – MCCD Zone – Project #20-105

Zach Smallwood said this is a recommendation to the City Council regarding the repeal and replacement of the Murray City Center District (MCCD) Design Guidelines. The MCCD is approximately 100 acres located in central Murray. The Design Guidelines are best practices, used as a document to help review potential projects and provide direction to the Design Review Committee, the Planning Commission, staff and developers. The Design Guidelines are not requirements or a list of boxes to be checked off.

In 2019 the City's zoning ordinance was rewritten. As part of that update, the language referring to the Design Guidelines was changed to provide greater clarity. With that change, updated guidelines needed to be developed. Staff looked at the 2017 General Plan and the 2015 community survey to create the Five Shared Values where are: Authentic, Active, Inclusive, Multi-Modal, and Connected. Mr. Smallwood defined each value.

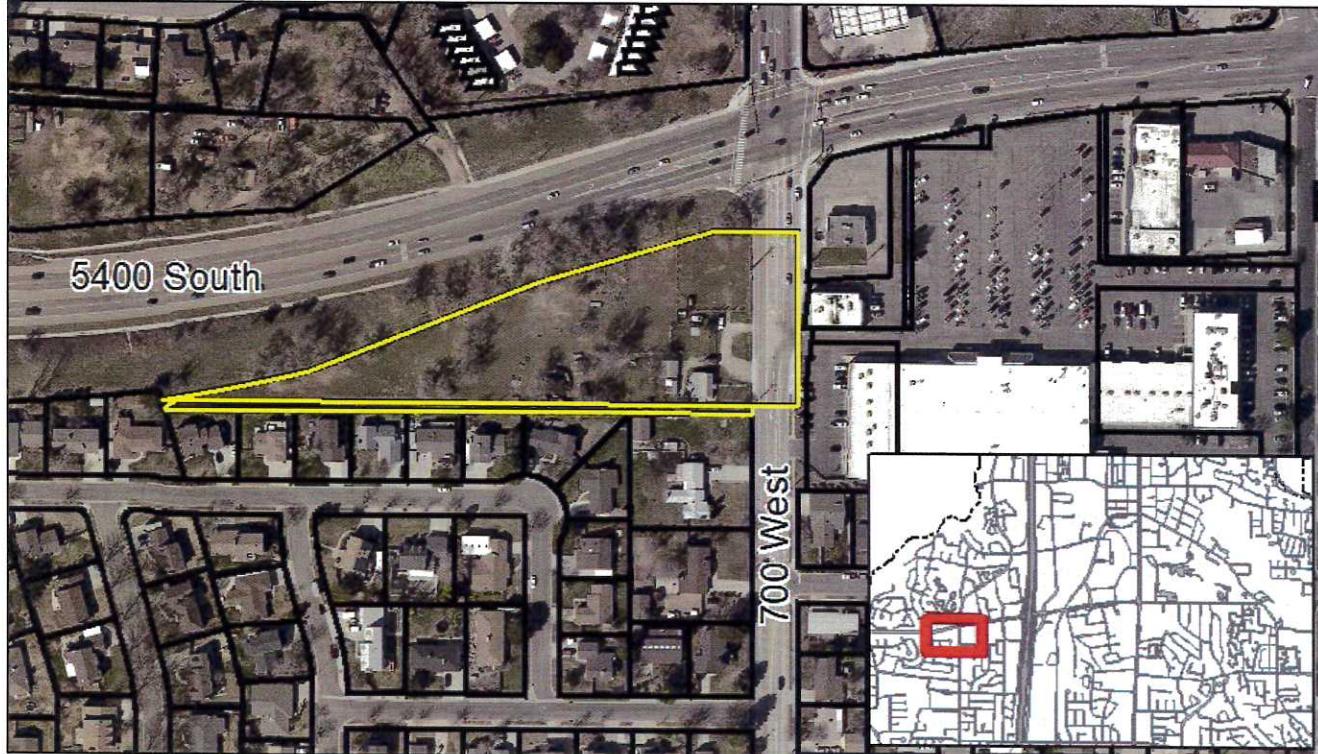
- Authentic – a real place. Somewhere where the citizens of Murray will gravitate towards and meet as a community.
- Active – a physically active place where people are physically meeting and gathering; a socially active place where people meet up to enjoy a meal or see a show; a mentally active place that creates interesting open spaces and architecture with innovative places that generate a lot of activity.
- Inclusive – a welcoming community.
- Multi-Modal – having additional ways to get to places.
- Connected – citizens value the ability to get to and from places that they enjoy with relative ease.

In addition, staff looked at other city's best practices in downtown development and came up with 18 design guidelines, which is a change from the 43 that were in the old guidelines. They are categorized into four broad areas: District Wide, Public Spaces and Streetscape, Development Site, and Architectural.



## AGENDA ITEMS #4 & #5

ITEM TYPE:	General Plan Amendment / Zone Map Amendment		
ADDRESS:	5448 South 700 West & 5452 South 700 West	MEETING DATE:	October 15, 2020
APPLICANT:	Ivory Development	STAFF:	Jared Hall, Planning Division Manager
PARCEL ID:	#21-14-228-001, #21-14-228-002 #21-14-228-029	PROJECT NUMBER:	20-108 20-109
CURRENT ZONE:	C-N, Neighborhood Commercial	PROPOSED ZONE:	R-M-15, Multi-Family Low Density Res
LAND USE DESIGNATION	Residential Business	PROPOSED DESIGNATION	Medium Density Residential
SIZE:	2.74 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate residential development.		



## I. BACKGROUND & REVIEW

## Background

The property has been used as a single residence and agricultural activities but has been zoned for commercial development for some time. Changes made to 700 West by the Utah Department of Transportation (UDOT) and Murray City to provide better access management related to the intersection of 5400 South and 700 West have made the property unsuitable for commercial development. The current application has been made to facilitate medium density residential development of the property.

## Surrounding Land Uses & Zoning

The subject property is comprised of a 2.5-acre parcel in the C-N Zone, and two smaller associated parcels (totaling just over .24 acres) which are shown in the R-1-8 Zone. Given the very clear association of the three parcels, Planning Staff views the inclusion of the smaller parcels in the R-1-8 Zone as a mapping error. This staff report will focus on review and comparison of the differences between the existing and proposed Future Land Use and Zoning Map designations of the 2.5-acre parcel.

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

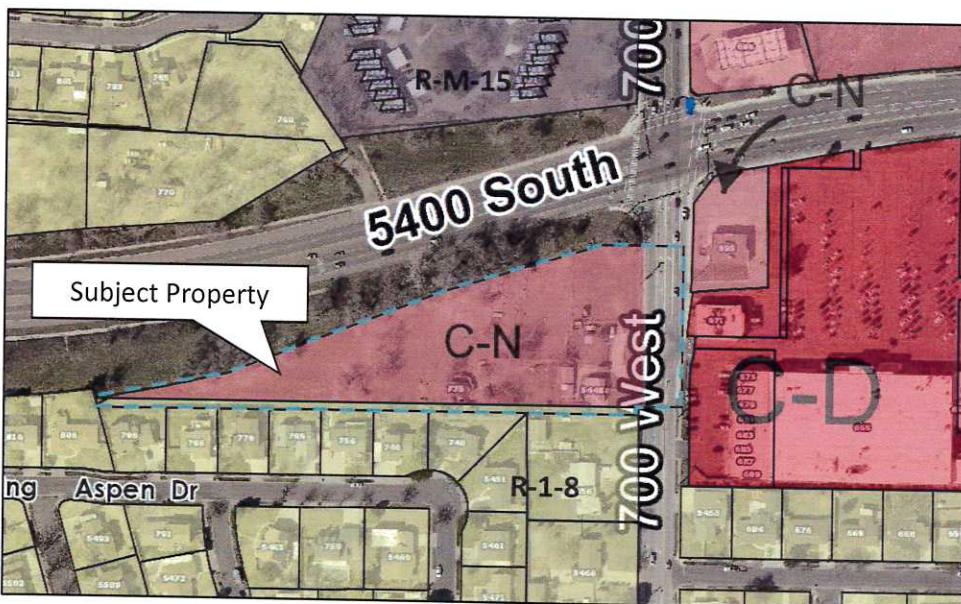


Figure 1: Segment of the Zoning Map, subject parcel highlighted

## Zoning Districts & Allowed Land Uses

- Existing C-N, Neighborhood Commercial Zone:  
Permitted uses in the C-N Zone include single-family dwellings attached to nonresidential uses (caretakers), utilities, hardware, variety stores, apparel, furniture, drug stores, medical cannabis, bookstores, sporting goods, restaurants, banks, real estate and insurance offices, dry cleaners, beauty salons, massage therapy, business offices, locksmiths, charter schools, and pet grooming. Conditional uses in the C-N Zone include convenience stores and gas stations, check cashing, assisted living facilities, commercial child-care centers, libraries, repair services, commercial printing, discount stores, utilities, shopping centers less than 10-acres, and veterinarian services.
- Proposed R-M-15, Multi-Family Medium Density Residential Zone:  
Permitted uses in the proposed R-M-15 include single-family detached dwellings on 8,000 ft<sup>2</sup> lots, two-family dwellings on 10,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare as permitted uses. Conditional uses in the R-M-15 Zone include attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, schools, parks, and churches.

