

MURRAY
CITY COUNCIL

Council Meeting March 16, 2021



Murray City Municipal Council

Notice of Meeting

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

Electronic Meeting Only **March 16, 2021**

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 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 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.
- Comments are limited to less than three minutes, include your name and contact information.

Meeting Agenda

5:30 p.m. **Committee of the Whole** – Council Chambers
Diane Turner conducting

Approval of Minutes

Committee of the Whole – February 16, 2021

Discussion Items

1. Report from the Murray Youth City Council. – Sheri Van Bibber (15 minutes)
2. Discussion on the Municipal Wastewater Planning Program (MWPP) Report – Danny Astill and Ben Ford (15 minutes)
3. Discussion on Park Impact Fees. – Kim Sorensen (20 minutes)

Announcements

Adjournment

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

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

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting – February 2, 2021
Council Meeting – February 16, 2021

Special Recognition

1. Consider a Joint Resolution of the Mayor and the Municipal Council of Murray City, Utah in Support of the Murray Exchange Club by Recognizing and Declaring April 2021 as Child Abuse Prevention Month. – Sheri Van Bibber
2. City Council Employee of the Month, April Callaway, Office Administrative Supervisor. – Brett Hales and Kim Sorensen presenting
3. Presentation of Mayor Blair Camp's 2021 State of the City Address.

Citizen Comments

*See instructions above. Email to 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 appointment of Connie Fong to the Shade Tree Commission for a term to expire on June 30, 2022. – Mayor Camp presenting

Public Hearings

None scheduled.

Business Items

None scheduled.

Mayor's Report and Questions

Adjournment

NOTICE

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

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

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

On Friday March 12, 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 and the state noticing website at <http://pmn.utah.gov> .

A handwritten signature in black ink that reads "Jennifer Kennedy". The script is fluid and cursive, with the first name and last name clearly distinguishable.

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



**MURRAY CITY CORPORATION
CITY COUNCIL**

Kat Martinez, District 1

Dale M. Cox, District 2

Rosalba Dominguez, District 3

Diane Turner, District 4

Brett A. Hales, District 5

Janet M. Lopez
Council Executive Director

**Murray City Council Chair Determination
Open and Public Meeting Act
Utah State Code 52-4-207(4)
March 1, 2021**

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 2020-15 dated October 26, 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 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.

Diane Turner
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, February 16, 2021 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. Turner, 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:

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

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Doug Hill	Chief Administrative Officer	Bill Francis	The Imagination Company
Brenda Moore	Finance Director		

Ms. Turner called the meeting to order at 5:15 p.m.

Approval of Minutes – Ms. Turner asked for comments or a motion on the minutes from Committee of the Whole – January 19, 2021. Mr. Cox moved approval. Mr. Hales seconded the motion. (Approved 5-0)

Discussion Items

FY (Fiscal Year) 2020-2021 Budget Amendment – (Attachment #1) Ms. Moore reviewed all proposed modifications to amend the FY 20-21 budget that included grant funding and donations; GF (General Fund) increases, and appropriations; CIP (Capital Improvement Projects) Fund allocations from reserves; and other budget transfers. She discussed and confirmed all budget requests that were previously reviewed in detail at the mid-year budget meeting held on January 26, 2021; she noted that grant funding received did not affect the City's current reserves in any way. She confirmed money previously cut from CIP budgets would be going back into the fund to move various projects and purchases forward.

The proposed ordinance would be considered at the March 2, 2021 council meeting during a public hearing. There were no questions or concerns from Council Members.

Open and Public Meeting Act Training – Mr. Critchfield explained the purpose of the annual training was

to review the Open and Public Meeting Act requirements that applies to all municipal governments. The training is required by State law. To view the training in full visit:

<https://youtu.be/DtI2eiCHQCC?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=723>

Mr. Critchfield reviewed the declaration of the public policy, which ensures that all actions and deliberations of the City Council are conducted openly, and held in public view, for public observation. He described the meaning of a “meeting” which is the convening of the City Council with a quorum; chance gatherings and social gatherings are not considered “meetings” unless city issues are being discussed. He reminded the Council that three Council Members together is considered a quorum.

Mr. Critchfield spoke in detail about State Law requirements for notifying the public on regularly scheduled public meetings; agenda requirements; closed meetings; and the reasoning for having a closed meeting. Training occurred about the recording and documenting of all meetings that results in written minutes for public access. He discussed procedures for holding electronic meetings; two types were noted: those with an anchor location; and those without an anchor location that include public involvement. Requirements about enforcement were outlined related to; public disruptions, voidable final actions determined by a judge; public and private enforcement; and closed meeting violations. Mr. Critchfield affirmed Utah’s heritage of transparency, as the first state to pass the Sunshine Law in 1898, which means that the business of a public body would be conducted in public, where citizens may attend, observe, or scrutinize; this was the very first Open and Public Meeting Act to be enacted.

In closing, he shared a statement written by a deceased federal judge who presided over Ohio, Michigan, Kentucky, and Tennessee that said: *“When government begins closing doors, it selectively controls information rightfully belonging to the people. Selective information is misinformation.”* Mr. Critchfield said the quote held an important focus to remember, which was that just because public information comes only to the Council - because they are public servants – public information actually and rightfully belongs to the people. He pointed out that democracies die behind closed doors.

Mr. Hales noted whether Council Members can or cannot discuss with citizens their citizen comments during the public comment segment of a council meeting - if comments did not pertain to the current agenda. Mr. Critchfield clarified the rule is that Council Members are only allowed to discuss items on the agenda. There is the exception that if a citizen brings up something not on the agenda, Council Members are allowed to discuss concerns - only at the discretion of the presiding chairperson. He advised it was not a great practice to respond to every citizen comment; and occasionally they may want to engage, but during this time of conversation decisions cannot be made about issues.

Mr. Hales asked whether the opening statement must be read – indicating that there was no anchor location - when in actuality the anchor location was split; he pointed out that currently some Council Members were utilizing Zoom to attend and others were in-person at city hall, which was an anchor location. Mr. Critchfield explained the chambers was not to be considered an anchor location because the public was still not able to attend in-person, due to the pandemic. An anchor location includes a quorum combined with the ability to accommodate the public in-person. There were no questions from Council Members.

Harassment Training – Mr. Critchfield shared a power point to conduct the training; he noted Article IV, Sections A and B of the Murray Municipal Council Rules for reference; and utilized the City’s Anti-Harassment Policy to discuss the topic; to watch the entire presentation visit:

<https://youtu.be/DtI2eiCHQCC?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=1369>

Mr. Critchfield discussed how someone should report discriminatory behavior and harassment; and pointed out rule nine in the Council Rules to establish that the City would foster and maintain a work environment that is free from discrimination and intimidation; which is also applicable to the City Council. He reviewed how harassment is properly defined, and what harassing conduct looks like more specifically. Training about sexual harassment; unwelcomed conduct, and the victimization of either gender was discussed comparatively. Examples of inappropriate conduct were listed; Federal and State Laws were noted that protect individuals from discrimination based upon sex. Important steps were noted about reporting inappropriate conduct, and the process to document and investigate harassment cases promptly. Corrective action: and the ramifications of having no retaliation against anyone who makes a complaint or cooperates in an investigation was covered. Council Members had no questions or comments following the training.

Legislative Updates – (Attachment #2 and #3) Ms. Martinez expressed appreciation for Mayor Camp's Intern, Mr. Daily who provided a summary sheet of the 2021 Legislative Session (Week 4: February 8-12, 2021) that she shared with the Council. She discussed House and Senate bills impacting Murray City; discussed legislation noted by the Utah League of Cities and Towns important to cities. She identified whether bills were supported or opposed by each entity and provided the current status of others.

Mr. Critchfield added insight to provide more clarity about the following bills:

- HB-0076 - Firearms Preemption Amendments. He explained a city cannot pass a law contradicting State Law; and since a couple of entities had existing contradictory policies related to firearms, the bill was created to clarify that cities cannot go against State Law.
- HB-0082 - Single-Family Housing Modifications - (An ADU (Accessory Dwelling Unit) issue.) Ms. Martinez noted the bill was opposed by the ULCT that proposes cities cannot regulate or restrict ADUs in certain ways. Mr. Critchfield confirmed negotiations are still underway; and led a discussion to explain Murray passed an ADU ordinance years ago that requires the home must be occupied by the owner; there must be two additional off-street parking spaces; and ADUs are confined to a limited number of square feet. In an effort to provide more housing in Utah ADU's became a priority this year. As a result, the State now proposes to lift restrictions that cities have put in place; he believed legislation could change Murray's parking requirement to providing only one parking space instead of two. He said the City may not agree with proposed legislation when it comes to housing, but their goal is to make it more affordable for people to live in Salt Lake City.
- SB0013 - Law Enforcement and Internal Investigation Requirements. Mr. Critchfield reported that currently, if there is an internal affairs investigation and a person resigns before the investigation is complete, the case is considered over. The bill is intended that an officer who has a problem, cannot move on to the next jurisdiction; the record would follow the officer even if the investigation is not finished. Ms. Turner affirmed investigative records currently do not follow police officers.

Council Members had no further discussion.

Ms. Martinez reported her good conversations with several senators; she said with the continued 2021 Legislative Session, she would provide another update at the next council meeting.

Announcements: Ms. Kennedy announced a ribbon cutting event for the re-branding of the Murray Area Chamber of Commerce - Thursday February 25, 2021 at 11:30 a.m.

Adjournment: 6:00 p.m.

Pattie Johnson
Council Office Administrator II



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

City Council

Murray Youth City Council Report

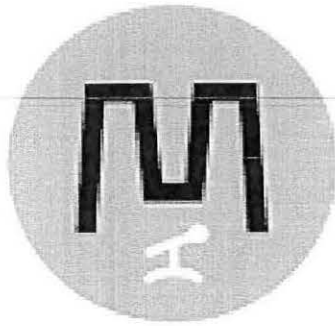
Council Action Request

Committee of the Whole



Meeting Date: March 16, 2021

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Sheri Van Bibber Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval Date March 4, 2021	Purpose of Proposal The MYCC will give a report to the Council Action Requested Informational only Attachments Budget Impact None Description of this Item The Murray Youth City Council will give a report to the Council
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MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

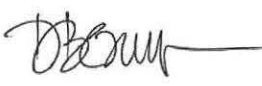
Public Works

Murray City Municipal Wastewater Planning Program Report

Council Action Request

Committee of the Whole

Meeting Date: March 16, 2021

Department Director Danny Astill Phone # 801-270-2404 Presenters Ben Ford, Danny Astill Required Time for Presentation 15 Is This Time Sensitive Yes Mayor's Approval  Date March 2, 2021	Purpose of Proposal Presentation of Murray City's Municipal Wastewater Planning Program Report (MWPP). Action Requested Review and comment on the MWPP report being submitted to the State of Utah, Division of Water Quality. Attachments MWPP report, Public Notice and Council Resolution Budget Impact No budget impacts beyond what has already been approved in the Wastewater Master Plan and on going budgets. Description of this Item Attached is our calendar year 2020, MWPP report. This report is a requirement of our collections systems operating permit and a condition of receiving any State of Utah financial assistance loans, such as the one we are participating in with the Central Valley Water Reclamation Facility. This report provides general and specific information about the following: * The overall condition of our collections system * Average yearly users charges * Financial health of our wastewater fund * If we have a written Management Plan and if we are in compliance * If we have completed a Capacity Assurance Plan, i.e. Wastewater Master Plan with hydraulic modeling
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Continued from Page 1:

* If we have had any wastewater overflow incidents

This report demonstrates that the City is in full compliance with our operating permit.

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2020
MURRAY CITY PUBLIC SERVICES

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

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

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2021

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

☒ **Yes**

☐ **No**

This is the current information recorded for your facility:

Facility Name:	MURRAY CITY PUBLIC SERVICES
Contact - First Name:	Benjamin
Contact - Last Name:	Ford
Contact - Title	Wastewater Superintendent

Contact - Phone:	801-270-2474
Contact - Email:	bford@murray.utah.gov

Is this information above complete and correct?

☒ **Yes**

☐ No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: III

(if applicable)

Classification: -

Grade: -

Is this correct?

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

☒ **Yes**

☐ No

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

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

☐ Yes

☒ No

Financial Evaluation Section

Form completed by:

Benjamin Ford

Part I: GENERAL QUESTIONS

	Yes	No
Are sewer revenues maintained in a dedicated purpose enterprise/district account?	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Are you collecting 95% or more of your anticipated sewer revenue?	<input checked="" type="radio"/>	<input type="radio"/>

Are Debt Service Reserve Fund ⁶ requirements being met?	<input checked="" type="radio"/>	<input type="radio"/>
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What was the annual average User Charge¹⁶ for 2020?

439.80

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

☐ Yes

☒ No

Part II: OPERATING REVENUES AND RESERVES

Yes

No

Are property taxes or other assessments applied to the sewer systems¹⁵?

☐
☒

Yes

No

Are sewer revenues¹⁴ sufficient to cover operations & maintenance costs⁹, and repair & replacement costs¹² (OM&R) at this time?

☒
☐

Are projected sewer revenues sufficient to cover OM&R costs for the *next five years*?

☒
☐

Does the sewer system have sufficient staff to provide proper OM&R?

☒
☐

Has a repair and replacement sinking fund¹³ been established for the sewer system?

☒
☐

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

☒
☐

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements³ projects?

☒
☐

Has a Capital Improvements Reserve Fund⁴ been established to provide for anticipated capital improvement projects?

☒
☐

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

Yes
☒

No
☐

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

☒

☐

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

☐

☒

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the last five years?

☒

☐

Do you charge Impact fees⁸?

☒

☐

2020 Impact Fee (if not a flat fee, use average of all collected fees) =

1372.00

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?

☒

☐

Do you maintain a Plan of Operations¹⁰?

☒

☐

Have you updated your Capital Facility Plan² within the last five years?

☒

☐

Yes
Yes

No
No

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

☒☐

Describe the Asset Management System (check all that apply)

- ☒ Spreadsheet
- ☒ GIS
- ☒ Accounting Software
- ☒ Specialized Software
- ☒ Other

Yes

No

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

☒☐

2020 Replacement Cost =

6,875,000

Yes

No

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

☒☐

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

☒☐

What is the sewer/treatment system annual asset renewal* cost as a

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

2.25

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost	Purpose of Improvements		
	Please enter a valid numerical value	Replace/Restore	New Technology	Increase Capacity
2021	1,700,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2021 thru 2025	6,521,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2026 thru 2030	8,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2031 thru 2035	9,500,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2036 thru 2040	12,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

[This is the end of the Financial questions](#)

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

☒ Yes

Collections System Section

Form completed by:

[May Receive Continuing Education /units \(CEUs\)](#)

Benjamin Ford

Part I: SYSTEM DESCRIPTION

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

48"

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

8 Feet

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

133 miles

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

3

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

Fairbourne lift station- 1,100 GPM

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

☐ Yes

☒ No

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

1917

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

1972

PART II: DISCHARGES

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

0

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

0

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

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

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

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

Below include the number of SSOs that occurred in year: 2020

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

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

Contractor bored through sewer line. Break remained inside of the trench.

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

Fault of contractor

Part III: NEW DEVELOPMENT

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

☐ Yes

☒ No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

☐ Yes

☒ No

Number of new commercial/industrial connections in the last year

6

Number of new residential sewer connections added in the last year

58

Equivalent residential connections⁷ served

64

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

9

Approximate population served

36800

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

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

Name	Grade	Email
First and Last Name		Please enter full email address

Chief Operator/DRC	Name Benjamin Ford First and Last Name	Grade IV	Email bford@murray.utah.gov Please enter full email address
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List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

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

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

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

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

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

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

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	<input checked="" type="radio"/>	<input type="radio"/>
Has the SSMP been adopted by the permittee's governing body at a public meeting?	<input checked="" type="radio"/>	<input type="radio"/>
Has the completed SSMP been public noticed?	<input checked="" type="radio"/>	<input type="radio"/>
During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?	<input type="radio"/>	<input checked="" type="radio"/>

Date of Public Notice

04/03/2015

During 2020, was any part of the SSMP audited as part of the five year audit?

☒ Yes

☐ No

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

Key contact information was updated to include new Superintendent and new Supervisor. Organizational chart was updated with changes. Pipe footages were updated, and pump horsepower was updated at Walden Glen lift station. Updated defect reporting form and Standard operating procedures were updated. SL-Rat tool was added to the operation and maintenance section.

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

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

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

Murray City's collection system is in good operational condition. There are existing trouble spot area's that are identified and are maintained on a weekly basis. All 3

lift stations are in good operational condition and have all been rebuilt within the last 20 years.

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

Upsizing of an existing 10" line to 15" to prepare for future redevelopment within the city. Majority of projects will be rehabilitation using the process of pipe and manhole lining.

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

Root intrusion, manhole lid failures, unexpected damage by contractors working near by.

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

☒ Yes

☐ No

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

☒ 100% Covered

☐ Partially cover

☐ Does not pay

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

☐ Yes

☒ No

Any additional comments?

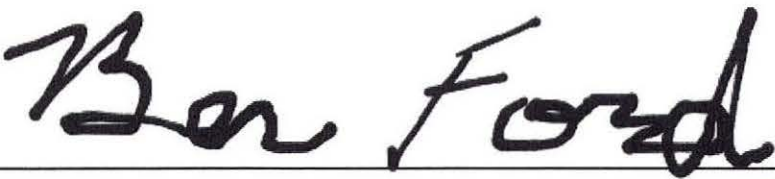
Tuition assistance is offered to help operators further their education.

This is the end of the Collections System questions

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

☒ Yes

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


clear

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

☐ Yes

☒ No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

04/06/2021

Please log in.

Email

bford@murray.utah.gov

PIN

....

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

Powered by Qualtrics 

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of April 2021, 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 comment regarding the approval of the City's Municipal Wastewater Planning Program Report. A copy of the 2020 Municipal Wastewater Planning Program Report will be available for public inspection at the Murray City Public Services offices located at 4646 South 500 West, Murray, Utah 84123, and the Murray City Library located at 166 East 5300 South, Murray, Utah 84107.

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

The public may view the hearing via the live stream at 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. 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.

DATED this day of 2021.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATE OF PUBLICATION: March 21, 2021

RESOLUTION NO. _____

A RESOLUTION APPROVING THE 2020 MUNICIPAL WASTEWATER
PLANNING PROGRAM REPORT

WHEREAS, Murray City has prepared its 2020 Municipal Wastewater Planning Program ("MWPP") Report; and

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

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

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

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

1. It hereby adopts the Murray City 2020 Municipal Wastewater Planning Program Report, a copy of which is attached.
2. The City has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.
3. The Murray City 2020 Municipal Wastewater Planning Program Report shall be available for public inspection at the office of the Department of Public Works, 4646 South 500 West, Murray Utah.