## Regulations

The more directly comparable regulations for setbacks, height, parking, buffering and other considerations are distinct between the C-N and proposed R-M-15 zones are summarized in the table below. of some of the more directly comparable requirements is contained in the table below.

	<b>C-N Zone</b> (existing)	<b>R-M-15 Zone</b> (proposed)
Planning Commission Review Required	All new buildings & structures	Conditional Use for attached single-family and multi-family development
Height of Structures	35' max	40' max (to be determined by the planning commission)
Minimum Lot Size, Two-Family and Multi-Family Dwellings	Not applicable – not allowed	Two-family – 10,000 ft <sup>2</sup> Multi-family – 12 units/acre
Building Setbacks	Front Yard: 20' No building closer than 15' to residential zoning.	Front Yard: 25' Rear: 25' Side Yard: 8' min, total 20' Corner Side Yard: 20'

## General Plan & Future Land Use Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designations of properties. The subject property is currently designated “Residential Business”. The designation supports the R-N-B, Residential Neighborhood Business Zone.

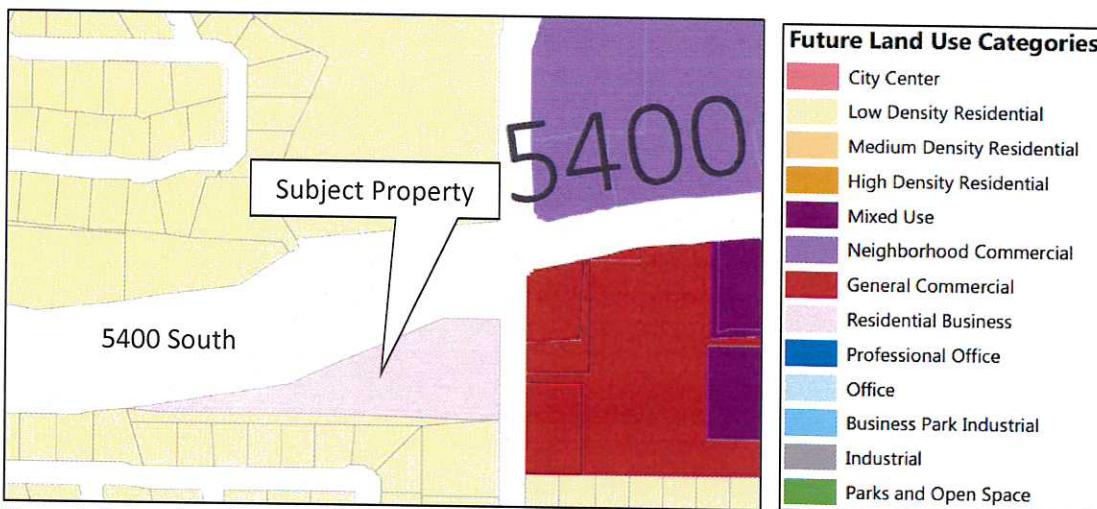


Figure 2: Future Land Use Map segment

Limited access negatively impacts the potential commercial development of the property. Two high-curbed medians have been placed in 700 West to better manage traffic volumes through the adjacent intersection. The placement of the medians makes left turns into and out of the property impractical for any commercial uses. Murray City Planning and Engineering Staff find that the medium density residential development will be more appropriate than commercial development due to these issues.

The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning of properties.

- Existing: The subject property is currently designated as “Residential Business”. The Residential Business designation allows for smaller scale, compatible commercial development within or adjacent to primarily residential areas. The only corresponding zone is R-N-B, Residential Neighborhood Business. The R-N-B Zone allows some residential uses including duplexes and twin-homes; however, both would require subdivision of the property, which is constrained by a 260' frontage on 700 West which narrows quickly. The shape of the property would make the necessary public rights-of-way that would be required for those housing types impractical or impossible.

- Proposed: The applicants propose to amend the Future Land Use Map designation of the subject property to “Medium Density Residential”. The Medium Density Residential designation allows a mix of housing types that are single-dwelling in character or smaller multi-family structures. The designation is intended for areas near or along centers and corridors. Densities should range between 6 and 15 units per acre. Corresponding Zones are:
  - R-1-6, Low/Medium Density Single Family
  - R-M-10, Medium Density Multiple Family
  - R-M-15, Medium Density Multiple Family



Figure 3: Zoning Map segment, subject property highlighted

**MEDIUM DENSITY RESIDENTIAL**

This designation allows a mix of housing types that are single-dwelling in character or smaller multi-family structures, primarily on individual parcels. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access frequent transit, are available or planned. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands). This designation can serve as a transition between mixed-use or multi-dwelling designations and lower density single-dwelling designations.

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

- R-1-6, Low/Medium density single family
- R-M-10, Medium density multiple family
- R-M-15, Medium density multiple family





Figure 4: from pg. 5-13, Murray City General Plan

## **II. CITY DEPARTMENT REVIEW**

The applications were made available for review by City Staff from various departments on September 30, 2020. There were no objections or concerns from the reviewing departments. The Engineering Division supports the proposed changes.

## **III. PUBLIC COMMENTS**

103 notices of the public hearing for the requested amendments to the Future Land Use map and Zone Map amendment were sent to all property owners within 300 feet of the subject property and to affected entities.

As of the date of this report staff has received a phone call from an adjacent property owner to the south with an inquiry about the purpose of the request. The property owner expressed concerns with the type of development and had been concerned that the property would develop commercially and cause traffic and other problems on 700 West, which is already busy. The property owner indicated that she would email her concerns and comments to staff and would encourage her neighbors who had expressed their concerns to her to do the same. She generally felt that townhomes or some kind of development of that nature would be alright and not too much of an impact if they were done correctly.

## **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 C-N to R-M-15 will allow the most appropriate and compatible development of the subject property when considering the surrounding area and constraints to accessibility. Medium density residential development will best assure the continued care and maintenance of the property.

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

The subject property has been underutilized and/or vacant previously, and as such has provided a buffer between the residential uses to the south and the higher volume of traffic along 5400 South. Medium density residential development will provide an appropriate transition and buffer from the single-family residential uses without the significant impacts that a limited commercial development could bring, especially if the commercial development struggled or failed because of the constraints to accessibility. The change of zoning is necessary to allow the appropriate development of the property.

### **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?**

Available utilities and services at this location are not impacted by the proposed change in zoning. Reviewing service providers including sewer, power, fire, and engineering department personnel have indicated that there are no impacts from the proposed change.

## **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 amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a correction based on the limited accessibility of the property and the potentially limited ability for traditional subdivision.
3. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area, the potential impacts of the change, and on the policies and objectives of the 2017 Murray City General Plan.
4. The proposed Zone Map Amendment from C-N to R-M-15 conforms to the goals and objectives of the 2017 Murray City General Plan and will allow the appropriate development of the subject property.

## **VI. STAFF RECOMMENDATION**

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff, but the Planning Commission must take actions on each request individually. Two separate recommendations are provided below:

### **REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN**

Based on the background, analysis, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 5448 & 5452 South 700 West from Residential Business to Medium Density Residential.

### **REQUEST TO AMEND THE MURRAY CITY ZONING MAP**

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 5448 & 5452 South 700 West from C-N, Neighborhood Commercial to R-M-15, Multi-Family Medium Density Residential.



## NOTICE OF PUBLIC MEETING

**\*\* PUBLIC NOTICE IS HEREBY GIVEN** that in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Emergency Executive Order 20-02 issued by the Mayor on April 1, 2020, the Planning Commission of Murray City, Utah will hold an electronic only regular meeting at 6:30 p.m., Thursday, October 15, 2020. **The Chair of the Murray City Planning Commission has determined that due to the continued rise of COVID-19 case counts, meeting with an anchor location presents a substantial risk to the health and safety of those in attendance. No physical meeting location will be available.**

**The public may view the meeting via live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/MurrayCityUtah/>.** If you would like to submit comments for an agenda item, you may do so by sending an email (including your name and contact information) in advance of, or during the meeting to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). *Comments are limited to 3 minutes or less and will be read into the meeting record.*

The Murray City Planning Commission will hold a public meeting regarding the following applications:  
**Representatives of Ivory Development have made application for the following amendments to the Murray City General Plan and Zoning Map regarding the property addressed 5448 South 700 West:**

**Amend the Future Land Use Map designation of the property from Residential Business to Medium Density Residential.**

**Amend the Zoning Map designation of the property from C-N, Neighborhood Commercial to R-M-15, Medium Density Multi-Family Residential. Please see the attached plans.**



This notice is being sent to you because you own property near the subject property. If you have questions or comments concerning this proposal, please call Jared Hall with the Murray City Planning Division at 801-270-2420 or e-mail to [jhall@murray.utah.gov](mailto:jhall@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.