DATED this day of , 2021.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Parks and Recreation Department


Park impact fee discussion

Council Action Request

Committee of the Whole



Meeting Date: March 16, 2021

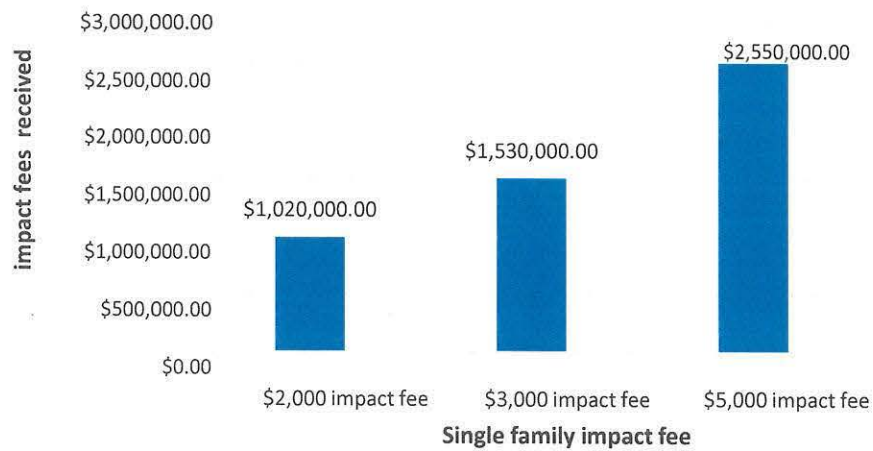
Department Director Kim Sorensen	Purpose of Proposal Discuss possibility of Murray City adopting a park impact fee for future residential development
Phone # 801-264-2619	Action Requested Discussion only
Presenters Kim Sorensen	Attachments Current Park impact fees of surrounding Cities. Five year revenue projection based on last 5 years of growth
	Budget Impact Park impact fees would generate funds for future park acquisitions and development
Required Time for Presentation 15 Minutes	Description of this Item Discussion and support for a park impact fee study
Is This Time Sensitive No	
Mayor's Approval 	
Date February 26, 2021	Any additional space needed is available on second page.

Current Park Impact Fees of Utah Cities

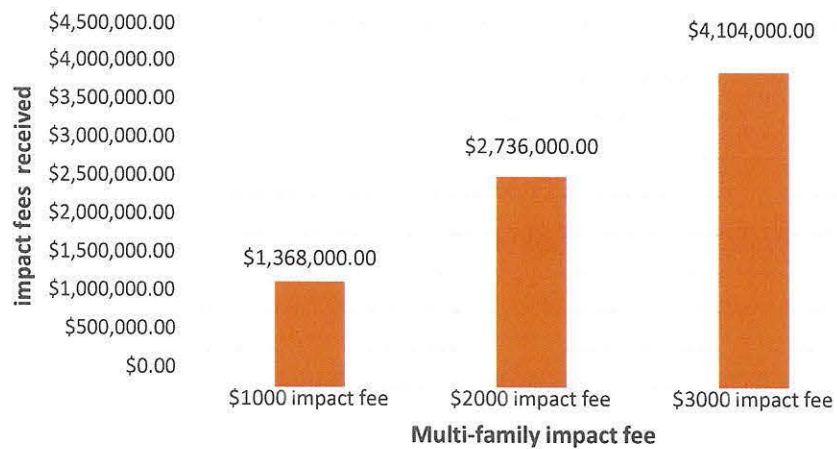
City	Single Family Park Impact fee	Multi-family Park impact fee	Accessory Apt Park Impact fee
Lindon	4500.00	1500.00	1500.00
Pleasant Grove	1820.00	1200.00	
North Ogden	2677.00	1601.00	1601.00
West Valley City	2285.00	1943.00	1943.00
Riverton City	4234.02	3894.83	
Holiday City	2504.20	2126.00	
Hurricane	3109.00	3109.00	
South Weber	2096.00	1787.00	
Lehi	2772.98	2415.41	
Salt Lake City	5173.00	3078.00	
Sandy	4156.00	2402.00	
South Salt Lake	5173.00	3078.00	
South Jordan	5420.00	2643.00	
Santa Clara	2906.00	2906.00	2906.00
St. George	4790.00	3620.00	
Spanish Fork	8136.60	4955.54	
Taylorsville	1290.00	910.00	
Tremonton	1292.37	1146.59	
Park City	3855.00	3150.00	
Perry	2000.00	2000.00	400.00
Millcreek City	494.68	440.75	440.75
Average	3365.00	2376.00	1465.00
Midvale	No impact fee	No impact fee	

5 Year Revenue Projections

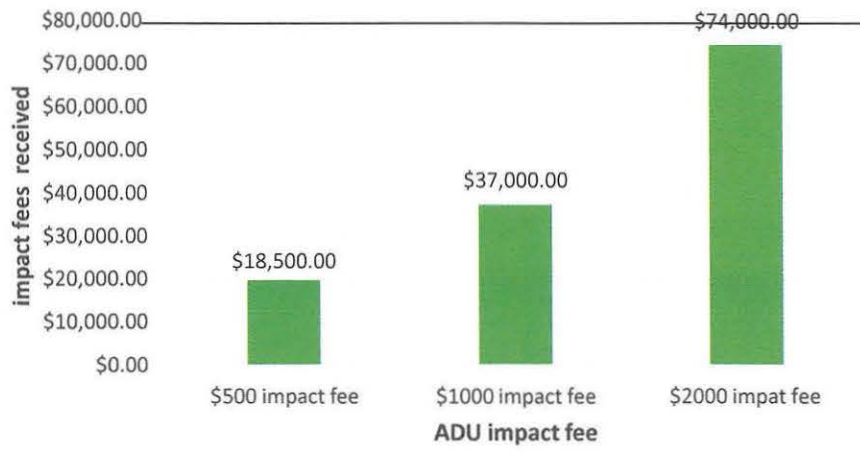
5 year-Single Family Estimate



5 year-Multi-Family Estimate

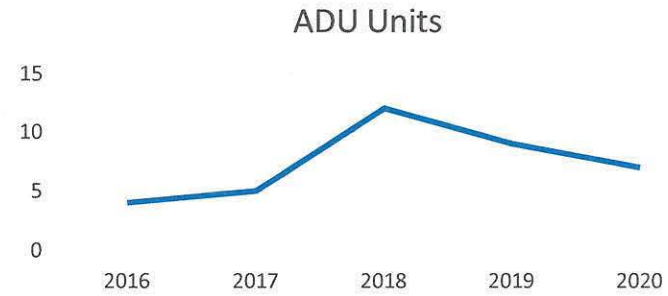


5 year-Accessory Apartment Estimate

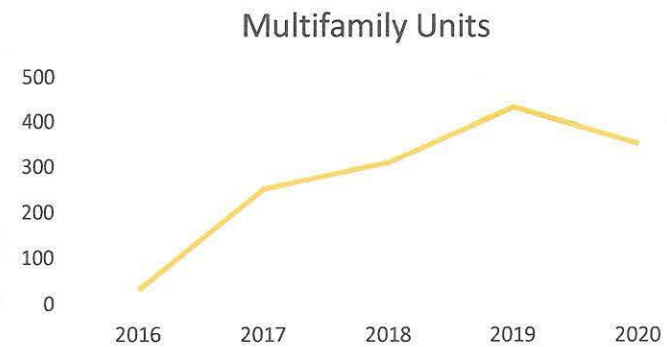


Murray City new units

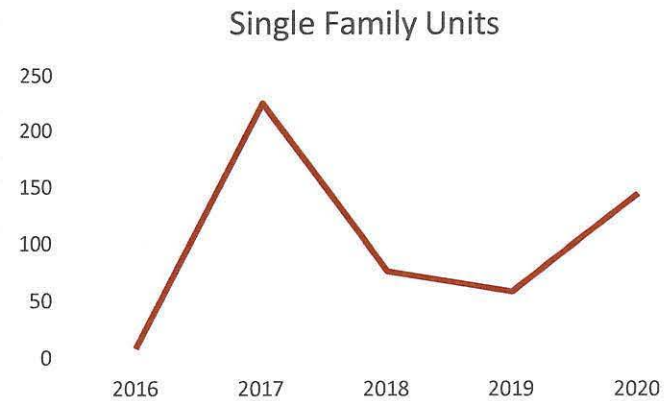
ADU						
Year	2016	2017	2018	2019	2020	Total
New Units	4	5	12	9	7	37



Multifamily						
Year	2016	2017	2018	2019	2020	Total
New Units	28	250	309	431	350	1368



Single Family						
Year	2016	2017	2018	2019	2020	Total
New Units	8	224	76	58	144	510





MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Council Meeting Minutes

Murray City Municipal Council Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, February 2, 2021 at 6:31 p.m. for a meeting held 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 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.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Council Members in Attendance:

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

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Office Administrator III
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Melinda Greenwood	Community & Economic Development (CED) Director	Gary Howland	Applicant for zone map amendment
Jared Hall	Community & Economic Development (CED)	Bill Francis	Utah VOD
Deborah Crane	New Board Member for the Public Safety Advisory Board	Brian Lohrke	New Board Member for the Public Safety Advisory Board
Allison Garrison	New Board Member for the Public Safety Advisory Board	John Prestwich	New Board Member for the Public Safety Advisory Board
Scott Goodman	New Board Member for the Public Safety Advisory Board	Andrea Washburn	New Board Member for the Public Safety Advisory Board
Bruce Broadhead	Citizen Comments regarding Sports mall	Mark Kessler	Citizen Comments regarding Business Item # 2
Katherine Klotovich	Citizen Comment regarding Crime Rates	Roy Bartee	Citizen Comment regarding Business Item # 3

Opening Ceremonies

Call to Order – Councilmember Dominguez called the meeting to order at 6:31 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Dominguez

Approval of Minutes

Council Meeting – January 5, 2021

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

None scheduled.

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

Katherine Klotovich, Increased Crime Rate

Ms. Klotovich thanked her representative, Councilmember Martinez, for her representation. Ms. Klotovich's concerns are regarding the increased crime rate near her area (including vehicle theft, weapons, drugs, stolen items, and homicide). Ms. Klotovich is a 47-year-old, single female and would like more representation and police presence near her building and at the train station. Ms. Klotovich has concerns that the problem will persist and grow if preventive measures are not taken.

Roy Bartee, Mixed-Use Development (read by applicant)

I am against Business Item #3: The consideration of an ordinance establishing a temporary land use regulation relating to Mixed-Use Development, and ask that you do not approve the ordinance.

If you pass this ordinance after reviewing and potentially approving the Howland Partners application to amend the General Plan and change the zone to M-U also on tonight's agenda and then pass this ordinance, it is completely unfair and appears biased against the RC Willey and Sports Mall applicants who have active applications and were on the agenda in January, but pulled those from the agenda to address the Council's concerns.

Second: The City Master Plan is NOT a fixed document. It is meant to be an evolving document. It is designed to be amended especially as economic and demographic conditions change.

Finally, let me please remind you and point out that the Mixed-Use Zone land use code has the policies and framework in place to address your concerns about potential Mixed Use Development.

Section 17.146.050 G & G 1-4 of the Mixed Use land use code provides the frame work for the Planning Department to guide the project and ensure the infrastructure is in place to service the project and ensure an appropriate design is developed. In part, section G States:

G. A Master Site Plan approved by the Planning Commission is required for... Mixed Use developments located on [parcels] greater than five (5) acres. ... the Planning Commission shall address the following when considering the Master Site Plan:

1. Building Orientation; 2. Central Feature; 3. Outdoor Spaces: And Mixed Use developments that require a Master Site Plan shall be approved in conjunction with a Memorandum of Understanding (MOU) between Murray City and the developer. The MOU shall govern requirements for the timing of the installation of improvements, performance on construction of critical development components, and shall further memorialize the requirements for development of the several buildings and parcels as contained in the Master Site Plan and other project approvals.

Since the RC Willey Site, the Sports Mall Site, and the Howland Site are all over 5 acres, the preceding applies.

This is where you get to direct the developer to provide all the studies and reports you need to be assured that the infrastructure can handle any capacity increases, if there are any. You can address storm water issues. You can solve the RC Willey Storm water problem by requiring the new developer to detain or retain storm water on site and stop dumping it directly into private home owner's yards. There is a lot of latitude afforded to the City during the Master Site Plan Approval Process. There is no need for a pause since policies are already in place.

It is my request that you will NOT pass the proposed ordinance, allow the other Mixed Use Requests to be heard, and address all of the infrastructure, density, and design concerns during the Master Site Plan and MOU Approval process.

Thank you.

Bruce Broadhead, Mixed-use Development

Mr. Broadhead shared that 47 years ago, he entered into a public/private partnership with the city to build the sports mall on 9th East. Murray City sold the property to the Broadheads and a few years later they decided to build their own sports facility. There are now three multiple purpose athletic clubs within a close proximity to their location and their business model has had to change. Mr. Broadhead is now researching ways to find other sources of revenue so that is why they are asking for the zoning to be changed to Mixed-Use. Mr. Broadhead asked for their cooperation to move ahead with all the vested parties.

Paul Miller, EV Rate, read in by Jennifer Kennedy

I wanted to add a comment to the EV rate discussion. In my view as an EV owner, the rate on EV charging stations should be free. EV owners already pay more in registration fees to offset not only the taxes lost to the state from gasoline revenues, but also to fund the installation of these stations. Essentially, we have already paid to use these stations. In Salt Lake City, most of the publicly owned stations do not charge a fee.

Murray bills itself as a transportation hub for the greater Salt Lake City area; charging for EV vehicles at stations dissuades EV owners from traveling to Murray to do business.

Consent Agenda

1. Consider confirmation of the Mayor's appointment of Laurie Densley to the Murray City History Advisory Board to complete the remainder of a term to expire August 1, 2021.

Presenting: Mayor Camp

Mayor Camp shared that Ms. Densley will be completing the remaining term of Pamela H. Benson.

MOTION: Councilmember Hales moved to approve the Consent Agenda. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Public Hearings

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

1. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Mixed Use and amends the Zoning Map from C-D to M-U for the property located at 5157, 5177, 5217 and 5283 South State Street & 151 East 5300 South, Murray City, Utah.

Applicant: Gary Howland with Howland Partners, Inc.

Staff Presentation: Melinda Greenwood and Jared Hall

Attachments: General Plan Amendment & Zone Map Amendment

Mr. Hall reviewed the location and request for change to the General Plan Future Land-use map and an amendment to the current zoning map. The applicant, Howland Partners, request the zone be changed from Commercial-Development (C-D) to Mixed-Use (M-U) in a commercial shopping center located along State Street and 53rd. The shopping center is known as "The Point at 53rd" and is approximately 13.22 acres located south and east of Murray City Park.

Mr. Hall briefly went over the changes between the existing C-D Zone and the proposed M-U Zone. Some of key changes would be: Height of Structures; Landscaping and Buffer Requirements; Parking; Building Setbacks; and Public Improvement requirements.

Mr. Hall shared several General Plan Consideration objectives:

- Encourage revitalization along key transportation corridors and in the core of the city.
- Encourage a form-based and mixed-use development pattern to connect downtown and the TOD areas throughout urban design.
- Provide complementary uses around key civic spaces including Murray Park, the Library, and City Hall.
- Support the intermountain Medical Centers (IMC) through compatible and complementary land use.

Based on the Planning Commission approval of the zone map change and the city staff findings the city recommends the council approve this ordinance for the General Plan Amendment and Zoning Map change.

Councilmember Dominguez turned the time over to Gary Howland with Howland Partners.

Mr. Howland thanked the council for the time to speak about why Howland Partners approached Murray City with this change request and what the changes will look like upon completion, if approved.

Mr. Howland shared with the council that due to the current economic conditions and COVID-19 (which has accelerated the request) commercial development locations around the world have noticed that people are changing their shopping habits and not going to big box stores anymore. Large big box stores are being left abandoned or being converted to M-U zone to create to a "walkable, livable community." Mr. Howland would like to integrate the Point at 53rd to a M-U zone to accommodate the change of commercial habits and create a place for people to live in a "walkable, livable community." The goal of the change would be to give center a beautiful face-lift and to stand as a beacon that Murray City council and residents would be proud of. In addition, Mr. Howland believes the property value would triple and there would be an increase of Sales Tax Revenue and Property Tax increment.

The public hearing was open for public comments.

Janice Strobell, shared by citizen

Ms. Strobell shared that a M-U zone has a lot of good things going for it but she has concerns with the number of multiple M-U Zone areas along State Street and what the increased density and traffic will mean for those who walk to nearby schools or drive along State Street. In addition, there are two M-U zones currently under construction near State Street and we don't know yet, what impact they will to the area. Ms. Strobell shares her concerns when there are multiple M-U Zones in a nearby area and how that will affect the city. She also wondered if Business Item # 3 would affect the outcome to this public hearing.

No further public comments were received.

Councilmembers Martinez shared concerns with approving this request without having a working bus line that is not operational yet and indicate that there is currently no safe route to walk to the UTA trax station. In addition, there are concerns about residential parking and if the location could absorb the increased vehicle traffic if the zone was changed to M-U.

Councilmember Turner shared concerns about not following the General Plan after spending two years and an \$100,000 in creating the plan. One major concern she has is the current M-U land use would allow up to 1000 units and they don't believe the city could absorb that type of infrastructure. In addition, M-U allows 1.25 vehicles for this type of zone and they worry that people will use the City Park as overflow parking.

Councilmember Hales shares concerns about infrastructure and traffic.

Councilmember Cox shared support for the zoning change and reminded the council they have an obligation to make sure businesses are solvent. He believes the applicant has a vision for the location the landowner will be a good citizen and steward of Murray City moving forward.

Councilmember Dominguez thinks this project has a great potential however, her district and the community have shared major concerns with the project moving forward. She believes if we could get the things inline (like the density and traffic) to support a project like this, then M-U would be ideal. However, before she can agree the council needs to take a step back and work out details before moving forward. Ms. Dominguez wants to make sure the council is protecting the area as it develops.

Melinda Greenwood shared some additional information about the process the City goes through for infrastructure and utility capacity increase request. She also shared that traffic studies are typically done at the end of the application process so they know exactly how the traffic will be impacted once the number of units are approved. In addition, the parking is currently zoned for commercial but would need to be rezoned to accommodate the additional parking that may be added for residential, however this would be addressed in the next phase of the project.

Mr. Howland shared that they are three years away from moving forward with this request and want to work with the city to make sure the M-U zone change request is successful for the community. The goal would be to create a location that people who live there also work nearby.

Melinda Greenwood shared that if Mr. Howland request was approved and Business Item # 3 was approved then over the next six months his application would be put on hold while city staff work on addressing concerns to help this project (and others) move forward. Attorney G.L. Critchfield clarifies that Mr. Howland is vested in the application process because he has already applied and paid the corresponding fees. The decision to vote on Business Item # 3 after this decision, would not have an effect on Mr. Howland's project moving forward.

Councilmember Cox request this discussion be tabled to submit questions to the applicant and get some clarification before deciding. Attorney Critchfield responded to the council that the applicant is entitled to a decision however, if the council request more time, as long as requested time is reasonable and a follow-up date is specific, then the request to continue the discussion can be made.

Mr. Howland is not opposed to a continuation of the discussion and reiterated the retail landscape is changing and to accommodate that change M-U zoning will need to be approved. To replace a big box store with another big box is not a viable option and will leave the center empty and problematic. The goal is to change the environment to make sure the location stays beautiful and viable and create an environment of people who live and work nearby so they can keep those

businesses open.

Councilmember Turner clarifies that what we are voting on is not the project, it is the zoning change.

MOTION: Councilmember Cox moved to table this discussion to the first meeting in March. Councilmember Dominguez proposes the item be tabled to the second meeting on March 16th, 2021. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance enacting Chapter 17.67 of the Murray City Municipal Code related to Residential Chicken Keeping Standards.

Staff Presentation: Melinda Greenwood and Jared Hall

Attachments: Residential Chicken Keeping

Mr. Hall reviewed the Text Amendment to allow chickens on residential property. In the proposed ordinance, the maximum number of chickens allowed is based on the property's square footage. Based on Murray Residents survey response and Planning Commission approval, the city staff recommend to the City Council to approve the amendment to allow the text amendment on residential property.