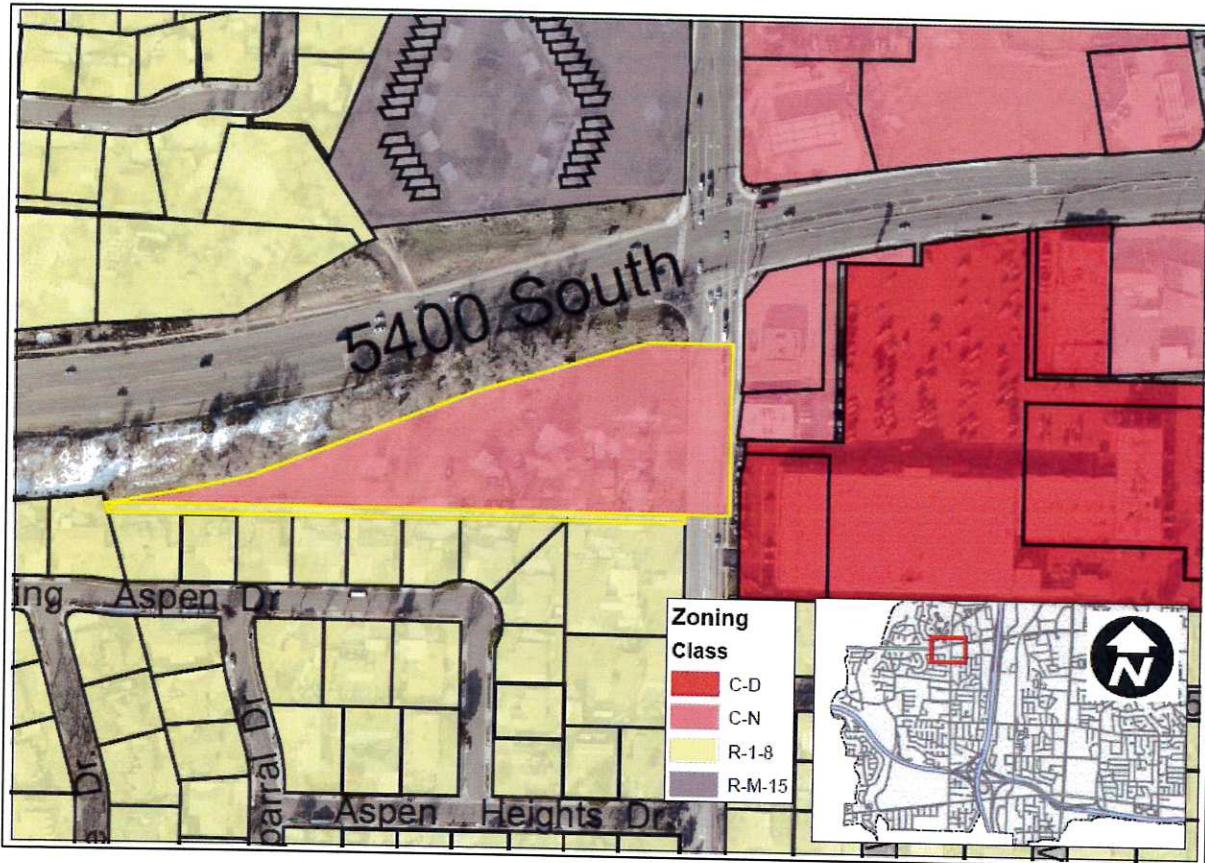


Figure 1: Zoning Map segment

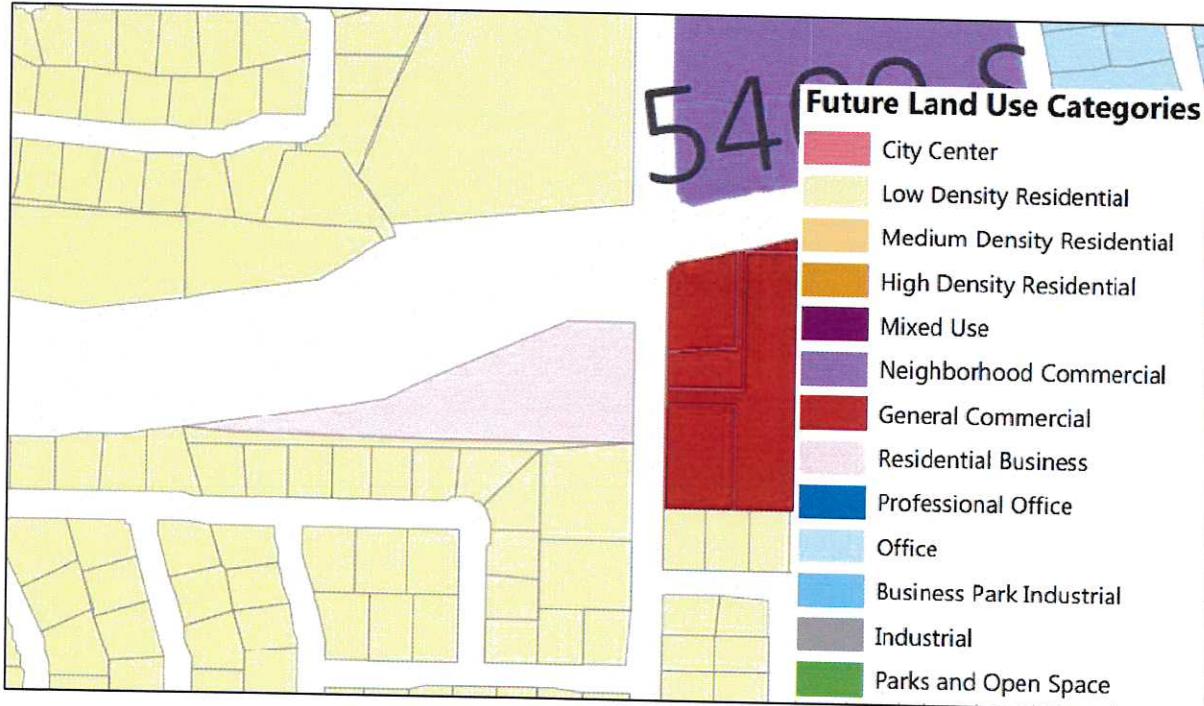


Figure 2: Future Land Use Map segment

## Order Confirmation for 0001300859

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

Client MURRAY CITY RECORDER  
 Client Phone 8012642660 Account # 9001341938  
 Address 5025 S STATE, ROOM 113 Ordered By Susan  
 MURRAY, UT 84107 Account Exec Itapuso2  
 Email snixon@murray.utah.gov PO Number Legal Ad - Ivory Dev

**Total Amount** \$78.92

**Payment Amt** \$0.00

**Amount Due** \$78.92

Text: Legal Ad - Ivory Dev

Ad Number 0001300859-01 Ad Type Legal Liner

Ad Size 1 X 44 li Color

WYSIWYG Content

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15th day of October 2020, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to General Plan Amendment from Residential Business to Medium Density Residential and a Zone Map Amendment from C-N, (Commercial Neighborhood) to R-M-15 (Medium Density Multiple Family) for the properties located at 5448 and 5452 South 700 West, Murray City, Salt Lake County, State of Utah. The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com). If you would like to submit comments for this agenda item you may do so by sending an email in advance or during the meeting to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). No physical meeting location will be available.

Jared Hall, Manager  
Planning Division  
1300859 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	998

Scheduled Date(s): 10/04/2020

utahlegals.com	utahlegals.com	utahlegals.com
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Scheduled Date(s): 10/04/2020

Deseret News	Legal Liner Notice	998
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Scheduled Date(s): 10/04/2020

# GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

Text Amendment

Map Amendment

Project # 20-108

Subject Property Address: 5448 South 700 West

Parcel Identification (Sidwell) Number: 2114228001, 2114228002, 2114228029

Parcel Area: 2.86 ACRES Current Use: Agricultural

Land Use Designation: RESIDENTIAL BUSINESS Proposed Designation: MEDIUM DENSITY RESIDENTIAL

Applicant Name: Bryoni Prince, Ivory Development

Mailing Address: 978 East Woodrow Lane

City, State, ZIP: SLC, UT 84117

Daytime Phone #: (801) 520-9155 Fax #: —

Email Address: bprince@ivoryhomes.com

Business Name (If applicable): IVORY DEVELOPMENT

Property Owner=s Name (If different): Karl Shelton

Property Owner=s Mailing Address: 5448 South 700 West

City, State, Zip: Murray City, UT 84123

Daytime Phone #: (801) 201-3165 Fax #: — Email: Karlsjoy@icloud.com

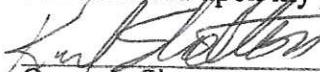
Describe your request in detail (use additional page if necessary): AMEND THE  
GENERAL PLAN MAP TO ACCOMMODATE AN R-4-15  
REZONE.

Authorized Signature: Bryoni Prince Date: 9/22/20

Property Owners Affidavit

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

I (we) Karl and Joy Shelton, 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

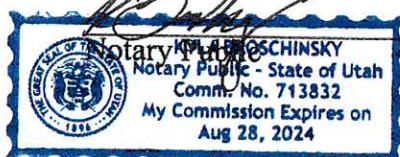


Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 22 day of September, 2020.



Residing in Utah  
My commission expires: August 28 2024

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

Owner's Signature (co-owner 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: \_\_\_\_\_

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Zoning Map Amendment  
 Text Amendment  
 Complies with General Plan  
 Yes       No

Project # 20-109

Subject Property Address: 5448 South 700 West

Parcel Identification (Sidwell) Number: 2114228001, 2114228002, 2114228029

Parcel Area: 2.86 ACRES Current Use: \_\_\_\_\_

Existing Zone: C-N Proposed Zone: R-M-15

Applicant

Name: BRYON PRINCE, IVORY DEVELOPMENT

Mailing Address: 978 East Woodoak Lane

City, State, ZIP: SLC, UT 84117

Daytime Phone #: (801) 520-9155 Fax #: —

Email address: bprince@ivoryhomes.com

Business or Project Name: Shelton Property

Property Owner's Name (If different): Karl Shelton

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

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

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

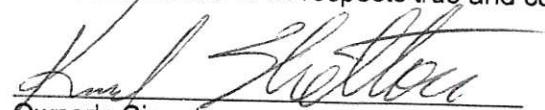
Describe your reasons for a zone change (use additional page if necessary):

A medium density residential land use is consistent with Murray City's future land use map. The medium density residential will also compliment the neighboring properties.