The public hearing was open for public comments.

Mark Kessler

Mr. Kessler is grateful that this ordinance is being discussed. He has four chickens and shared that they make a great family pet and they help create responsibility for his kids. He also shared that he took the survey and shared his opinion about the ordinance in his response.

Rachel Rounds, read by Jennifer Kennedy

Prior to starting my flock, I'd done years of research to find out what breeds I wanted to get and those which would be good layers and tolerant to our Utah weather. I learned about pest control, chicken illness, food types, and how to keep my flock safe. When I felt prepared, I took my kids to the farm store and bought our first chicks. We were in love immediately. Their little peeps and cheeps were so cute! We don't have a garage, so we set up the brooder in...my dining room. Yes, I sacrificed my dining room for three months to grow these little babes.

It took two weeks to build our coop. We designed our own plans, making sure we had all the boxes ticked—must allow enough room for each bird, nesting space, roosting space, distance from our home and our neighbors, and most importantly, to be pest-proof (we buried the fencing 8 inches into the ground and then bent it perpendicular to the soil and covered it with cement and gravel; we've never seen even ONE rat). We borrowed tools and saws, made a million trips to the hardware store, and sustained an injury or two. We invited neighbors and family over for a good 'ol fashioned "Coop Raisin" when we were ready for the finishing touches. Everyone was so excited to help give our ladies a home. The first night my ladies spent in the coop, I was so nervous. You'd think I'd sent a real child off to college or something. But of course, the birds were fine the next morning, scratching and pecking in the run, just living their best chicken life.

As we watched them grow, we learned their personalities and their behaviors. We called it "Chicken TV" and most nights, after work, you could find us out in the yard on a blanket or sitting in lawn chairs just watching the show. Chickens are hysterical; naturally inquisitive and just plain fun. We often have a "chicken spa day" where we tend to their feet and nails, check their feet for injuries and infections, and make sure their combs are bright red, which reveals how healthy they are.

I'm so happy that this issue is being reviewed. In these uncertain times, it's a comfort to know that with my garden and my chickens, I can provide food for my family. And I look at raising chickens like keeping a garden. Planting food does not require a license or fee or written permissions. You get to grow what you want on your property. Gardens can bring pests and become an eyesore to the neighborhood if not tended to properly. Chickens are no different. They provide food. They are tended to on my property. And they require some work to maintain. The biggest bonus is that I get to hug my chickens, not so much my tomato plants.

I think the proposal outlined in the meeting on January 19th was very constructive; a good starting point. The presentation of the survey results was encouraging. My only suggestion would be to change the limit on the amount of birds. Hens do not lay eggs every day, and if they become "broody" they will not lay at all. It's important to have a diverse flock in order to sustain a consistent egg supply. Salt Lake County has a limit based on zoning and their ordinance mentions adult birds as well as chicks suggests limits consisting of 6 birds (4,000 sf), 10 birds (7,000sf), and 16 birds (10,000sf). I believe this is closer to the proper number of hens needed to make it sensible to feed, tend, and maintain the flock with satisfactory benefits.

Thank you for allowing me to present today. I look forward to an outcome which is amenable to all.

Geoffrey Engberson, read by Jennifer Kennedy

Upon reading the proposed "chicken ordinance" my thoughts are: Citizens should be able to do with their land as they please so long as it does not interfere with their neighbors' rights to quiet and peaceful enjoyment of their respective land. The proposed ordinance appears to conform to the upholding the rights of citizens to use their land without negative impact on those around them. I am in favor of the proposed ordinance.

Lindon Marilynn Potter, read by Jennifer Kennedy

A few years ago when this issue came up, we provided each council member pictures and a video of our neighbors yard who were keeping chickens. Unfortunately, I cannot find these pictures to again send to each of you.

The smell of these unkept chickens along with the flies made outdoor enjoyment for my family impossible. I realize you will have a city ordinance on chicken keeping standards. However, who is going to enforce this ordinance? I also would like to remind you of the medical studies showing chickens can and do carry disease.

Please do not allow chickens in our residential neighborhoods.

Thank you for your consideration.

Councilmember discussed the proposal and shares that there are several residents in their districts that are asking for this ordinance to be passed. The council appreciates the idea of requiring a registration to help regulate the number of chickens each resident can have and appreciate that the registration is a free service offered to the residents.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Business Items

1. Consider confirmation of the Mayor's appointments to the Murray City Public Safety Advisory Board.

Presenting: Mayor Camp

In July, the council approved the ordinance for the Public Safety Advisory Board. Because this is a new board with first time appointees the Mayor introduced the board to the council. The purpose of the board is to get a diverse group of people with different backgrounds, geographical areas, with exceptional resume to act as an advisor for our public safety and improve the communication with our residents, businesses, and visitors.

- a. Deborah Crane for a two-year term from February 1, 2021 to January 31, 2023;
- b. Allison Garrison for a three-year term from February 1, 2021 to January 31, 2024;
- c. Scott Goodman for a three-year term from February 1, 2021 to January 31, 2024;

- d. Brian Lohrke for a three-year term from February 1, 2021 to January 31, 2024;
- e. Wayne Manu for a two-year term from February 1, 2021 to January 31, 2023;
- f. John Prestwich for a one-year term from February 1, 2021 to January 31, 2022; and
- g. Andrea Washburn for a one-year term from February 1, 2021 to January 31, 2022.

Councilmembers and the Mayor expressed their appreciate for the volunteers and for their willingness to serve.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

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

Presenting: Dale Cox

Councilmember Cox presented to board to amend the yearly holidays to include four additional hours to employee vacation accrual to be used on Christmas Eve: December 24, for the last four hours of an employee's workday. This ordinance does not affect the employees if Christmas falls on a Friday, Saturday, or Sunday however Councilmember Cox thinks time off to spend with family is important. The fiscal impact would be approximately \$24,000 on the years when Christmas Eve falls on Monday through Thursday.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

3. Consider an ordinance establishing a temporary land use regulation pursuant to Utah Code Ann. Section 10-9A-504 relating to Mixed-Use Developments within the City.

Presenting: G.L. Critchfield

Attorney Critchfield presented to council an ordinance that establishes a temporary land use

regulation pursuant to Utah Code Ann. Section 10-9a-504 relating to Mixed-Use Developments within the City. The ordinance would allow the City to establish a temporary land use regulation for all of the area within the City without prior consideration or recommendation from the Planning Commission for a period not to exceed six (6) months. The temporary ordinance that would allow the city to address concerns the planning commission and city council have with the way the current M-U zone is written and described in the city's future land use map. There are approximately ten (10) inquiries from developers who want to use Mixed-Use for future development and there is a concern with the city's infrastructure and levels of service if the M-U definition is not studied and re-defined. Based on those concerns the city request the council pass this ordinance to allow the city staff time to review density, traffic, public transit, and decide if the definition of M-U needs to be changed.

Councilmember expressed thanks to GL and the Mayor for the additional research allowed to change to the general plan. Ms. Turner sees this as a way to step back and look at the plan and make sure what we are doing right is for the areas. She feels like this is important for our citizens and future moving forward.

Councilmember Dominguez ask if this temporary ordinance is approved if it would put a hold on developers applying for six (6) month period. Ms. Greenwood responded that for the next six (6) months, city employees would research specific zoning issues and host workshops with key stakeholders to come up with better solutions and options for future land use and zoning. In addition, the council and the planning commission would need to approve any text amendment recommendations before they could go into effect.

Councilmember Dominguez ask if a consultant will be hired to help with this study. Ms. Greenwood shares that there is no budget allocated for a consultant however, the in-house personnel can do this type of work if allowed enough time to do the research.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Mayor's Report and Questions

The Mayor did not have anything new to report.

No questions were asked.

Adjournment

The meeting was adjourned at 9: 13 p.m.

Brooke Smith, City Recorder

Attachments:

- General Plan Amendment & Zone Map Amendment
- Residential Chicken Keeping

DRAFT

General Plan Amendment & Zone Map Amendment

Address: 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South

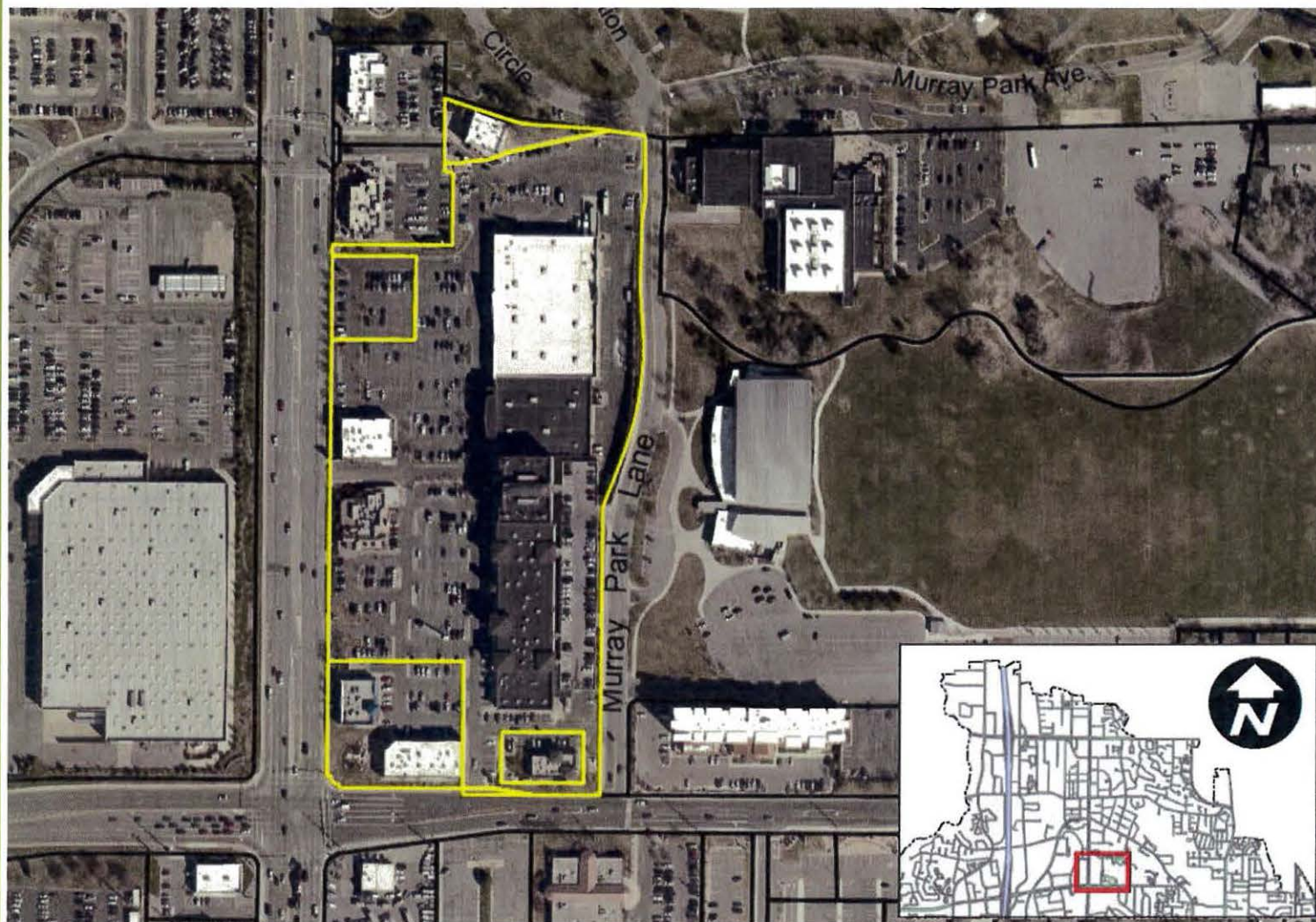
Property Size: 13.22 acres

Applicant: Howland Partners

General Plan Amendment: Mixed-Use (from General Commercial)

Zone Map Amendment: M-U, Mixed-Use (from C-D, Commercial Development)



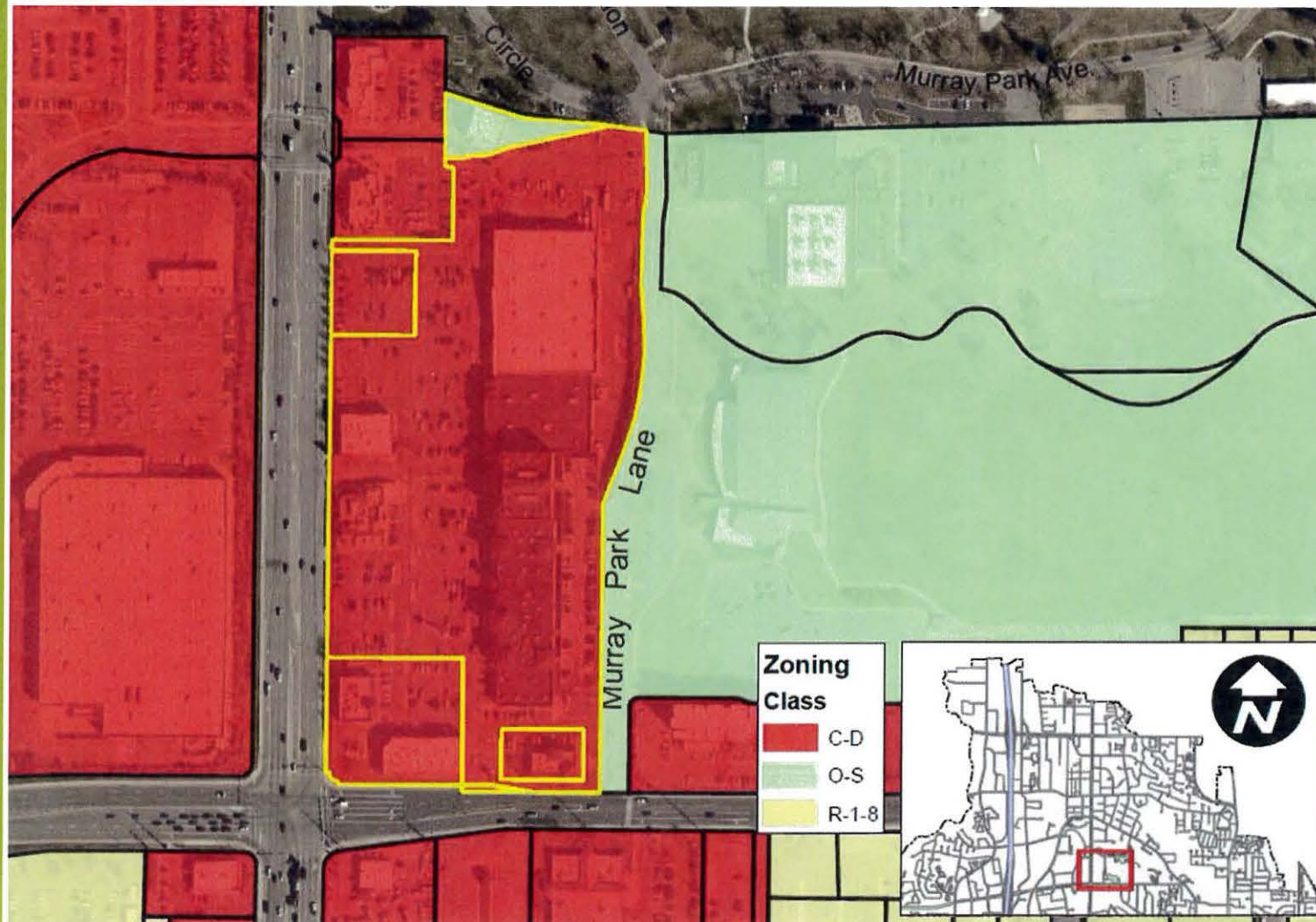


Aerial View

Pointe @ 53rd

5283, 5157, 5217, and
5177 South State Street
and 151 East 5300 South



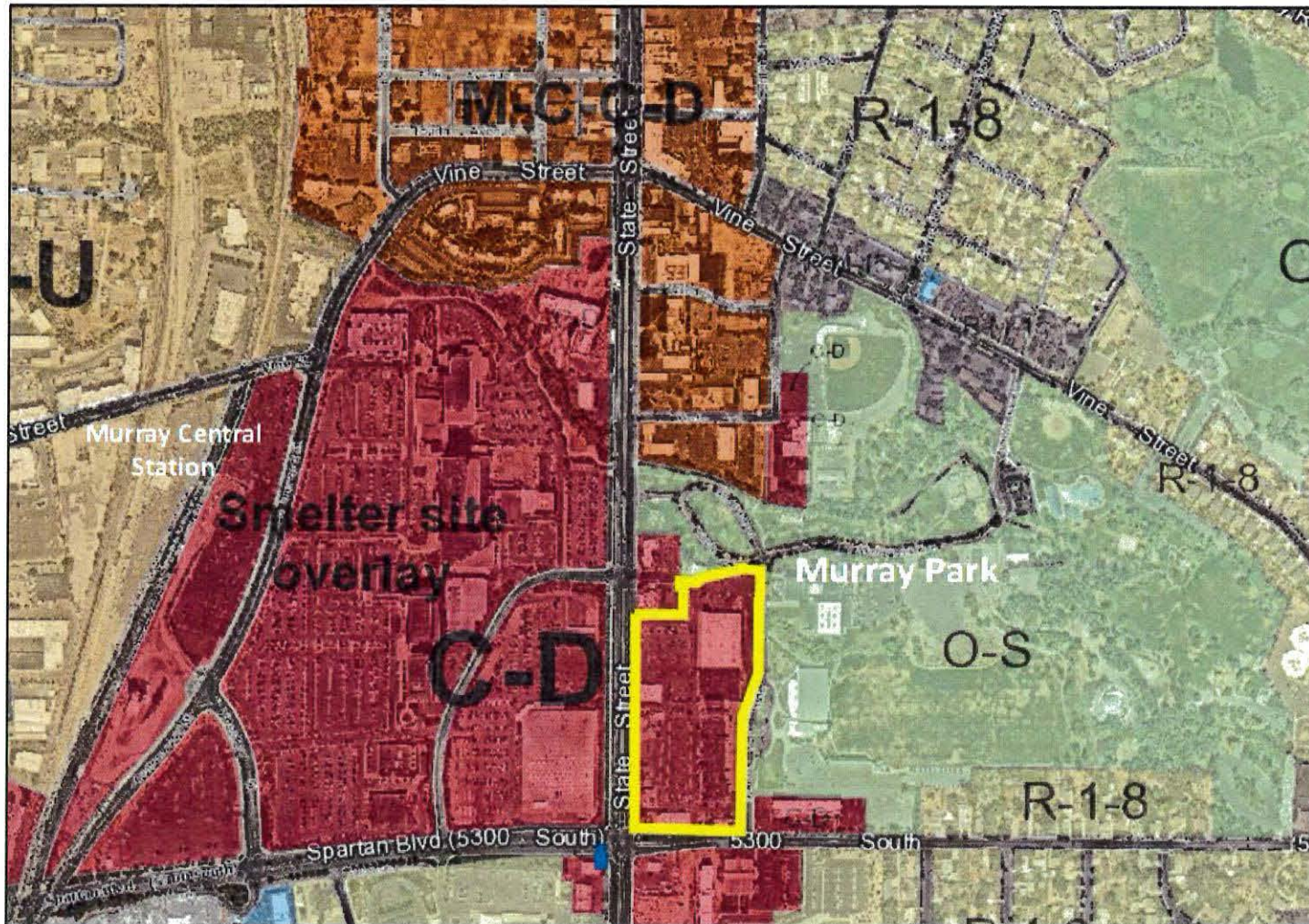


Current Zoning

C-D

Commercial Development





Current Zoning

C-D

Commercial Development



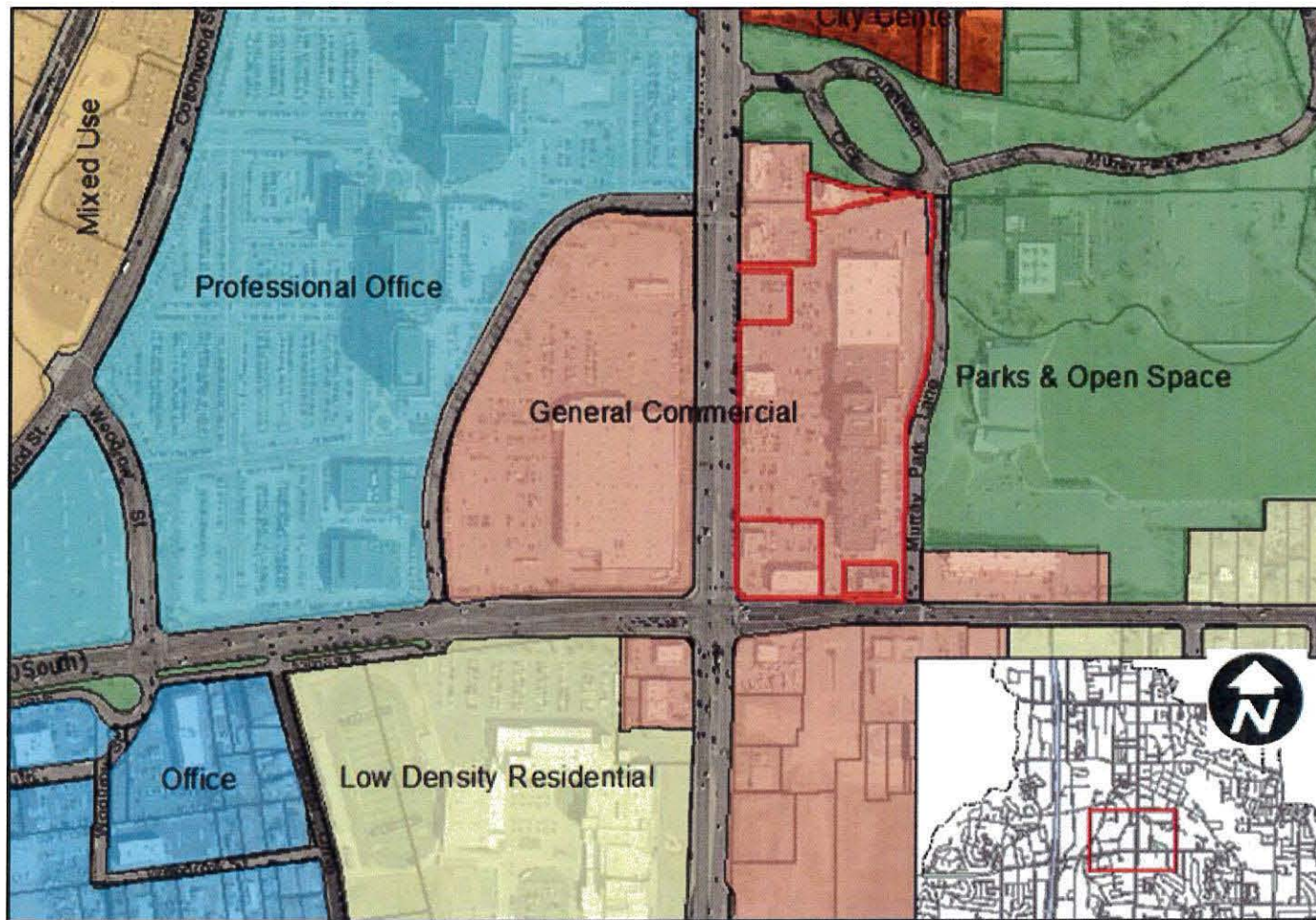
	C-D Zone (existing)	M-U Zone (proposed)
Height of Structures	35' max if located within 100' of residential zoning. 1' of additional height per 4' of additional setback from residential zoning	50' max if located within 100' of residential zoning. 1' of additional height per 1' of additional setback from residential zoning.
Landscaping and Buffer Requirements	10' along all frontages 10% min coverage 10' buffer required adjacent to residential 5' buffer where parking abuts property line.	Building setbacks from frontages must be landscaped (where allowed) 15% min coverage (required as open space, to include amenities) 10' buffer required adjacent to residential 10' buffer where parking abuts property line.
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net General Office – 4 per 1,000 sf net Special Requirements: none	Retail – 1 per 265 sf net Medical/Dental Office – 1 per 265 sf net General Office – 3 per 1,000 sf net Special Requirements: Buildings exceeding 4 stories in height must provide 75% of the parking within the exterior walls or within a structure (podium).
Building Setbacks	20' front setback from property line.	Between 15' and 25' from the back of curb (effectively between 0' and 10' from property line). Greater setbacks are allowed for courtyards or plazas.
Public Improvements	Standard (typically 4' sidewalk, 5' park strips)	7' sidewalks, 8' park strips or 15' paved sidewalks with tree wells. Street trees and street furniture (benches, bicycle racks) are required.



Public improvements required in Mixed-Use zones are distinct, and intended to promote pedestrian activity



Subject property, improvements in the C-D Zone along State Street.



Future Land Use Map
General Commercial



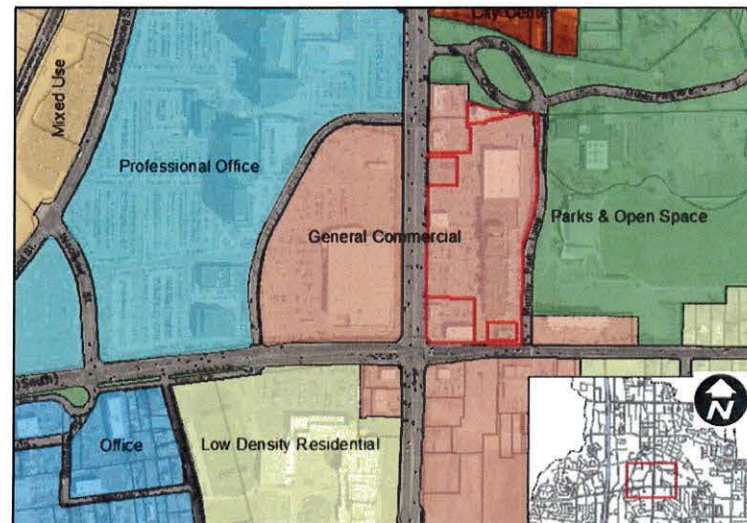
General Plan Considerations

GENERAL COMMERCIAL

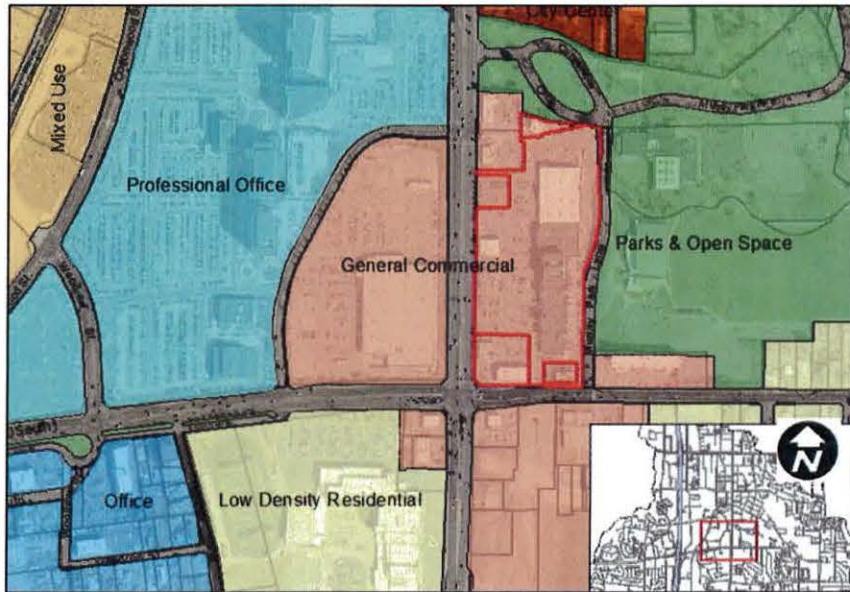
While this designation is primarily for larger retail destinations, including regional shopping centers and stand-alone big box, it may also include mixed-use developments that are mainly commercial in nature and use. High density, multi-family residential complexes will only be considered as part of a larger master-planned mixed-use development. Smaller-scale medium density residential projects may be considered for neighborhood or community node areas.

Corresponding zone(s):

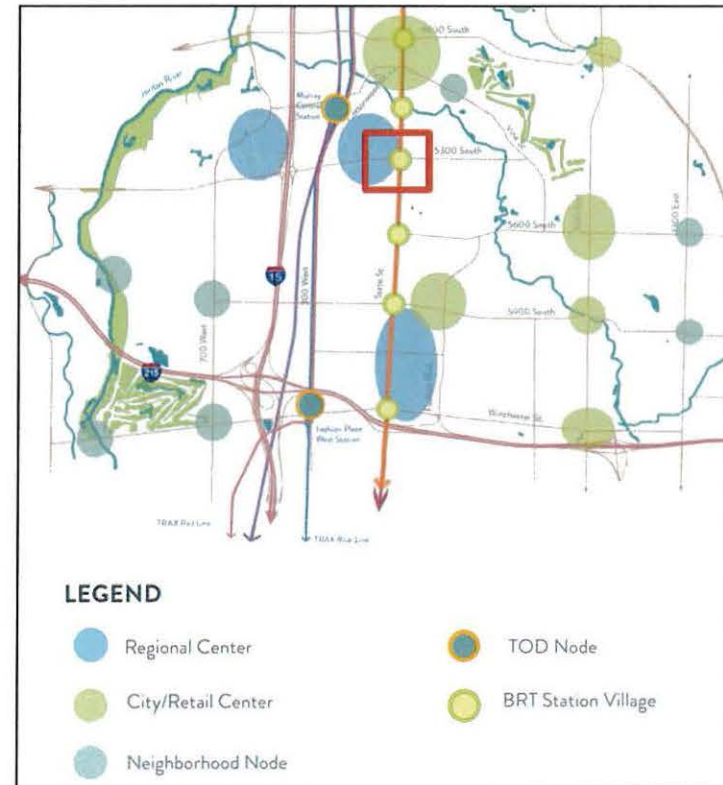
- C-D, Commercial development



General Plan Considerations



“The Mixed-Use designation is intended for areas near, in, and along centers and corridors, and near transit stations.”



The 2017 General Plan identifies this area for further study and consideration as a BRT station village.



General Plan Considerations:

OBJECTIVE 2: ENCOURAGE REVITALIZATION ALONG KEY TRANSPORTATION CORRIDORS AND IN THE CORE OF THE CITY.

Strategy: Develop context-specific corridor plans to guide coordinated land use and transportation improvements.

Strategy: Offer zoning, density, street improvements and other indirect incentives for areas targeted for revitalization.

OBJECTIVE 6: ENCOURAGE A FORM-BASED AND MIXED USE DEVELOPMENT PATTERN TO CONNECT DOWNTOWN AND THE TOD AREAS THROUGH URBAN DESIGN.

Strategy: Change zoning in targeted areas to allow for form-based mixed use development.

OBJECTIVE 7: PROVIDE COMPLEMENTARY USES AROUND KEY CIVIC SPACES INCLUDING MURRAY PARK, THE LIBRARY, AND CITY HALL.

Strategy: Identify desired land uses near City Hall, the Library, Murray Park, and other places then work with potential developers to bring those uses to the targeted areas. Support with zoning that facilitates complementary development patterns.

OBJECTIVE 12: SUPPORT THE INTERMOUNTAIN MEDICAL CENTER (IMC) THROUGH COMPATIBLE AND COMPLEMENTARY LAND USES.

Strategy: Identify desired uses and work with potential developers to bring those uses to the targeted areas. Support with zoning that facilitates complementary development patterns.



Planning Commission Meeting

December 3, 2020

- **42 public notices mailed (500' distance)**
 - ✓ One public comment was received from a Murray resident agreeing with the proposed change, hoping to see more walkability, mixed uses, and reinvestment.
- **Planning Commission voted 7-0 to recommend APPROVAL based on the findings:**
 - ✓ The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
 - ✓ The proposed amendment to the Future Land Use Map of the 2017 Murray City General Plan has been considered based on the circumstances of the subject property and is in harmony with the purpose and intent of the proposed Mixed-Use designation.
 - ✓ The proposed Zone Map Amendment from C-D to M-U has been considered based on the characteristics of the site and surrounding area and the potential impacts of the change and has been found to support the policies and objectives of the 2017 Murray City General Plan.
 - ✓ The proposed amendment of the Zoning Map from C-D to M-U is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed-use developments including high-density, multi-family housing in the General Commercial designation.



Recommendation

General Plan Amendment

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the properties located at 5283, 5157,217, and 5177 South State Street and 151 East 5300 South from General Commercial to Mixed Use.

Zone Map Amendment

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5283, 5157,217, and 5177 South State Street and 151 East 5300 South from C-D, Commercial Development to M-U, Mixed Use.



Residential Chicken Keeping

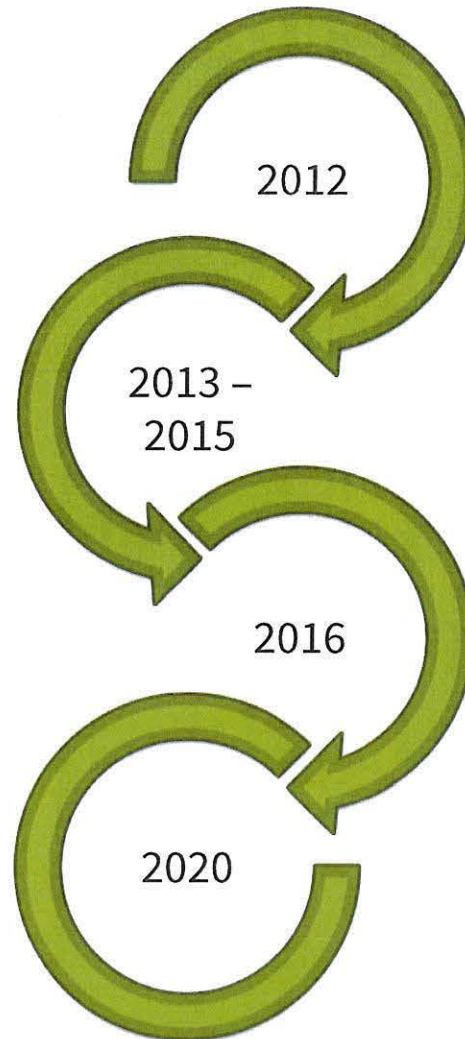
Text Amendment to allow chickens on residential property



Timeline

Planning Division Staff conducts open houses in 2013 and further research in 2014. Proposed code is drafted, and the Planning Commission forwards a recommendation of approval.

The City Council requests that the Planning Division bring forward a new ordinance that would allow chickens in residential areas



With an increase of code enforcement cases, the City Council directs Planning Staff to look into chickens in residential areas

The City Council reviews the request and ultimately denies the proposed chicken ordinance.



Proposed Standards

Number of Chickens Allowed

Lot Size	Maximum Chickens Permitted
Less than 6,000 square foot lot	4
6,000 – 9,999 square foot lot	5
10,000 - 11,999 square foot lot	6
12,000 square foot lot or greater	8

Coop Standards

Standard	Requirement
Property line setback	5'
Adjacent property line setback	25'
Dwelling setback	10'
Coop height	7' maximum
Minimum area requirement	4 square feet per chicken



City	Number of Chickens	Permit Required?	Fee?
Cottonwood Heights	10	Yes	Yes
Draper	6	No	No
Herriman	1 – 10 based on lot size	No	No
Holladay	25 – 62 only on lots >10,000 square feet	Yes	No
North Salt Lake	6 – 30 based on lot size	No	No
Riverton	6, more allowed if lot is greater than ½ acre.	No	No
Sandy	Only in Agricultural Zone		
Salt Lake City	15	Yes	Yes
South Jordan	6	Yes	Yes
Taylorsville	2 – 10 based on lot size	Yes	No
West Jordan	5	Yes	Yes
West Valley City	Treated as pet up to 4 pets allowed	No	No
Midvale	2 – 8 based on lot size	Yes	Yes
Millcreek	Only in Agricultural Zone		
South Salt Lake	4 – 6 based on lot size	Yes	Yes
Salt Lake County	3 – 8 based on lot size	Yes	Yes



City	Setback for Coop	Area Per Chicken
Cottonwood Heights	40' from dwellings, 3' from property line	3 – 6 sq ft
Draper	50-75' from dwellings	N/A
Herriman	25' from all dwellings	N/A
Holladay	40' from dwellings and street	N/A
North Salt Lake	35' from dwellings, 5' from property line	N/A
Riverton	No standards found	N/A
Sandy	Only in Agricultural Zone	N/A
Salt Lake City	25' from adjacent dwelling	2 – 6 sq ft
South Jordan	40' from adjacent dwelling; 5' from property line; 10' from dwelling	N/A
Taylorsville	25' from adjacent dwelling; 3' from property line; 15' from dwelling	1.5 – 6 sq ft
West Jordan	20' from dwelling; 5' from property line	1.5 – 6 sq ft
West Valley City	No standards found	N/A
Midvale	30' from adjacent dwelling; 10' from dwelling	2.5 – 6 sq ft
Millcreek	Only in Agricultural Zone	N/A
South Salt Lake	50' from adjacent dwelling; 5' from property line; 25' from dwelling	N/A
Salt Lake County	40' from adjacent dwelling; 25' from dwelling	2 sq ft



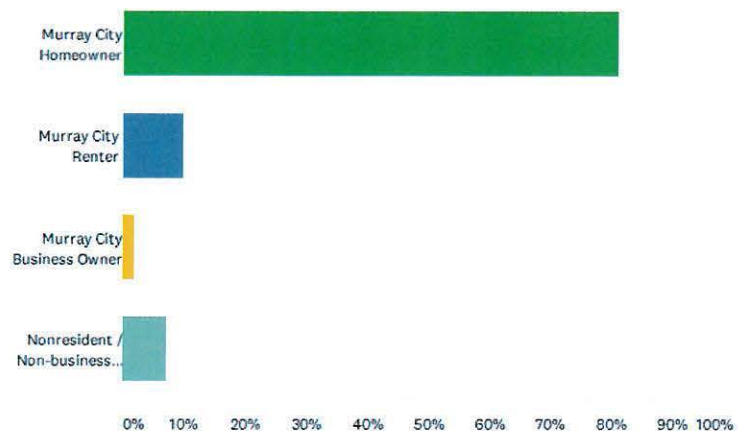
Code Enforcement Cases

Municipality	2019 & 2020 Cases	Average Per Month	Population
West Valley City	77	1.6	136,401
Holladay City	3	0.06	30,697
Sandy City (not allowed)	10	0.21	96,901
South Jordan City	12	0.25	74,149
Taylorsville City	24	0.50	60,192
Midvale City	8	0.16	33,636
Millcreek City (not allowed)	28	0.59	61,270
South Salt Lake City	4	0.09	25,365
Ogden City	36	0.75	87,325



Q1 Please select the option that best describes you.