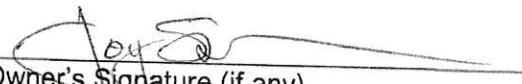
Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Property Owners Affidavit

I (we) Karl and Joy Shetton, 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

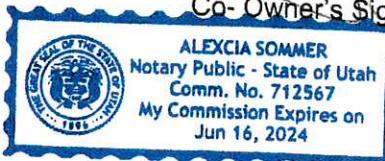


Co-Owner's Signature (if any)

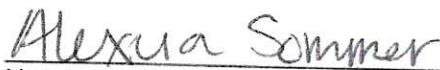
State of Utah

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County of Salt Lake



Subscribed and sworn to before me this 17<sup>th</sup> day of September, 2020.



Notary Public

Residing in Salt Lake County

My commission expires: Jun 16, 2024

### Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at

\_\_\_\_\_, in Murray City, Utah, do hereby appoint

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

Ivory Development 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: \_\_\_\_\_

5400 S. 1700 W.

John



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**LEGAL DESCRIPTION  
PREPARED FOR  
SHELTON MURRAY PROPERTY  
MURRAY CITY, SALT LAKE COUNTY, UTAH  
(October 28, 2020)  
20-0484**

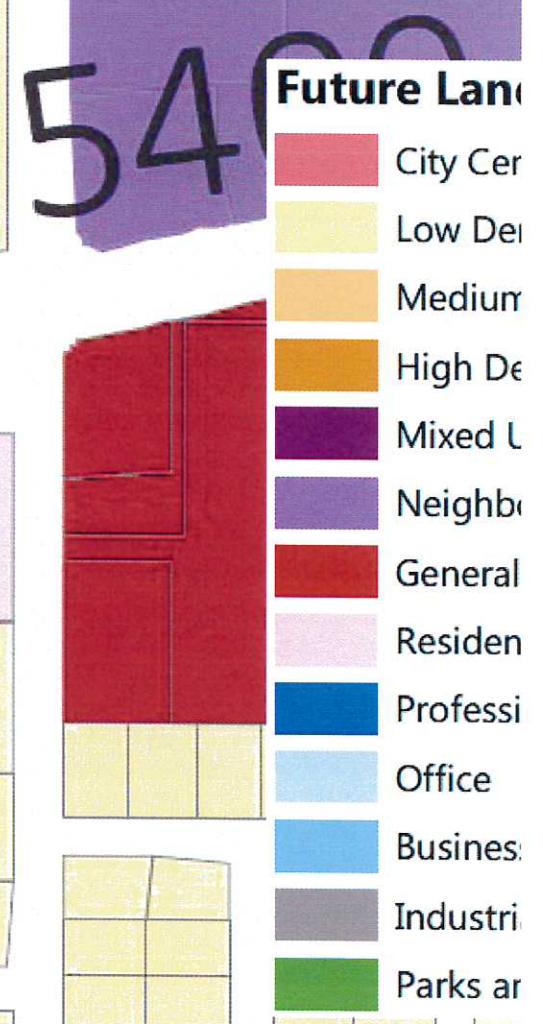
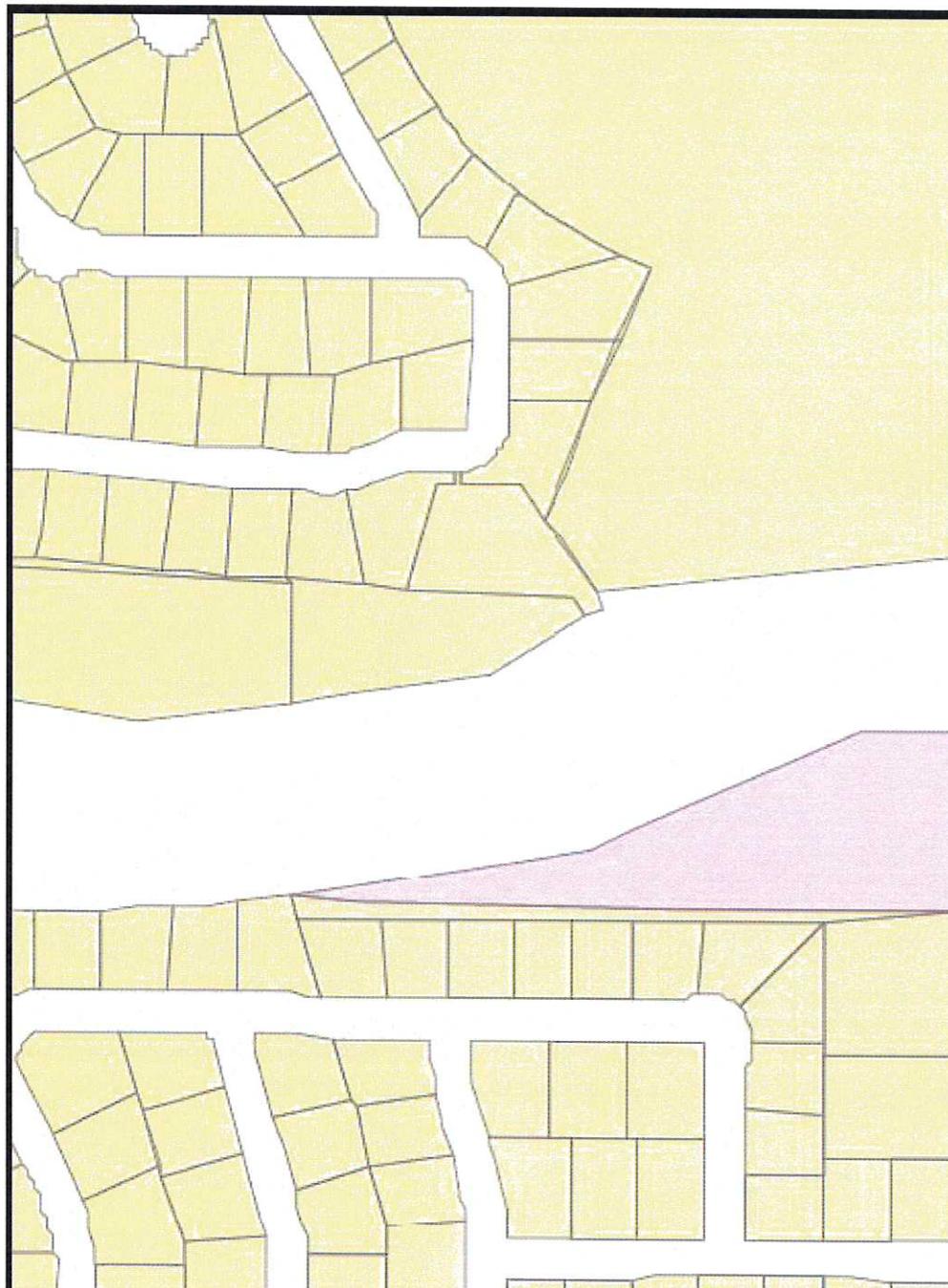
**SURVEY DESCRIPTION**

A portion of the Northeast Quarter of Section 14 and the Southeast Quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base & Meridian, located in Murray City, Utah, more particularly described as follows:

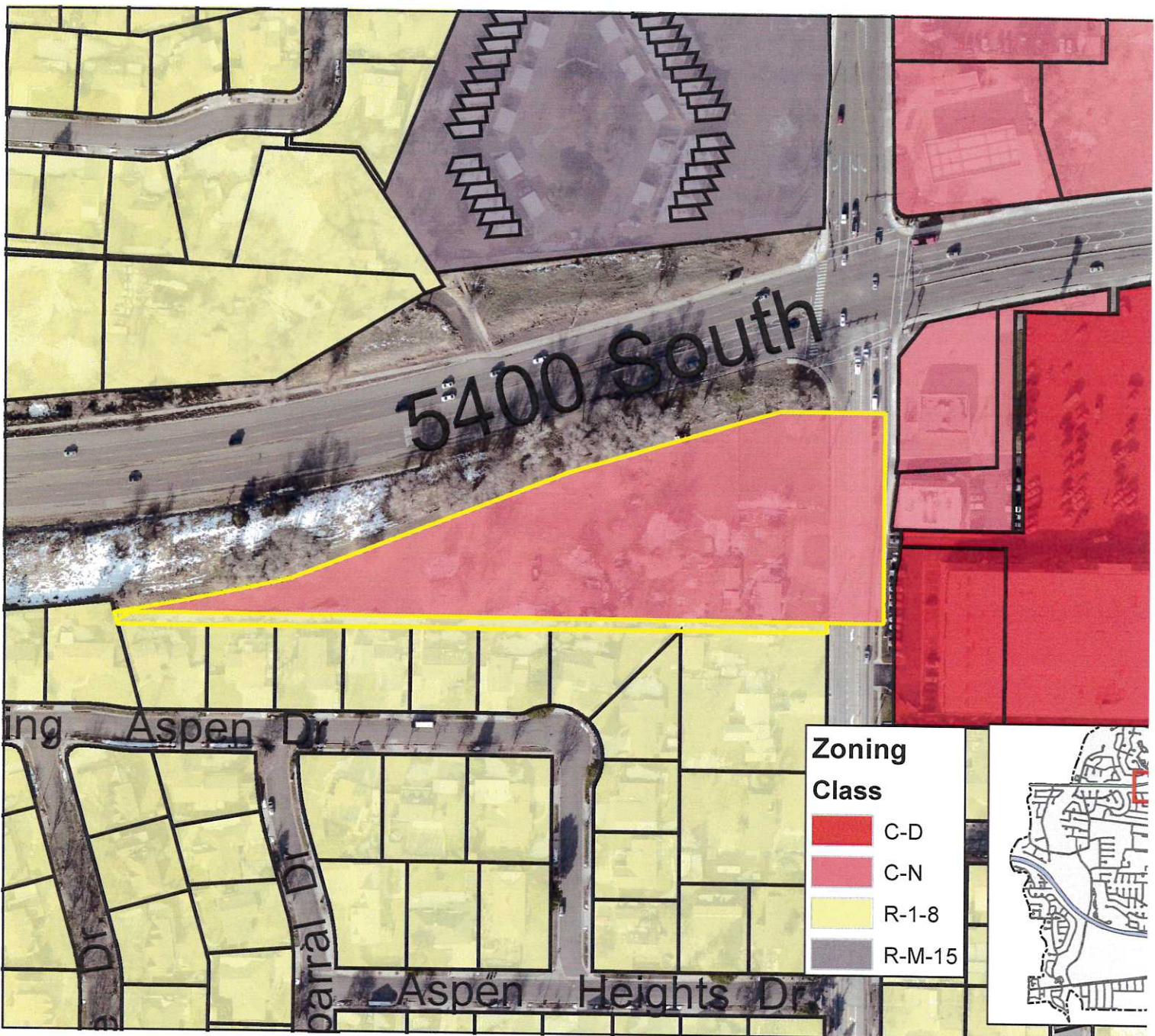
Beginning at the Northeast Corner of Section 14, T2S, R1W, SLB&M; running thence along the easterly Section line of said Section 14, S00°12'39"E 182.16 feet; thence West 33.00 feet to the westerly right-of-way line of 700 West Street; thence along said easterly right-of-way line S00°12'39"E 11.94 feet to a fence corner; thence westerly along said fence line to and along the northerly line of ASPEN HEIGHTS Subdivision, according to the Official Plat thereof recorded February 6, 1979 as Entry No. 3233551 in Book 79-2 at Page 44 in the Office of the Salt Lake County Recorder, S89°50'11"W 837.44 feet to a point on the easterly line of WALDEN HILLS No. 6 Subdivision, according to the Official Plat thereof recorded April 16, 1981 as Entry No. 3554978 in Book 81-4 at Page 74 in the Office of the Salt Lake County Recorder; thence along said easterly line N15°42'00"W 28.82 feet to a point on the southerly right-of-way line of 5400 South Street (SR-173), known as Project No. 0132; thence along said southerly right-of-way line the following four (4) courses: (1) easterly along the arc of a non-tangent curve to the left having a radius of 3,014.80 feet (radius bears: N06°51'02"W) a distance of 182.15 feet through a central angle of 03°27'42" Chord: N81°25'07"E 182.13 feet; thence (2) N68°10'11"E 350.18 feet; thence (3) N73°02'30"E 260.80 feet; thence (4) N89°51'48"E 89.55 feet to said westerly right-of-way line of 700 West Street; thence N89°51'48"E 33.00 feet to the easterly Section line of Section 11, T2S, R1W, SLB&M; thence along said easterly Section line S00°18'52"E 65.01 feet to the point of beginning.

Contains: 132,564 square feet or 3.04 acres+/-

# 5448 & 5452 South 700 West



# 5448 & 5452 South 700 West



**IVORY DEVELOPMENT**  
**Project #20-108 & 20-109**  
**P/C 10/15/2020**  
**400' radius + affected entities**

Allendale Real Estate Llc  
4525 S Wasatch Blvd  
Millcreek , UT, 84124-4757  
\*\*returned in mail\*\*

Andrew Nieves; Amanda Nieves (Jt)  
5370 S Baldwin Park  
Murray , UT, 84123-4501

Arven Roberts; Julia Roberts (Jt)  
5484 S Quaking Aspen Dr  
Murray , UT, 84123-5557

Barry W Nash; Karen B Nash (Jt)  
5463 S Chaparral Dr  
Murray , UT, 84123-5565

Chad Holbrook; Amity Holbrook (Jt)  
759 W Quaking Aspen Dr  
Murray , UT, 84123-5558

D Drew & Cathie B Pearson Family Living  
Trust 11/17/2010  
836 W Quaking Aspen Dr  
Murray , UT, 84123-5586

David J Schneider; Carma R Schneider (Jt)  
793 W Clover Meadow Dr  
Murray , UT, 84123-4506

Don C Harwood; Karen Harwood  
5471 S Quaking Aspen Dr  
Murray , UT, 84123-5556

Gerilyn Merrill; Seth Merrill (Jt)  
5451 S Quaking Aspen Dr  
Murray , UT, 84123-5556

Alyse Almond  
668 W 5465 S  
Murray , UT, 84123-5670

Anthony Archer; Nichole Archer (Jt)  
5515 S Applevale Dr  
Murray , UT, 84123-5585

Barbara M Saunders; Eugene Crary  
5357 S Baldwin Park  
Murray , UT, 84123-4501

Bruce L Craig  
5365 S Baldwin Park  
Murray , UT, 84123-4501

Christopher Ryan Miller; Shanda Miller  
(Jt)  
821 W Quaking Aspen Dr  
Murray , UT, 84123-5587

D.U. Company, Inc  
20 W Century Park Wy  
South Salt Lake , UT, 84115-3508

Ddah  
5355 S Baldwin Park  
Murray , UT, 84123-4501

Donna A Goeller; Yeiko Homma (Tc)  
796 W Quaking Aspen Dr  
Murray , UT, 84123-5559

Gloria H Merrill  
5502 S Applevale Dr  
Murray , UT, 84123-5584

James Edward Iii Thompson  
5455 S 700 W  
Murray , UT, 84123-5602

Aaron Devore  
660 W 5465 S # 794  
Murray , UT, 84123-

Ana Jane Esquibel Living Trust  
02/18/2020  
846 W Quaking Aspen Dr  
Murray , UT, 84123-5586

Applegate Condm Common Area Mast  
Card  
5297 S Glendon St  
Murray , UT, 84123-4541

Barry Olsen; Carla Olsen (Jt)  
5509 S Applevale Dr  
Murray , UT, 84123-5585

Calvin R Mertz; Pamela N Mertz (Jt)  
5483 S 700 W  
Murray , UT, 84123-5660

Crystal D Griffiths; Crystal Griffiths  
5372 S Baldwin Park  
Murray , UT, 84123-4501

Darrell Huseth; Diane J Hester  
5379 S Lucky Clover Ln  
Murray , UT, 84123-4595

Deborah J Williams; Charles N William:  
(Jt)  
5482 S Chaparral Dr  
Murray , UT, 84123-5564

E Marcus White; Rochelle White (Jt)  
776 W Quaking Aspen Dr  
Murray , UT, 84123-5559

Heber B Barker; Geraldine J Barker (Jt)  
5517 S White Springs Dr  
Murray , UT, 84123-5591

James C Norman; Christine C Norman (Tc) 5368 S Baldwin Park Murray , UT, 84123-4501	Jason Elmer; Tirsa Elmer (Jt) 5481 S Quaking Aspen Dr Murray , UT, 84123-5556	James Mckenna; Kimberly A Mckenna 826 W Quaking Aspen Dr Murray , UT, 84123-5586
Janet Heimbigner 5374 S Baldwin Park # 114 Murray , UT, 84123-	Jessica Goodwin 766 W Quaking Aspen Dr Murray , UT, 84123-5559	Jeff B Christensen 756 W Quaking Aspen Dr Murray , UT, 84123-5559
Jenner Bird 5373 S Baldwin Park Murray , UT, 84123-4501	Juanita M Nicholls 5369 S Baldwin Park Murray , UT, 84123-4501	Jon D Barlow; Lisa Anne Barlow (Jt) 786 W Quaking Aspen Dr Murray , UT, 84123-5559
Joshua Valladolid 5359 S Baldwin Park Murray , UT, 84123-4501	Karl L Shelton; Joy Shelton (Jt) 5896 S Kingston Wy Murray , UT, 84107-6143	Justice Jeffs; Edelweiss Torres (Jt) 5363 S Baldwin Park Murray , UT, 84123-4501
Karl L Shelton; Joy Shelton (Jt) 5896 S Kingston Wy Murray , UT, 84107-6143	Kyle Miller 4885 S 900 E # 100 Salt Lake City , UT, 84117-5794	Karl L Shelton; Joy Shelton (Jt) 5896 S Kingston Wy Murray , UT, 84107-6143
Ken W Fisk Po Box 571101 Murray , UT, 84157-1101	Lou Ann Butler 5507 S White Springs Dr Murray , UT, 84123-5591	Larry P Killips 681 W 5465 S Murray , UT, 84123-5654
Lhmflt 5514 S Applevale Dr Murray , UT, 84123-5584	Marciano Preciado 5456 S 700 W Murray , UT, 84123-5603	Marc Zaharias 710 W Aspen Heights Dr Murray , UT, 84123-5577
Marc Zaharias 710 W Aspen Heights Dr Murray , UT, 84123-5577	Murray City Corp 5025 S State St Murray , UT, 84107-4824	Michael R Hatch 5588 S Walden Meadows Dr Murray , UT, 84123-5467
Morris O Haggerty; Kathleen L Haggerty (Jt) 5460 S Quaking Aspen Dr Murray , UT, 84123-5557	Regina M Napolitano; Michael P Napolitano (Jt) 746 W Quaking Aspen Dr Murray , UT, 84123-5559	Pc Riverview Llc 20 W Century Park Wy South Salt Lake , UT, 84115-3508
Pc Riverview, Llc 20 W Century Park Wy South Salt Lake , UT, 84115-3508	Ronald P Voorhees; Carol K Voorhees (Jt) 5495 S White Springs Dr Murray , UT, 84123-5536	Rex M Morrey; Ruth D Morrey (Jt) 684 W 5465 S Murray , UT, 84123-5670

Robert Glenn; Hillary Madrigal (Jt) 791 W Quaking Aspen Dr Murray , UT, 84123-5595	Salt Lake County Po Box 144575 Salt Lake City , UT, 84114-4575	Ruben Araujo 665 W 5465 S Murray , UT, 84123-5653
Ruth Ann Sellers 816 W Quaking Aspen Dr Murray , UT, 84123-5586	Shaffer Family Trust 12/05/2018 5472 S Chaparral Dr Murray , UT, 84123-5564	Samuel Kesler Ingram; Caitlin Wuckert Ingram (Jt) 5493 S Applevale Dr Murray , UT, 84123-5583
Scott L Hansen; Lisa R Hansen (Jt) 806 W Quaking Aspen Dr Murray , UT, 84123-5586	Steven Bills; Steffanie Bowen (Jt) 676 W 5465 S Murray , UT, 84123-5670	Shellee Wilson 5371 S Baldwin Park Murray , UT, 84123-4501
Smiths Management Corp 1014 Vine St Cincinnati , OH, 45202-	Tesoro Refining & Marketing Company Llc 19100 Ridgewood Pkwy San Antonio , TX, 78259-	Tamra Kay Leonard 5367 S Baldwin Park Murray , UT, 84123-4501
Terry Gene Bragg & Christine Hirase-Bragg Trust Agreement 12/06/2018 5485 S Chaparral Dr Murray , UT, 84123-5565	Trust Not Identified 821 W Clover Meadow Dr Murray , UT, 84123-4508	Travis Wentz; Darcia Wentz (Jt) 5364 S Baldwin Park Murray , UT, 84123-4501
Trust Not Identified 740 W Quaking Aspen Dr Murray , UT, 84123-5559	Trust Not Identified 5969 S 450 E Murray , UT, 84107-	Trust Not Identified 821 W Clover Meadow Dr Murray , UT, 84123-4508
Trust Not Identified 689 W 5465 S Murray , UT, 84123-5654	Vernon L Garrett; Nanette M Garrett (Jt) 850 W Quaking Aspen Dr Murray , UT, 84123-5586	Trust Not Identified 5480 S 670 W Murray , UT, 84123-5615
UDOT - REGION 2 ATTN: MARK VELASQUEZ 2010 S 2760 W SLC UT 84104	WEST JORDAN CITY PLANNING DIVISION 8000 S 1700 W WEST JORDAN UT 84088	
UTAH TRANSIT AUTHORITY ATTN: PLANNING DEPT 669 West 200 South SLC UT 84101	TAYLORSVILLE CITY PLANNING & ZONING DEPT 2600 W TAYLORSVILLE BLVD TAYLORSVILLE UT 84118	ROCKY MOUNTAIN POWER ATTN: KIM FELICE 12840 PONY EXPRESS ROAD DRAPER UT 84020
SALT LAKE COUNTY PLANNING DEPT 2001 S STATE ST SLC UT 84190	GRANITE SCHOOL DIST ATTN: KIETH BRADSHAW 2500 S STATE ST SALT LAKE CITY UT 84115	JORDAN VALLEY WATER ATTN: LORI FOX 8215 S 1300 W WEST JORDAN UT 84088

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

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

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

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

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT84117

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKwy  
SANDY UT 84070

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

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111

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

OLYMPUS SEWER  
3932 500 E,  
Millcreek, UT 84107

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

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114



**MURRAY**

# Community & Economic Development

General Plan Amendment and Zone Map  
Amendment for 5448 & 5452 South 700 West

## Council Action Request

### Committee of the Whole

Meeting Date: November 17, 2020

<b>Department Director</b> Melinda Greenwood	<b>Purpose of Proposal</b> Amend the Future Land Use Map from Residential Business to Medium Density Residential and Zoning of 5448 & 5452 South 700 West to facilitate residential development.
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> General Plan and Zone Map Amendment from C-N, Commercial Neighborhood to R-M-15, Multi-Family Low Density Residential
<b>Presenters</b> Melinda Greenwood Jared Hall	<b>Attachments</b> Presentation slides
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> N/A
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Ivory Development has applied for a General Plan Amendment from Neighborhood Residential to Medium Density Residential and for a Zone Map Amendment from C-N, Commercial Neighborhood to R-M-15, Multi-Family Low Density Residential for the properties located at 5448 and 5452 South 700 West. The properties, totaling 2.74 acres, have been used as a single residence with agricultural activities. Though the current zoning is commercial, the configuration of the intersection of 700 West and 5400 South have made the property unsuitable for commercial development.
<b>Mayor's Approval</b> 	Permitted uses in the current C-N Zone include single-family dwellings attached to nonresidential uses, variety stores, restaurants, banks, charter schools, and pet grooming among others. Conditional uses in the C-N Zone include gas stations, check cashing, assisted living facilities, commercial child-care centers, repair services, discount stores, and veterinarian services.
<b>Date</b> November 3, 2020	

## **Continued from Page 1:**

Permitted uses in the proposed R-M-15 include single-family detached dwellings on 8,000 ft<sup>2</sup> lots, two-family dwellings on 10,000 ft<sup>2</sup> lots, charter schools, and residential childcare. Conditional uses in the R-M-15 Zone include attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, radio and television transmitting stations, and churches.

Murray City staff have reviewed the application and found no issues with the proposed zoning amendment.

### **Planning Commission**

A Planning Commission meeting was held on October 15, 2020, and a public hearing for this item was held. A total of 103 public hearing notices were mailed out regarding this item. Five email comments were received, which expressed concern about traffic, privacy, density, lighting and noise pollution.

The Planning Commission voted unanimously (6-0) to forward a recommendation of approval to the City Council based on the findings below.

### **Findings**

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a correction based on the limited accessibility of the property and the potentially limited ability for traditional subdivision.
3. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area, the potential impacts of the change, and on the policies and objectives of the 2017 Murray City General Plan.
4. The proposed Zone Map Amendment from C-N to R-M-15 conforms to the goals and objectives of the 2017 Murray City General Plan and will allow the appropriate development of the subject property.

### **Recommendation - Request to Amend the Murray City General Plan**

Based on Staff recommendation, Planning Commission recommendation, the background, analysis, and the findings within this report, Staff recommends the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 5448 & 5452 South 700 West from Residential Business to Medium Density Residential.

### **Recommendation - Request to Amend the Murray City Zoning Map**

Based on Staff recommendation, Planning Commission recommendation, the background, analysis, and the findings within this report, Staff recommends the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5448 & 5452 South 700 West from C-N, Neighborhood Commercial to R-M-15, Multi-Family Medium Density Residential.