Answered: 1,077 Skipped: 4



ANSWER CHOICES

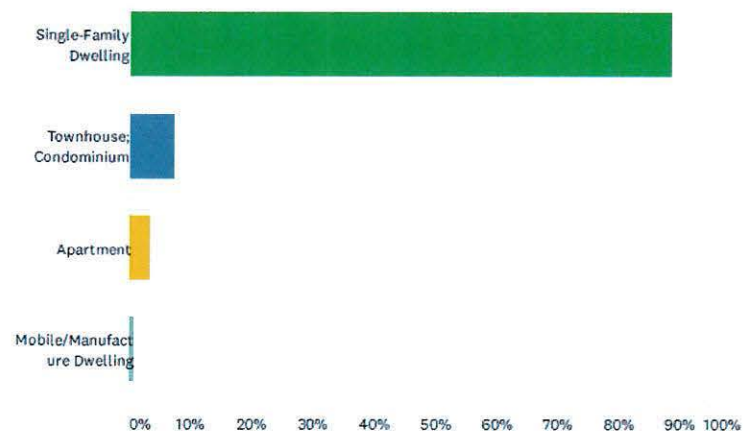
Murray City Homeowner
Murray City Renter
Murray City Business Owner
Nonresident / Non-business owner
TOTAL

RESPONSES

81.15%
9.84%
1.86%
7.15%

Q2 What type of home do you live in?

Answered: 1,077 Skipped: 4



ANSWER CHOICES

Single-Family Dwelling
Townhouse; Condominium
Apartment
Mobile/Manufacture Dwelling
TOTAL

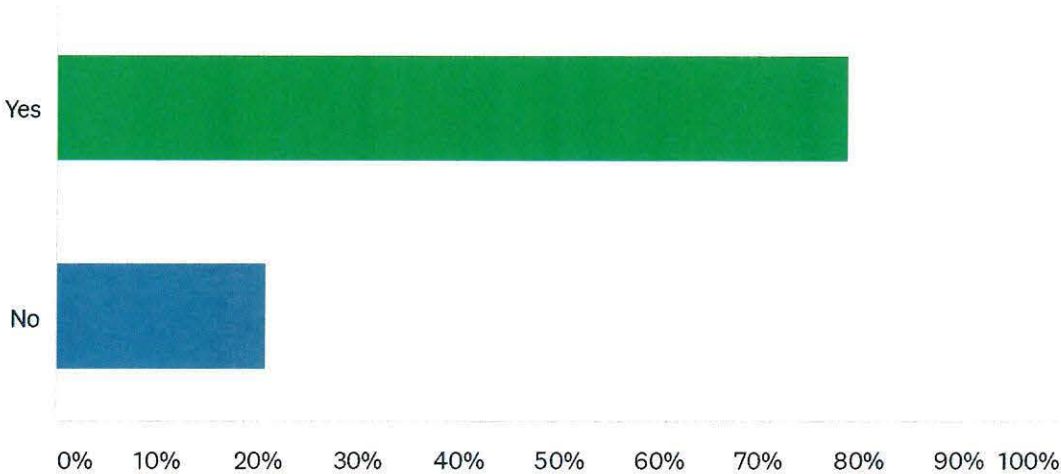
RESPONSES

88.67% 955
7.34% 79
3.34% 36
0.65% 7
1,077



Q3 Do you feel chickens should be allowed in residential zones?

Answered: 1,080 Skipped: 1



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

78.98%

21.02%

853

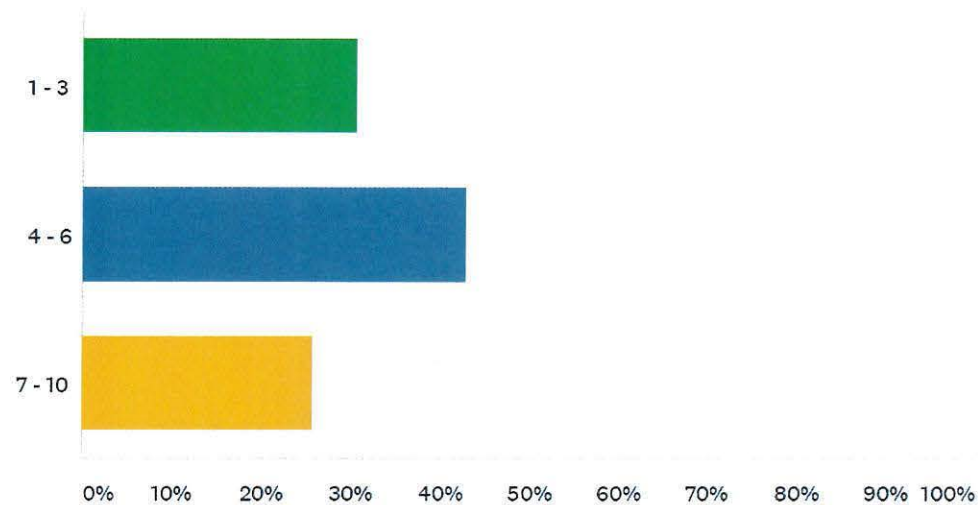
227

1,080



Q5 If chickens are allowed in residential zones, how many chickens should a property owner be allowed to have?

Answered: 1,063 Skipped: 18



ANSWER CHOICES

1 - 3

4 - 6

7 - 10

TOTAL

RESPONSES

30.86%

43.18%

25.96%

328

459

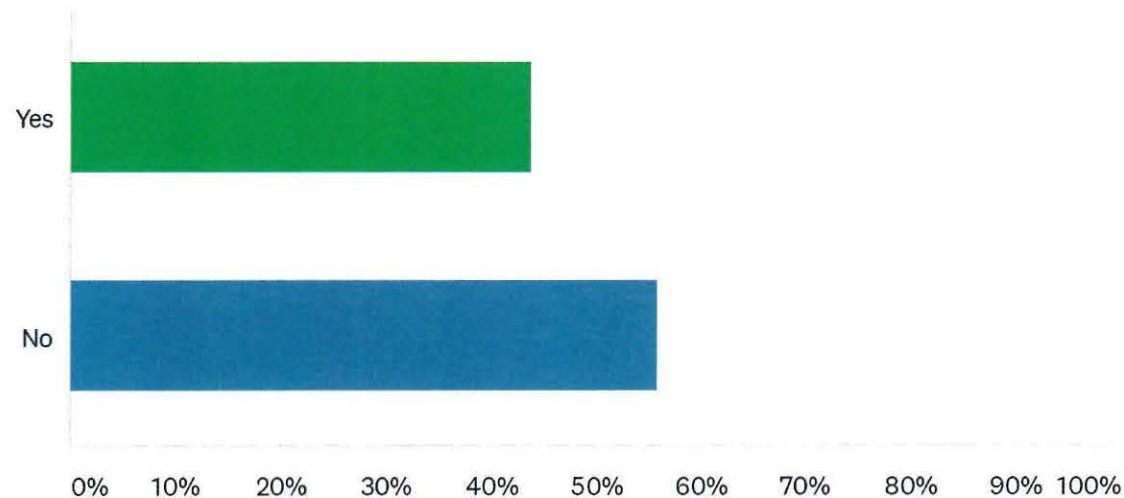
276

1,063



Q6 Should a permit be required to keep chickens in residential zones?

Answered: 1,076 Skipped: 5



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

43.96%

56.04%

473

603

1,076



Recommendation

The Planning Commission recommended **APPROVAL** of the draft ordinance, Chapter 17.67 Residential Chicken Keeping Standards to the City Council with the addition of a requirement for those who are keeping chickens to register with the City.



Murray City Municipal Council Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, February 16, 2021 at 6:31 p.m. for a meeting held 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 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.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Council Members in Attendance:

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

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Office Administrator III
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Brenda Moore	Finance Director	Jennifer Heaps	Chief Communications Officer
Melinda Greenwood	Community & Economic Development (CED) Director	Matt Youngs	Energy Services Compliance Manager
Jared Hall	Community & Economic Development (CED)	Bill Francis	Utah VOD
Jon Harris	Fire Chief	Laura Lloyd	Office Administrator Supervisor
Cory Wells	Water Superintendent	Danny Astill	Public Works Director
Blaine Haacke	General Manager of Power	Danny Hansen	Senior IT Technician
Mark Morris	VODA		

Opening Ceremonies

Call to Order – Councilmember Dominguez called the meeting to order at 6:31 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Brett Hales.

Approval of Minutes

Council Meeting – January 19, 2021

MOTION: Councilmember Turner moved to approve the minutes, except that, the date of "December 1, 2020" be updated to "January 19, 2021" and the sentence, "Councilmembers express his thanks to Jan Lopez and wished her the best of luck in her retirement" be changed to "Councilmembers expressed thanks to Jan Lopez and wished her the best of luck in her retirement." The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

1. Murray City Council Employee of the Month, Laura Lloyd, Executive Secretary

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 Ms. Lloyd 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. Lloyd for all she does for the City.

Chief Harris spoke about the incredible work Ms. Lloyd has done during her time with the City and the tremendous help she has been working with four fire chiefs over the past 26 years.

Ms. Lloyd expressed her appreciation for the recognition and thanked individuals who she has worked with throughout the years.

The Councilmembers and the Mayor thanked Ms. Lloyd for her hard work and her service for Murray City.

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

No comments received.

Consent Agenda

None scheduled.

Public Hearings

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

1. Consider an ordinance related to land use; amends the General Plan to include a Small Area Plan for the Fashion Place West Area.

Staff Presentation: Melinda Greenwood and Jared Hall

Attachments: Fashion Place West Small Area Plan and Fashion Place West Small Area Plan

Discussion

Mr. Hall introduced the Fashion Place West Small Area Plan. Mr. Hall shared this plan is to be used as a vision document for the next five (5) to 25-year time frame. In 2019 Murray City was awarded a grant from the Wasatch Front Regional Council (WFRC) and Transportation and Land Use Connection (TLC) program to study the area around the Fashion Place West TRAX Station and develop a Small Area Plan for the Fashion Place West area. The Small Area Plans are documents intended to help guide growth and inform future land use decisions within a specific area. Mark Morris and Annaliese Eichelberger, from VODA, were hired as a consultant for the project.

Based on the background, analysis, and the findings within this report, Staff and the Planning Commission recommend that the City Council adopt the Fashion Place West Small Area Plan as an amendment to the 2017 Murray City General Plan.

Mr. Morris presented an overview of the Fashion Place West Small Area Plan and shared that the plan is to be used as a vision document to help develop some design guidelines and context on how to respond when development request may be received. Mr. Morris shared some key take-aways and reiterated that the plan will be used as a guiding document for future short, medium, and long-term objectives moving forward.

Councilmembers clarified that future development will be maintained within their respected zones and the proposed plan is considered a vision document for the city to use with guidelines for the area moving forward. In addition, future development in that area would need to go through the normal planning and zoning approval process before any changes could be made.

Mr. Halls reiterated that this vision document is there to help guide the city, but this plan does not automatically grant approvals for future development. Applicants would still need to go through the normal approval process when development is requested.

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

Ashley Bond, read by Jennifer Kennedy

First of all, I would like to say that I am grateful that my neighborhood in the Fashion Place West area is getting some attention from the city in terms of improvements. As an older neighborhood, there are definitely things that could be improved upon. However, I do have many concerns with the proposed Fashion Place West plan.

First, many of the people in my neighborhood are low-income individuals and families. The homes here are affordable for those who otherwise would not be able to afford a home. Sharp increases in property values in recent years have already priced many lower income

families out of the neighborhood. All of the proposed developments would undoubtedly make this problem worse.

Secondly, your plan proposes building different housing types. This neighborhood has some of the most diverse housing options I've seen in any neighborhood ranging from apartments and condos to larger single family homes. Housing diversity is not the problem, and to tear down existing homes on Winchester to build said housing not only fails to account for this, but it also creates a sense of irony. The people who could once afford homes in this neighborhood will now be the tenants in the apartments built on the land that they once owned because they cannot afford a home elsewhere. The low income people in my neighborhood will not benefit from these new housing developments.

Lastly, the proposal of sidewalks throughout the neighborhood is unnecessary. We've never needed them, and the space does not allow for them. Fences, yards, and well-established trees would have to be destroyed to accommodate sidewalks. As a long-time resident of Murray, it makes me sad to see my tax dollars go towards unnecessary sidewalks rather than to things like building and repairing schools, preserving historic structures, cleaning up the old ore site near 5300 South, or developing other areas that have long sat vacant. In short, I do not feel that the addition of sidewalks to this neighborhood is a good use of tax dollars, and many of my neighbors echo this sentiment.

Thank you for your time and for listening to my concerns. I hope that you will take them under advisement.

Cindy Call, read by Pattie Johnson

I've lived in Murray longer than anywhere else in my life. I chose Murray because of the quiet community it provided for my children when they were growing up. I stayed in Murray for the very same reasons. Bringing in businesses and high density housing to this area will change that forever. Adding sidewalks and parking strips to an older, well established neighborhood is unnecessary. It invites unwanted auto and pedestrian traffic into a once quiet neighborhood, also raising the risk of safety for the children that play and go to school here.

These are not through streets. They don't lead to the Trax Station, they don't lead to the mall, yet there will be a significant increase of traffic. There's always someone looking for a short-cut to get into, out of, or around traffic especially from 3:00 until 6:30 pm. It's already difficult trying to get in and out of the neighborhood without adding additional living and business space just around the corner. There will be an increase in crime, which is already on the rise. A pedestrian crossing and "NO U Turn" would be appropriate at the entrance onto Creek Dr, place speed-bumps on Creek and Valley Dr in front of the old library to discourage speedsters.

Many parking strips and sidewalks in other neighborhoods go unkempt or have inappropriate landscape with trees that end up making sidewalks uneven or breaking concrete altogether. We live in a desert threatened by drought every year. There will be an increase of poorly managed watering systems watering streets and sidewalks, wasting precious resources. Adding sidewalks will require removing well established trees and

landscaping on several properties. What a tragedy that would be, costly and impossible to replace.

Let's put our focus and dollars on an area of Murray that has struggled for years. Businesses on the southeast and southwest corners of State St and 5900 S have struggled to stay open for years. Many come and go unnoticed. It's the ghost town of Murray with businesses desperately needing help.

*Let's help our community where it needs it the most. Our neighborhoods **are not** broken and never have been. We don't need padded pockets coming in and fixing them to your liking and benefit.*

Jon Dansie, read by Jennifer Kennedy

It is difficult to offer comments or approval/disapproval for a plan that has, to date, been kept very quiet. What is being considered?

What will happen to the residents, businesses, parks, and schools that are currently located within the proposed plan area? What will be removed so new buildings or green spaces can be built? Many of the residents within this area are living in homes that have been in their families since they were built. Most have made major improvements to their homes and properties. Will we be displaced or forced out? The age of many of the residents within the proposed plan area will make it very difficult to relocate and start over. Current market value for property in Murray is too valuable to lose so a municipality and developer's 'small area plan' can move forward. We have worked our entire lives to retire here.

The crime level in our neighborhood has skyrocketed since the opening of the TRAX-light rail station on Winchester St. The idea of using this neighborhood as a 'walking/green space' between TRAX and the Fashion Place Mall is devastating to me. Please don't put out an even larger Welcome Mat for people to wander among our homes. There has been an issue of some transient population using Grant Park Ball Diamonds as a campsite. I cannot stress strongly enough the importance of discouraging this type of activity and feel providing more space that is difficult to patrol, will only make this problem worse.

I am a business owner, with a current Murray City business license. This proposed plan could very negatively impact my ability to continue as a small business owner. I opted to move my business to Murray -- to my home, to support my local schools and community.

Thank you for this opportunity to be heard.

Daniel Gehrke, read by Pattie Johnson

I am writing in regards to your meeting about the Fashion Place West project. I have lived in Murray for 63+ years. All my children attended Murray schools, I coached baseball at multiple levels for many years. I'm concerned about a few projects you have in the works, more specifically the Fashion Place West project because this will affect me directly. I hope you can help me understand the need to populate, or over populate, every square inch of

open space within the Murray City boundaries. Our roads are already crowded at any time of day and around holidays it has become difficult for us to leave our house. We don't have the infrastructure, not to mention the water and power supply. Our utilities have almost doubled in the past year. What about police protection and schools for all the additional people? We need to consider all of these things and the burden they will put on people like my wife and I that are on a fixed income and cannot afford the inevitable increase in our taxes. Have we turned so glutinous that we need more by adding bigger and shinier things?

I listened to the last meeting and my understanding was that we want to make the walkway from Trax to the mall a more enjoyable experience. First of all, the walk from Trax to the mall is littered with trash so badly that it's nearly impossible not to step on something questionable. This beautification project is not going to keep people from tossing trash at will with no one to clean it up. Not only that but there are houses with missing siding, multiple unregistered/unworkable cars parked for years on yards, as well as homes with asphalt front yards, houses painted all the colors of the rainbow, not to mention people that just throw unwanted junk in their own front yards never intending to clean it up. I could go on and on. If Murray City took the money it was going to spend on this project and hire more code enforcement to drive the neighborhoods and enforce some simple maintenance issues, the city itself could be more inviting for all that live in and visit the city without raising taxes and adding more congestion.

Is the intention to start building on top of one another because there is no other way to collect additional tax revenue? If people want to live in mini-Manhattan then I suggest moving to Detroit, Chicago or New York.

I urge you to put the decision to continue your plans to waste taxpayer money on this glutinous project to the vote of the people.

Heydon Kaddas, read by Jennifer Kennedy

I am a resident of a neighborhood included in the area identified by this plan. I have a several concerns I would like to see addressed before this plan is considered for any kind of approval:

4-6 story apartment and mixed-use high-density buildings are planned along State Street and Winchester. This is in direct opposition to citizen feedback collected by the survey residents were given when developing the small area plan. The Murray Journal (2020) reported that for affordable housing "Residents said they would welcome more cottage-cluster additions to the area; building apartments was the least supported option." Despite that input, the only outlined housing in the area is the least supported option. Further, the arguments laid out in the plan for why apartments are need is severely flawed. The plan, outlines that the area has more access to jobs than the rest of the county and that housing costs are significantly less in the area than housing costs in the rest of the city/county but also points out that combined housing and transportation costs per household are higher than the rest of the county. This indicates that residents here have higher transportation costs. This could indicate that individuals already living in the area are not taking advantage of the available jobs in the area. If that is true, why would new

individuals take advantage of those jobs when current residents do not. Additionally, the median household income for the area, as outlined in section 1.2.4, is lower than the city/county. These statistics, when taken together, make me wonder about the relationship between the availability of the jobs in the area and the ability of those jobs to provide a livable wage. The plan, does not provide enough information to support the assumption that it makes; that the availability of jobs in the area mean people will work in those jobs while living in the area. Further investigation into this area is needed to support this hypothesis and this plan should not be approved until there is concrete evidence that jobs in the area can support the cost of living in the area. I also wonder, if homes in the area are already "fulfilling a need in the region" as described by the plan, which is more affordable single-family homes, particularly for individuals who make less than the city/county median household, shouldn't we continue to fill this niche?

The prioritization of goals is also a significant concern. The infrastructure in this area is already overwhelmed, yet rezoning apartment areas is listed as a short-term priority when working with UDOT to increase infrastructure in the area is listed as a long-term goal. To have this order is absurd. One of the justifications for why apartments are a better option for the area, outlined in the plan, is that apartment dwellers own less cars and use more public transit. If you build the apartments before the infrastructure is improved, individuals in the apartments will be forced to drive more which defeats the argument of why you should build the apartments in the first place.