# **GENERAL PLAN & ZONE MAP AMENDMENT**

**Applicant:** Ivory Development

**Address:** 5448 and 5452 South 700 West  
(2.74 acres)

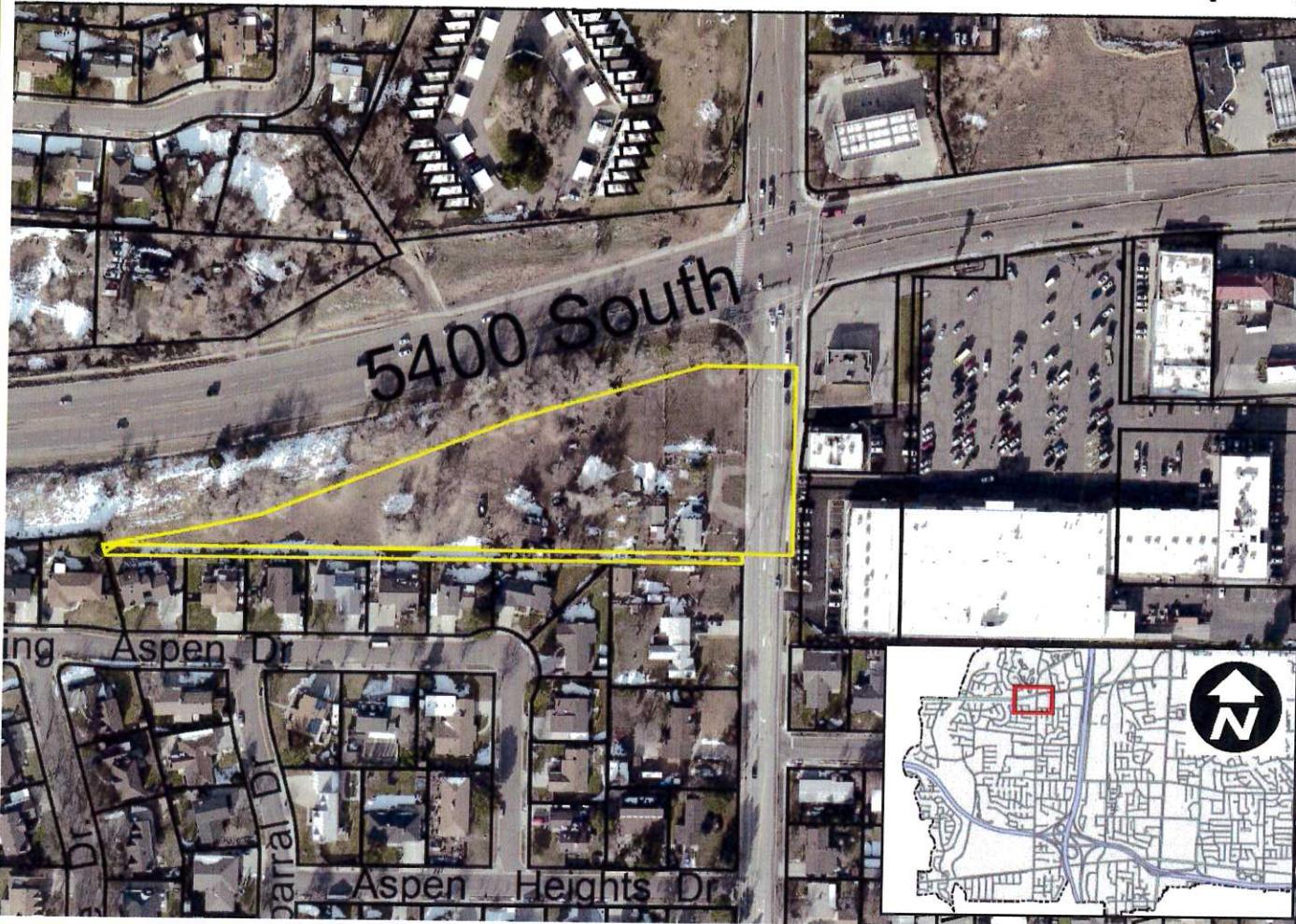
**Current Zone:** C-N, Commercial Neighborhood