Section 3 is of particular concern as it outlines decreasing the open space by 50% as well as altering yard setbacks. I question the impact substantially decreasing green space will have on the health of individuals living in the area and the city's natural resources. Green space is important for the physical and mental well-being of individuals living in an area. Decreasing the amount of green space could increase negative health outcomes, such as obesity and depression. The impact of these 2 negative health outcomes may be amplified by the fact that this decrease in green space will occur simultaneously with an increase in the number of people living in the area meaning the green space per person will significantly decrease. Further, there is no discussion of how decreasing green space in the area will impact pollution or the water shed. The latter of which is particularly important as Murray relies on well water and changes in the absorption of water from the environment could impact our aquifer replenishment. No data was provided in the plan for how decreasing green space may benefit or harm Murray's water supply. More information on the long-term health and environmental impact of decreasing this green space should be an important factor in moving forward with the plan as it is currently outlined.

I would also like you to consider the overwhelming disapproval of the goals outlined in this plan by the residents who live in the area. Please carefully examine the Murray City Planning Commission meeting minutes and the accompanying e-mail comments sent in by residents. During the entirety of the public comment time, the unequivocal majority of the comments did not approve of the plan. Further, the only individual on the planning commission who lives in the area did not agree with the plan. Please listen to your constituents. More specifically, please listen to the stakeholders who will be most impacted by this plan and who most intimately understand the needs of the area. Please ensure that any plan passed to alter this area, has goals that are in alignment with the

goals of the individuals who live in the area.

Stephanie Myers, read by Pattie Johnson

City Council members please consider what residents of the area in question, like me, have to say. The proposed changes have a direct impact on our lives and property values.

I live on Lenora Joe Cove. My circle is not in the exact area proposed, I am a little south, but the changes will have a giant impact on my life, property values and the neighborhood feeling here.

I agree that Jefferson St should have sidewalks, but why would they need to be 6-8' with a parking strip? A simple sidewalk is all that's needed. Our neighborhood is small and we like the feel of it. We don't need a giant city sidewalk in our area.

The area that a park is proposed is a neighborhood gem that we are all happy is private. We don't want extra people and traffic coming into our neighborhood. There is also very limited parking on all of our streets. Adding a public park would only make a crowded situation even worse.

In regard to wanting to attract more pedestrian traffic from Fashion Place to TRAX this would only add to the unsavory foot traffic that already exists. I would appreciate efforts to keep that traffic away from Jefferson and the surrounding area to the south. There are some homeless people that wander around down there already, which has been worse since the shelters closed uptown.

Adding apartments to Murray city-in any area of Murray-should be avoided. We have a lot of apartments and they have high crime rates. Putting apartments right by TRAX is a giant mistake. It would only increase crime rates along TRAX as routes to escape law enforcement. And would create an uneasy feeling at the station with areas that predators could hide in. Keeping it open and visual is the better to prevent crime. If Murray wants to address housing, it should look at ways to lower crime in existing apartments in the city. South of Murray, on state street are 2 big apartment complexes with crime that carry into Murray. That should be addressed as it flows into my area!

Also to add another bike lane would further impede traffic along Winchester. If there is 1 bike west of TRAX going under the overpass it backs up traffic and is a danger to that biker. I don't want more bike lanes, at all. I would appreciate LESS bike lanes.

The proposed light at Creek Drive only solves traffic that is a problem at Christmas. It would be better to make that exit a turn right only exit and prevent left hand turns there. Adding a light makes traffic flow up state street choppy and will add a lot of drive time for those of us taking kids to Hillcrest and Murray High in the mornings.

Please consider these ideas and others from the residents who live in this area! I'm not happy with the proposed changes at all.

Thank you for the time!

Brian Sumsion, read by Jennifer Kennedy

I live on 6207 South Valley drive there are 4 homes on the east side of valley drive, state street frontage back property is my back wall is this going to affect us at all?

Matthew Schneider, read by Jennifer Kennedy

We don't want every spot in Murray to be viewed as a potential place to fill with more people. Why is it Murray's job to provide ALL the housing? The wants of current residents should out weigh future ones. I live in the area and I want nothing to do with a city where I have to look up at 6 story buildings instead of the mountains I moved to the area for.

The commission pitches these things by saying we're not approving any specific plan. Then when a specific plan we all hate comes they approve it by saying 'it matches the plan we adopted'. More public input is needed, I have nothing against more housing, but it seems the whole city wants every available space to be crammed full of people. It will breed more traffic and crime.

Heydon Kaddas, read by Jennifer Kennedy

The presentation answer that this does not rezone any areas is misleading. If the plan passes the fact that it has passed will be used by the planning committee to justify why future rezoning should be approved, in the same way the planning committee pushed through this plan despite overwhelming public disapproval because the goals were in line with the goals of the overall Murray development plan. Look at the meeting minutes for this very meeting when 10 minutes ago this justification was used by the planning committee member.

Councilmember Dominguez opened the meeting for discussion.

Councilmembers expressed thanks to the citizens for writing in about their concerns. Councilmembers reiterated that the ordinance being discussed tonight is to be used as a guiding document the future land use, so it is important that citizens stay engaged throughout the approval process of future development.

Councilmember Dominguez closes the public hearing.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance enacting Section 15.20.145 of the Murray City Municipal Code relating to the establishment of public electric vehicle (EV) charging stations and rates and amending Section 10.08.020 of the Murray City Municipal Code relating to the regulation of parking at an electric vehicle charging station.

Staff Presentation: Blaine Haacke and Matt Youngs

Mr. Haacke shared with the council that the city was awarded \$157,000 from a VW settlement and the Power Department opted to use the award to install EV chargers throughout the city. Three EV charger units have been installed at The Park Center for public access. Each unit has two charger "cords" for a total of six chargers and the Fire Department also has a EV charger installed. Before the chargers are deemed operational, a use rate must be implemented by the council. The Power Department in coordination with a third-party consultant, the Mayor's office, and the city Attorney have recommended the following proposed EV Changing Station Rates:

- Level 2 Chargers \$0.20/kWh
- DC Fast Chargers \$0.30/kWh

Councilmember Dominguez opens the meeting for discussion.

Councilmember Dominguez comments that there is proposed legislation for EV charging rates and wonders how that may affect this ordinance.

Mr. Youngs responded that he believes the legislation is to raise the rates for vehicle registration on EV owners to help with road maintenance since they are not being taxed on gas usage.

No other comments were made.

Citizen Comments

No comments were received.

Councilmember Turner notes that she wishes we could offer this as a free service for the public, but she understands that this isn't an option. Ms. Turner appreciates the work that Mr. Haacke and Mr. Youngs have done to get these EV charging stations installed and ready for usage.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Business Items

1. Consider an ordinance amending Sections 13.08.110 and 13.08.120 of the Murray City Municipal Code relating to city water user's responsibilities for service pipe repairs, and to allow the Mayor to develop guidelines for adjustments to high water bills due to water user waste.

Presenting: Danny Astill and Cory Wells

Mr. Astill shared that the city has developed a tiered water rate system to be used to encourage conservative water-based usage. In an effort to fairly handle the misfortune of a Murray City water customer who experiences a leak in their system, they have developed a policy which outlines a methodology to be used if a water leak occurs.

Councilmember Dominguez opens it up for discussion.

Councilmembers expressed thanks Danny Astill and Cory Wells and believe this ordinance will help a lot of residents.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp reported the streets crew have been working on keeping the roads clear of snow. He reminded residents to not park on the streets so the crews can clean the streets quickly and safely. Mayor Camp also reported that police have seen an increase in car related thefts due to owners who have left their car unattended while they sit idle to warm up in the morning and evening.

Mayor ask if there are any questions from the council.

No questions were asked.

Councilmembers thanked the Mayor for his report.

Adjournment

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

Brooke Smith, City Recorder

Attachments:

- Fashion Place West Small Area Plan
- Fashion Place West Small Area Plan Discussion

Fashion Place West Small Area Plan

General Plan Amendment to Adopt the Plan

Roughly 6100 South to 6790 South and I-15 to State Street



SMALL AREA PLANNING PROJECTS



REGIONAL CENTERS

Located at existing or future regional retail or employment centers and their surrounding context. Including:

- 4500 South/State Street
- IMC/Murray High
- I-15/5300 South
- Fashion Place Mall



COMMUNITY CENTERS/NODES

Located at existing or future city, retail, or employment centers. Including:

- Downtown Murray/City Center
- TOSH
- 4500 South/500 West
- 4500 South/700 East
- 4800 South/900 East
- 900 East/5600 South
- 900 East/5900 South
- 900 East/Winchester



NEIGHBORHOOD CENTERS/NODES

Located at existing or future key intersections within neighborhoods. Including:

- 1300 East/5600 South
- 1300 East/5900 South
- 600 East/Creekview Cr.
- Vine St/Glenn St
- 700 West/5900 South
- 700 West/Winchester St
- Jordan River Parkway/5300 South
- Jordan River Parkway/Winchester St



RAIL TRANSIT ORIENTED DEVELOPMENTS

Located at TRAX and FrontRunner Stations and up to 1 mile around. Including:

- Murray North
- Murray Central
- Fashion Place West



BUS RAPID TRANSIT VILLAGE NODES

Located at major intersections along State Street. Including:

- 4500 South
- 4800 South
- Vine Street
- 5300 South
- 5600 South
- 5900 South
- Winchester Street





WASATCH FRONT REGIONAL COUNCIL



TRANSPORTATION AND LAND USE CONNECTION

The Transportation and Land Use Connection (TLC) program is a partnership between the Wasatch Front Regional Council (WFRC), Salt Lake County, Utah Department of Transportation (UDOT), and Utah Transit Authority (UTA).

The TLC program provides technical assistance to local communities to help them achieve their goals and plan for growth. The program helps communities implement changes to the built environment that reduce traffic on roads and enable more people to easily walk, bike, and use transit. This approach is consistent with the Wasatch Choice Vision and helps residents living throughout the region enjoy a high quality of life through enhanced mobility, better air quality, and improved economic opportunities.

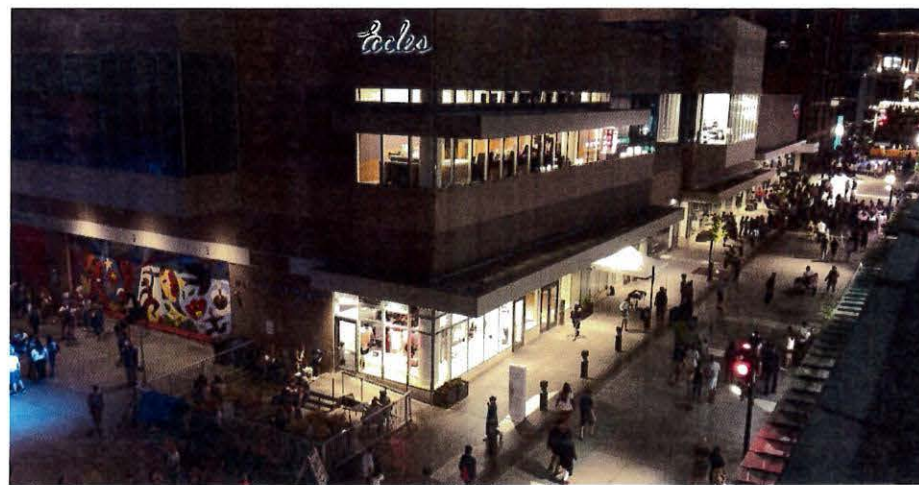


VODA

landscape +
planning



Millcreek City Center Masterplan



Regent Street Urban Design & Placemaking





Mark Morris, PLA,
LEED-AP, ASLA

Founding Partner



Annaliese Eichelberger

Project Manager



FINDINGS

Based on the analysis of the proposed small area plan and review of the Murray City General Plan, staff concludes the following:

1. The Murray City General Plan provides direction in implementation through five key initiatives.
2. The requested General Plan amendment has been carefully considered based on public input and review of city planning best practices.
3. Chapter 3, Framework for the Future, of the Murray City General Plan calls for the development of Small Area Planning Project along rail transit-oriented developments.
4. The proposed General Plan amendment is consistent with the Goals & Initiatives of the Murray City General Plan.
5. The proposed small area plan will provide Murray City residents, staff, elected officials, and the development community clear guidance as to how the City anticipates development within the subject area.



Recommendation

Staff and the Planning Commission recommend the City Council **APPROVE** the adoption of the Fashion Place West Small Area Plan as an amendment to the 2017 Murray City General Plan.

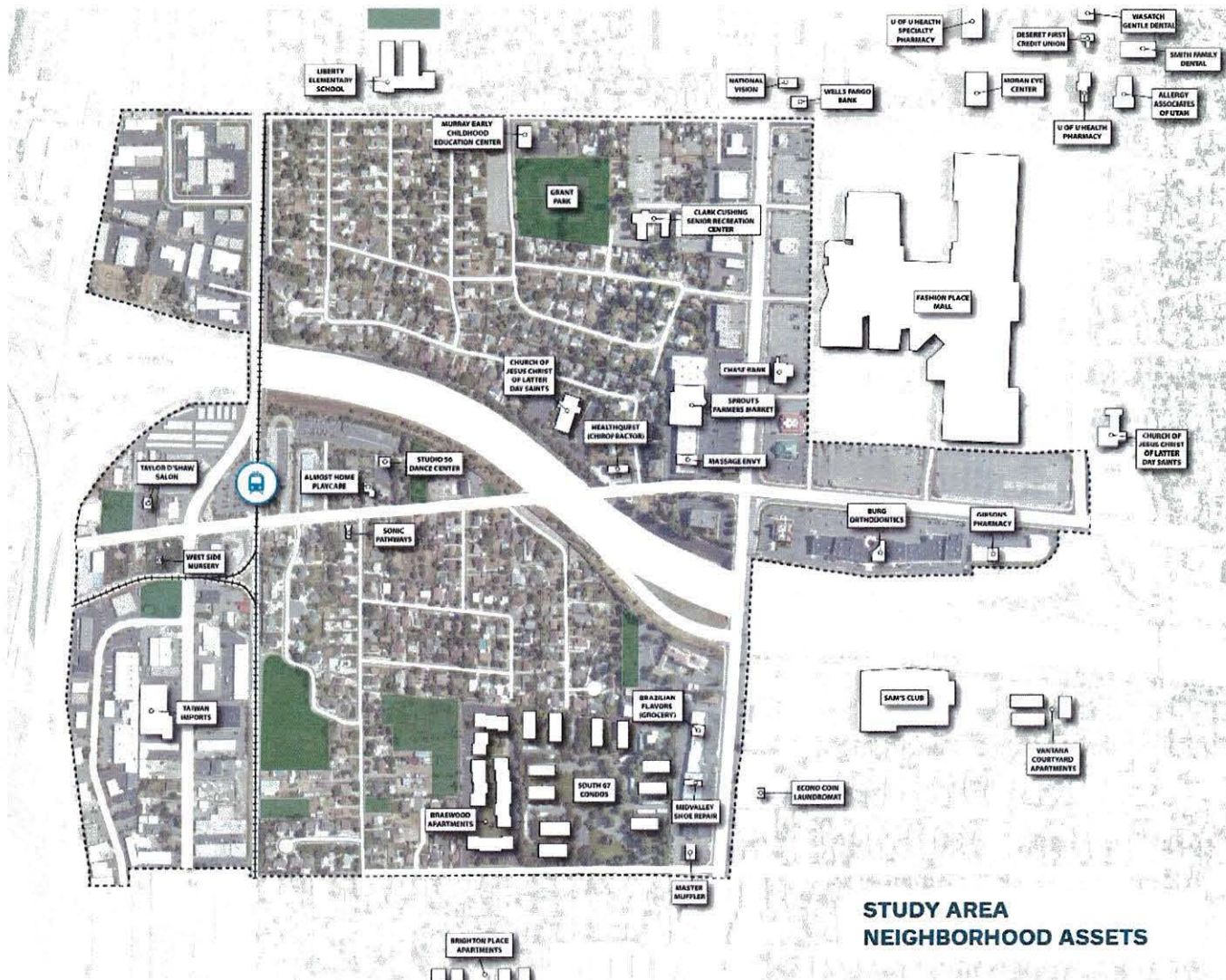


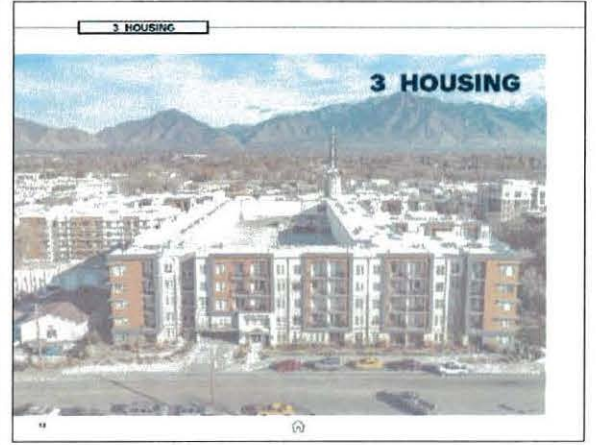
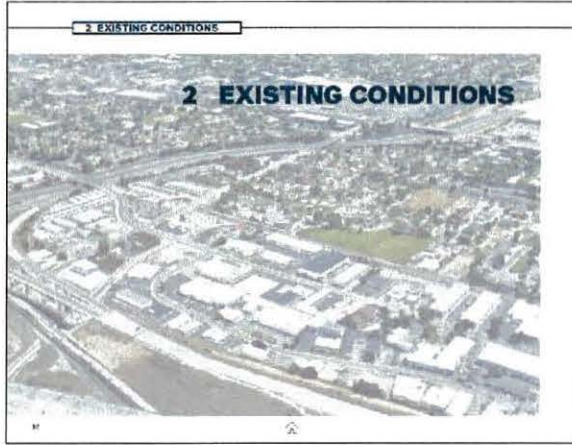
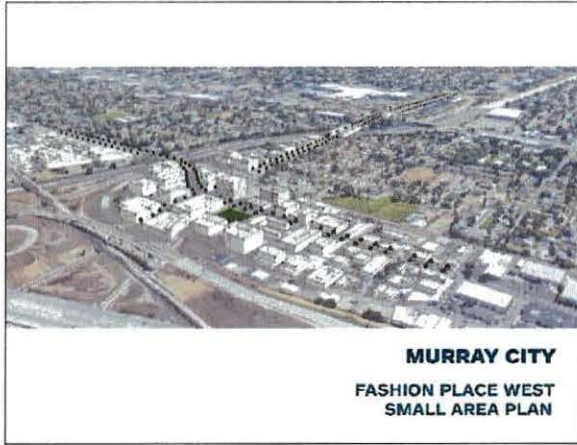


FASHION PLACE WEST SMALL AREA PLAN

Final Draft Discussion

FASHION PLACE WEST AREA





Take-aways from the Small Area Plan:

1. Neighborhood changes must be **context sensitive**.
2. **Murray City does not own significant land in the area**, all development will be a partnership with property owners.
3. **Infrastructure improvements needed** along Winchester to improve walkability and active transportation uses.
4. **Concentration of new development near TRAX station** will create more neighborhood-scale services, housing, and public spaces.
5. Begin conversation about **conversion of Fashion Place Mall to a mixed-use center**, with housing, jobs, and office uses.
6. Housing demand in the region is going to continue to increase, and **locations with quality transit service near jobs are the right place to locate more housing options**.

Frequently Asked Questions:

1. When is development happening in the study area? **This plan looks at a 25-year time frame for the neighborhood. With new development interest in the area, this document seeks to guide that development so it is appropriate in scale. No specific major developments are being proposed with this small area plan.**
2. Is the city going to be purchasing property in the study area? **No. The plan does not recommend the city buy property in the area.**
3. Will apartment buildings be built within the single family neighborhoods within the study area? **No. The plan recommends only low-density infill projects on empty parcels within the neighborhoods.**
4. What rezoning is happening with this plan? **This plan does not rezone any properties. Any future rezones will still have to go through the typical process.**

The following goals for the study area were established through the small area planning process:

A. Strengthen relationship between TRAX station and Fashion Place Mall

- A. Sidewalks & streetscape improvements
- B. Develop vacant parcels along Winchester

B. Improve transportation connectivity for the neighborhood

- A. Improve sidewalks & bike lanes
- B. Better urban design

C. Improve overall neighborhood quality

- A. Invest in infrastructure (sidewalks, lighting, street trees)
- B. Park updates, more public spaces
- C. More neighborhood-scale services (retail, etc) near TRAX station

D. Promote transit use and active transportation

- A. Invest in infrastructure
- B. More destinations within a walkable distance in the neighborhood

6 APPENDIX

6.1 PUBLIC ENGAGEMENT

6.1.1 OPEN HOUSE

On February 12, 2020 Murray City along with the consultant team, held a public open house at the Clark Cushing Senior Center, located within the northern portion of the study area. The objective of the open house was to educate the public about existing conditions in the area and the goals of the Fashion Place West Small Area Plan, as well as to gain feedback and insight from the participants about many key components. A series of ten boards and individual questionnaires were used to inform and gather feedback.

Among the approximately 35 individuals that participated, half said that they lived in the study area, and the other half were commuters or Murray residents. Most participants had positive reactions to the planning process, while also expressing the desire for better connectivity in the area, which aligns well with the City's vision for the Small Area Plan.

The most frequently asked question from participants was, "What development is being proposed?" Staff and the consultant team educated residents about the need for a long range plan for this area, even though there was no development proposed, or on the horizon.

When participants were asked which of Murray's five key initiatives (established in the General Plan) seem most related to this neighborhood, many felt that Livable and Vibrant Neighborhoods and Multi-Modality were most applicable.

The questionnaire asked respondents about their impressions of the study area and what they have experienced, and would like to see changed.



Approximately 35 individuals participated in the Open House.



When asked what types of destinations in the neighborhood, the most common

- Public space/parks
- Dining
- Grocery/market

When asked what type of housing is most needed in the neighborhood, the majority of respondents

- Single-Family Home
- Townhome
- Accessory Dwelling Unit (ADU)



6.1.2 SURVEY

While originally scheduled to hold a second open house, due to safety concerns related to the COVID-19 pandemic, City staff and the consultant team conducted an online survey from May 20th through June 20th. Residents, commuters, shoppers, and other interested parties were invited to participate by answering a series of 18 questions. The survey was advertised through social media channels and received over 130 responses.

The goal of the survey was to gauge respondent understanding of the components of the Small Area Plan and appetite for more specific recommendations dealing with connectivity, open space, housing options, and design guidelines.

A number of survey questions stood out as good indicators of concerns that residents have and what they would like to see more of. Those included:

- What four words would you use to describe the atmosphere of the Fashion Place West neighborhood?
- What is your primary decision when you visit the neighborhood?
- What do you see as challenges facing the neighborhood?
- What types of housing do you wish were available?
- What housing issues do you feel are in the neighborhood?

A majority of respondents appreciate the convenient and central location of the Fashion Place West neighborhood. When asked questions regarding access for bicycles and pedestrians, many respondents expressed desire for better sidewalks and more bicycle lanes. A common concern throughout the survey responses was increased traffic in the Fashion Place West neighborhood, and the area becoming busier. Because of this concern, staff and the consultant team felt it most important to address the effects of future development.



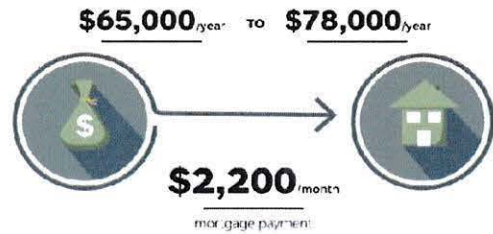
Word cloud of responses to the question: "What four words would you use to describe the atmosphere of the Fashion Place West neighborhood?"

When respondents were asked about the types of housing that they wished were in the neighborhood, many felt that mid-density housing types such as carriage houses, ADUs, and duplexes/triplexes would make a good addition. When asked about housing issues, many felt the study area lacked many respondents expressed the need for more housing affordability, and construction quality.

Overall, the survey was a key component to the public engagement approach, giving residents a safe and healthy way to express their concerns and ideas about the future of the neighborhood.

3 HOUSING

INCOME NEEDED TO BUY A \$400,000 HOME IN SALT LAKE COUNTY 2020



Source: UtahRealEstate.com (FridgeHome.com)

Figure 3.6: Graph is showing necessary household income to purchase a home in Salt Lake County.

study also shows that new construction decreases the average income of people moving to the area by approximately 2 percent, as well as the number of people moving to the area who are from very low income neighborhoods by almost 3 percent. This is due to the fact that new buildings reduce costs in lower segments of the housing market.

Another misconception about the construction of new market-rate housing in a lower income neighborhood is that this development contributes to or initiates gentrification. The Upjohn Institute study found that new construction actually tends to occur after a neighborhood has already begun to change, or gentrify. The end result is the eventual accommodation of pre-existing demand, diverting high-income households from nearby units and reducing rents, instead of signaling that a neighborhood is now desirable.

Murray City should adopt strategies that encourage housing



Figure 3.7: With the projected increase in population over the next 20 years, market-rate and more income-dependent housing options will be important to maintaining affordability.

development. Regulatory restrictions on housing development can lead to higher rents, and faster home price growth. This leads to fewer people moving into economically successful areas. Strategies that promote residential construction foster more economically integrated neighborhoods, which also promotes economic mobility and housing options for low income residents. Market-rate housing construction not only improves regional affordability, but also neighborhood affordability.

3.2.2.4 ENERGY PRICES

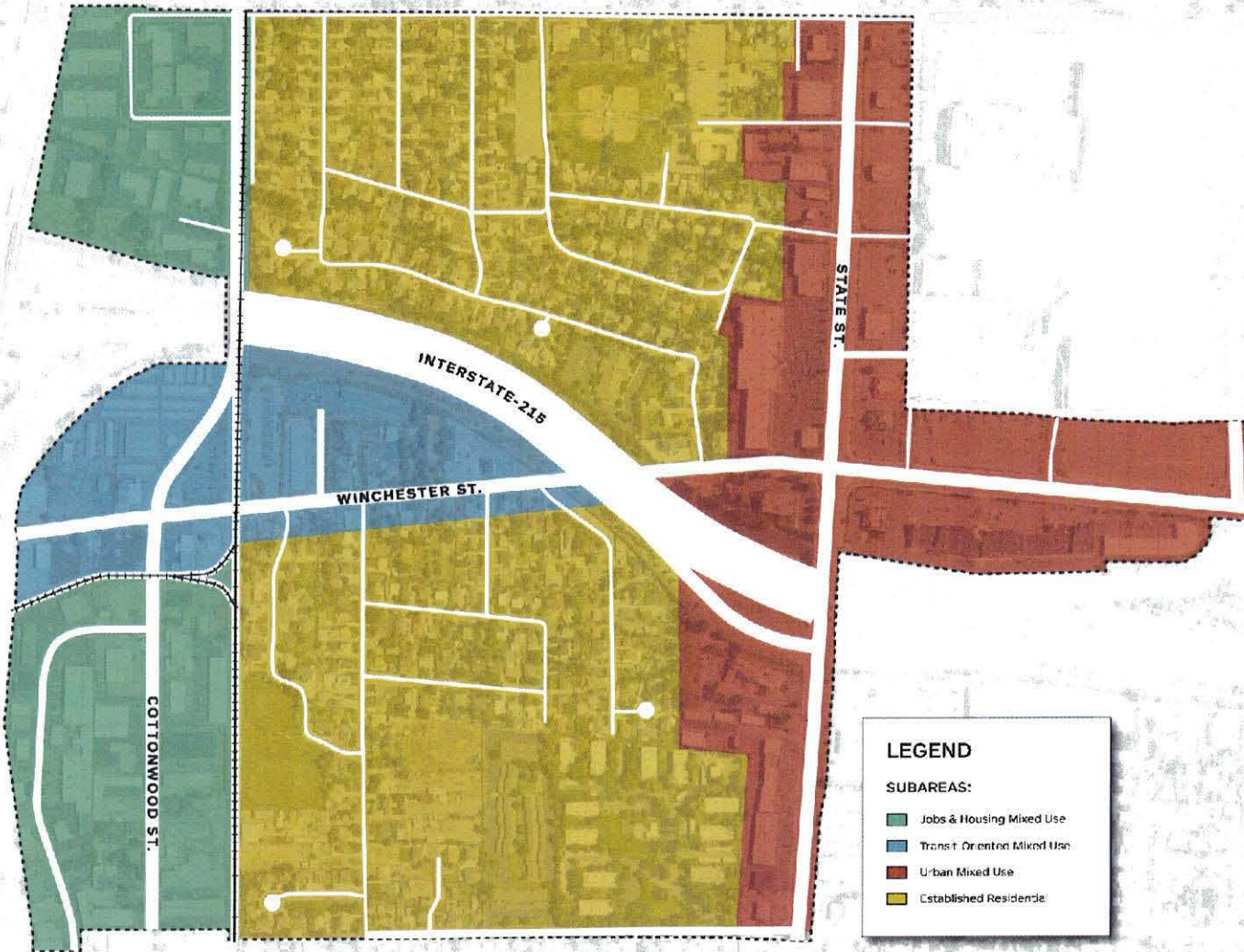
In a world of higher energy costs, it will be essential to consider the combined costs of housing, transportation, and utilities—to ensure that families have adequate residual incomes to afford other necessities. This in turn suggests the importance of policies and practices that help to reduce these combined costs, for example, by ensuring the availability of affordable homes near public transit and job and retail centers.



HOUSING ANALYSIS



SUB AREAS



HOUSING SUB AREAS

SUB-AREA 1: ESTABLISHED RESIDENTIAL



Sub-Area 1 is an established residential neighborhood with a mix of housing types, including single-family homes, duplexes, and townhomes. The area is characterized by its historic architecture and mature trees.

DUPLEX DEVELOPMENTS



Duplex developments are a key component of the housing mix in Sub-Area 1, providing a mix of housing types and increasing density in a historic neighborhood.

ACCESSORY DWELLING UNITS (ADU)



Accessory dwelling units (ADUs) are a key component of the housing mix in Sub-Area 1, providing a mix of housing types and increasing density in a historic neighborhood.

SINGLE-FAMILY RESIDENTIAL



Single-family residential housing is a key component of the housing mix in Sub-Area 1, providing a mix of housing types and increasing density in a historic neighborhood.

12 HANOVER ST. WEST SMALL AREA PLAN

3 HOUSING

SUB-AREA 2: URBAN MIXED-USE



Sub-Area 2 is an urban mixed-use neighborhood with a mix of housing types, including single-family homes, duplexes, and townhomes. The area is characterized by its historic architecture and mature trees.

2-4 STORY RESIDENTIAL WITH MIXED-USE



2-4 story residential buildings with mixed-use are a key component of the housing mix in Sub-Area 2, providing a mix of housing types and increasing density in a historic neighborhood.

HIGH DENSITY RESIDENTIAL WITH GROUND FLOOR MIXED-USE



High density residential buildings with ground floor mixed-use are a key component of the housing mix in Sub-Area 2, providing a mix of housing types and increasing density in a historic neighborhood.

4-5 STORY MULTI-FAMILY RESIDENTIAL



4-5 story multi-family residential buildings are a key component of the housing mix in Sub-Area 2, providing a mix of housing types and increasing density in a historic neighborhood.

12 HANOVER ST. WEST SMALL AREA PLAN

SUB-AREA 3: TRANSIT-ORIENTED MIXED-USE



Sub-Area 3 is a transit-oriented mixed-use neighborhood with a mix of housing types, including single-family homes, duplexes, and townhomes. The area is characterized by its historic architecture and mature trees.

2-4 STORY RESIDENTIAL WITH MIXED-USE



2-4 story residential buildings with mixed-use are a key component of the housing mix in Sub-Area 3, providing a mix of housing types and increasing density in a historic neighborhood.

BOW HOMES



Bow homes are a key component of the housing mix in Sub-Area 3, providing a mix of housing types and increasing density in a historic neighborhood.

TOWN HOMES

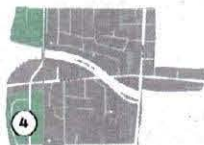


Town homes are a key component of the housing mix in Sub-Area 3, providing a mix of housing types and increasing density in a historic neighborhood.

12 HANOVER ST. WEST SMALL AREA PLAN

3 HOUSING

SUB-AREA 4: JOBS AND HOUSING MIXED-USE



Sub-Area 4 is a jobs and housing mixed-use neighborhood with a mix of housing types, including single-family homes, duplexes, and townhomes. The area is characterized by its historic architecture and mature trees.

2-4 STORY RESIDENTIAL WITH MIXED-USE



2-4 story residential buildings with mixed-use are a key component of the housing mix in Sub-Area 4, providing a mix of housing types and increasing density in a historic neighborhood.

OFFICE MIXED-USE DEVELOPMENT



Office mixed-use developments are a key component of the housing mix in Sub-Area 4, providing a mix of housing types and increasing density in a historic neighborhood.

4+ MIXED-USE DEVELOPMENT



4+ mixed-use developments are a key component of the housing mix in Sub-Area 4, providing a mix of housing types and increasing density in a historic neighborhood.

12 HANOVER ST. WEST SMALL AREA PLAN

HOUSING SUB AREAS

SUB-AREA 1: ESTABLISHED RESIDENTIAL

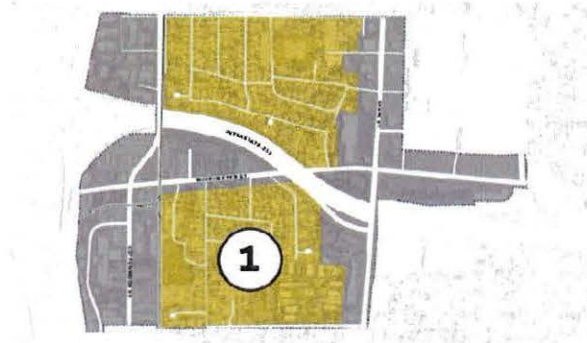


Figure 3.20 The single-unit neighborhoods within the Fashion Place Vistas study area are well established and are an asset of great value to the City. These neighborhoods should be preserved, with the exception of infill development where underdeveloped parcels exist within the neighborhoods. Using development along Winchester to buffer this neighborhood can also create a wider range of housing choice within the area.

DUPLEX DEVELOPMENTS



Figure 3.22 Duplex units are an appropriate housing type in this sub-area. Duplexes provide the benefit of adding housing units to the neighborhood, increase density, all while maintaining the aesthetic of the area.

ACCESSORY DWELLING UNITS (ADU)



Figure 3.21 Accessory Dwelling Units (ADUs) constructed over a single-family home's garage is an example of a way to provide life cycle housing in the study area. This dwelling type is encouraged to allow more people to live in the neighborhood without greatly impacting the look and feel of it.

SINGLE-FAMILY RESIDENTIAL



Figure 3.23 This sub-area is primarily a single-family neighborhood. This type of housing remains an appropriate housing type in order to maintain the character of the neighborhood.

Sub Area 1:

1. No major land use changes
2. Context-appropriate infill projects
3. Low density housing
 1. Cottage Clusters
 2. "Patio" Homes
 3. Individual ADU projects
 4. Duplex type units similar to existing home types
4. All private property owner driven projects

3.8 HOUSING IMPLEMENTATION STRATEGY

This implementation strategy weighs current market conditions, regulations, and best practices. These important factors help to identify and outline clear priorities and policy amendments that will improve housing development and opportunity within the study area.

3.8.1 HOUSING PRIORITIES

In order to expand housing choice in the study area, the following priorities have been identified:

1. Offer services and amenities near housing.
2. Provide housing for all stages of life.
3. Create a walkable neighborhood.
4. Increase residential allowable densities for development along and adjacent to the Fashion Place West TRAX station, I-15, and State Street, by increasing parking densities using structured parking in conjunction with mixed-use developments.
5. Address established residential neighborhoods by creating responsible transitions between existing residential and new, higher density developments.
6. Incorporate a mix of uses into new residential developments as well as existing single-use zone districts.

3.8.2 POLICY UPDATES AND LAND USE AMENDMENTS

Policy changes the City can implement will begin the process of change for the study area, including the following:

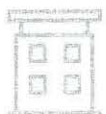
1. Create new Fashion Place West zone district (FPW) modeled off existing TOD zone with the following revisions:
 - (a) Parking
 - (i) Include shared parking provision.

- (ii) Reduce residential requirements contingent upon proximity to TRAX station, shared parking calculation, etc.
 - (iii) Implement parking maximums.
 - (b) Reduce front yard setback from 15 feet and 25 feet, to 0 feet
 - (c) Implement maximum setback requirements.
 - (d) Consider a decrease of open space percentage requirements from 20 percent to 10 percent.
 - (e) Ground floor activation, requirements, and language.
2. Re-zone areas within the study area per recommendations of the General Plan.