**Requested Zone:** R-M-15, Multi Family Low Density Residential



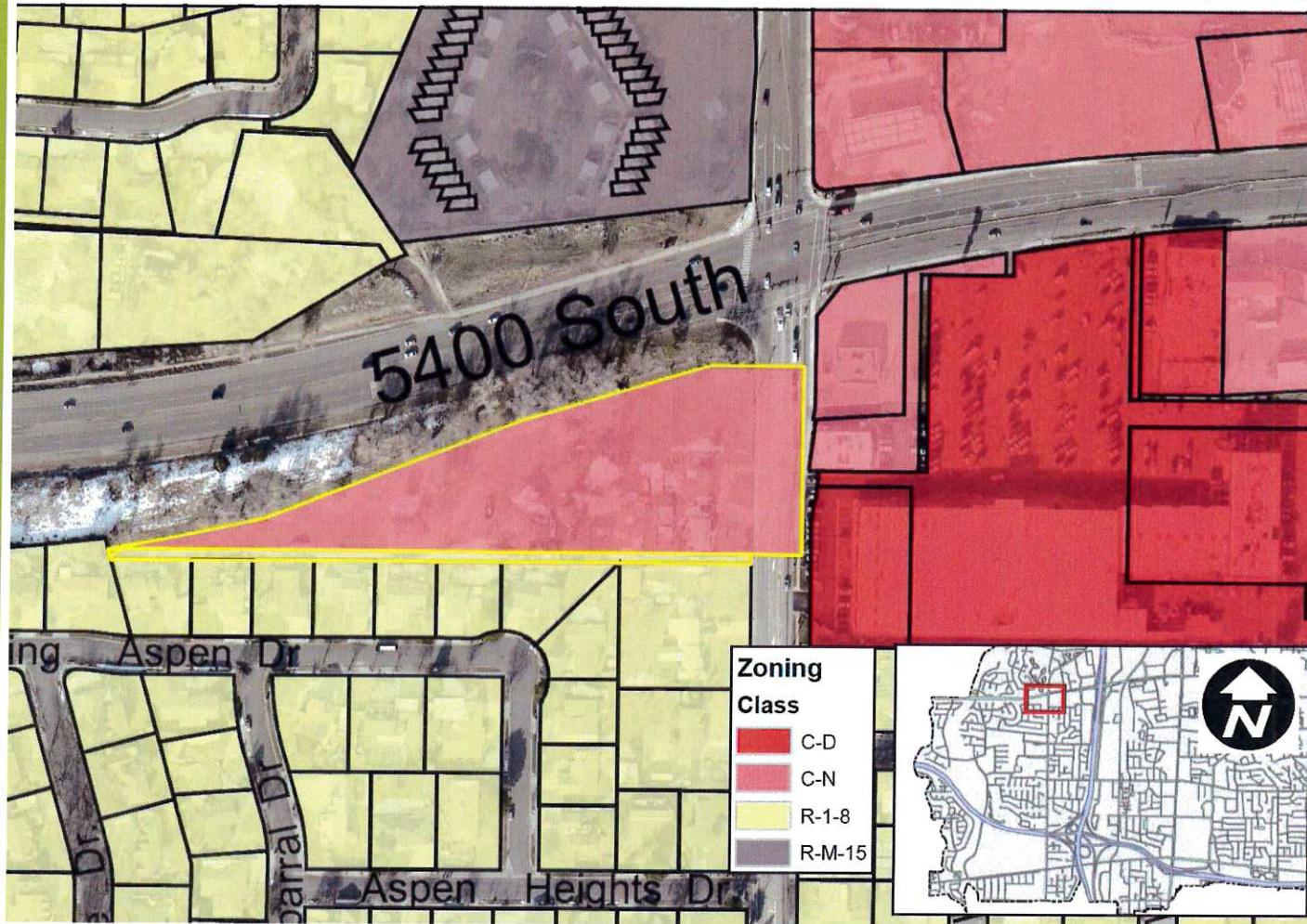
5448 & 5452 South 700 West

Aerial View of Property

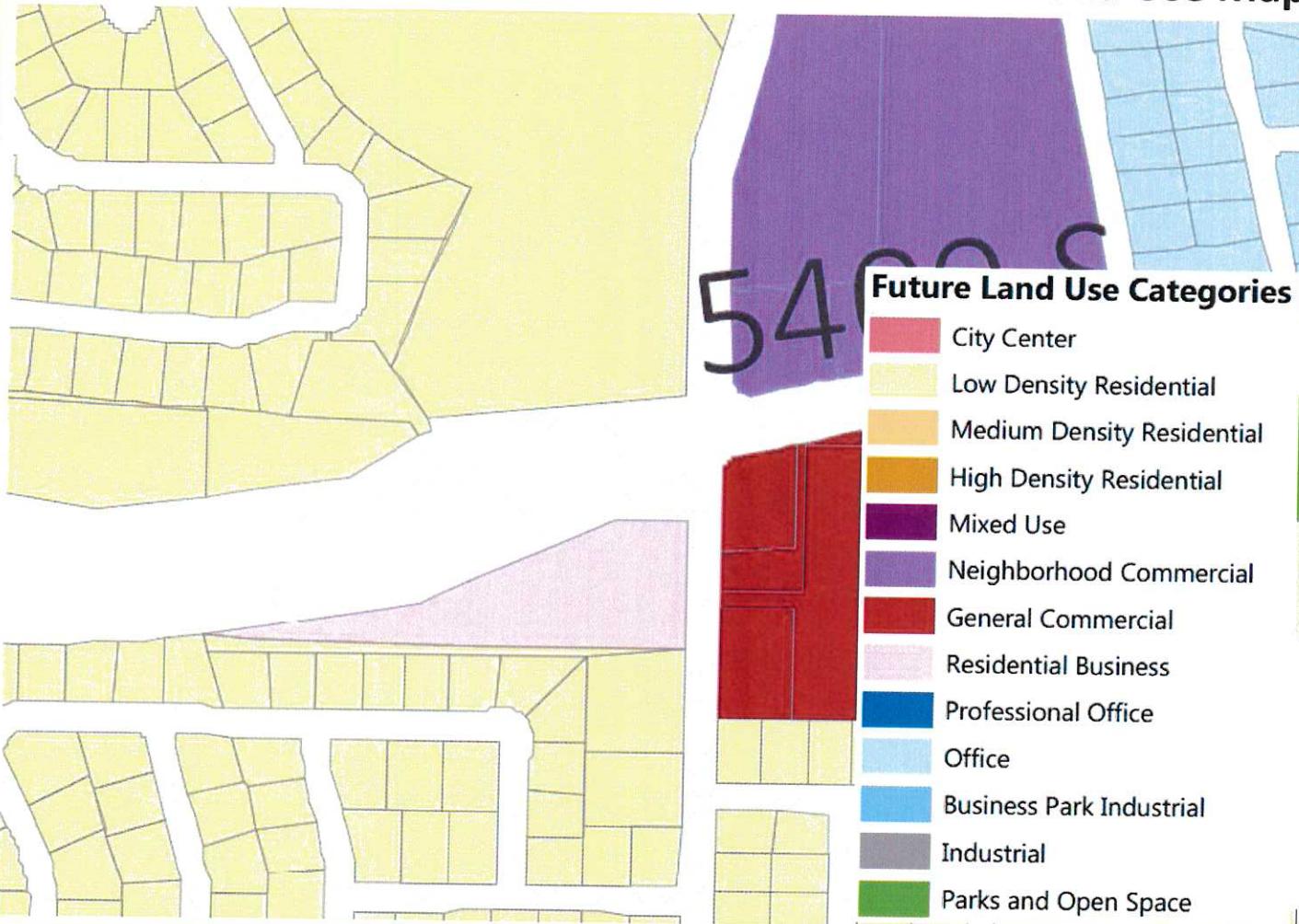


5448 & 5452 South 700 West

Current Zoning Map

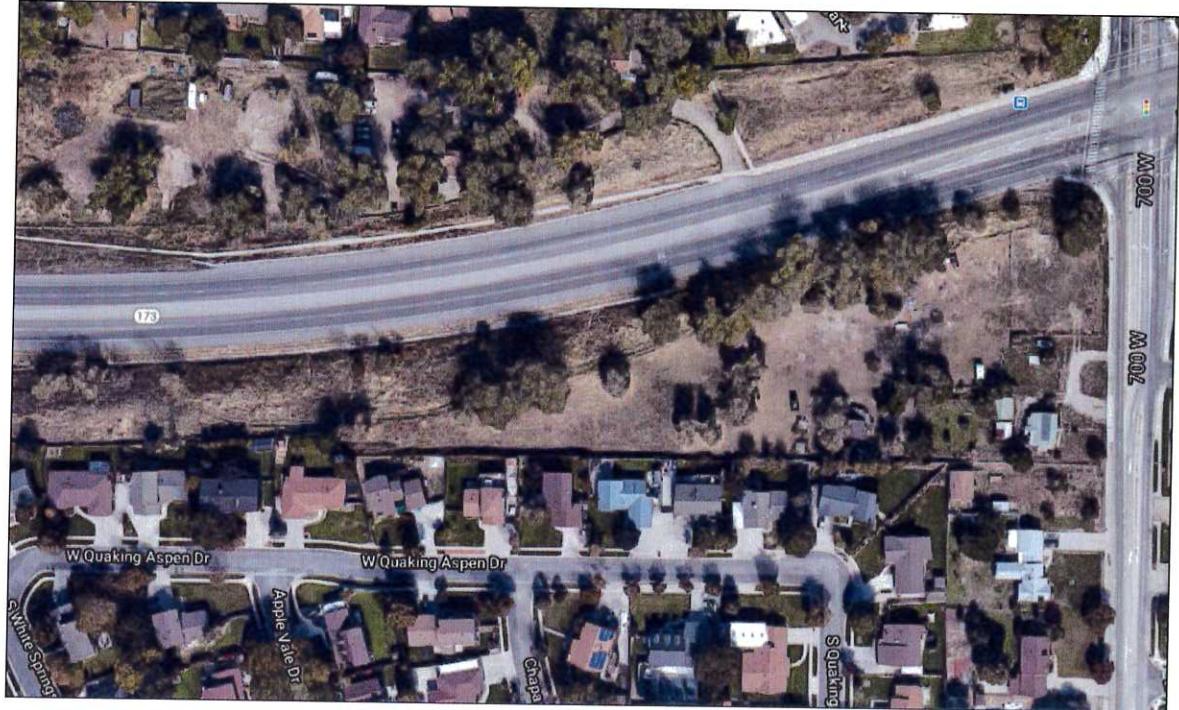
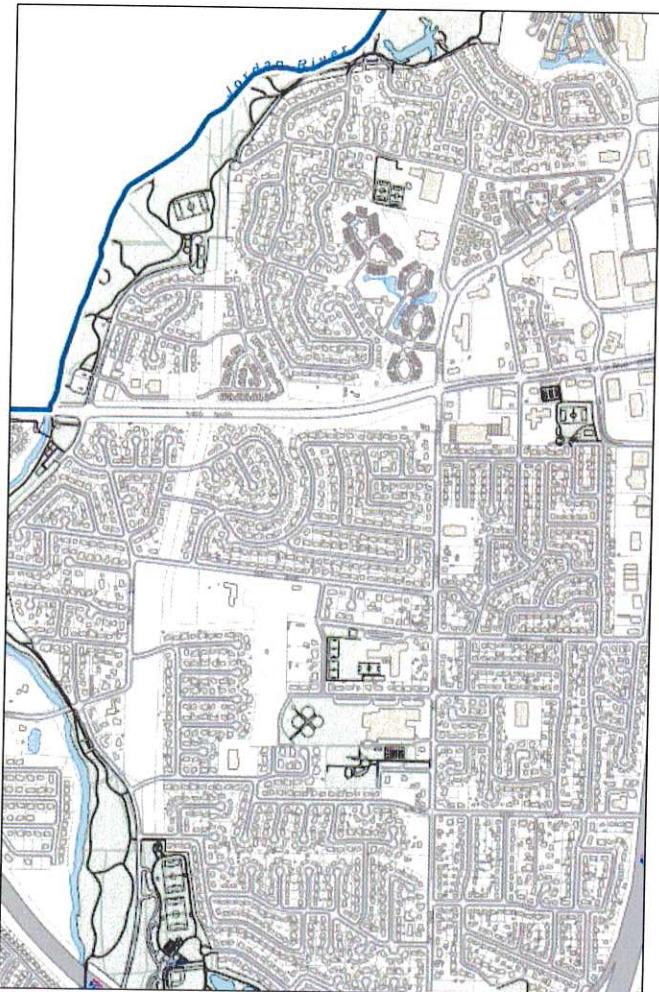


## Future Land Use Map



Future Land  
Use Map







# USES

## C-N, Commercial Neighborhood

### Permitted uses:

Single-family dwellings attached to nonresidential uses (caretakers), utilities, hardware, variety stores, apparel, furniture, drug stores, medical cannabis, bookstores, sporting goods, restaurants, banks, real estate and insurance offices, dry cleaners, beauty salons, massage therapy, business offices, locksmiths, charter schools, and pet grooming.

### Conditional uses:

Convenience stores and gas stations, check cashing, assisted living facilities, commercial child-care centers, libraries, repair services, commercial printing, discount stores, utilities, shopping centers less than 10-acres, and veterinarian services

## R-M-15, Multi-Family Medium Density

### Permitted uses:

Single-family detached dwellings on 8,000 ft<sup>2</sup> lots, two-family dwellings on 10,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare as permitted uses.

### Conditional uses:

Attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, schools, parks, and churches.

# REGULATIONS

	<b>C-N Zone</b> (existing)	<b>R-M-15 Zone</b> (proposed)
Planning Commission Review Required	All new buildings & structures	Conditional Use for attached single-family and multi-family development
Height of Structures	35' max	40' max (to be determined by the planning commission)
Minimum Lot Size, Two-Family and Multi-Family Dwellings	Not applicable – not allowed	Two-family – 10,000 ft <sup>2</sup> Multi-family – 12 units/acre
Building Setbacks	Front Yard: 20' No building closer than 15' to residential zoning.	Front Yard: 25' Rear: 25' Side Yard: 8' min, total 20' Corner Side Yard: 20'

# PLANNING COMMISSION MEETING

**October 15, 2020**

- 103 Public Notices Mailed
- Public Hearing Comments; 5 emails were received
- 6-0 recommendation for approval



# STAFF RECOMMENDATION

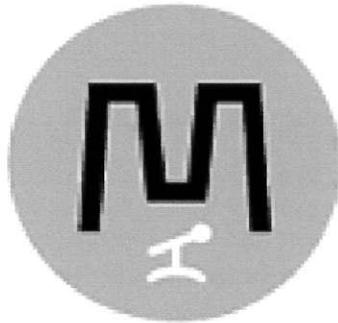
## GENERAL PLAN AMENDMENT

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 5448 & 5452 South 700 West from Residential Business to Medium Density Residential.

## ZONING MAP AMENDMENT

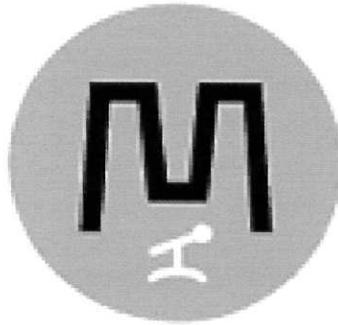
Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5448 & 5452 South 700 West from C-N, Neighborhood Commercial to R-M-15, Multi-Family Medium Density Residential.





**MURRAY**  
CITY COUNCIL

# **Mayor's Report And Questions**



**MURRAY**  
CITY COUNCIL

# Adjournment