SHORT TERM

- Amend zoning ordinance
- Rezone properties
- Prioritize infill development adjacent to TRAX Station



MEDIUM TERM

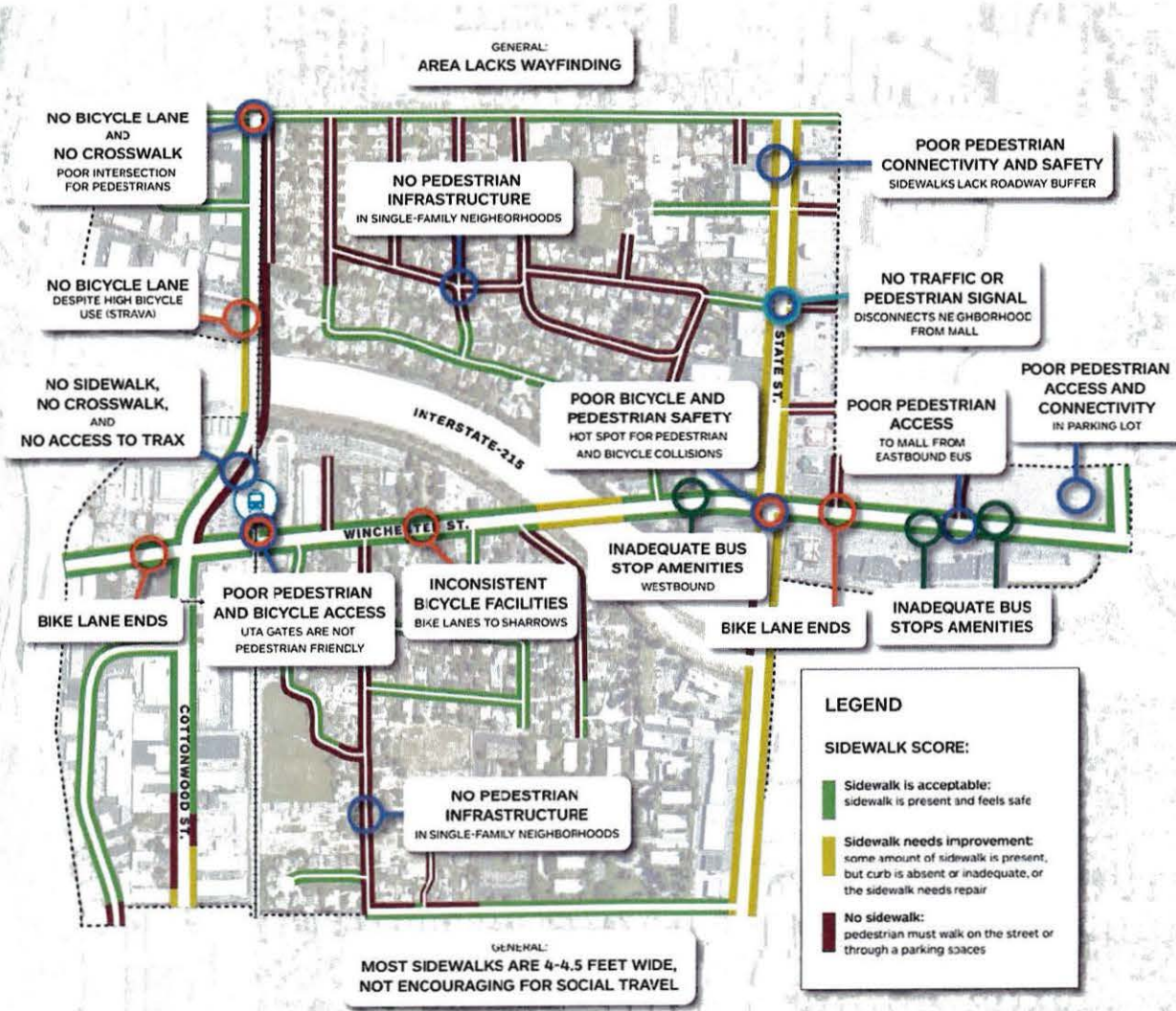
- Help facilitate increased densities that include a residential component, west of State Street
- Consider a parking structure at Mall (to increase residential density options on-site)



LONG TERM

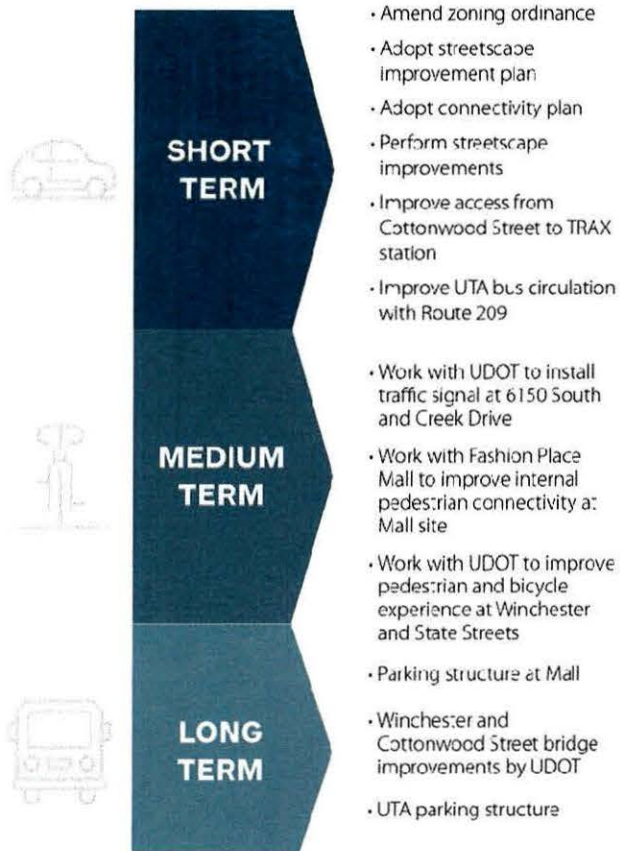
- Consider parking structure on UTA property in order to facilitate higher density residential options
- Help facilitate increased densities and residential development types on Mall property
- Help facilitate property transition of existing industrial properties on west wide of study area

CONNECTIVITY ANALYSIS



4.7 CONNECTIVITY SUMMARY AND IMPLEMENTATION STRATEGY

The Connectivity section of the Small Area Plan considers current transportation and mobility in the study area, planned improvements, and best practices. These factors were used to identify and outline clear priorities and policy amendments to improve future transportation within the study area.



4.7.1. CONNECTIVITY PRIORITIES

1. Improve overall active transportation connectivity between residential neighborhoods, TRAX station, and Fashion Place Mall
2. Modify UTA Bus route 209 to be a circulator between the TRAX station and Fashion Place Mall
3. Develop parking strategy
4. Adopt streetscape improvement plan to ensure future connectivity in key areas:
 - (a) Winchester
 - (b) Cottonwood
 - (c) Intersections
 - (d) Fashion Place Mall access

4.7.2. POLICY UPDATES AND LAND USE AMENDMENTS

1. Create new Fashion Place West zone district modeled off of existing TOD zone with the following revisions:
 - (a) Parking
 - (i) Include shared parking provision
 - (ii) Reduce residential requirements contingent upon proximity to TRAX station, shared parking calculation, etc.
 - (iii) Implement parking maximums
 - (b) Reduce front yard setback from 15 feet to 25 feet, to 0 feet
 - (c) Implement maximum setback requirements
 - (d) Decrease open space percentage requirements from 20 percent to 10 percent
 - (e) Ground floor activation, requirements, and language
2. Re-zone areas within the study area per recommendations of the General Plan

6 APPENDIX

6.2.3. CATALYTIC PROJECT: TRAX STATION AREA REDEVELOPMENT



The area around the Fashion Place West TRAX station is ripe for redevelopment over the next 20 years.

In order to encourage this increase in density of uses such as commercial, residential, and office, the area must be rezoned to decrease parking requirements and increase density allowances.

SHORT TERM

- Amend zoning ordinance, rezone properties
- Improve access from Cottonwood Street to TRAX station with Cottonwood bridge reconstruction
- Prioritize residential infill development adjacent to TRAX station

- Perform streetscape improvements
- Improve UTA bus circulation and frequency with Route 20

MEDIUM TERM

- Help facilitate increased densities that includes residential

LONG TERM

- JTA Parking structure
- Help facilitate property transition of existing industrial properties of study area.



6.2.4. CASE STUDY: MEADOWBROOK 100 WEST 3900 SOUTH, SOUTH SALT LAKE

The Meadowbrook station is located in an urban industrial area near the center of the Salt Lake Valley. Upon the construction of TRAX, the surrounding parcels were primarily industrial and commercial. Some of these parcels, however, had long-term residential use in the area is well.

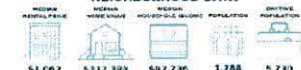
On 1/1/19 Meadowbrook station was built, the surrounding area had been largely vacant. The Utah Transit Authority (UTA) has been working to encourage development around the station. South Salt Lake and Salt Lake County have employed a Form Based Code and other policies to remove barriers and encourage the kind of growth the community deserves.



TIME TO GET TO...



NEIGHBORHOOD DATA



TRAX station located in an urban industrial area near the center of the Salt Lake Valley.



On 1/1/19 Meadowbrook station was built, the surrounding area had been largely vacant. The Utah Transit Authority (UTA) has been working to encourage development around the station.



On 1/1/19 Meadowbrook station was built, the surrounding area had been largely vacant. The Utah Transit Authority (UTA) has been working to encourage development around the station.



6 APPENDIX

6.2.1. CATALYTIC PROJECT: STATE STREET/ WINCHESTER INTERSECTION



The future success of Fashion Place Mall and the surrounding area hinges on the ability to develop more density where properties meet State Street (and Winchester Street). To make this future development possible the following regulations should be reviewed and revised:

1. Create new Fashion Place West zone district (FPW) that includes:

- Shared parking provision
- Implementation of parking maximums
- Reduced front yard setback
- Ground Floor activation recommendations

SHORT TERM

- Amend zoning ordinance, rezone properties
- Prioritize residential and office use in hill development adjacent to State and Winchester Streets

- Perform streetscape improvements

MEDIUM TERM

- Work with Fashion Place Mall to improve internal pedestrian and pedestrian access to mall site
- Work with UDOT to improve pedestrian and bicycle experience at Winchester and State Street intersection
- Parking structure at mall

LONG TERM

- Help facilitate increased densities and residential development in mall property, especially adjacent to State Street



6.2.2. CASE STUDY: BELMAR LAKEWOOD, COLORADO

After more than 12 years of proactive redevelopment efforts by the City of Lakewood and private developers, Belmar is complete and is the new catalyst. The total amount of retail and office space is considerable, but the developers added housing, dining and recreation to the mix, to create a mixed-use place.

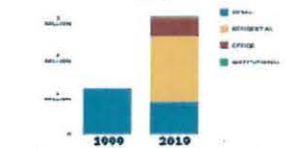
In 1999, the city took a personal approach to the 104-acre site with 12 million square feet of commercial space. The mall closed in 2001 due to market competition and the city was forced to make the city's future development to redevelop the mall into a vibrant, mixed-use development.



NEIGHBORHOOD DATA



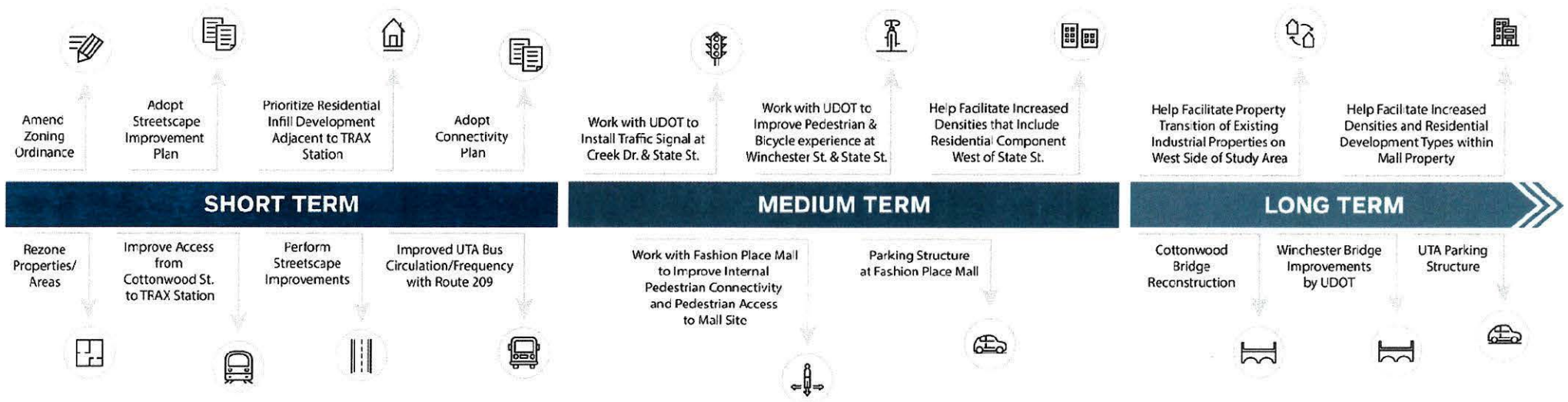
SQUARE FEET OF DEVELOPMENT BY TYPE



Early growth was primarily commercial and office space, but the growth in residential and mixed-use development is a key indicator of the area's future potential.



IMPLEMENTATION



An aerial architectural rendering of the Fashion Place West development. The image shows several modern, multi-story buildings with flat roofs and large windows, arranged in a grid-like pattern. A central street runs through the middle of the development, with a tram or light rail vehicle visible on it. To the right, there is a parking lot and a station labeled "Fashion Place West Station". The surrounding area includes some existing buildings and a river or canal in the background. The text "FASHION PLACE WEST SMALL AREA PLAN" is overlaid in large, bold, blue letters.

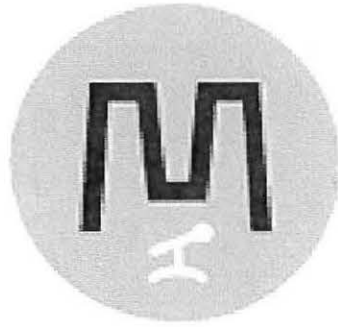
FASHION PLACE WEST SMALL AREA PLAN

Thank you!



MURRAY
CITY COUNCIL

Special Recognition



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY

City Council

Joint Resolution supporting Child Abuse Prevention Month

Council Action Request

Council Meeting

Meeting Date: March 16, 2021

Department Director Jennifer Kennedy	Purpose of Proposal A Joint Resolution supporting April 2021 as Child Abuse Prevention Month
Phone # 801-264-2622	Action Requested Informational only
Presenters Sheri Van Bibber	Attachments Joint Resolution
	Budget Impact None
Required Time for Presentation	Description of this Item A Joint Resolution of the Mayor and the Municipal Council of Murray City, Utah in Support of the Murray Exchange Club by Recognizing and Declaring April 2021 as Child Abuse Prevention Month.
Is This Time Sensitive No	
Mayor's Approval	
Date March 4, 2021	

Resolution # 21-08

**A Joint Resolution of the
Mayor and the Municipal Council
of
Murray City, Utah
In Support of the
Murray Exchange Club
by
Recognizing and Declaring
April 2021
as
Child Abuse Prevention Month**

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

Whereas, Child Abuse is a serious and growing problem affecting over 3 million of our nation's children annually, with over 29,000 cases of Child Abuse and Neglect reported statewide, and 217 cases right here in our City; and

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

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

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

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

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

**April 2021
as
Child Abuse Prevention Month**

and we urge all citizens to use this time to better understand, recognize and

respond to this grievous problem; and

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

To promote awareness of Child Abuse Prevention - The Exchange Club will host a gathering in front of City Hall, on **Monday, March 29, 2021** at 6:30 pm to kick-off their month-long effort by tying **217** Blue Ribbons on the trees, and placing **217** Blue and Silver Pinwheels in the grass and flower beds, representing the number of the all-encompassing cases of Child Abuse and Neglect. Please join us.

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

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

Passed, Approved and Adopted this 16th day of March, in the year 2021.

Murray City Corporation

Murray City Municipal Council

Mayor Blair Camp

Kat Martinez, District 1

Dale Cox, District 2, Chair

Rosalba Dominguez, District 3

ATTEST:

Diane Turner, District 4

Brooke Smith, City Recorder

Brett Hales, District 5



MURRAY
CITY COUNCIL

Special Recognition #2



MURRAY

City Council

Employee of the Month - April Callaway

Council Action Request

Council Meeting

Meeting Date: March 16, 2021

Department Director Jennifer Kennedy	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2622	Action Requested Informational only
Presenters Brett Hales Kim Sorensen	Attachments Recognition Form
	Budget Impact None
Required Time for Presentation	Description of this Item April has served as the office administrative supervisor for the Senior Recreation Center since November 2011. She creates the monthly newsletter, maintains the website and Facebook.
Is This Time Sensitive No	
Mayor's Approval	
Date March 4, 2021	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Parks and Recreation

3/16/2021

NAME of person to be recognized:

Submitted by:

April Callaway

Kim Sorensen

DIVISION AND JOB TITLE:

Senior Recreation Center, Office Administrative Supervisor

YEARS OF SERVICE:

9

REASON FOR RECOGNITION:

April has served as the office administrative supervisor for the Senior Recreation Center since November 2011. Her knowledge in computer and accounting skills have served her well. In addition to her regular duties of overseeing the Center financial and statistical data, she also creates the monthly newsletter, maintains the website and Facebook page, emails information to the Seniors, supervises the front desk staff and volunteers, and provides support for the staff as they fulfill their responsibilities. She is a vital support system for Center. April takes minutes and prepares documents for the Senior Rec Center Advisory board and the Heritage Senior Adults board.

She is currently filling in at the Parks and Recreation office until a new Office Administrative Supervisor is hired, which illustrates her willingness to assist where needed.

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY
CITY COUNCIL

Special Recognition #3



MURRAY

Mayor's Office

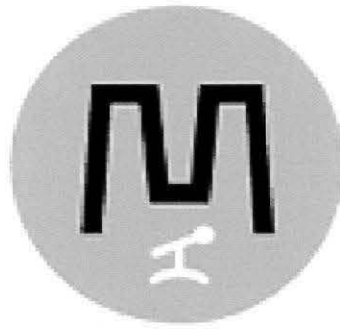
State of the City Address

Council Action Request

Council Meeting

Meeting Date: March 16, 2021

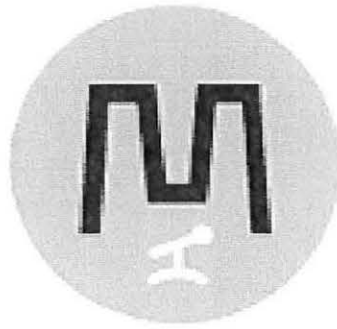
Department Director	Purpose of Proposal State of the City Address
Phone #	Action Requested Informational only
Presenters Electronic Message	Attachments
	Budget Impact None
Required Time for Presentation	Description of this Item They recording of the Mayor's State of the City Address will be played.
Is This Time Sensitive No	
Mayor's Approval	
Date March 4, 2021	



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Consent Agenda



MURRAY


Mayor's Office

Appointment of Connie Fong to the Shade Tree Commission.

Council Action Request

Council Meeting

Meeting Date: March 16, 2021

Department Director Blaine Haacke	Purpose of Proposal Appointment of board member.
Phone # 801-264-2715	Action Requested Consider confirmation of the Mayor's appointment of Connie Fong to the Shade Tree Commission.
Presenters Mayor Camp	Attachments Resume
	Budget Impact None
Required Time for Presentation	Description of this Item Connie Fong will be appointed to the Shade Tree Commission from March 16, 2021 - June 30, 2022.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date March 2, 2021	

Connie Sevy Fong
Murray, Utah 84121

Education:

B.S. in Health Education, University of Utah

Cottonwood High School

Employment:

Currently Retired.

2019. Seasonal Job. Tagges Fruit and Veggie Farm. Salt Lake City, UT. Filled boxes with fruit and vegetables for the CSA program. Worked the Murray City Farmers Market.

1999 - 2012 Howard Johnson Express Inn. Salt Lake City, UT. Worked mainly with marketing and customer service departments. This was a family owned and operated business which meant I assisted anywhere I was needed.

1994 - Summer job working for Glover Nursery. Murray, UT. Stocking and caring for plants. Designed potted flower containers.

1987 - 1993 University of Utah College of Law. Salt Lake City, UT. Assisted student organizations, faculty, alumni in arranging symposiums, seminars, retreats and events.

1981 - 1987 State of Alaska Legislative Affairs Agency. Juneau, AK.
Control Desk Secretary. Typed memos, legal options and statistical reports. Assisted in the Legislative Reference Library.

Activities and interests that relate to horticulture and my love of gardening:

Member of the Juneau Garden Club. This started my love of gardening.

Plant and maintain my personal vegetable garden, annual and perennial flower gardens and compost pile

Avid listener to local radio gardening shows and gardening podcasts. Each spring I look forward to creating potted containers for several neighbors and family members. I enjoy attending local gardening classes through U of U, Utah Extension Service and garden centers.

I have taught classes to neighbors and friends about the basics of gardening, designing potted containers and composting

My favorite Covid 19 activity has been to drive around neighborhoods looking at different plants, shrubs, trees and landscape designs.

Favorite Hobby: Teaching children in my “Young Strummers Group” how to play the ukulele.



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment