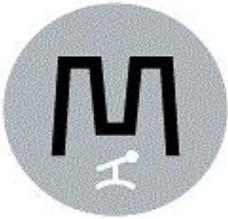


MURRAY  
CITY COUNCIL

# Council Meeting April 6, 2021



# Murray City Municipal Council

## Notice of Meeting

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

### Electronic Meeting Only

### April 6, 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](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>.

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

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

### **Meeting Agenda**

#### **5:00 p.m. Committee of the Whole**

Diane Turner conducting.

#### **Approval of Minutes**

Committee of the Whole – March 2, 2021

Committee of the Whole – March 16, 2021

#### **Discussion Items**

1. Ranked Choice Voting Presentation – Stan Lockhart (30 minutes)
2. Discussion on a Text Amendment to Section 17.12 of the Land Use Ordinance relating to Planning Commission Compensation. – Melinda Greenwood (15 minutes)
3. Discussion on a General Plan and Zone Map amendment for the property located at 344 East and 404 East 5600 South. – Melinda Greenwood (15 minutes)
4. Discussion on an Interlocal Cooperation Agreement with Salt Lake County to receive property in the public use (4500 S Atwood Blvd.). – Chris Zawislak (10 minutes)

#### **Announcements**

## **Adjournment**

### **Break**

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

Brett Hales conducting.

## **Opening Ceremonies**

Call to Order

Pledge of Allegiance

## **Approval of Minutes**

Council Meeting – March 2, 2021

Council Meeting – March 16, 2021

## **Special Recognition**

1. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah declaring Friday, April 30, 2021 as Arbor Day. – Mayor Camp and Matt Erkelens presenting

## **Citizen Comments**

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

## **Consent Agenda**

None scheduled.

## **Public Hearings**

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

1. Consider a resolution approving the 2020 Municipal Wastewater Planning Program (MWPP) Report. – Ben Ford presenting

## **Business Item**

1. Consider an Interlocal Cooperation Agreement with Salt Lake County to receive property in the public use (4500 S Atwood Blvd.). – Chris Zawislak presenting

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

## **Adjournment**

## NOTICE

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

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On Friday, April 2, 2021, at 10:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



**Murray City Council Chair Determination  
Open and Public Meeting Act  
Utah State Code 52-4-207(4)**  
**April 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.

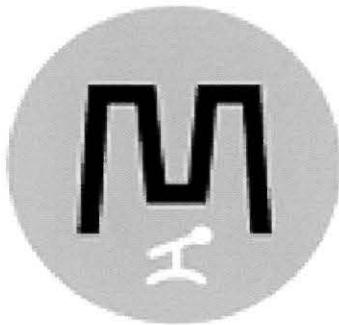
Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-15 dated October 26, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County 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](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

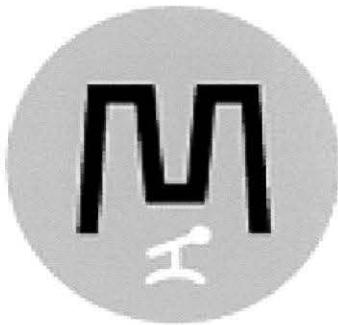
Citizen comments or public hearing comments may be made live through the Zoom meeting process or read into the record by sending an email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) .

Diane Turner  
Murray City Council Chair



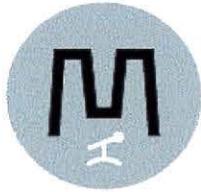
**MURRAY**  
CITY COUNCIL

# 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, March 2, 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
Doug Hill	Chief Administrative Officer	Brenda Moore	Finance Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Blaine Haacke	Power – General Manager	Bill Francis	The Imagination Company

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 the Committee of the Whole meeting on February 2, 2021. Ms. Martinez moved approval. Mr. Hale seconded the motion. (Approved 5-0)

### Discussion Items

**Power Department Quarterly Update** – Mr. Haacke spoke about the Carbon Free Power Project in Idaho; the hydro resource, staffing, power outages, including Texas; work on the system and power rate comparisons. He provided various graphs and slides. To view entire presentation visit: <https://youtu.be/6pVw-LU0s4A?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=343>

**Carbon Free Power Project** - With limited information since Murray dropped from the small nuclear reactor project, Mr. Haacke reported the 12 nuclear modules were raised in size to 77-megawatt capability; other design changes are still ongoing. He was confident the City made the right choice to back out of the project. Murray was only involved in the initial study/exploration phase of the project, which

was initially estimated at \$330,000; however, the final cost was \$271,000. The amount has been billed to the City, which would be paid in full next month; so, the City is completely free from the project. Mr. Haacke said the amount was easily afforded, and maybe one day the resource would be considered again.

Hydro Plant – The resource located near La Calle is 35 years old. Mr. Haacke said after completed studies, concerns were mounting that the resource would fail; as a result, the process to de-water the penstock began in October of 2020; and the project to re-line the interior of the penstock was completed 45 days earlier than estimated. The penstock is a 48-inch, 2.5-mile underground pipeline that brings water down the canyon from a catch house - to the hydro house. Two crews worked to sandblast and recoat the interior of the pipeline through the winter. Re-watering the penstock will occur April 1, 2021 when snowmelt begins. He noted current snowpack is at 91% so the resource would be ready to go, and more snow is expected.

Staffing and Covid - Three retirements occurred in January of 2021; Mr. Haacke said 75 years of experience in one division has been lost. One new hire is complete, others will be promoted from within to cover in the planning and design division; and at present, there is one sub-tech position open. Three employees contracted the virus; several others practiced safe quarantine, due to family exposure; and currently, there are no employees out with Covid. All have recovered with no lingering problems, including all family members. Mr. Haacke confirmed all safety guidelines were taken over the course of the year, including mask wearing, daily disinfecting at both power buildings, as well as, within company vehicles. Medical grade purifiers were purchased, no-touch faucets and soap dispensers were installed. He stated all safety measures would remain in place until further notice.

Outages – Last year Murray's total number of outages was 206; 36 were customer related, due to tree issues, auto crashes, and balloons; and 40 were caused by system upgrades, which are intentional. The remaining 130 outages were caused by things like tree branches, equipment failure, fuse issues, overhead wire problems, and underground burnups. He noted that weather and animal issues equated to 50% of those outages. Mr. Haacke reported Murray's average response time to repair most outages is 22 minutes, except on weekends and after business hours. He calculated that Murray City power is 99.999% reliable, when annual outage minutes are compared to the number of hours in a year.

System Resources – (Attachment #1) A list was provided to reflect the City's current and future energy portfolio mix. Mr. Haacke noted a variety of resources like hydro, and coal plants; renewable energy like methane from two landfills, and natural gas turbines. Energy is also purchased online from the Power Exchange, as well as, from UAMPS (Utah Associated Municipal Power Systems), which is utilized for monthly and seasonal purchases. Most recent agreements and future power sources include a large-scale solar plant, and a natural gas plant located in Delta Utah. Mr. Haacke reported the City has a very diverse portfolio, which would help the City to avoid disturbances like what occurred in Texas. He described how resources are implemented throughout a typical summer day, and the hour by hour process to meet required loads by resource. (Attachment #2). He confirmed purchases were already in place to meet 2021 summer loads by utilizing UAMPS, and pre-purchased natural gas at a set price.

Power Rate Comparisons – Mr. Haacke noted comparatively, Murray has some of the lowest power rates in the State. There are currently 250 solar customers; but because Murray's power rates are much less than others, the payback on a solar installation is not as appealing as it would be in more expensive cities. He said Murray Power welcomes solar customers, however, most solar vendors are not approaching Murray homeowners now, because it is hard for them to prove that homeowners can get a 7-year pay

back on a \$12,000 investment. A graph was displayed to discuss Murray's annual residential electric costs compared to other Utah cities, and Rocky Mountain Power customers (Attachment #3). With Murray's nine cent per kilowatt hour cost, the average resident used approximately 820 kilowatt hours per month and spent \$834 per year; all city residential rate comparisons were higher than Murray, with the exception of a few smaller than Murray cities. Compared to Rocky Mountain Power rates, Murray is about \$100 less per month, which is 12% less, and depending on the month could range from 9% to 15% less. Overall, Murray power is doing well, and has not seen a power rate increase since 2011.

Texas – Mr. Haacke spoke about how unusual snow and freezing weather caused a significant statewide power outage in Texas. He believed it was due to a number of issues. For example, their wind turbines not built for icy conditions froze up; frozen pendulum machinery stopped 50% of their renewable propellers; and all machinery at natural gas wellheads, power plants and gas compressors stations froze. As a result, ERCOT (the Energy Reliability Council of Texas) who monitors the energy transmission power grid for the State of Texas, ordered rolling blackouts. That was because there were not enough power plants available in the state to cover the extreme load when people began using more than normal power to stay warm. This created an astronomical load - significantly over their energy load projections. Mr. Haacke felt Texas put themselves in such a situation 40 years ago, when deregulation was common, and the entire state became deregulated. (Deregulation was intended to give average citizens a choice of where to buy power). Because Texas embraced deregulation, all inner ties with nearby states were terminated, so they could not attain power from neighboring areas with no physical wires to transmit power into the state.

He explained although Texas loved the energy independence for years; those who opted to deregulate, were the customers stuck with \$2000 power bills; while other customers did not experience high bills because they bought power at a more stable kilowatt hour rate, similar to how Murray purchases power for nine-cent per kilowatt hour, which is more reliable. As a result, when market wholesale rates began to soar, many Texans saw extremely high power bills, because they were locked into paying the monthly wholesale market price, which is normally less expensive.

In contrast, Mr. Haacke said Murray could avoid these devastating circumstances, due to its diverse portfolio, and by having a methane plant located close by; Murray also attains a natural gas supply that comes to the City already winter oriented. (Dominion Energy protects gasoline, pumps, and compressors with warmers, because gas comes from Wyoming which is known for having subzero temperatures.) Also, Murray's own natural gas plant can generate 33 megawatts of energy if necessary, which is half of the required winter load. He said Murray is better situated than many Texas cities that could not run their plants because Murray has more access to electricity and Murray could prioritize energy rotations to different parts of the City in a state of emergency. In addition, Murray can purchase power from the UAMPS group, has inner ties to the Rocky Mountain Grid; and, in house has approximately two weeks of propane to run generators at Murray properties.

While Murray is not deregulated, his most fearful event is an earthquake, which could result in a more horrific situation. Although the City has prepared for this, afterwards the unknown condition of power poles, and gas pipeline supply access would be questionable. Overall, Murray is dependent on the Rocky Mountain Power Grid for energy transmission; so, if it should go down, the City could utilize gas turbines with rolling energy, however, natural gas is needed for that.

- Ms. Dominguez asked comparatively how many resources most other cities have. Mr. Haacke said

approximately three or four; Murray has twice as many options comparatively. He commended historical decisions made in the early 60's and 70's by Murray City Council people that attributed to the good situation Murray finds itself in, with a more vast selection of options than most other cities.

- Ms. Turner felt Murray was lucky to have its own power company; and one so diversified. She said the City was in good shape with Mr. Haacke and his staff overseeing the operation. She asked when Texas market rates increased, did this also impact Murray's cost to purchase energy on the market. Mr. Haacke confirmed costs for both electricity and natural gas increased significantly that weekend, due to supply and demand. The usual price for natural gas went from \$5 per dth (dekatherm) up to \$180 per dth in two weeks time. In addition, Dominion Energy notified the City, that Murray was curtailed, because there was not enough natural gas in the area, to supply gas for operating the City's gas turbines. To purchase electricity on the market the usual cost of \$50 MWh (per megawatt hour), rose to \$800 MWh for a few hours of the day February 17<sup>th</sup> - 20<sup>th</sup>. As a result, Murray Power had to pay \$350 MWh for a couple of hours the weekend of the Texas debacle.
- Mr. Cox commended Mr. Haacke, Murray power department staff, and crews for providing what he thought was the best power system in the country. Mr. Haacke agreed linemen are often climbing power poles in 20-degree temperatures to make repairs; and many employees are 20-year veterans who know the City's power system very well and have few challenges when troubleshooting electrical problems. Mr. Cox agreed with a diversified portfolio, Mr. Haacke, knowledgeable men, and women working the process; and all power line crews; Murray citizens have the whole package here in Murray.
- Mr. Hales agreed and was grateful for Mr. Haacke's leadership, and a job well done.

**Legislative Updates** – (Attachment #4 and #5) As it was the last week of the 2021 legislative session, Ms. Martinez provided a handout depicting a summary of Week 5: February 16-19, 2021; she highlighted and discussed the following bills:

- HB-0063 – Impact Fees Amendments. Supported by the ULCT (Utah League of Cities and Towns) the bill would impact Murray, which allows "expense for overhead" when calculating impact fees.
- HB-0076 – Firearm Preemption Amendments. Murray Opposed. The bill would allow the State sole authority to regulate firearms, make exemptions; and defines consequences of violation.
- HB-0082 – Single-Family Housing Modifications – ADU (Accessory Dwelling Units) issue. The ULCT initially opposed the bill; however, by the fourth substitute, they went neutral after much negotiation. A hearing was held today, in the Senate Revenue and Taxation Sub Committee – it was voted 5-1 and passed; the bill would move forward. The bill would allow municipalities to cite individuals who use ADUs as a short-term rental; and allows ADUs in all single-family residential zone; and the City could require specified physical changes to some ADUs.
- HB-0098 – Local Government Building Regulations Amendments. ULCT opposed. The bill allows construction companies to opt out of independent inspections or hire their own third-party inspectors.
- SB-0061- Outdoor Advertising Amendments. ULCT opposed. There were two billboard bills this year. Both seem to be dead at this time.
- HB-0096 – Emergency Management Amendments. ULCT supported. The bill allows political subdivisions to appoint an emergency manager and create an emergency operations plan. It includes State disaster recovery planning and funding.
- SB-0013 – Law Enforcement Internal Investigation Requirements. ULCT supported. The bill requires that an employing agency notify the Peace Officer Standards and Training Division if a peace officer separates from the agency while an investigation is in progress. The investigation must be turned over to the division in certain circumstances; the bill provides more transparency.
- SB-0065 - Community Reinvestment Agency Amendments. ULCT supported.

- HB-0066 – Sheriffs Amendments. ULCT opposed. The bill gives the sheriff authority of local police departments if they disagree on enforcement of riot, civil disturbance, and breach of peace. The bill is currently within House Rules Committee.
- HB-0094 – Microenterprise Home Kitchen Amendments. ULCT neutral. The department of Health will have administrative rule making authority over sanitation, equipment, maintenance, and permits.

Mr. Critchfield noted the significance of a bill related to sales tax distribution, which would be considered dead as of Monday March 1, 2021.

Ms. Martinez was grateful for the hard work put forth by the ULCT, and their advocacy. She would report back with a final report.

**Announcements:** None.

**Adjournment:** 6:15 p.m.

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



**DRAFT**

## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, March 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
Doug Hill	Chief Administrative Officer	Kim Sorensen	Parks and Recreation Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Ben Ford	Wastewater Superintendent
Sherrie Van Bibber	Murray Youth City Council	Bill Francis	The Imagination Company

Ms. Turner called the meeting to order at 5:30 p.m.

**Approval of Minutes** – Ms. Turner asked for comments or a motion on the minutes from the Committee of the Whole meeting on February 16, 2021. Mr. Cox moved approval. Ms. Martinez seconded the motion. (Approved 5-0)

### Discussion Items

**Report from the MYCC (Murray Youth City Council)** – Ms. Van Bibber spoke on behalf of students involved in the MYCC who volunteer their time monthly for many good causes; for example, activities like fundraising for scholarships at the Murray Chamber of Commerce golf tournament, face painting at the July Fourth Murray Fun Days event; and they assist in preparations, and participate in the Murray Haunted Woods. She noted that in 2019 they raised \$20,000, which was donated to non-profits related to the prevention of child abuse and domestic violence survivors.

With COVID-19 students did not have the involvement in 2020 as usual; however, other annual events

were noted like helping with primary elections and learning from various Murray legislators at the State Capital. CERT (Community Emergency Response Team) training for assisting in neighborhoods during catastrophic emergencies; and working with the Rotary Club. They promote child abuse prevention month; and are currently sewing rice/heat packs for essential workers. They help with graduation projects; organize Red Cross blood drives; and assist at the new Murray Children's Food Pantry.

All Council Members expressed appreciation for Ms. Van Bibber's excellent model of service to the Murray Community, and for helping students become interested in city government and politics. Ms. Van Bibber said many students have positive energy for change, and each year new amazing students become involved in the MYCC.

**Discussion on the MWPP (Municipal Wastewater Planning Program) Report** – Wastewater Superintendent, Mr. Ford presented the annual 2020 MWPP report, which assures that certain system requirements are met; and gives the overall general financial health of how the Wastewater Fund is doing. The required report would be submitted to the State of Utah, Division of Water Quality by April 15, 2021 upon Council approval. The report was displayed, and the proposed resolution was provided. (Attachment #2) The report included updated information about the SMP (Sanitary Management Plan), which depicts whether the plan is being followed; and if any recommendations or changes are needed to the system. It identifies any SSOs (Sanitary Sewer Overflows); reviews capacity assurance and confirms if hydraulic modeling is being kept up to date.

Mr. Ford reviewed five sections of the report and noted all general yes/no questions about the City's wastewater collection system, including topics like revenue and reserves; and operations and capital improvements. The following was highlighted:

- The average annual user charge was \$439.80 per year, or \$36 per month; and, the City collects 95% of the anticipated revenue. They are currently working on a new rate study, and plan to update the master plan, which last occurred in 2017.
- The City maintains a *Plan of Operations*; a further review of that would be coming to the Council in the near future; the *Capital Facility Plan* was also updated within the last five years.
- The *Asset Management System*, which is a variety of sources that keeps track of all system work. Mr. Ford reported that the cost to replace the entire wastewater system in 2020 would be approximately \$6.8 million. This includes all capital assets (or equipment), all vehicles, and three lift stations.
- Fiscal sustainability and projected capital investment costs. Mr. Ford said that from the initial results of the current master plan, most development and new projects identified in the coming years would be due to redevelopment, which would affect the system. Funding necessary to address those needs was determined. There were 58 new residential connections within the last year; and there have been no new developments anticipated in the next 2-3 years that will increase flow by 25% or more.
- The system was first constructed in 1917, which now consists of 133 miles of pipe; the largest pipe being 48 inches in diameter. Mr. Ford confirmed that seasonal daily peak flows do not exceed the average daily peak flow. Regarding discharges, the City did not experience any Class 1 SSOs; and just one Class 2 SSO occurred, which was due to the breakage of a sewer line on 5300 South.
- The Class III, Grade Three system requires that City employees be certified. Murray employs a total of nine *Grade Three System Operators*; six of them are DRC (Direct Certified Charge) certified. Mr. Ford said it was good that all operators are purposely over certified for this particular system.
- Facility maintenance questions, and the City's current SSMP Evaluation (Sewer System Management Plan). Mr. Ford noted the plan is well followed, and annually audited. He reported that in 2020 the

most extensive audit occurred, where only staffing, and minor textual changes were needed. A SECAP (System Evaluation and Capacity Assurance) was also completed.

- The physical condition of the City's sewage system was described as being an older system. Mr. Ford confirmed troubled areas have been identified, and improvements in the next 5-10 years will be development driven; and manholes and pipes will be rehabilitated with new lining as well. The biggest issues within the system are root intrusions, and FOG, which is fat, oils and grease.

In the final narrative, Mr. Ford confirmed that overall, the City's collection system is complete and accurate. To view Mr. Ford's full review of the MWPP report visit:

<https://youtu.be/DJ9M0tVI4jU?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=959>

Council Members had no questions or concerns. They would consider the proposed resolution to approve the report in a public hearing during the April 6, 2021 council meeting.

**Discussion on Park Impact Fees** – Mr. Sorensen discussed the possibility of Murray City adopting a park impact fee for future residential development. He noted that the new Parks and Recreation Master Plan was adopted one year ago where during that process funding sources were discussed. He pointed out that one funding source the City currently does not implement is a park impact fee, and that this revenue could generate funds for future park acquisitions and development.

Mr. Sorensen studied various impact fees and discussed the possibility with the Parks and Recreation Advisory Board, who agreed unanimously. A chart was shared to depict fees charged by other Utah cities; and 5-year growth graphs related to single-family, multifamily, and ADUs (accessory dwelling units) were displayed. (Attachment #3) All surrounding cities with the exception of Midvale City implement park impact fees; and Millcreek and South Salt Lake are in the process of increasing their fee amount. Mr. Sorensen noted graphs also indicated what revenue could have been attained had there been park impact fees in place for the past five years; low, medium, and high impact levels were made clear.

He explained the park impact fee is a one-time fee imposed by the City on new construction of residential properties. A developer or builder would pay the fee at the time of the application process to attain a building permit. He was unsure whether the impact fee would cause increases to new home construction costs, however, real estate people have confirmed it is not the case. He confirmed the cost for a Murray home was determined by the market value, which involves many factors including accessibility to parks. The park impact fee is based on providing the same level of service to new developments, that the City is currently providing to other city areas. Mr. Sorensen described what the park impact fee cannot be used for, as follows:

- Operation and maintenance of current or future park facilities or amenities.
- Payment for city employees.
- Renovate or improve current facilities.
- Increase current service level.

Park impact fees may be used for:

- Adding new parks.
- Increasing capacity in facilities to serve new development; for example, purchasing land, or building new amenities, like trails, park athletic fields, and pickle ball courts.
- Expand current facilities to meet increase demand because of growth.

Mr. Sorensen explained in order how impact fees are calculated:

- First, it requires having a current Parks and Recreation Master Plan. He noted that since the City adopted an updated master plan last year—now is the time to consider implementing the fee.
- Then, the City would hire an outside impact fee consultant, who would determine current value of park and recreation assets. Assets would be calculated at today's value and cannot include property or amenities funded by other sources like grants or donations.
- Next, the current level of parks service is calculated in detail; whether acreage for 1,000 people: miles of trails, and the number of pickle ball, tennis, and basketball courts. Acreage of green space and soccer fields would also be included.
- After considering growth projections and determining needs, a very maximum impact fee is formulated by using the cost of a future project; which is divided by the number of additional residents; times by the number of occupants in each home. He noted the average home occupancy in Murray has 2.58 residents.
- Finally, the maximum impact fee that can be charged, would become a policy decision by the City, as well as, what percentage of revenue can be utilized to pay for parks. Once that process is completed, a fee would be determined based on the total cost of providing new park land for new residents. A public hearing would be held, and the City Council would consider adopting the park impact fee. If adopted, a 90-day waiting period would be in place prior to implementation for those who have developments already underway. Mr. Sorensen noted that Impact fees collected would need to be spent within six years.

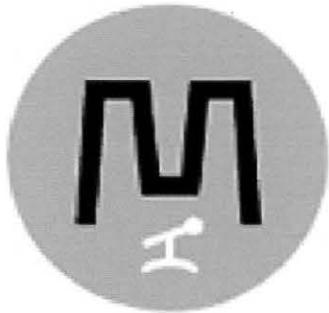
Council Comments:

- Ms. Dominguez was pleased with the discussion and felt the conversation was important for addressing the needs for new city growth. Mr. Sorensen agreed with high density growth the opportunity to provide pocket parks was a possibility, as well as, providing facilities for recreation.
- Ms. Turner affirmed that ADUs would be assessed for the park impact fee. Mr. Sorenson confirmed, a proposed policy would be forth coming as well, after the Council first considers the park impact study itself. Ms. Turner asked if the revenue could provide new bike lanes. He said bike lanes are not considered a park amenity; but this could possibly be changed in the Parks and Recreation Master Plan prior to the study, in order to include them in the future.
- Ms. Martinez echoed appreciation and noted the city comparison chart depicting a widespread difference in the amount charged. She felt what most citizens love about Murray is the many beautiful parks and trails; so, she hoped the City would continue to provide new park spaces for the growing population.
- Mr. Hales agreed everyone loves Murray's parks and trails. He felt city growth was coming on strong, so the timing was right to implement the fee.

Announcements: None.

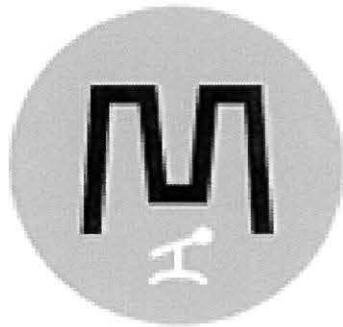
Adjournment: 6:09 p.m.

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



**MURRAY**  
CITY COUNCIL

# Discussion Items



MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

# City Council

## Ranked Choice Voting (RCV) Presentation

### Council Action Request

Committee of the Whole

Meeting Date: April 6, 2021



<b>Department</b> Director Jennifer Kennedy	<b>Purpose of Proposal</b> Presentation on Ranked Choice Voting
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only.
<b>Presenters</b> Stan Lockhart	<b>Attachments</b> Information page, slides
<b>Required Time for Presentation</b> 20 Minutes	<b>Budget Impact</b> Could potentially save the city money on elections by not requiring us to have a Primary Election.
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> This is a presentation on RCV. The Salt Lake County Clerk now has the capability of processing RCV ballots. If the City is interested in utilizing RCV, the Election Officer will need to notify Salt Lake County by May 10, 2021.
<b>Mayor's Approval</b>	
<b>Date</b> March 25, 2021	



# RANKED CHOICE VOTING IN UTAH CITIES

## RANKED CHOICE VOTING IN UTAH

**In 2018**, the Utah legislature passed HB 35 that established a pilot in which cities can use ranked choice voting (RCV). **It passed 22-0 in the senate; 67-3 in the House; then Governor Herbert signed** it into law in March 2018.

**In 2019**, Payson City and Vineyard City used ranked choice voting in city elections. In a post election survey administered by the Utah County Clerk, **86% of respondents found RCV easy to use** and **82.5% want RCV used in future elections**. **71.2%** of Payson voters ranked all five candidates on the ballot and **58.6%** of Vineyard voters ranked all seven candidates on the ballot. **87.5%** of candidates **had a positive impression of RCV** with no candidates having a negative impression. **75%** of candidates think their city should continue using RCV with no candidates opposing it.

**In 2020**, the Utah Republican Party and Utah Democratic Party used RCV in their state conventions and some county conventions. The Utah Republican Party surveyed delegates and over **1,100 of 3,700** delegates responded. **72%** not only **liked ranked choice voting, but want to use it again** to nominate candidates.

## WHAT IS RANKED CHOICE VOTING?

**Ranked choice voting** (also known as instant runoff voting) has voters rank their choices, first, second, third and so on. If someone wins over 50% during the first round, that's your winner. But if no one crosses that threshold, the last place finisher is eliminated, and that candidate's supporters are reallocated to their next backup choice. That process is repeated **until someone wins over 50% of the votes**.

## RANKED CHOICE VOTING & MAJORITY RULE

**In 2020**, Utah is having an important conversation about our elections. With multiple paths to the primary ballot, four Republican candidates faced off for Governor. **The winner received 35% of all votes**. The Republican nominee for Utah's 1st Congressional District **received 31%**, and the 4th District GOP winner **received 43.5%**. Unlike the current process, ranked choice voting **would ensure that a winning candidate receives a majority**.

## MERITS OF RANKED CHOICE

### Encourages Civility

Candidates conduct more civil campaigns by addressing the issues and working to appeal to a broader spectrum of voters when they actively seek second and third choice support from backers of other candidates.

### More Robust Debate Of Issues

To win a ranked choice voting election, a candidate reaches out to all voters in order to see first, second and third choice support. Candidates talk about issues; not only their issues, but their opponent's issues as well.

### More Engaged Voters

Voters become more informed about the candidates and issues since they have reasons to consider candidates beyond their 1st choice.

### Voters More Fully Express Their Will

Ranking their choices, voters can freely vote for the candidate who they most support, even if that candidate isn't favored to win. There are no wasted votes.

### Fiscal Savings For Cities

Taxpayers' dollars are saved by allowing the city to hold one election in November rather than two elections.

### Shorter, Less Expensive City Campaigns

Candidates can focus on a single election in November, rather than an August primary followed by November election.

### Ready For Cities To Implement

Voting equipment and software used in elections throughout Utah are fully ranked choice voting ready. Cities have until April 15th 2021 to declare their intent to use RCV.

### Eliminates Vote Splitting

Longshot candidates do not win when more than one mainstream candidate split the majority of the vote.

### Ends Spoiler Effect

Longshot candidates don't draw votes away from a candidate who is preferred by most voters.

## FOR MORE INFORMATION, CONTACT:

 **STAN  
LOCKHART**

 **801.368.2166**  
 [stan@utahrcv.org](mailto:stan@utahrcv.org)

 **KORY  
HOLDAWAY**

 **801.647.7008**  
 [kory@utahrcv.org](mailto:kory@utahrcv.org)

 **AUDRY  
WOOD**

 **801.635.5363**  
 [audry@utahrcv.org](mailto:audry@utahrcv.org)



**BETTER. FASTER. CHEAPER. IT WORKS.**

Stan Lockhart  
[stan@utahrcv.org](mailto:stan@utahrcv.org)

Kory Holdaway  
[kory@utahrcv.org](mailto:kory@utahrcv.org)

Taylor Morgan  
[taylor@utahrcv.org](mailto:taylor@utahrcv.org)

David May  
[david@utahrcv.org](mailto:david@utahrcv.org)

WANT TO LEARN MORE ABOUT RANKED CHOICE VOTING?  
PLEASE VISIT [UTAHRCV.COM](http://UTAHRCV.COM)



## How Does Ranked Choice Voting Work?



Voters rank the candidates in order of preference on the ballot

Voters' First Choices are counted

50%

Does one Candidate have an Absolute Majority?

NO

YES

Redistribute votes from eliminated candidate to voters' next choice

Re-Tally Total

Eliminate last place Candidate

WINNER!

Count Finished

Designed by: [opticsbyjosh.com](http://opticsbyjosh.com)

## 2019 Municipal Pilot Project a Success!



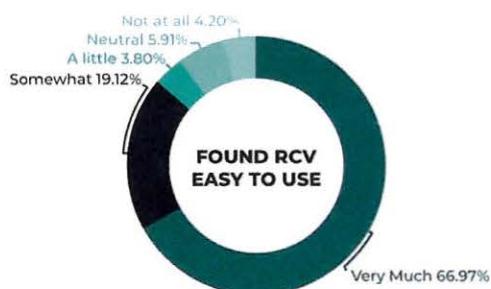
## 2019 Pilot Success in Payson and Vineyard



### POSITIVE VOTER EXPERIENCE

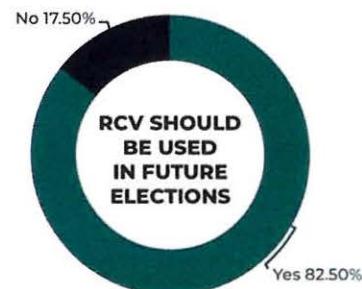
#### VOTERS:

**86%** said they found RCV "VERY MUCH" or "SOMEWHAT EASY" to use.  
ONLY **4.2%** found it "NOT AT ALL" easy to use.



#### VOTERS:

**82.5%** said RVC SHOULD BE USED IN FUTURE ELECTIONS



## 2019 Pilot Success in Payson and Vineyard



### POSITIVE CANDIDATE EXPERIENCE

#### IMPRESSIONS OF RANKED CHOICE VOTING:

**87.5%** of respondents reported a positive impression of RCV.  
No candidates reported a negative impression.

#### CONTINUING TO USE RANKED CHOICE VOTING:

**75% YES** **25% No Opinion**  
No candidate expressed a preference for returning to the other way.



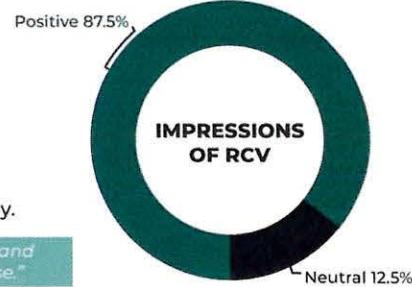
*"I really like the approach and think it should be adopted by more cities."*

-Payson City Candidate



*"I loved it! It's easy and makes a lot of sense."*

-Vineyard City Voter



## Legislature Commends and Expands Municipal Pilot!



In 2020, Utah lawmakers **formally recognized the overwhelming success of the 2019 municipal pilot** and commended Payson and Vineyard cities for their participation.

Also in 2020, the Utah Legislature and Governor Gary Herbert expanded the municipal pilot and **officially encouraged all cities and towns statewide to use ranked choice voting** for their upcoming municipal elections!

## Utah Legislature Passes HB75 to Enhance Pilot!



Last week, the Utah Legislature passed House Bill 75, which clarifies and improves provisions of the pilot to help more cities participate.



### The Salt Lake Tribune

**Utah Lawmakers Expand Ranked Choice Voting Experiment**

*City officials would have the option to contract with other county clerks to conduct ranked choice voting elections.*

## Utah Legislature Passes HB75 to Enhance Pilot!



Specifically, House Bill 75:

- Provides that the legislative body of a municipality makes the determination to participate in the pilot project,
- Instructs cities who wish to participate in the pilot program to communicate their intent by providing written notice to the Lieutenant Governor and the city's county elections official,
- Establishes the date by which cities must provide written notice as May 10, 2021 to be eligible for the 2021 municipal election cycle,
- Permits a city to contract with any local political subdivision to administer the election.

## Why ranked choice voting?



### **Taxpayer savings for cities:**

Taxpayers' dollars are saved by allowing the city to hold one election in November rather than two elections.

### **Shorter, less expensive city campaigns:**

Candidates can focus on a single election in November, rather than an August primary followed by November election.

### **Ready for cities to implement:**

ES&S, the voting equipment awarded a State of Utah contract for state funding is capable of running ranked choice voting elections.

## Why ranked choice voting?



### **Voters more fully express their will:**

Ranking their choices, voters can freely vote for the person who they most support, even if that candidate isn't favored to win. There are no wasted votes.

### **A winner by majority vote:**

The final tally is between the top two vote getting candidates and the winner gets more than 50% of the vote.

### **Eliminates the spoiler effect:**

Longshot candidates do not draw votes away from a candidate who is preferred by most voters.

## Next Steps to Try Ranked Choice Voting



### How to join Utah Municipal Alternative Voting Methods Pilot Project:

1. Legislative body of a municipality makes the determination to participate in the pilot project.
2. Communicate intent to participate by providing written notice to the Lieutenant Governor and county clerk.
3. Provide written notice by **May 10, 2021** for 2021 municipal election cycle.
4. Cities now permitted to contract with any local political subdivision to administer the election if county clerk will not administer.



**BETTER. FASTER. CHEAPER. IT WORKS.**

Stan Lockhart  
[stan@utahrcv.org](mailto:stan@utahrcv.org)

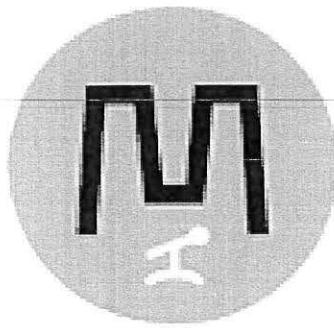
Kory Holdaway  
[kory@utahrcv.org](mailto:kory@utahrcv.org)

Taylor Morgan  
[taylor@utahrcv.org](mailto:taylor@utahrcv.org)

David May  
[david@utahrcv.org](mailto:david@utahrcv.org)

WANT TO LEARN MORE ABOUT RANKED CHOICE VOTING?  
PLEASE VISIT [UTAHRCV.COM](http://UTAHRCV.COM)





MURRAY  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

**Council Action Request**

# Community & Economic Development

**Text Amendment for 17.12.070, Planning Commission Compensation**

**Committee of the Whole**

Meeting Date: April 6, 2021

<b>Department</b> Director Melinda Greenwood	<b>Purpose of Proposal</b> To update code on Planning Commission compensation
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> Discussion of Text Amendment for 17.12.070, Planning Commission Compensation
<b>Presenters</b> Melinda Greenwood	<b>Attachments</b> Presentation Slides
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> None. The budget for Planning Commission compensation is currently set at \$40 per meeting.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> In the fiscal budget year 2018/2019, the City Council approved an increase to the Planning Commission compensation rate from \$25.00 per meeting to \$40.00 per meeting, but codification of the change did not occur. This proposed Text Amendment is intended to update Section 17.12.070 of the Land Use Ordinance to a streamlined process of removing the reference to a specific rate of compensation. This will allow for the compensation rate to be adopted through the annual budget process.
<b>Mayor's Approval</b> 	The proposed text amendment creates a process that includes greater flexibility in changing the compensation rate and eliminates the requirement to take any change through a series of public hearings with the Planning Commission and the City Council.
<b>Date</b> March 15, 2021	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20<sup>th</sup> 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 a proposed text amendment to chapter 17.12.070 regarding planning commission compensation.

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

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

DATED this 1<sup>st</sup> day of April 2021.



MURRAY CITY CORPORATION

A handwritten signature in black ink, appearing to read "Brooke Smith".

Brooke Smith  
City Recorder

DATE OF PUBLICATION: April 4, 2021  
PH21-12

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

AN ORDINANCE AMENDING SECTION 17.12.070 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO PLANNING COMMISSION COMPENSATION

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this ordinance is to amend section 17.12.070 of the Murray City Municipal Code relating to planning commission compensation.

*Section 2. Amend section 17.12.070.* Section 17.12.070 of the Murray City Municipal Code shall be enacted as follows:

**Chapter 17.12.070: COMPENSATION:**

~~The members of the planning commission shall serve without compensation except for reasonable expenses.~~ Planning and zoning commission members shall receive a maximum of twenty five dollars (\$25.00) per diem payment of forty dollars (\$40.00) per meeting ~~the member actually attends.~~ as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses ~~The per diem~~ shall be paid to the members on a semiannual basis.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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D. Blair Camp, Mayor

ATTEST:

---

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to law on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

---

Brooke Smith, City Recorder

6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
7. The applicant shall maintain a Utah Motor Vehicle Dealer's License.
8. The property owner shall install additional landscape elements to meet the requirements of Section 17.68 of the Murray City Land Use Ordinance as outlined in the Staff Report.
9. The applicant shall obtain a Murray City Business License prior to beginning vehicle sales operations at this location.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

A Maren Patterson  
A Lisa Milkavich  
A Travis Nay  
A Sue Wilson  
A Ned Hacker  
A Jeremy Lowry  
A Jake Pehrson

Motion passed 7-0.

LAND USE ORDINANCE TEXT AMENDMENT – Planning Commission Compensation – Project #21-003

Mr. Hall reviewed the request for a text amendment to update Chapter 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance. Mr. Hall explained that the planning commission compensation was raised in 2019 from \$25 to \$40 per meeting, but that the ordinance that establishes the dollar amount had not been changed. He mentioned that in preparation to make the change staff had decided to recommend that instead of listing the dollar amount we state that the amount will be determined by the Office of Mayor and adopted by the City Council. That will mean essentially that the compensation amount is determined through the City's regular budget process. Mr. Hall added that Susan Nixon, Associate Planner, did research to compare compensation of other cities in the valley. Mr. Hall stated that staff recommends the Planning Commission forward a recommendation of approval to City Council for the request to update Section 17.12.070, Planning Commission Compensation.

Ms. Patterson opened the meeting up to public comment.

The public comments portion was closed.

Mr. Hacker made a motion to forward a recommendation of approval to the City Council for the request to update Chapter 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance.

Seconded by Ms. Milkavich.

Call vote recorded by Mr. Hall.

A Maren Patterson  
A Lisa Milkavich  
A Travis Nay  
A Sue Wilson  
A Ned Hacker  
A Jeremy Lowry  
A Jake Pehrson

Motion passed 7-0.

OTHER BUSINESS

Mr. Hall stated the next meeting has a light agenda. Ms. Wilson asked if there is any more information on the Galvin property and whether it will be a through street or cul-de-sac. Mr. Hall explained that the most recent update is the City Council wants the staff to make a presentation to them about the possible use of eminent domain in connecting the road. The delay was because the traffic study had a flaw in it, and the City Engineer wanted it re-done before staff presented anything to the Council on the use of eminent domain. Mr. Hall also added that the City Council will be looking at the MCCD design guidelines that the commission has recommended.

Sue Wilson made a motion to adjourn. Motion seconded by Travis Nay. A voice vote was made, motion passed 7-0.

The meeting was adjourned at 7:28 p.m.



Jared Hall, Planning Division Manager



AGENDA ITEM #6			
ITEM TYPE:	Zoning Text Amendment		
ADDRESS:	Not Applicable	MEETING DATE:	January 21, 2021
APPLICANT:	Murray City Planning Division	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	Not Applicable	PROJECT NUMBER:	21-003
PROPOSED AMENDMENT	Code Section 17.12.070		
REQUEST:	The Murray City Planning Division is requesting a recommendation to update Section 17.12.070, Planning Commission Compensation, to the Murray City Land Use Ordinance.		

## I. BACKGROUND & STAFF REVIEW

### Background

In the fiscal budget year 2018/2019, the City Council approved an increase to the Planning Commission compensation rate from \$25.00 per meeting to \$40.00 per meeting, but codification of the change did not occur. This proposed Text Amendment is intended to update Section 17.12.070 of the Land Use Ordinance to reflect the previously approved change. Recent comparisons to the practices of other Salt Lake County municipalities are also included.

### Current Language

The current language in Section 17.12.070, and states:

*Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of twenty-five dollars (\$25.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.*

### Proposed Language

As noted in the background statement, the rate of compensation has already been increased from \$25.00 to \$40.00 by approval of the City Council during the adoption of the budget for

fiscal year 2018/2019. In preparing to update this section of the ordinance to appropriately codify the change, Staff has considered that a more appropriate update would be to remove the reference to a specific rate of compensation entirely, and to refer the adoption of that rate as a duty of the Mayor's office as it relates to the annual budget since that is how the change is actually made. Staff proposes the following changes to Section 17.12.070, shown in redline and strikeout below:

*Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive ~~a maximum of twenty five dollars (\$25.00) per meeting as reimbursement for expense incurred in the performance of their official duties per meeting, in a dollar amount determined by the Office of the Mayor and adopted by the City Council.~~ Reimbursement for expenses shall be paid to the members on a semiannual basis.*

The current, approved rate of \$40.00 per meeting is not affected by the proposed language. The intent of the text amendment is to remove the need to process further text amendments when changes to the rate of compensation are needed in the future. There are significant differences in the compensation rates for planning commissioners in the area, which are outlined in the following section. While staff is not proposing any changes to the compensation rate at this time, it is possible that the Mayor's office will want to consider changes in the future. The intent of the proposed text amendment is to simplify that process.

#### Research

Planning Division Staff contacted multiple municipalities along the Wasatch Front in order to compare the compensation rates of comparison of commission compensation. Fifteen municipalities responded to the inquiry. The average compensation of the sixteen municipalities is \$53. The average of those municipalities that compensate commissioners is \$60. The purpose and applicability to this section is a catchup and proposed to be updated. Community and Economic

City	Compensation	Dinner included
Murray City	\$40	No
Midvale	\$50	No
Millcreek	\$0	dinner if there is an in-person meeting
Lehi	\$96	snacks provided
Cottonwood Heights	\$25	dinner if there is an in-person meeting
Draper	\$100	dinner if there is an in-person meeting
Herriman City	\$100	No
Riverton City	\$100	No

Holladay City	\$25	No
Salt Lake City	\$0	dinner if there is an in-person meeting
So Salt Lake	\$35	No
Sandy City	\$80	No
South Jordan	\$50	dinner if there is a work session
Taylorsville	\$40	No
West Jordan	\$75	No
West Valley	\$33	snacks provided
<b>Average \$ of All Compensated</b>	<b>\$60</b>	
<b>Average \$ of All Surveyed</b>	<b>\$53</b>	

## II. CITY DEPARTMENT REVIEW

The proposed ordinance was made available for review by City Staff from various departments on December 21, 2020. No issues or comments were received.

## III. PUBLIC COMMENTS

Notices of the public hearing for the requested text amendment to affected entities, the local newspaper and posted on the State's public notice website. No comments have been received as of the writing of the Staff Report.

## IV. FINDINGS

1. The proposed text amendment to compensate planning commission with reimbursement for expense incurred in the performance of their official duties is reasonable.
2. The proposed determination by the Office of the Mayor with approval by the City Council during the annual budget process is in harmony with the current practices establishing other rates and fees of the City.

## V. STAFF RECOMMENDATION

Based on the background, staff review, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request to update Chapter 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance as presented in the Staff Report.

**From:** [legals@deseretnews.com](mailto:legals@deseretnews.com)  
**To:** Susan Nixon  
**Subject:** [EXTERNAL] Thank you for placing your order with us.  
**Date:** Tuesday, January 5, 2021 10:57:48 AM  
**Attachments:** [DN00100850.pdf](#)

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## THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

### Job Details

Order Number: **DN0010085**  
Classification: Other Notices  
Package: Legals  
Order Cost: \$50.72

### Schedule for ad number DN00100850

**Fri Jan 8, 2021**  
Deseret News Legals All Zones

#### MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 21st day of January 2021, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Land Use Ordinance Text Amendment for modifications to the Land Use Code, Title 17.12, amending Planning Commission Compensation. If you would like to comment on this agenda item at the meeting please register at: <https://tinyurl.com/pc012121> or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/). No physical meeting location will be available.

Jared Hall, Manager  
Community & Economic Development  
**DN0010085**

### Account Details

MURRAY CITY RECORDER  
5025 S STATE ROOM 113  
MURRAY, UT 84107  
801-264-2660  
[ltapusoa@utahmediagroup.com](mailto:ltapusoa@utahmediagroup.com)

**From:** [orderconfirmation@sltrib.com](mailto:orderconfirmation@sltrib.com)  
**To:** Susan Nixon  
**Subject:** [EXTERNAL] Thank you for placing your order with us.  
**Date:** Wednesday, January 27, 2021 10:53:23 AM  
**Attachments:** [SLT00101710.pdf](#)  
[SLT00101710.txt](#)

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## THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

### Notes

Proof and Cost of Legal Notice Thank you, LaRee

Job Details		Schedule for ad number SLT00101710	
Order Number:	<b>SLT0010171</b>	<b>Sat Jan 9, 2021</b>	
Classification:	Public Meeting/Hearing Notices	The Salt Lake Tribune E-All Zones	
Package:	Legals	Edition	
Order Cost:	\$57.80	<b>Sun Jan 10, 2021</b>	
		The Salt Lake Tribune All Zones	
		Legals	
<p><b>MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING</b></p> <p>NOTICE IS HEREBY GIVEN that on the 21st day of January 2021, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Land Use Ordinance Text Amendment for modifications to the Land Use Code, Title 17.12, amending Planning Commission Compensation. If you would like to comment on this agenda item at the meeting please register at: <a href="https://tinyurl.com/pc012121">https://tinyurl.com/pc012121</a> or you may submit comments via email at <a href="mailto:planningcommission@murray.utah.gov">planningcommission@murray.utah.gov</a>. If you would like to view the meeting only you may watch via livestream at <a href="http://www.murraycitylive.com">www.murraycitylive.com</a> or <a href="http://www.facebook.com/MurrayCityUtah/">www.facebook.com/MurrayCityUtah/</a>. No physical meeting location will be available.</p> <p>Jared Hall, Manager Community &amp; Economic Development <b>SLT0010171</b></p>			



January 7, 2021

### Notice of Public Hearing

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 Planning Commission Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached Planning Commission Chair determination.)

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. If you would like to comment on an agenda item at the meeting please register at: <https://tinyurl.com/pc012121> you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). *Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.*

This notice is to inform you of a Planning Commission meeting scheduled for Thursday, January 21, 2021 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Murray City Community Development Planning Division, applicant, has requested a Land Use Text Amendment, specifically, to Section 17.12, Planning Commission Compensation.

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

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

**P/C AGENDA MAILINGS**  
“AFFECTED ENTITIES”  
Updated 10/2020

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

CHAMBER OF COMMERCE  
ATTN: SKYLAR GALT  
5411 South Vine Street, Unit 3B  
MURRAY UT 84107

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

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

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

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKwy  
SANDY UT 84070

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

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

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

MURRAY SCHOOL DIST  
ATTN: DAVID ROBERTS  
5102 S Commerce Drive  
MURRAY UT 84107

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

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

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

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

OLYMPUS SEWER  
3932 500 E,  
Millcreek, UT 84107

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

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

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

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

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121  
COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114

# Text Amendment: 17.12.070

## Planning Commission Compensation

### Current Language

*Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of twenty-five dollars (\$25.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.*

### Proposed Language

*Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive ~~a maximum of twenty-five dollars (\$25.00) per meeting as~~ reimbursement for expense incurred in the performance of their official duties per meeting, in a dollar amount determined by the Office of the Mayor and adopted by the City Council. Reimbursement for expenses shall be paid to the members on a semiannual basis.*



# Planning Commission Compensation Comparison

City	Compensation
Cottonwood Heights	\$ 25
Draper	\$ 100
Herriman City	\$ 100
Holladay City	\$ 25
Lehi	\$ 96
Midvale	\$ 50
Millcreek	\$ -
<b>Murray City</b>	<b>\$ 40</b>
Riverton City	\$ 100
Salt Lake City	\$ -
Sandy City	\$ 80
So Salt Lake	\$ 35
South Jordan	\$ 50
Taylorsville	\$ 40
West Jordan	\$ 75
West Valley	\$ 33
<b>Average</b>	<b>\$ 53</b>

# Planning Commission

January 21, 2021

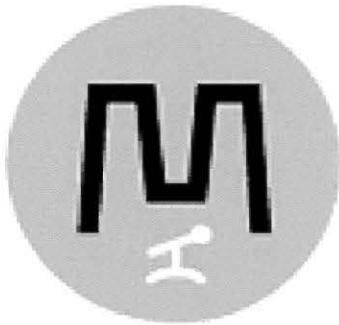
- Public notices mailed to affected entities
- No public comments were received
- 7-0 vote to recommend approval to City Council

# **Findings of Fact**

1. The proposed text amendment to compensate planning commission with reimbursement for expense incurred in the performance of their official duties is reasonable.
2. The proposed determination by the Office of the Mayor with approval by the City Council during the annual budget process is in harmony with the current practices establishing other rates and fees of the City.

## Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the request to update Section 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance as presented in the Staff Report.



MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**

**Council Action Request**

# Community & Economic Development

General Plan Amendment and Zone Map  
Amendments for 344 E. and 404 E. 5600 S.

## Committee of the Whole

Meeting Date: April 6, 2021

<b>Department</b> Director Melinda Greenwood	<b>Purpose of Proposal</b> Approval of the GPA and ZMA for 344 East and 404 East 5600 South
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> Approval of the GPA and ZMA for 344 East & 404 East 5600 South
<b>Presenters</b> Melinda Greenwood Jared Hall	<b>Attachments</b> Presentation Slides
<b>Required Time for Presentation</b> 15 Minutes	<b>Budget Impact</b> None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> To facilitate the development of a single-family subdivision, Alan Prince of Monterey Properties, LLC. has requested a General Plan Amendment and a Zone Map Amendment for the properties at 344 East and 404 East 5600 South. The requests are a bit complex in that it involves a land exchange between neighbors and those properties are currently in several different zones. To summarize, the request is for: <ul style="list-style-type: none"><li>• Zone Map Amendment from R-1-8 to R-1-6 for the property at 344 East 5600 South.</li><li>• Zone Map Amendment from R-M-15 to R-1-6 for a portion of the property at 404 East 5600 South.</li><li>• Zone Map Amendment from R-1-8 to R-M-15 for a portion of the property at 344 East 5600 South.</li><li>• Corresponding Future Land Use Designation Amendment for a portion of the property at 344 East 5600 South from Low Density Residential to Medium Density Residential.</li></ul>
<b>Mayor's Approval</b>  <b>Date</b> March 16, 2021	

## **Continued from Page 1:**

### **Staff Review**

The project has been reviewed by staff from various city departments and no concerns of note were found. Comments from the various representatives of City departments are carefully considered as Planning Division Staff prepares recommendations for the Planning Commission.

### **Planning Commission**

The Planning Commission held a public hearing on March 4, 2021. On February 19, 2021, a total of 171 notices within a 300' radius of the subject property were mailed for the meeting. One public comment was received, which was in support of the requested amendments. The Planning Commission voted 7-0 to forward an approval recommendation to the City Council.

### **Findings**

1. The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area support the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 and from R-M-15 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property. The proposed General Plan Amendment and Zone Map Amendment for the portion of property (6,489 ft<sup>2</sup>) at 404 East 5600 South does not adversely affect the existing majority of the parcel that will remain R-M-15 and staff supports this request.

### **Recommendation**

Based on the background, analysis, the findings in this report and the Planning Commission recommendation, staff recommends the City Council **APPROVE the Zone Map Amendments:**

- For the property located at 344 East 5600 South from R-1-8, Single Family Residential to R-1-6, Single Family Residential.
- For a portion of the property at 404 East 5600 South as described in the staff report Amendment from R-M-15, Multi-Family Residential to R-1-6, Single Family Residential.
- For the portion of the property at 344 East 5600 South as described in the Staff Report from R-1-8, Single Family Residential to R-M-15, Multi-Family Residential.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 20<sup>th</sup> day of April, 2021, at the hour of 6:30 p.m. of said day the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the Zoning Map from R-1-8 to R-1-6 for the property at 344 East 5600 South; amending the Zoning Map from R-M-15 to R-1-6 for a portion of the property located at 404 East 5600 South; and amending the Zoning Map from R-1-8 to R-M-15 and amending the General Plan from Low Density Residential to Medium Density Residential for a portion of the property located at 404 East 5600 South, Murray, Utah.

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

NOTICE IS FURTHER GIVEN that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. **No physical meeting location will be available.** The Council Chair has determined that conducting a meeting with an anchor location presents a serious risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. For further information, see the Council Chair determination attached to the Notice of Meeting for April 20, 2021.

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

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY CORPORATION

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Brooke Smith  
City Recorder

DATE OF PUBLICATION: April 4, 2021

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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM R1-8 TO R-1-6 FOR THE PROPERTY AT 344 EAST 5600 SOUTH; AMENDS THE ZONING MAP FROM R-M-15 TO R-1-6 FOR A PORTION OF THE PROPERTY LOCATED AT 404 EAST 5600 SOUTH; AND AMENDS THE ZONING MAP FROM R-1-8 TO R-M-15, AND AMENDS THE GENERAL PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A PORTION OF THE PROPERTY LOCATED AT 404 EAST 5600 SOUTH, MURRAY CITY, UTAH. (Monterey Properties, LLC)

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

WHEREAS, the owner(s) of the real properties located at approximately 344 East 5600 South and 404 East 5600 South, Murray, Utah, have requested a proposed amendment to the zoning map to designate the property as follows:

- (1) R-1-6 for the property located at 344 East 5600 South;
- (2) R-1-6 for a portion of the property located at 404 East 5600 South; and
- (3) R-M-15 for a portion of the property located at 404 East 5600; and

WHEREAS, the owner of the real property located at 404 East 5600 South has requested an amendment to the General Plan for a portion of the property located at 404 East 5600 South to reflect a projected land use for the property as Residential Medium Density; and

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

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

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Zoning Map and the zone district designation for the property located at 344 East 5600 South be amended from the R-1-8 to the R-1-6 zone district.

BEGINNING AT A POINT WHICH IS NORTH 65°10'1911 WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 316.09 FEET AND SOUTH 33.11 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET, AND RUNNING THENCE SOUTH 19°09'5011 EAST 88.21 FEET; THENCE NORTH 87°28'00" WEST 11.38 FEET; THENCE SOUTH 02°32'0011 WEST 140.63 FEET TO THE

POINT OF A TANGENT 101.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 15.27 FEET THROUGH A CENTRAL ANGLE OF 08°39'40" (CHORD BEARS SOUTH 06°51'5011 WEST 15.25 FEET); THENCE SOUTH 89°03'1811 EAST 52.93 FEET; THENCE SOUTH 03°31'1411 EAST 7.70 FEET; THENCE SOUTH 89°30'11" EAST 25.01 FEET; THENCE SOUTH 20°51'38" EAST 22.05 FEET; THENCE SOUTH 11°44'5011 WEST 101.53 FEET TO THE NORTH LINE OF LOT 16, MURRAY HEIGHTS EAST ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 87°28'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 12.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 17°00'00" EAST 0.82 FEET; THENCE NORTH 85°06'27" WEST 126.82 FEET TO THE POINT OF A NON-TANGENT 46.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 71.13 FEET THROUGH A CENTRAL ANGLE OF 87°38'28" (CHORD BEARS NORTH 41°17'14" WEST 64.39 FEET); THENCE NORTH 87°28'00" WEST 14.68 FEET; THENCE NORTH 02°32'00" EAST 318.77 FEET; THENCE SOUTH 85°24'49" EAST 108.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 55,072 SQUARE FEET OR 1.264 ACRES, MORE OR LESS.

*Section 2.* That the Zoning Map and the zone district designation for a portion of the property located at 404 East 5600 South be amended from the R-M-15 to the R-1-6 zone district.

BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 316.09 FEET AND SOUTH 33.11 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET, AND RUNNING THENCE SOUTH 85°24'48" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 103.44 FEET; THENCE SOUTH 01°39'32" WEST 59.71 FEET; THENCE SOUTH 89°52'39" WEST 18.81 FEET; THENCE SOUTH 48°00'35" WEST 25.21 FEET; THENCE NORTH 87°28'00" WEST 34.91 FEET; THENCE NORTH 19°09'50" WEST 88.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,489 SQUARE FEET OR 0.149 ACRES, MORE OR LESS.

*Section 3.* That the Zoning Map and the zone district designation for a portion of the property located at 404 East 5600 South be amended from the R-1-8 to the R-M-15 zone district, and that the Murray City General Plan for said portion of property be amended to show a Residential Medium Density projected use:

BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST AND NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 287.04 FEET AND SOUTH 114.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 19°09'50" EAST 92.73 FEET; THENCE SOUTH 01°47'16" EAST 72.24 FEET; THENCE NORTH 89°03'18" WEST 52.93 FEET TO THE POINT OF A NON-TANGENT 101.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 19.15 FEET THROUGH A CENTRAL ANGLE OF 10°51'54" (CHORD BEARS NORTH 07°57'57" EAST 19.12 FEET); THENCE NORTH 02°32'00" EAST 140.63 FEET; THENCE SOUTH 87°28'00" EAST 11.38 FEET TO THE POINT OF BEGINNING. ALSO BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST AND NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 219.15 FEET AND SOUTH 301.30 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 09°15'26" WEST 17.87 FEET; THENCE SOUTH 06°33'00" WEST 78.42 FEET TO THE NORTH LINE OF LOT 16, MURRAY

HEIGHTS EAST ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 87°28'00" WEST ALONG SAID LINE A DISTANCE OF 10.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 11°44'50" EAST 101.53 FEET; THENCE SOUTH 20°51'38" EAST 4.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,489 SQUARE FEET OR 0.149 ACRES, MORE OR LESS.

*Section 4.* This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder of Murray City, Utah.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MAYOR'S ACTION:

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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D. Blair Camp, Mayor

ATTEST:

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Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_  
day of \_\_\_\_\_, 2021.

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Brooke Smith, City Recorder

The Planning Commission met on Thursday, March 4, 2021, at 6:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair determined that conducting a meeting with an anchor location presented 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](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item at the meeting registered at: <https://tinyurl.com/pc030421> or submitted comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

Present: Maren Patterson, Chair  
Ned Hacker, Vice Chair  
Travis Nay  
Sue Wilson  
Lisa Milkavich  
Jeremy Lowry  
Jake Pehrson  
Susan Nixon, Associate Planner  
Zac Smallwood, Associate Planner  
Briant Farnsworth, Deputy City Attorney  
Citizens

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

#### APPROVAL OF MINUTES

There were no minutes for approval.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Sue Wilson made a motion to approve the Findings of Fact for a Conditional Use Permit for Ruth Myers at 352 East Hillside Drive, and Design Review Approval for The Vine at 184 East Vine Street. Seconded by Jeremy Lowry. A voice vote was made, motion passed 7-0.

#### MONTEREY PROPERTIES, LLC – 344 & 404 East 5600 South – Project #21-020

Alan Prince and Paxton Guymon were present to represent this request. Susan Nixon reviewed the location and request for a Zone Map Amendment from R-1-8 to R-1-6 for the property at 344 East 5600 South; a Zone Map Amendment from R-M-15 to R-1-6 for a portion of the property at 404 East 5600 South; a Zone Map Amendment from R-1-8 to R-M-15 for a portion of the property at 404 East 5600 South, and a General Plan Amendment from Low Density Residential to Medium Density Residential. An exhibit of the proposal was presented showing five (5) colored areas on both properties and the proposed changes for each area. The property at 344

East 5600 South is located in the R-1-8 Zone and is a vacant parcel which was previously used as a residential dwelling and a daycare, commonly known as the "Murray Yellow House". The applicant has proposed the rezoning of the property from R-1-8 to R-1-6 in order to facilitate a future single-family residential subdivision. The property at 404 East 5600 South is currently developed and in use as a multi-family structure, located in the R-M-15 Zone. In order to facilitate a future residential subdivision of the property at 344 East described above, the applicant is also proposing to "swap" or deed equal portions of property (6,489 ft<sup>2</sup> for 6,489 ft<sup>2</sup> ) between 344 East and 404 East 5600 South. The exchange of properties would allow a wider and better placed public road access for the future subdivision on 344 East while maintaining the current lot area of 404 East. Those portions of property would also be re-zoned correspondingly to R-1-6 and to R-M-15. The bulk of the property addressed 344 East 5600 South would be rezoned from R-1-8 to R-1-6, which allows lot sizes of 6,000 ft<sup>2</sup> instead of 8,000 ft<sup>2</sup>. The applicant proposes to rezone 6,489 ft<sup>2</sup> of the property addressed 404 East 5600 South from R-M-15 to R-1-6. That property would be deeded to 344 East 5600 South to be included in the future subdivision. A corresponding 6,489 ft<sup>2</sup> of the property addressed 344 East 5600 South would be rezoned from the existing R-1-8 to R-M-15, and likewise deeded to 404 East 5600 South. In addition, the application requires an amendment to the Future Land Use Map of the General Plan with respect only to the 6,489 ft<sup>2</sup> of property to be rezoned from R-1-8 to R-M-15 and transferred from 344 East to 404 East 5600 South. The Future Land Use Map designations of Low Density Residential include both the R-1-8 and R-1-6 Zones and thus support the other proposed rezonings, but a designation of Medium Density Residential should be applied in this particular portion of property in order to support the necessary change from R-1-8 to R-M-15. The R-1-6 Zone is indicated as a zone corresponding with both the Low Density Single Family and Medium Density Single Family designation. The requested zoning designation conforms to the Future Land Use Map and does not detract from the General Plan's stated purpose to promote residential development that is single family and detached in nature. Resulting development will be in keeping with the development pattern for lot sizes and residential uses in the surrounding area.

Ms. Nixon explained if the property at 344 East is rezoned to R-1-6, a subdivision could be developed with seven new building lots, all of which would have the minimum area required of 6,000 ft<sup>2</sup>. It is important to note that the property at 404 East is currently in use as a multi-family development and must maintain the current lot area (113,400 ft<sup>2</sup> | 2.603 acres) in order to meet the density for the 31 apartment dwellings. No new multi-family units are proposed or would result from the requested changes. Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requests for Zone Map Amendments and General Plan Amendment as presented.

Ms. Milkavich asked about the area designated as #3 in yellow (a portion of the 344 East property) and how that would affect a new road with the subdivision. Ms. Nixon responded if the zone change is approved, that area will be deeded to the adjacent property at 404 East and will serve as a drainage area for the subdivision and will have a recorded easement across it. The public improvements would be adjacent to this area and will need to meet subdivision requirements and approvals.

Ms. Pehrson asked if the area designated as #4 in pink (a portion of the 404 East property) will remain R-M-15 in the General Plan. Ms. Nixon responded the area highlighted as #4 in pink will remain Residential Medium Density and the zoning would change to R-1-6. Since the R-1-6

zone falls under both Low Density Residential and Medium Density Residential, this portion of property will not require a general plan amendment, only a zone change.

Ms. Milkavich asked if the area designated #3 in yellow will have issues in the future with the storm drainage easement and ownership of the property and will the easement remain on the property even if the property is sold in the future. Zac Smallwood mentioned that the area designated #3 in yellow will be deeded to and combined with the larger parcel at 404 East 5600 South.

Paxton Guymon, with York-Howell law firm, stated he is the attorney for the applicant Alan Prince. Mr. Guymon stated this request is an effort to develop an infill property and infill projects typically have odd shaped parcels. He stated because the anticipated subdivision requires a public road and in order to meet the lot width and area requirements it was necessary to have a land swap with the adjacent apartment property. Currently the area designated #3 in yellow is part of the vacant property at 344 East. The yellow area on the map will be swapped for the pink area and are equal in area of 6,489 ft<sup>2</sup>. The property swap has been negotiated with and is signed between the parties. He stated once the project is complete, the area #3 in yellow will not be noticeable and will be landscaped open space. Mr. Guymon stated that often remnant odd shaped parcels are left undeveloped because they are difficult to assimilate and develop. He stated if the zone changes are approved they anticipate having a seven-lot infill subdivision with a public road and cul-de-sac.

Mr. Hacker clarified that the area #3 in yellow will have a recorded easement on it and will need to be combined with the apartment property at 404 East. The recorded easement will prevent the apartment building from expanding a structure over this area in the future. Mr. Guymon responded that is correct and that area cannot be developed over because it will be a storm water detention system and will be landscaped open space.

Ms. Milkavich asked about fencing on the property.

Alan Prince, applicant, stated if the zoning is approved, this will be the ninth subdivision he has developed in Murray City. Mr. Prince stated he originally intended having a 25-foot wide private road for the subdivision but was informed that the city no longer allows private roads. He then modified his draft plans to have a public road which meant acquiring additional area at the northern end of the property. Of the eight previous subdivisions he has developed in Murray, six of them had 25-foot wide private roads. Mr. Prince explained with having the land swap between the properties at 344 and 404 East, it allows the apartment building to have a larger side yard setback and allows for the new subdivision to have a public road and meet the lot size and widths for the R-1-6 zone. In conjunction with the land swap, he will be able to reserve the right to have a drainage easement which is required for a subdivision development. The storm drain system will be needed to meet the City's Engineering Department requirements. The calculations for the storm drain have been drawn up. He stated the property at 404 East 5600 South has ten owners and getting them all to agree to this proposal was challenging.

Mr. Prince stated, assuming the zone change is approved, he would like to have a masonry wall along the lots bordering 5600 South Street, a solid vinyl fence along the east side of the north-east lot. Along the boundary line between 344 East and 404 East properties, there will be a two-rail open fence in order to see the landscaping for the detention area.

Mr. Prince explained that the map showing area #2 in green, is already fenced in with the adjacent neighbor to the north. The property owner, Pat Van Heyst, installed a fence many years ago thinking that portion of property was theirs. Mr. Prince stated they will respect the fence line as the property line and will deed over that area to Ms. Van Heyst to make it legal. The other area designated #2 shown in green will be deeded to the adjacent property owner to the east, the Alois. The Alois would then landscape that portion of property to be included with their yard. If the Alois choose not to take that area of property, he will build a small "pocket park" as part of the subdivision which will be maintained by the subdivision HOA. The long narrow piece of property running east to west (5-6 feet wide), part of #2 designated in green, is currently inside the fenced yard of the Alois. Mr. Prince stated he will honor the fence line as the property line with development of the subdivision and will deed that long narrow strip of property to the Alois.

Mr. Lowry declared that Paxton Guymon's law firm, York-Howell, is a client of his, but felt that will not influence his decision on this item.

Ms. Patterson opened the meeting up to public comment. Zac Smallwood read an email into the record received from Patricia Van Heyst on March 2, 2021:

Patricia Van Heyst (Pat)

Planning commission:

*My name is Patricia Van Heyst and I am indicating my support of the zone change to the property at 5600 S 404 E and 5600 S. and 355E, as listed on the Zone Map Amendment. (Zone changes to R-6.) I am in favor of the single housing developments that is anticipated for the property; Murray is in need of single house dwellings rather than having more apartments or multi housing units. With the proposed seven homes, I feel that 5600 S can easily handle the potential increased traffic.*

*Thank you, Patricia Van Heyst (Pat)*

No additional public comments were made. The public comment portion for this agenda item was closed.

Ms. Nixon commented that 167 notices were mailed to surrounding residents informing them of this request and there have been some inquiries regarding the proposal but no opposition.

Mr. Nay complimented Mr. Prince and Mr. Guymon on putting forth the effort to work with the neighbors and putting together a well-planned proposal. Mr. Nay made a motion to forward a recommendation of approval to the City Council for the following Zone Map Amendments:

- Amendment to the Zoning Map designation of the property located at 344 East 5600 South from R-1-8, Single Family Residential to R-1-6, Single Family Residential.
- Amendment to the Zoning Map from R-M-15, Multi-Family Residential to R-1-6, Single Family Residential for the portion of the property at 404 East 5600 South as described in the Staff Report.
- Amendment to the Zoning Map designation from R-1-8, Single Family Residential to R-M-15, Multi-Family Residential for the portion of the property at 344 East 5600 South as described in the Staff Report.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

A Maren Patterson  
A Lisa Milkavich  
A Travis Nay  
A Sue Wilson  
A Ned Hacker  
A Jeremy Lowry  
A Jake Pehrson

Motion passed 7-0.

Mr. Hacker made a motion to forward a recommendation of approval to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the portion of the property located at 344 East 5600 South as described in the Staff Report from Low Density Residential to Medium Density Residential. Seconded by Ms. Wilson.

Call vote recorded by Mr. Smallwood.

A Maren Patterson  
A Lisa Milkavich  
A Travis Nay  
A Sue Wilson  
A Ned Hacker  
A Jeremy Lowry  
A Jake Pehrson

Motion passed 7-0.

#### OTHER BUSINESS

There was no other business.

Lisa Milkavich made a motion to adjourn. Motion seconded by Mr. Pehrson. A voice vote was made, motion passed 7-0. The meeting was adjourned at 7:10 p.m.

  
Jared Hall, Planning Division Manager



AGENDA ITEM #4			
ITEM TYPE:	General Plan Amendment and Zone Map Amendments		
ADDRESS:	344 East & 404 East 5600 South	MEETING DATE:	March 4, 2021
APPLICANT:	Alan Prince, Monterey Properties LLC	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	22-20-277-021 & 22-20-277-022	PROJECT NUMBER:	21-020
CURRENT ZONE:	R-1-8, Low Density Single Family and R-M-15, Medium Density Multi-Family	PROPOSED ZONE:	R-1-6, Low Density Single Family and R-M-15, Medium Density Multi-Family
SIZE:	22-18-177-005 is 1.56-acre   68,005 ft <sup>2</sup> 22-18-177-014 is 2.603-acre   113,400 ft <sup>2</sup>		
REQUEST:	<ul style="list-style-type: none"><li>Zone Map Amendment from R-1-8 to R-1-6 for the property at 344 East 5600 South.</li><li>Zone Map Amendment from R-M-15 to R-1-6 for a portion of the property at 404 East 5600 South.</li><li>Zone Map Amendment from R-1-8 to R-M-15 for a portion of the property at 344 East 5600 South.</li><li>Corresponding Future Land Use Designation Amendment for a portion of the property at 344 East 5600 South from Low Density Residential to Medium Density Residential.</li></ul>		



## I. BACKGROUND & REVIEW

The requests reviewed in this report involve the properties located at 344 East and 404 East 5600 South. The property at 344 East 5600 South is a vacant parcel which was previously used as a residential dwelling and a daycare, commonly known as the “Murray Yellow House”. The property at 344 East 5600 South is located within the R-1-8 Zone. The applicant has proposed the rezoning of the property from R-1-8 to R-1-6 in order to facilitate a future residential subdivision.

The property at 404 East 5600 South is currently developed and in use as a multi-family structure, located in the R-M-15 Zone. In order to facilitate a future residential subdivision of the property at 344 East described above, the applicant is also proposing to “swap” or deed equal portions of property (6,489 ft<sup>2</sup> for 6,489 ft<sup>2</sup> ) between 344 East and 404 East 5600 South. The exchange of properties would allow a wider and better placed public road access for the future subdivision on 344 East while maintaining the current lot area of 404 East. Those portions of property would also be re-zoned correspondingly to R-1-6 and to R-M-15. In summary, it is helpful to emphasize the following three (3) points that are essential to understand regarding this application:

- 1- The bulk of the property addressed 344 East 5600 South would be rezoned from R-1-8 to R-1-6, which allows lot sizes of 6,000 ft<sup>2</sup> instead of 8,000 ft<sup>2</sup>. This is the vacant property, and the rezone is proposed in anticipation of a single-family subdivision.
- 2- The applicant proposes to rezone 6,489 ft<sup>2</sup> of the property addressed 404 East 5600 South from R-M-15 to R-1-6. That property would be deeded to 344 East 5600 South to be included in the future subdivision. A corresponding 6,489 ft<sup>2</sup> of the property addressed 344 East 5600 South would be rezoned from the existing R-1-8 to R-M-15, and likewise deeded to 404 East 5600 South.
- 3- In addition to the applications for rezoning as described in 1 & 2 above, the application requires an amendment to the Future Land Use Map of the General Plan with respect only to the 6,489 ft<sup>2</sup> of property to be rezoned from R-1-8 to R-M-15 and transferred from 344 East to 404 East 5600 South. The Future Land Use Map designations of Low Density Residential include both the R-1-8 and R-1-6 Zones and thus support the other proposed rezonings, but a designation of Medium Density Residential should be applied in this particular portion of property in order to support the necessary change from R-1-8 to R-M-15.

If the property at 344 East is rezoned to R-1-6, a subdivision could create seven new building lots, all of which would have the minimum area required of 6,000 ft<sup>2</sup>. It is important to note that the property at 404 East is currently in use as a multi-family development, and the purpose of its involvement as described above is only to maintain the current lot area (113,400 ft<sup>2</sup> | 2.603 acres) in order to maintain the current number of apartment dwellings. No new multi-family units are proposed or would result from the requested changes.

### Surrounding Land Uses & Zoning

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

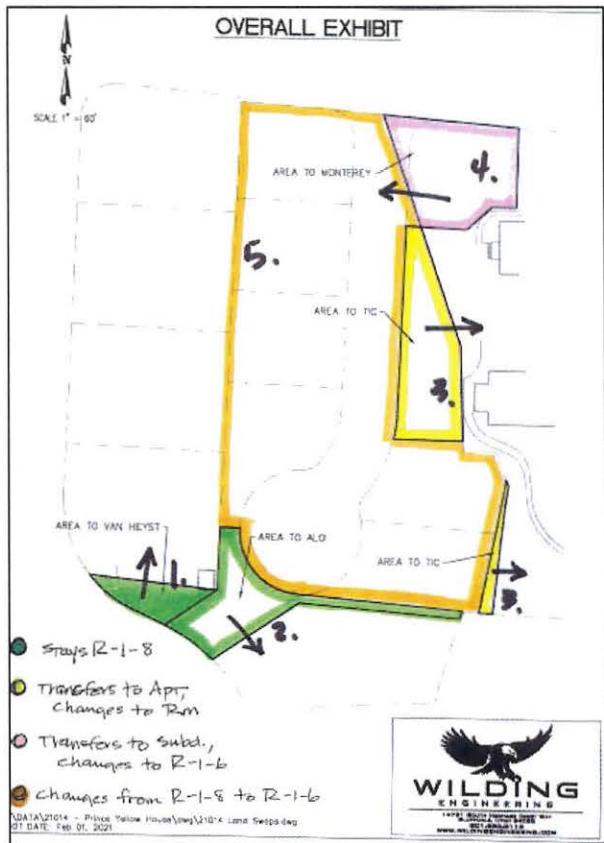


Figure 1: Proposed properties to be swapped

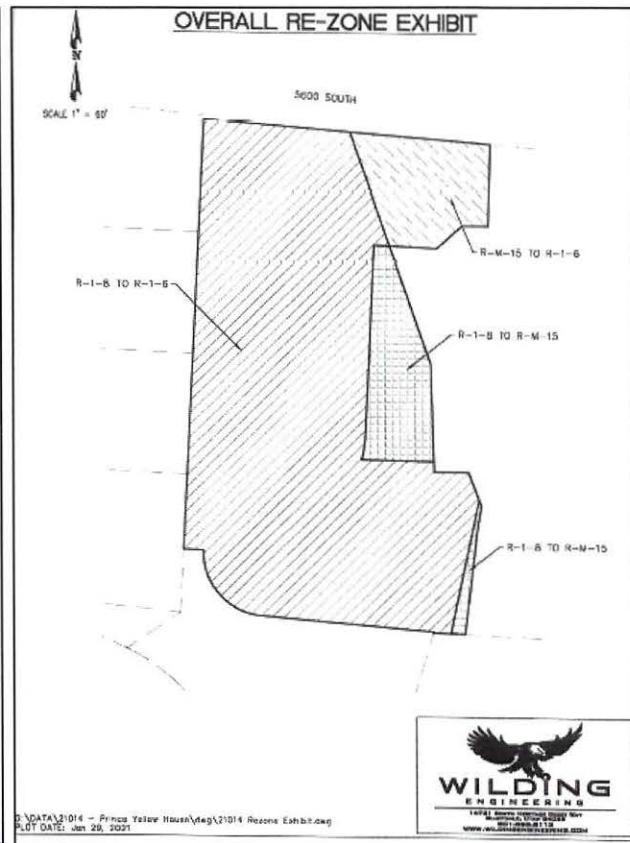


Figure 2: Proposed Zone Changes

### Zoning Districts & Allowed Land Uses

- Existing R-1-8 (344 East 5600 South): The existing R-1-8 Zone allows for single family residential development and accessory uses associated with them and requires minimum lot sizes of 8,000 square feet. Maximum height for main dwellings is 35 feet. Public and quasi-public uses such as schools, libraries, churches, and utilities are allowed subject to Conditional Use approval.
- Existing R-M-15 (404 East 5600 South): The existing R-M-15 Zone allows for single-family and multi-family residential development and accessory uses associated with them, with a minimum lot size of 8,000 square feet for single family dwellings and 10,000 square feet for duplex. Density for more than two (2) units are calculated according to the area of the lot or parcel at the rate of twelve (12) units per acre. Maximum height is determined by the planning commission for conditional uses, and no building shall be erected to a height greater than forty feet (40'),
- Proposed R-1-6 (344 East 5600 South): The proposed R-1-6 Zone allows for single family residential development and accessory uses with minimum lot sizes of 6,000 square feet. Maximum height for main dwellings is 30 feet. Public and quasi-public uses such as schools, libraries, churches, and utilities are allowed subject to Conditional Use approval.

## General Plan & Future Land Use Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designation of properties.

The 344 East 5600 South subject property is currently designated as “Low Density Residential”. Low Density Residential is intended to encourage residential development which is single-family detached in character. Corresponding zoning designations include the A-1, R-1-12, R-1-10, R-1-8, R-1-6, and R-2-10 zones. Both the existing and the proposed zoning designations of the subject properties correspond to the Future Land Use Map. The applicant’s intended subdivision would not impact the property’s contribution to development that is “single-family detached in character”; as stated in the General Plan.

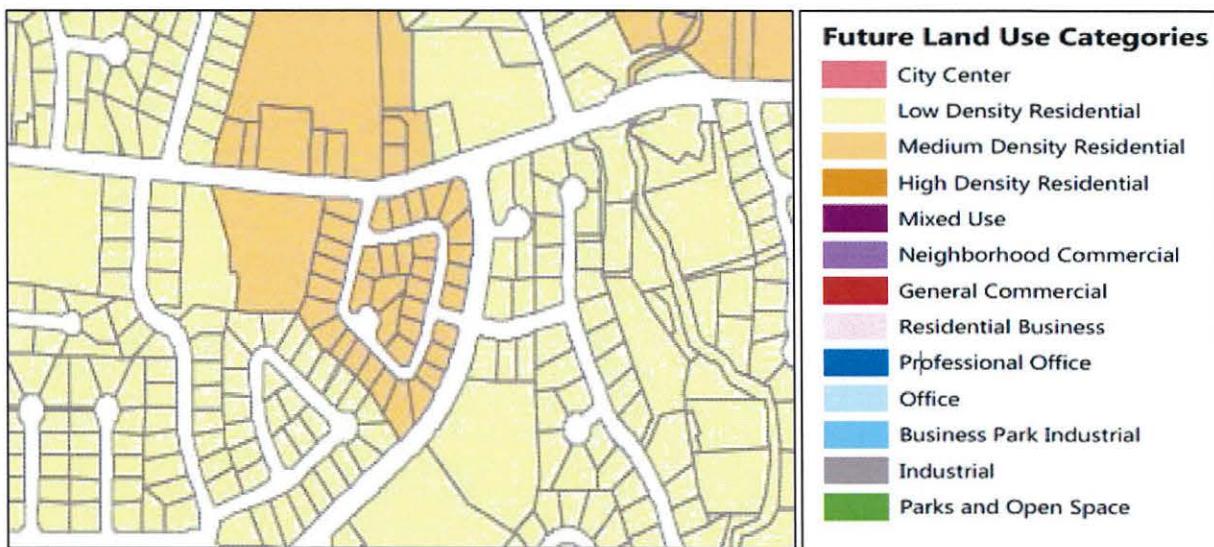


Figure 3: Future Land Use Map

The prevailing designation of properties and of development in the surrounding area is “Low Density Residential” and “Medium Density Residential”. The zoning of most properties in this area are R-1-8 to the west and R-M-15 to the east.

The R-1-6 Zone is indicated as a zone corresponding with both the Low and Medium Density Single Family designation of the subject properties (see illustration below from page 5-12, Murray City General Plan). The requested zoning designation conforms to the Future Land Use Map and does not detract from the General Plan’s stated purpose to promote residential development that is single family and detached in nature. Resulting development will be in keeping with the development pattern for lot sizes and residential uses in the surrounding area.

### LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family

### MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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

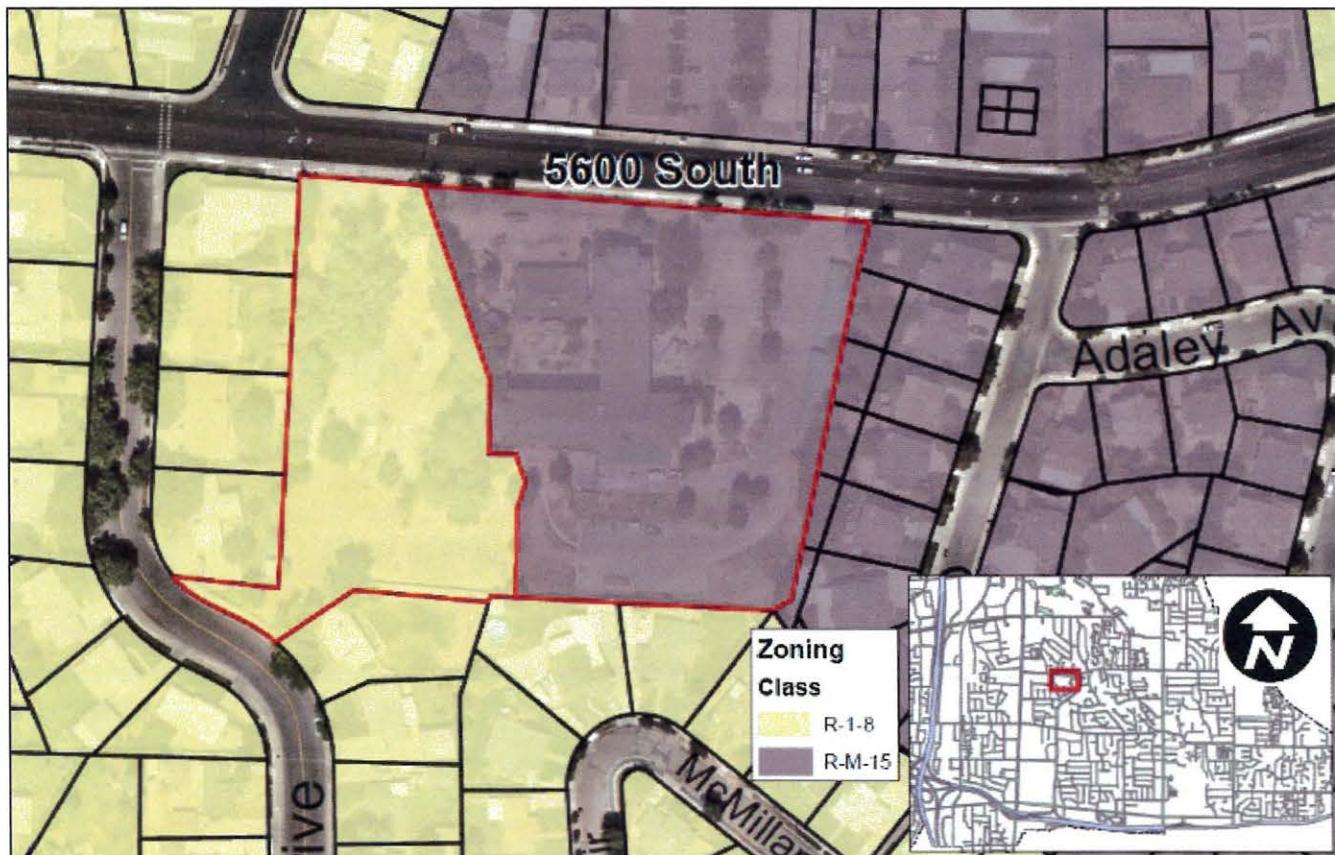


Figure 4: Zoning Map designations

## II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on Tuesday, February 16, 2021 where the application and information on the proposed amendments was shared with City Staff from various departments. The following comments were received from the various City Departments:

- Water Department commented that they would like to see the water main connect to Hillside and to 5600 South and make this a dead end.
- Power Department commented that if the zoning is changed, they have been in contact with the developer on how to serve power to the proposed development and indicated they have no concerns.
- Wastewater Department commented that if the zoning is changed, that the sewer main in 5600 South Street is approximately 11 feet deep. The subdivision must have a dead-end manhole in the circle and no laterals can be ran underneath the driveways.

Comments from the various representatives of City departments are carefully considered as Planning Division Staff prepares recommendations for the Planning Commission.

## III. PUBLIC INPUT

Notices were sent to all property owners within 300 feet of the subject property on February 19, 2021. As of the date of this report there have been general clarifying inquiries regarding this application. No opposition from surrounding residents has been indicated.

## IV. ANALYSIS & CONCLUSIONS

### A. Is there need for change in the Zoning at the subject location for the neighborhood or community?

With regards to the property addressed 344 East 5600 South, the Future Land Use Map currently identifies the subject property as "Low Density Residential". This designation generally supports rezoning to R-1-12, R-1-10, R-1-6, or R-2-10. Considering the Future Land Use Map designation and the surrounding land use patterns and zoning, Staff finds that the proposed R-1-6 Zone is supported by the General Plan and will allow development of residential lots which are compatible with the surrounding neighborhood.

With regards to the portion of the property addressed 404 East 5600 South to be rezoned from R-M-15 to R-1-6 and deeded to 344 East 5600 South, the Future Land Use Map currently identifies the property as "Medium Density Residential". This designation generally supports rezoning to R-1-6 and R-M-15. Considering the Future Land Use Map designation and the surrounding land use patterns and zoning, Staff finds that the proposed R-1-6 Zone is supported by the General Plan and will allow development of residential lots which are compatible with the surrounding neighborhood.

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

The requested changes would not impact the allowed range of uses. The requirements of the proposed R-1-6 Zone will support the residential subdivision of the property.

### C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?

Staff would not expect adverse direct impacts to utilities, public services, or facilities to result from a change to the R-1-6 Zone. It is expected that any subdivision of the property would result in lots fronting on a new dedicated public road from 5600 South.

## V. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 and from R-M-15 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property. The proposed General Plan Amendment and Zone Map Amendment for the small portion of property (6,489 ft<sup>2</sup>) at 404 East 5600 South does not adversely affect the existing majority of the parcel that will remain R-M-15 and staff supports this request.

## VI. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff; however, the Planning Commission must take actions on the Zone Map Amendments and Future Land Use Map Amendment requests individually. Two separate recommendations are provided below:

### REQUESTS TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the following requests for Zone Map Amendments:

- Amendment to the Zoning Map designation of the property located at 344 East 5600 South from R-1-8, Single Family Residential to R-1-6, Single Family Residential.
- Amendment to the Zoning Map from R-M-15, Multi-Family Residential to R-1-6, Single Family Residential for the portion of the property at 404 East 5600 South as described in the Staff Report.
- Amendment to the Zoning Map designation from R-1-8, Single Family Residential to R-M-15, Multi-Family Residential for the portion of the property at 344 East 5600 South as described in the Staff Report.

### REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN, FUTURE LAND USE MAP

Based on the background, analysis, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the portion of the property located at 344 East 5600 South as described in the Staff Report from Low Density Residential to Medium Density Residential.



## NOTICE OF PUBLIC MEETING

Electronic Meeting Only - March 4, 2021, 6:30 PM

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 Planning Commission Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The Murray City Planning Commission will hold a public meeting regarding an application made by representatives of Monterey Properties, LLC for Zone Map Amendments from R-M-15 to R-1-6 and from R-1-8 to R-1-6 for the properties addressed 344 East 5600 South and 404 East 5600 South. Please see the attached map and illustration.

If you would like to comment on this agenda item at the meeting please register at: <https://tinyurl.com/pc030421> or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).

*Comments are limited to 3 minutes or less and will be read into the meeting record.*



This notice is being sent to you because you own property within 400 feet of the subject properties. If you have questions or comments concerning this proposal, please call Susan Nixon with the Murray City Planning Division at 801-270-2420, or e-mail to [snixon@murray.utah.gov](mailto:snixon@murray.utah.gov).



Figure 1 Zoning Map designations

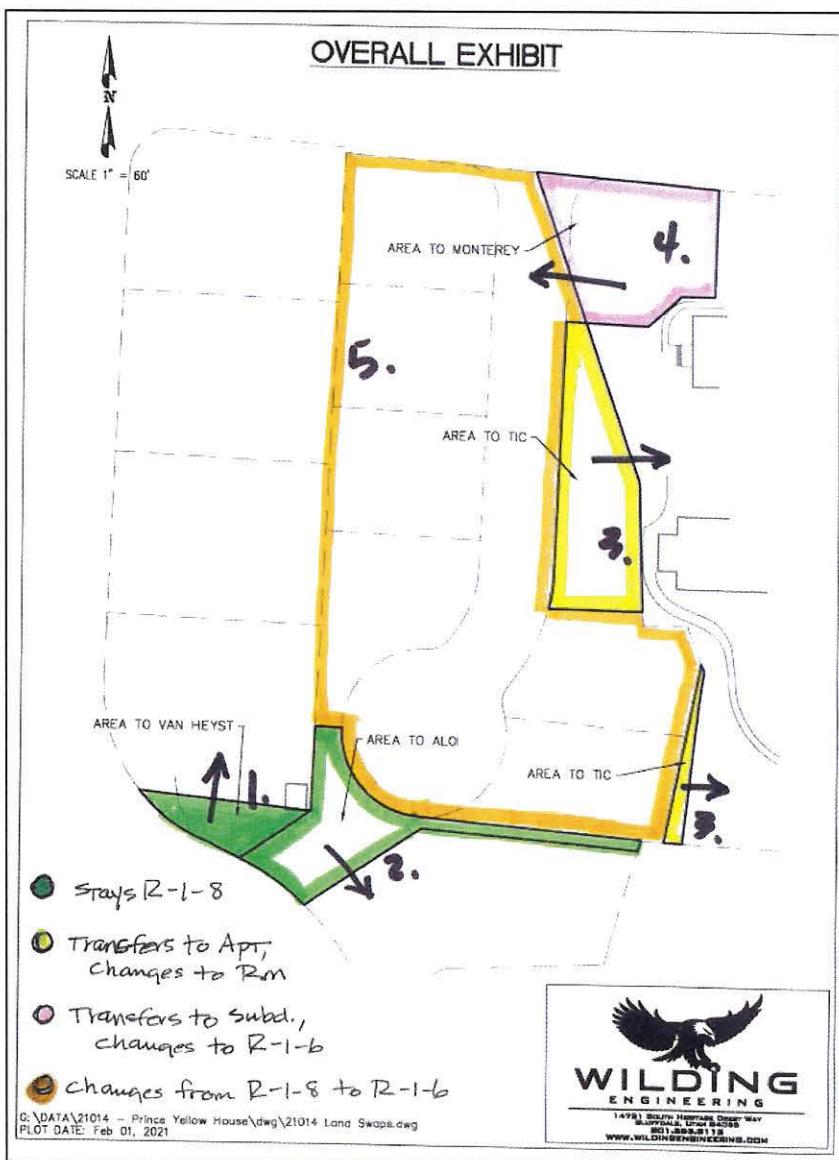


Figure 2 Exhibit of Proposed Changes

**From:** [legals@deseretnews.com](mailto:legals@deseretnews.com)  
**To:** Susan Nixon  
**Cc:** [ltapuso@utahmediagroup.com](mailto:ltapuso@utahmediagroup.com)  
**Subject:** [EXTERNAL] Order modified confirmation.  
**Date:** Tuesday, February 16, 2021 12:43:35 PM

---

## THANK YOU for your business.

This is your confirmation that your order has been changed. Below are the details of your transaction. Please save this confirmation for your records.

### Job Details

Order Number: **DN0010770**  
Classification: Other Notices  
Package: Legals  
Order Cost: \$55.80

### Schedule for ad number DN00107700

**Fri Feb 19, 2021**  
Deseret News Legals All Zones

#### MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4th day of March 2021, at the hour of 6:30 p.m. of said day the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a General Plan Amendment from Residential Medium Density to Residential Low Density and a Zone Map Amendment from R-M-15 to R-1-6 and R-1-8 to R-1-6 for the properties addressed: 344 East 5600 South and 404 East 5600 South, Murray City, Salt Lake County, State of Utah. If you would like to comment on this agenda item at the meeting please register at <https://tinyurl.com/pc030421> or you may submit comments via email at [planning-commission@murray.utah.gov](mailto:planning-commission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/). No physical meeting location will be available.

Jared Hall, Manager  
Planning Division  
Published in: Deseret News - Friday, February 19, 2021  
**DN0010770**

### Account Details

Murray City Community Development  
4646 South 500 West  
Murray, UT 84123  
801-270-2420  
[snixon@murray.utah.gov](mailto:snixon@murray.utah.gov)  
Murray City Community Development

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

MURRAY CITY CORP COMMUNITY & ECONOMIC DEV DEPT PLANNING DIV

SUSAN NIXON

4646 S 500 W

MURRAY, UT 84123

ACCOUNT NUMBER

9598

ACCOUNT NAME

MURRAY CITY CORP CMVITY & ECO. DEV DEPT PLANNING DIV

TELEPHONE

801-264-2660

ORDER #

SLT0010952

CUSTOMER REFERENCE NUMBER

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 4th day of March 2021, at the hour of 6:30 p.m. of said day, the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a General Plan Amendment from Residential Medium Density to Residential Low Density and a Zone Map Amendment from R-M-15 to R-1-6 and R-1-8 to R-1-6 for the properties addressed: 344 East 5600 South and 404 East 5600 South, Murray City, Salt Lake County, State of Utah.

TOTAL COST

\$67.70

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4th day of March 2021, at the hour of 6:30 p.m. of said day, the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a General Plan Amendment from Residential Medium Density to Residential Low Density and a Zone Map Amendment from R-M-15 to R-1-6 and R-1-8 to R-1-6 for the properties addressed: 344 East 5600 South and 404 East 5600 South, Murray City, Salt Lake County, State of Utah. If you would like to comment on this agenda item at the meeting, please register at <https://tinyurl.com/pc030421>, or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only, you may watch via livestream at [www.murraycity-live.com](http://www.murraycity-live.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/). No physical meeting location will be available.

Jared Hall, Manager  
Planning Division  
SLT0010952

AFFIDAVIT OF PUBLICATION

AS THE SALT LAKE TRIBUNE, INC. LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 4th day of March 2021, at the hour of 6:30 p.m. of said day, the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a General Plan Amendment from Residential Medium Density to Residential Low Density and a Zone Map Amendment from R-M-15 to R-1-6 and R-1-8 to R-1-6 for the properties addressed: 344 East 5600 South and 404 East 5600 South, Murray City, Salt Lake County, State of Utah. FOR MURRAY CITY CORP COMMUNITY & ECONOMIC DEV DEPT PLANNING DIV WAS PUBLISHED BY THE SALT LAKE TRIBUNE, INC., WEEKLY NEWSPAPER PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON 02/21/2021

DATE 02/22/2021

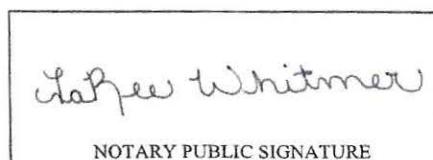
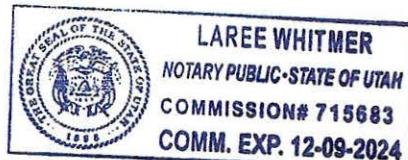
STATE OF UTAH  
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22nd DAY OF FEBRUARY IN THE YEAR 2021

BY Jordyn Gallegos

SIGNATURE

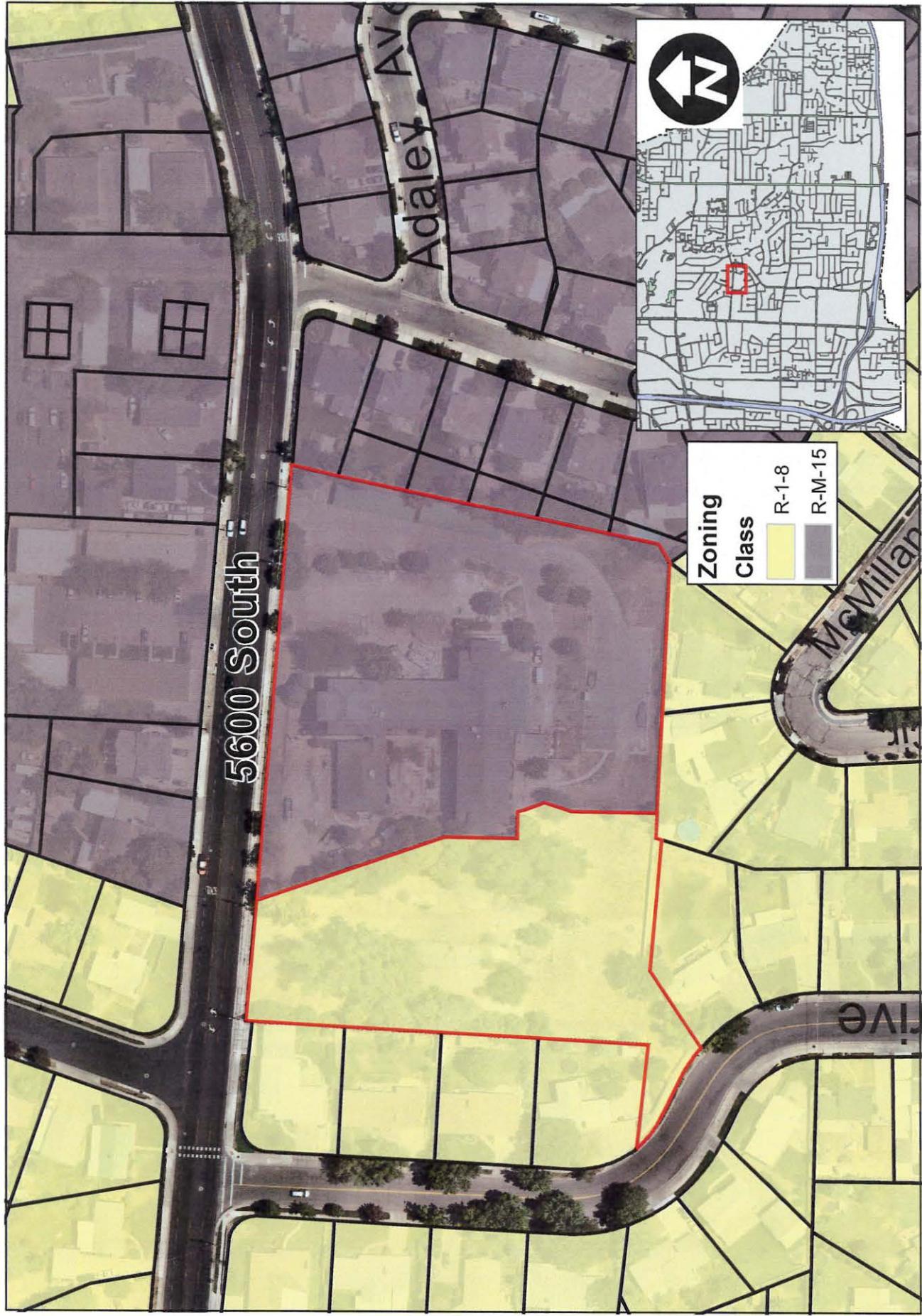
*Jordyn Gallegos*



344 East 5600 South



# 344 East 5600 South



## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Zoning Map Amendment  
 Text Amendment  
 Complies with General Plan  
 Yes       No

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

Subject Property Address: 344 East 5600 So., Murray

Parcel Identification (Sidwell) Number: 22-18-177-005 (See  
several (see attached  
Parcel Area: Parcels (Attached Current Use: Residential <sup>ATTACHED</sup> <sub>EXHIBITS</sub>)  
list) single family  
Existing Zone: (See Attached Proposed Zone: (see Attached list)  
list)

Applicant  
Name: Monterey Properties LLC

Mailing Address: 11142 So. Eagle View Drive

City, State, ZIP: Sandy UT 84092

Daytime Phone #: 801-556-1000 Fax #: \_\_\_\_\_

Email address: alan@pricedevelopment.com

Business or Project Name: Bamburgh Place Subs.

Property Owner's Name (If different): —

Property Owner's Mailing Address: —

City, State, Zip: —

Daytime Phone #: — Fax #: — Email: —

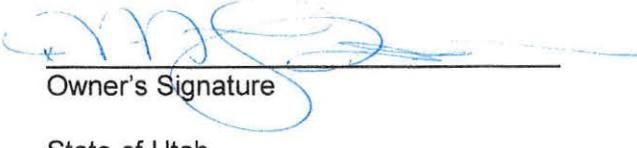
Describe your reasons for a zone change (use additional page if necessary):

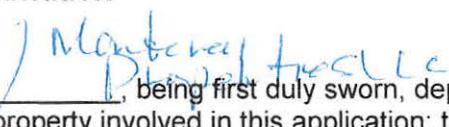
This change of zone(s) will permit the creation of  
a new 7 lot <sup>fully</sup> conforming subdivision, and cleanup several  
long-standing parcel disputes.

Authorized Signature: LL Date: 2-1-21

## Property Owners Affidavit

I (we) Michelle Prince / Mountain Properties LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

  
Owner's Signature

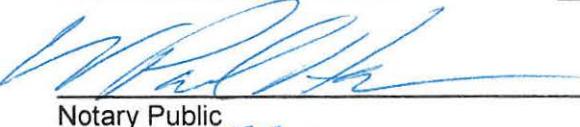
  
Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 1<sup>st</sup> day of February, 2021.

  
Notary Public  
Residing in MIDVALE



My commission expires 3-1-2021

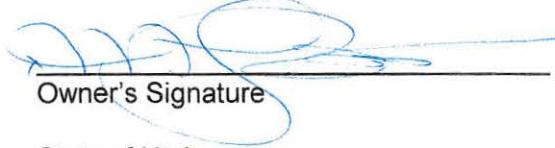
### Agent Authorization

I (we), Michelle Prince / Mountain Properties LLC, the owner(s) of the real property located at

344 S. 5600 S., in Murray City, Utah, do hereby appoint

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

Alan Prince to appear on my (our) behalf before any City board or commission considering this application.

  
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

On the 1<sup>st</sup> day of February, 2021, personally appeared before me

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

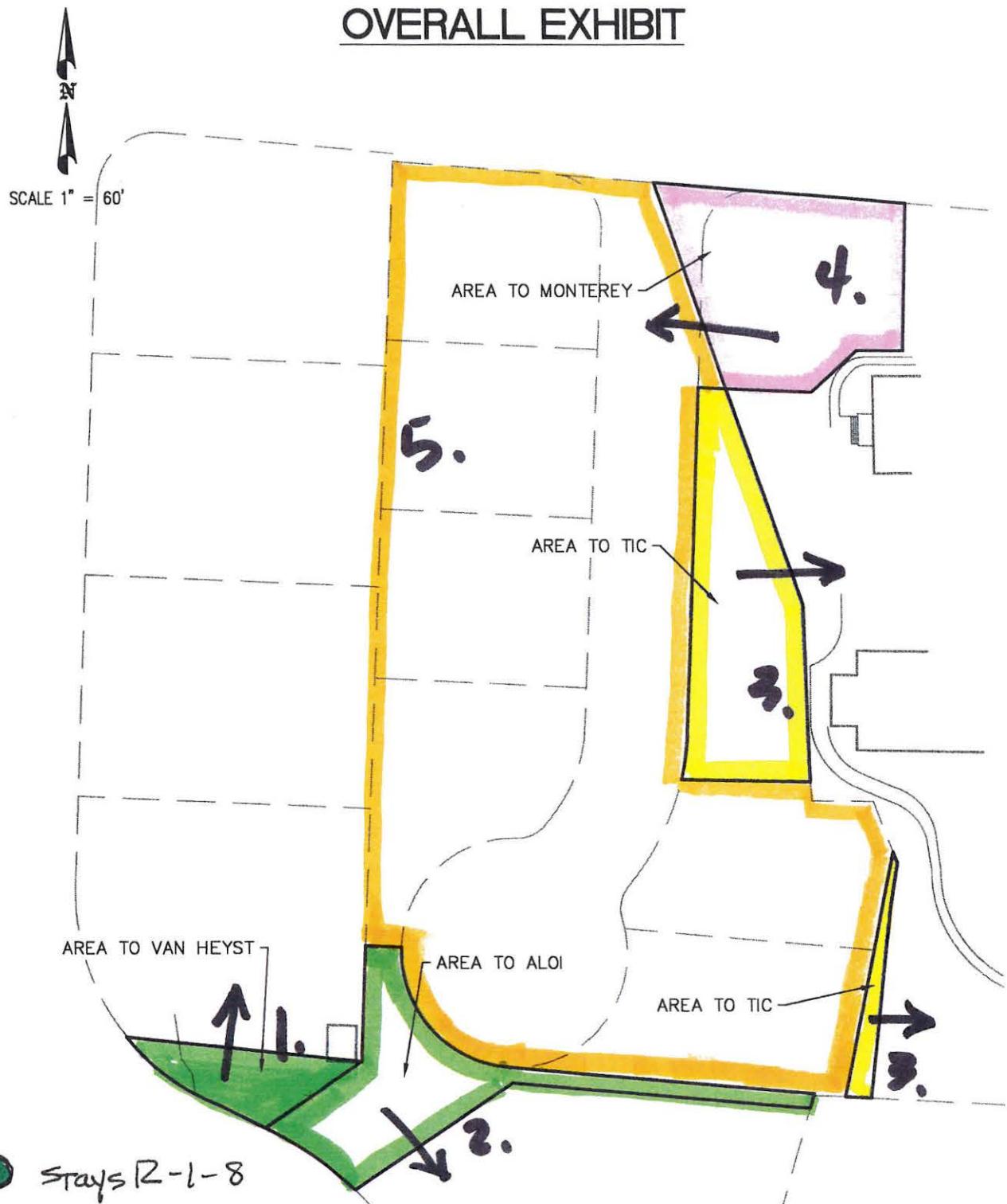
  
Notary Public

Residing in MIDVALE

My commission expires: 3-1-2021



# OVERALL EXHIBIT

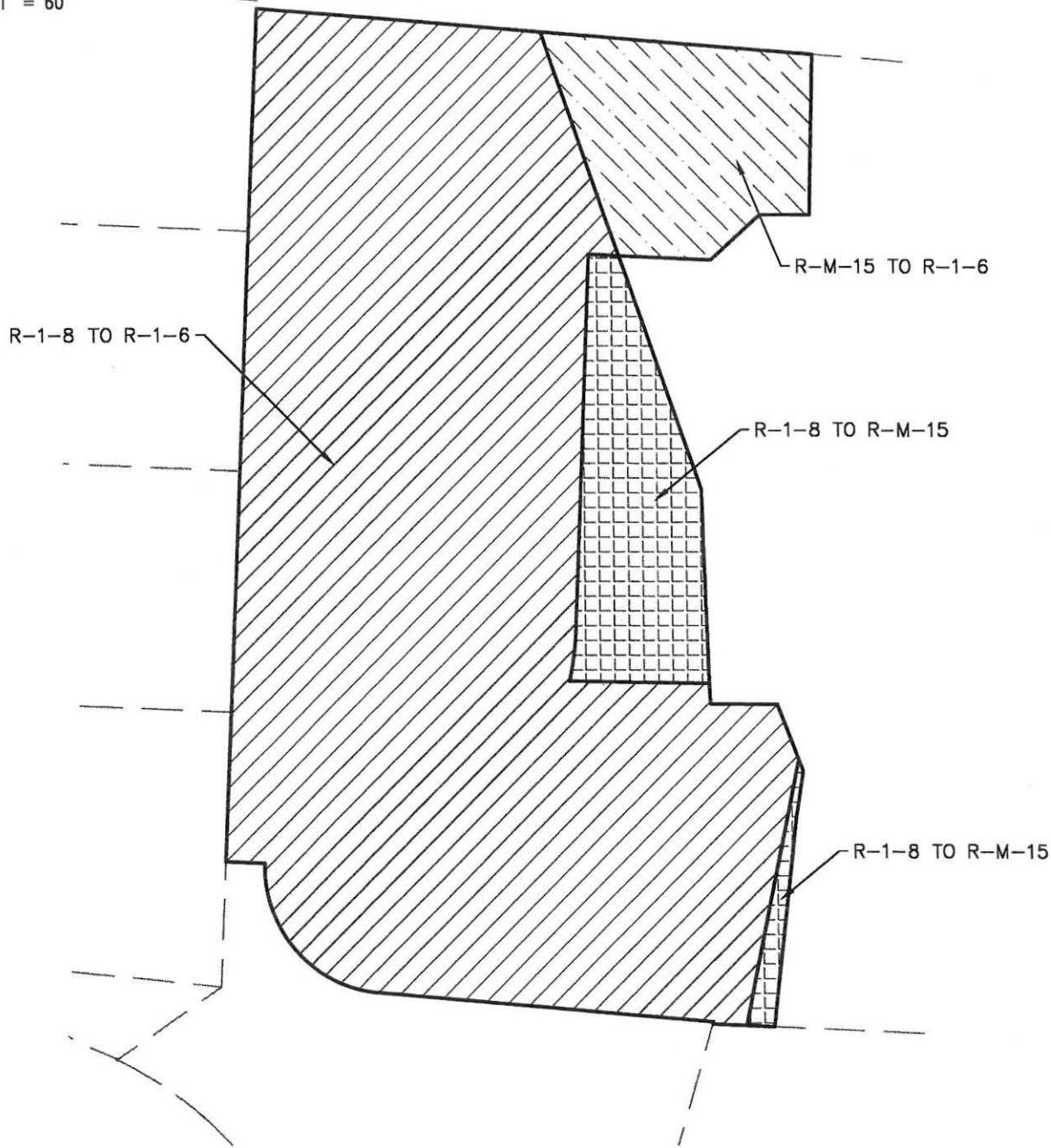


# OVERALL RE-ZONE EXHIBIT



5600 SOUTH

SCALE 1" = 60'



**REZONE AREA FROM R-1-8 TO R-1-6**

BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 316.09 FEET AND SOUTH 33.11 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET, AND RUNNING THENCE SOUTH 19°09'50" EAST 88.21 FEET; THENCE NORTH 87°28'00" WEST 11.38 FEET; THENCE SOUTH 02°32'00" WEST 140.63 FEET TO THE POINT OF A TANGENT 101.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 15.27 FEET THROUGH A CENTRAL ANGLE OF 08°39'40" (CHORD BEARS SOUTH 06°51'50" WEST 15.25 FEET); THENCE SOUTH 89°03'18" EAST 52.93 FEET; THENCE SOUTH 03°31'14" EAST 7.70 FEET; THENCE SOUTH 89°30'11" EAST 25.01 FEET; THENCE SOUTH 20°51'38" EAST 22.05 FEET; THENCE SOUTH 11°44'50" WEST 101.53 FEET TO THE NORTH LINE OF LOT 16, MURRAY HEIGHTS EAST ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 87°28'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 12.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 17°00'00" EAST 0.82 FEET; THENCE NORTH 85°06'27" WEST 126.82 FEET TO THE POINT OF A NON-TANGENT 46.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 71.13 FEET THROUGH A CENTRAL ANGLE OF 87°38'28" (CHORD BEARS NORTH 41°17'14" WEST 64.39 FEET); THENCE NORTH 87°28'00" WEST 14.68 FEET; THENCE NORTH 02°32'00" EAST 318.77 FEET; THENCE SOUTH 85°24'49" EAST 108.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 55,072 SQUARE FEET OR 1.264 ACRES, MORE OR LESS.

**REZONE AREA FROM R-M-15 TO R-1-6**

BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 316.09 FEET AND SOUTH 33.11 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET, AND RUNNING THENCE SOUTH 85°24'48" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 103.44 FEET; THENCE SOUTH 01°39'32" WEST 59.71 FEET; THENCE SOUTH 89°52'39" WEST 18.81 FEET; THENCE SOUTH 48°00'35" WEST 25.21 FEET; THENCE NORTH 87°28'00" WEST 34.91 FEET; THENCE NORTH 19°09'50" WEST 88.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,489 SQUARE FEET OR 0.149 ACRES, MORE OR LESS.

**REZONE AREA FROM R-1-8 TO R-M-15**

BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST AND NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 287.04 FEET AND SOUTH 114.10 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 19°09'50" EAST 92.73 FEET; THENCE SOUTH 01°47'16" EAST 72.24 FEET; THENCE NORTH 89°03'18" WEST 52.93 FEET TO THE POINT OF A NON-TANGENT 101.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 19.15 FEET THROUGH A CENTRAL ANGLE OF 10°51'54" (CHORD BEARS NORTH 07°57'57" EAST 19.12 FEET); THENCE NORTH 02°32'00" EAST 140.63 FEET; THENCE SOUTH 87°28'00" EAST 11.38 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT WHICH IS NORTH 65°10'19" WEST 2794.48 FEET TO THE MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET AT APPROXIMATELY 425 EAST AND NORTH 85°24'50" WEST ALONG THE CENTERLINE OF 5600 SOUTH STREET A DISTANCE OF 219.15 FEET AND SOUTH 301.30 FEET FROM THE WITNESS CORNER TO THE EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 09°15'26" WEST 17.87 FEET; THENCE SOUTH 06°33'00" WEST 78.42 FEET TO THE NORTH LINE OF LOT 16, MURRAY HEIGHTS EAST ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 87°28'00" WEST ALONG SAID LINE A DISTANCE OF 10.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 11°44'50" EAST 101.53 FEET; THENCE SOUTH 20°51'38" EAST 4.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,489 SQUARE FEET OR 0.149 ACRES, MORE OR LESS.

# **Explanation of Zoning Change Request**

Bamburgh Place Subdivision (formerly Yellow House site)  
344 East 5600 South, Murray, Utah

## **1. Resolution of Patricia Van Heyst parcel: (22-18-177-005 to 22-18-177-004)**

We propose to deed to the Van Heyst family the small triangular remnant parcel they have already fenced and improved (but to which they have no Deed). Our granting of this parcel will be at no cost to them, but cleans up this long-standing controversy.

Zone for this parcel stays R-1-8.

## **2. Deeding of remainder parcel to Sone Aloi family, or establishing HOA-maintained "Pocket Park" connecting out to Hillside Drive. (22-18-177-005 to 22-18-177-006)**

A portion of our Deed already overlaps into the rear yard of the adjacent Sone Aloi family. We propose to resolve this by a Fence-Line Agreement and Quit Claim Deed at no cost to the Aloi family. We have also approached them with the idea of taking this remainder parcel (adjacent to their lot along Hillside Drive) at no cost to their family. If they wish to have the property, the problem is solved. If they do not, we will build a lovely Pocket Park, dedicated to an old friend of ours, David Ellis, fully improve it, and establish a community HOA for its upkeep and maintenance.

Zone for this parcel stays R-1-8.

## **3. Exchange of land parcels with adjacent Apartment owners: (22-18-177-005 to 22-18-177-014)**

In order to create a 7<sup>th</sup> lot (utilizing the resource of this valuable land) we have agreed to an exchange of area with our adjacent neighbors. This exchange solves several problems for them as well but had to be equal (no addition or loss) to their overall parcel, so that they keep the agreed-upon square footage they need for their project density.

In making this exchange we kept, by Easement, the right to build and maintain a permanent landscaped Storm Drain Basin within this area of exchange. That has been established and ratified by a separate agreement with the apartment owners.

This area of exchange changes from R-1-8 to RM.

4. **Exchange of a portion of land to establish area for a 7<sup>th</sup> lot:** (22-18-177-014 to 22-18-177-005)

In order to maximize the utility and value of this lovely area of the City, we propose swapping (amending) our adjacent land area to create a new (7<sup>th</sup>) conforming building lot. This land-swap was accomplished with no net-loss or gain for either party in the square footage that was exchanged.

This area changes from RM to R-1-6.

5. **Change of zone of primary parcel of land:** (22-18-177-005)

In order to comply with the municipal requirement that the development streets be public, and conform to municipal design standards, we needed to avail ourselves of the permitted sizing with the R-1-6 zone. Since the City's General Plan permits both zones, (and treats them effectively as equal), this change worked and allowed for the creation of this conforming single-family subdivision.

This primary area changes from R-1-8 to R-1-6.

**Monterey Properties**  
**Project #21-020**  
**P/C 3/4/21**  
**400' mailing radius + affect ent = 167**

Alexander Aarabi  
5848 S Forest Side Ln  
Murray , UT, 84107-6640

Aubrey Nelson; Shaun Nelson (Jt)  
5682 S Hillside Dr  
Murray , UT, 84107-6102

Beverly Diane Tadehara  
443 E 5600 S #B  
Murray , UT, 84107-6261

Brenda Watson  
5760 S Wood Cir  
Murray , UT, 84107-6138

Carol S Bate  
461 E 5600 S # B  
Murray , UT, 84107-

Charles B Millard;  
Michelle E Millard (Jt)  
5742 S Mcmillan Cir  
Murray , UT, 84107-6504

Chris Packer; Heidi Packer (Jt)  
5625 S Hillside Dr  
Murray , UT, 84107-6101

Cindy T Peterson  
5754 S Hillside Dr  
Murray , UT, 84107-6104

DJW Rev Tr  
5624 S Hillside Dr  
Murray , UT, 84107-6102

Aaron Henry  
5756 S Hansen Cir  
Murray , UT, 84107-6119

Andrea Washburn  
5753 S Hillside Dr  
Murray , UT, 84107-6103

Bandb Real Estate, LLC  
567 E Edindrew Cir  
Murray , UT, 84107-6527

BFT  
5757 S Hillside Dr  
Murray , UT, 84107-6103

Bruce K Ross  
5755 S Mcmillan Cir  
Murray , UT, 84107-6503

Carrie L Walton  
259 E 5600 S  
Murray , UT, 84107-6147

Charles Scott Wood;  
Samantha Goodwin Wood (Jt)  
2145 E 7420 S  
Cottonwood Hts , UT, 84121-

Christ Evangelical Luthern Ch &  
School Of Murray Slco Ut  
240 E 5600 S  
Murray , UT, 84107-6113

Clayton R Beck; Rosalie F Beck (Tc)  
250 E 5560 S  
Murray , UT, 84107-6018

DM & LHN Trust  
787 E Ute Cir  
Murray , UT, 84107-5225

Aaron L Paugh; Hillary Paugh (Jt)  
5614 S Hillside Dr  
Murray , UT, 84107-6102

Aspen Glen Condm Common Area  
Master Card  
787 E Ute Cir  
Murray , UT, 84107-5225

Benjamin S Newbold;  
Emily K Newbold (Jt)  
5577 S Hillside Dr  
Murray , UT, 84107-6082

BJ & LSR Tr  
450 E Adaley Ave  
Murray , UT, 84107-6562

Carma M Brown  
981 N 400 W  
American Fork , UT, 84003-1152

Chad A Evans; Leann T Evans (Jt)  
4881 S Kings Row Dr  
Holladay , UT, 84117-5984

Cheryl K Lyman  
5597 S Hillside Dr  
Murray , UT, 84107-6082

Christiana Petzold;  
Dylan Petrie (Jt)  
461 E 5600 S #D  
Murray , UT, 84107-6261

David J Weissman;  
Donnetta L Weissman (Jt)  
424 E Crown Pointe Dr  
Murray , UT, 84107-6567

E & Ms Fam Tr  
299 E 5600 S  
Murray , UT, 84107-6147

Douglas Hitchcock; Andrea Hitchcock (Jt) 376 E Mcmillan Ln Murray , UT, 84107-6573	Dung Hoang; Mai T Nguyen (Jt) 5690 S Adaley Ave Murray , UT, 84107-6631	Enrique Balderas Angeles; Helene Zammarchi-Balderas (Jt) 5752 S Hillside Dr Murray , UT, 84107-6104
Elizabeth Rowley Jorgensen; Logan Taylor Jorgensen (Jt) 435 E Crown Pointe Dr Murray , UT, 84107-6568	EI-SID Condm Common Area 1918 W Wide River Dr St George , UT, 84790-	Eric Nelson; Greg Nelson (Tc) 5115 S 1000 E Murray , UT, 84117-6613
Garrett H Maxfield; Merilee Maxfield (Jt) 5654 S Crown Pointe Dr Murray , UT, 84107-6569	Eric Nelson 5115 S 1000 E Salt Lake City , UT, 84117-6613	Gary J Procarione; Elizabeth Procarione (Jt) 1361 W 2050 S Syracuse , UT, 84075-9813
Gary T Bigelow; Catherine Bigelow (Jt) 270 E 5560 S Murray , UT, 84107-6018	George K Hinde; Susan L Hinde 5763 S Mcmillan Cir Murray , UT, 84107-6503	GFC L Trust 260 E Lindon Wy Murray , UT, 84107-6129
Harold C Allred; Patricia H Allred (Jt) 5759 S Wood Cir Murray , UT, 84107-6138	Hawk'S Rest Investmnet Company 9925 S Reunion Glen Wy South Jordan , UT, 84095-4646	Hyrum C Jensen; Julia H Jensen (Jt) 266 E Lindon Wy Murray , UT, 84107-6129
J&Wr Fam Trust 1863 Garnet Ridge Circle St George , UT, 84790-	James A Quinn 5738 S Mcmillan Cir Murray , UT, 84107-6504	Jason Morf; Brandi Morf (Jt) 4616 W Sunny Meadow Dr South Jordan , UT, 84009-2783
JHOC Ventures LLC Po Box 521628 Salt Lake City , UT, 84152-1628	Jim Anderson 5596 S Hillside Dr Murray , UT, 84107-6055	Joanne Przytulski-Smith 5662 S Crown Pointe Dr Murray , UT, 84107-6569
Joylynne Brown 367 E Mcmillan Ln Murray , UT, 84107-6574	Joseph B Allen 461 E 5600 S #A Murray , UT, 84107-6249	Joshua Mccabe 5634 S Hillside Dr Murray , UT, 84107-6102
Justin R Lambert 437 E 5600 S #A Murray , UT, 84107-6261	Julie P Y Francom Po Box 17062 Salt Lake City , UT, 84117-0062	Justin Luke Kendall 726 N Grouse Cir Saratoga Springs , UT, 84045-
Kim Candilora; Lori L Candilora (Jt) 433 E Crown Pointe Dr Murray , UT, 84107-6568	Karim Jabal; Gena Jabal (Jt) 452 E Crown Pointe Dr Murray , UT, 84107-6567	Kevin Haupt 5746 S Mcmillan Cir Murray , UT, 84107-6504

LD&HR Tr 5760 S Hillside Dr Murray , UT, 84107-6104	Kurt Shumway; Melissa Shumway (Jt) 5759 S Mcmillan Cir Murray , UT, 84107-6503	Lacey Bagley-Sheffield; Troy Sheffield (Jt) 449 E Adaley Ave Murray , UT, 84107-6563
Loretta A Peterson; Scott Kurt Holman (Jt) 427 E 5600 S Murray , UT, 84107-6261	LLB LV TR 5678 S Crown Pointe Dr Murray , UT, 84107-6569	Maple Hill Properties LLC 10689 S Maple Hill Cir Sandy , UT, 84092-4748
Maria Isabel Aguilera; Paulo Aguilera 5757 S Wood Cir Murray , UT, 84107-6138	Lori L Candilora; Kim Candilora (Jt) 433 E Crown Pointe Dr Murray , UT, 84107-6568	Marisol Aguirren Rochin 5755 S Hillside Dr Murray , UT, 84107-6103
Matthew Durand 453 E 5600 S #A Murray , UT, 84107-6261	Marilyn W Andus 443 E 5600 S # C Murray , UT, 84107-	MDG TR; SNG TR 5765 S Mcmillan Cir Murray , UT, 84107-6503
Michael J Anello 5743 S Mcmillan Cir Murray , UT, 84107-6503	Matthew J Lee; Lauren R Bozeman (Jt) 5756 S Mcmillan Cir Murray , UT, 84107-6504	Mingxi Liu 5670 S Crown Pointe Dr Murray , UT, 84107-6569
Murray City 5025 S State St Murray , UT, 84107-4824	Michael Peterson 5758 S Mcmillan Cir Murray , UT, 84107-6504	Muriel B Espil 5686 S Crown Pointe Dr Murray , UT, 84107-6569
Nathan Fairbanks; Angela Fairbanks (Jt) 436 E Crown Pointe Dr Murray , UT, 84107-6567	Murray Yellow House LLC Po Box 57850 Murray , UT, 84157-0850	Mw Trust 5646 S Crown Pointe Dr Murray , UT, 84107-6569
Pamela Borman; Michael L Borman (Jt) 250 E Lindon Wy Murray , UT, 84107-6129	Noel C Polson 461 E Adaley Ave Murray , UT, 84107-6563	P Fam Tr 2857 Snow Cir St George , UT, 84790-
Paul Vlaardingerbroek; Christine Vlaardingerbroek (Jt) 349 E 5600 S Murray , UT, 84107-6274	Patrik D Garcia; Brooke A Garcia (Jt) 5670 S Hillside Dr Murray , UT, 84107-6102	Paul C Brewer; Jodi L Brewer (Jt) 5674 S Adaley Ave Murray , UT, 84107-6631
Penny A Higgins 438 E Adaley Ave Murray , UT, 84107-6562	Paul Watson; Shauna Watson (Jt) 435 E 5600 S # A Murray , UT, 84107-6283	Pavel Bachkala; Olga Bachkala (Jt) 5033 227Th Ave Se Issaquah , WA, 98029-

R Scott Binkerd Po Box 57514 Murray , UT, 84157-0514	Phillip Kacirek; Oriana Kristine Kacirek (Jt) 5739 S Mcmillan Cir Murray , UT, 84107-6503	Pvh Fam Liv Tr 5645 S Hillside Dr Murray , UT, 84107-6101
Robert D Hansen 446 E Crown Pointe Dr Murray , UT, 84107-6567	Richard G Chapman; Kirsten Ford (Jt) 5586 S Hillside Dr Murray , UT, 84107-6055	Richard N Shingleton 5658 S Adaley Ave Murray , UT, 84107-6631
Roger L Tyler; Michelle G Tyler (Jt) 5595 S 235 E Murray , UT, 84107-6071	Robert Davis 1989 W 4100 S Taylorsville , UT, 84119-4753	Robert E Kenley; Destri W Kenley (Jt) 453 E 5600 S #C Murray , UT, 84107-6261
Ryan Kelly 369 E Mcmillan Ln Murray , UT, 84107-6574	Ronald Dale Christensen 449 E 5600 S # B Murray , UT, 84107-	Ronnie W A Case 440 S Redwood Rd Salt Lake City , UT, 84104-3538
Sean A Branson 5759 S Hillside Dr Murray , UT, 84107-6103	S F R Trust 5682 S Adaley Ave Murray , UT, 84107-6631	Sands Four Star Lc 4736 S Glencrest Ln Murray , UT, 84107-4233
Shaheen Hamid; Parveen S Hamid (Jt) 6217 S Longview Dr Murray , UT, 84107-7470	Seda Kledzhan 455 E 5600 S # A Murray , UT, 84107-6253	Seth Bowers 5756 S Wood Cir Murray , UT, 84107-6138
Steven F Helland 8488 S Cornell Cir Sandy , UT, 84094-	Sone C Aloi; Lauri Aloi (Jt) 5657 S Hillside Dr Murray , UT, 84107-6101	Spencer V Taylor; Bailey J Taylor (Jt) 622 W Wasatch St Midvale , UT, 84047-7245
Trenton Scott Oldroyd; Amelia G Oldroyd (Jt) 5749 S Mcmillan Cir Murray , UT, 84107-6503	Suzanne Plant; Cory Plant (Jt) 5593 S Hillside Dr Murray , UT, 84107-6082	Thomas Christman; Matthew D Jacobson (Jt) 444 E Adaley Ave Murray , UT, 84107-6562
Trust Not Identified 787 E Ute Cir Murray , UT, 84107-5225	Trevor Hoyt 5587 S Hillside Dr Murray , UT, 84107-6082	Trevor L Kanode 5754 S Wood Cir Murray , UT, 84107-6138
Trust Not Identified 279 E 5600 S Murray , UT, 84107-6147	Trust Not Identified 5666 S Adaley Ave Murray , UT, 84107-6631	Trust Not Identified 5665 S Hillside Dr Murray , UT, 84107-6101

Trust Not Identified 5615 S Hillside Dr Murray , UT, 84107-6101	Trust Not Identified 5754 S Mcmillan Cir Murray , UT, 84107-6504	Trust Not Identified 5748 S Mcmillan Cir Murray , UT, 84107-6504
Trust Not Identified 5690 S Hillside Dr Murray , UT, 84107-6102	Trust Not Identified 5576 S Hillside Dr Murray , UT, 84107-6055	Trust Not Identified 787 E Ute Cir Murray , UT, 84107-5225
Trust Not Identified 5758 S Hillside Dr Murray , UT, 84107-6104	Trust Not Identified 5696 S Adaley Ave Murray , UT, 84107-6631	Trust Not Identified 5635 S Hillside Dr Murray , UT, 84107-6101
Trust Not Identified 787 E Ute Cir Murray , UT, 84107-5225	Trust Not Identified 260 E 5560 S Murray , UT, 84107-6018	Trust Not Identified 5757 S McMillan Cir Murray , UT, 84107-6503
Yeuqin Yang; Junwei Wang (Jt) 4692 S Wild Duck Ln Salt Lake City , UT, 84117-4955	Wew Liv Trust 5646 S Hillside Dr Murray , UT, 84107-6102	Warren Inouye 4600 S Holladay Blvd Holladay , UT, 84117-5206
Couvillon-Cowie Trust 05/24/2012 AMD & RST 5755 S Hansen Cir Murray , UT, 84107-6119	Zenfira T Holm 5560 S Hillside Dr Murray , UT, 84107-6055	Yeuqin Yang; Junei Wang (Jt) 4692 S Wild Duck Ln Salt Lake City , UT, 84117-4955
Todd Watson & Susan Lenore Lillywhite Family Trust 430 E Crown Pointe Dr Murray , UT, 84107-6567	Margaret Elizabeth Dargis Revocable Living Trust 9594 S Hidden Point Dr Sandy , UT, 84070-2533	John M Richards & Charlene H Richards Jt Rev Fam Trst 04/23/2013 361 E Mcmillan Ln Murray , UT, 84107-6574
A And B Rentals Of Utah Number 3, LLC Po Box 902188 Sandy , UT, 84090-	Mahler Living Trust 12/10/2019 6518 S Rothmoor Dr Salt Lake City , UT, 84121-2514	Hansen Famiy Trust 443 E Adaley Ave Murray , UT, 84107-6563
1134 E 500 S, LLC; Porter Real Property, LLC 404 E 5600 S Murray , UT, 84107-6218 ** returned in mail** UTAH TRANSIT AUTHORITY ATTN: PLANNING DEPT 669 West 200 South SLC UT 84101	A And B Rentals Of Utah Number 4, LLC Po Box 902188 Sandy , UT, 84090-	Series Q 429 Lindon, Series Of Bridge Master Series LLC 195 E Vine St Murray , UT, 84107-4838
MURRAY SCHOOL DIST ATTN: DAVID ROBERTS 5102 S Commerce Drive MURRAY UT 84107	UDOT - REGION 2 ATTN: MARK VELASQUEZ 2010 S 2760 W SLC UT 84104	

CHAMBER OF COMMERCE  
ATTN: SKYLAR GALT  
5411 South Vine Street, Unit 3B  
MURRAY UT 84107

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

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

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

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

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

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

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

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

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

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

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

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

OLYMPUS SEWER  
3932 500 E,  
Millcreek, UT 84107

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114

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

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111

# General Plan Amendment & Zone Map Amendment

**Applicant:** Monterey Properties

**Address:** 344 East 5600 South; 404 East 5600 South

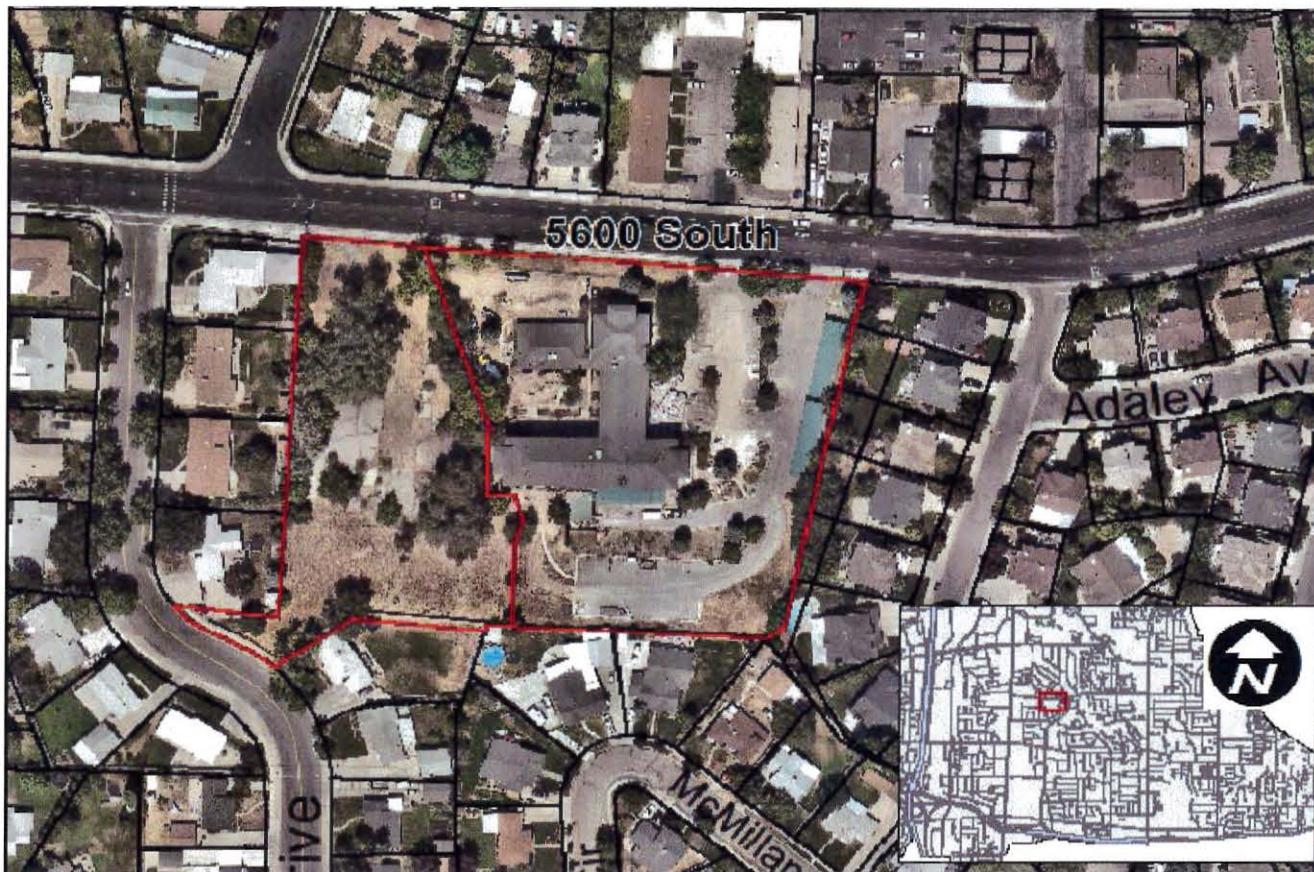
**General Plan Amendment:** Low Density Residential to Medium Density Residential

**Zone Map Amendment:** R-1-8- to R-1-6 and R-1-8 to R-M-15 (344 East 5600 South) and R-M-15 to R-1-6 (404 East 5600 South)

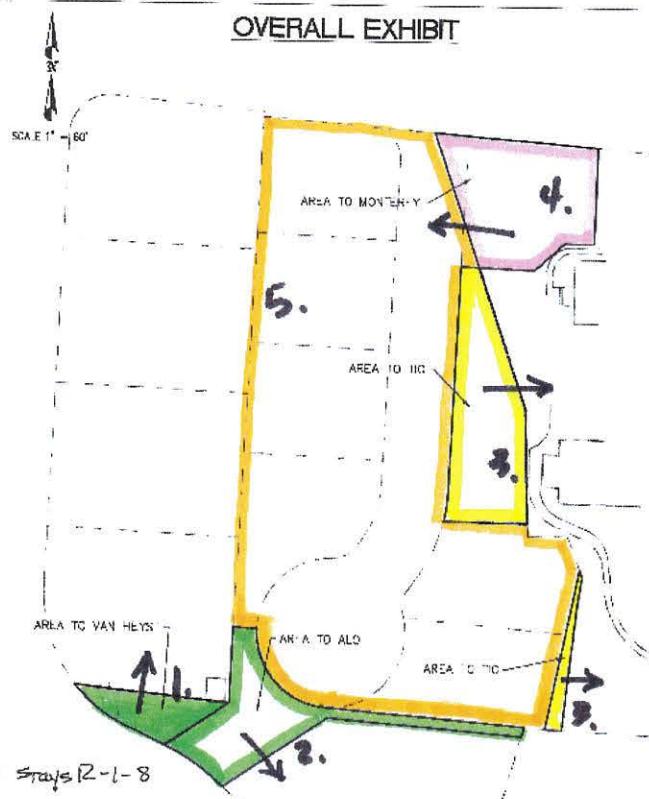


344 East 5600 South

Aerial View



### OVERALL EXHIBIT

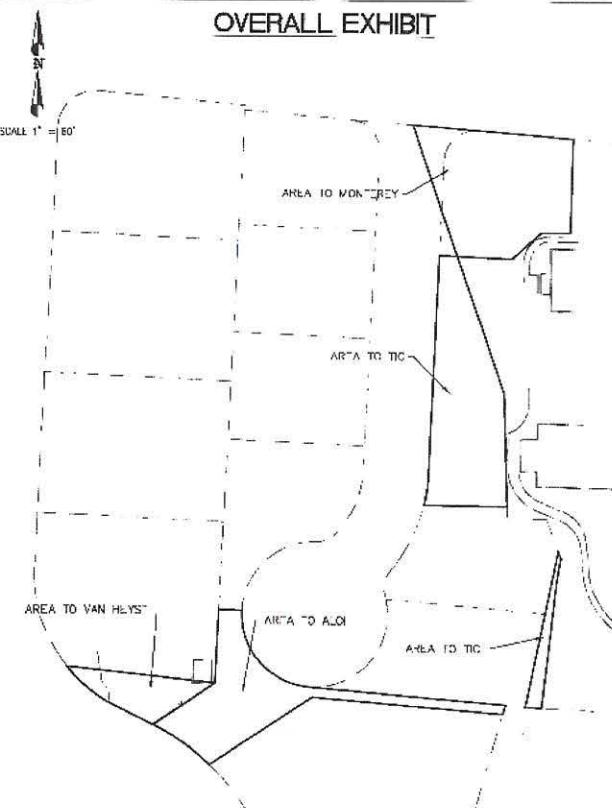


G:\DATA\2014 - Prince Yellow House\dwg\1014\_Land Surveying.dwg  
PLOT DATE: Feb 01, 2012



14700 Bandy Highway, El Dorado Hills, CA 95762  
916.283.8118  
www.wildingengineering.com

### OVERALL EXHIBIT



G:\DATA\2014 - Prince Yellow House\dwg\1014\_Land Surveying.dwg  
PLOT DATE: Feb 01, 2012

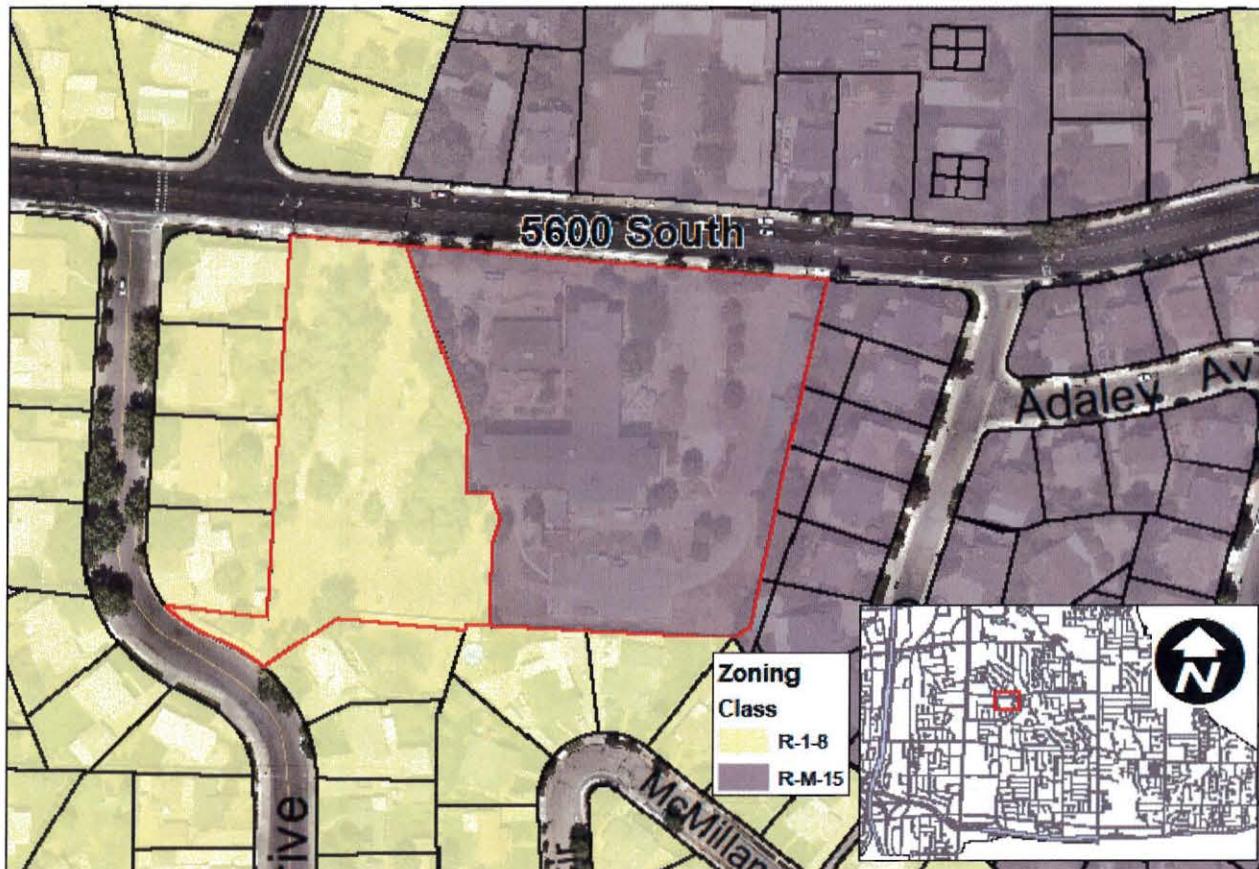


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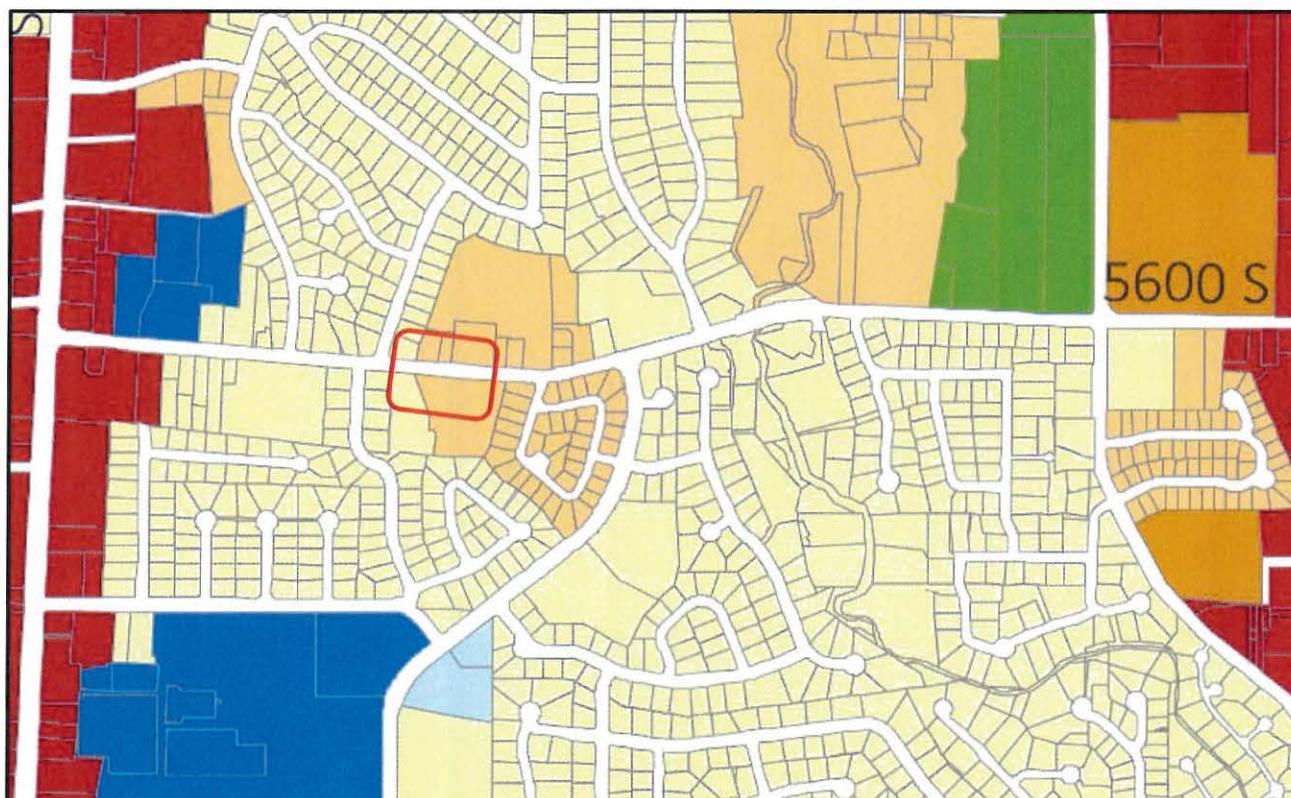


## 344 East 5600 South

## Current Zoning



## Future Land Use Map



### Future Land Use Categories

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

## LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family



## MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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





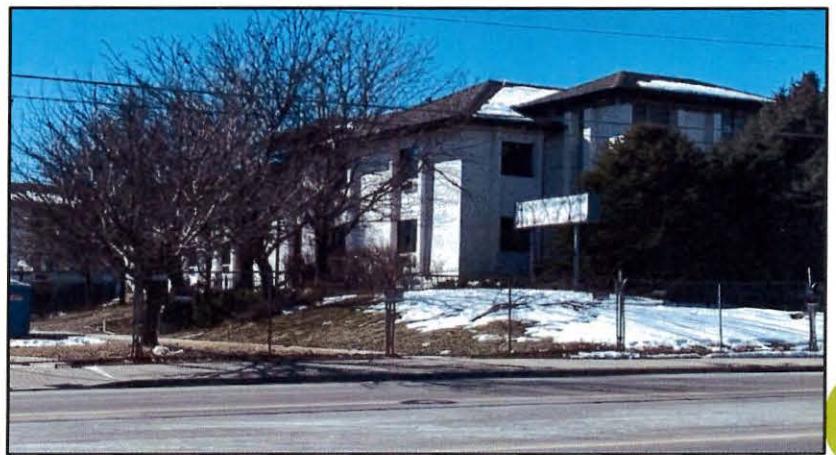
344 East 5600 South



344 East 5600 South

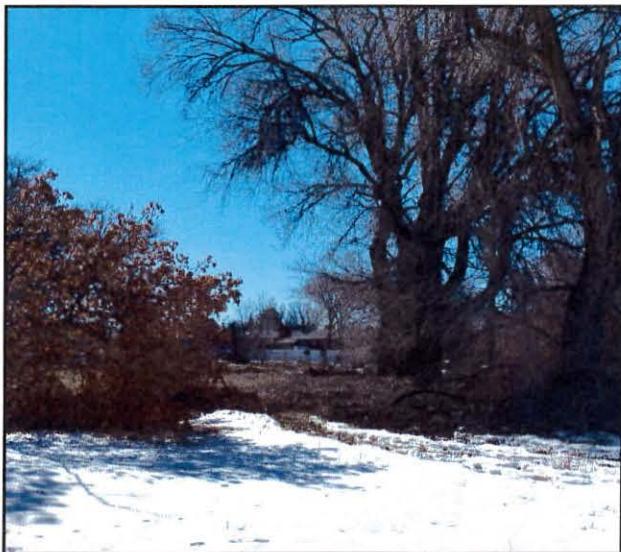


404 East 5600 South



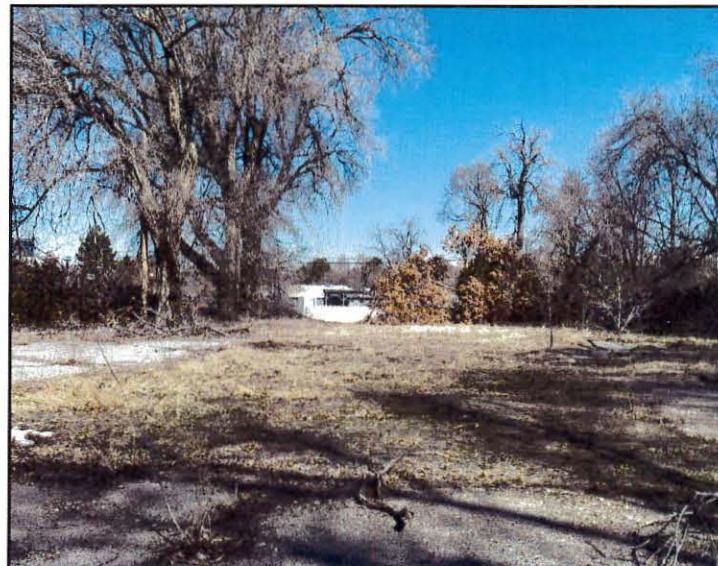
404 East 5600 South







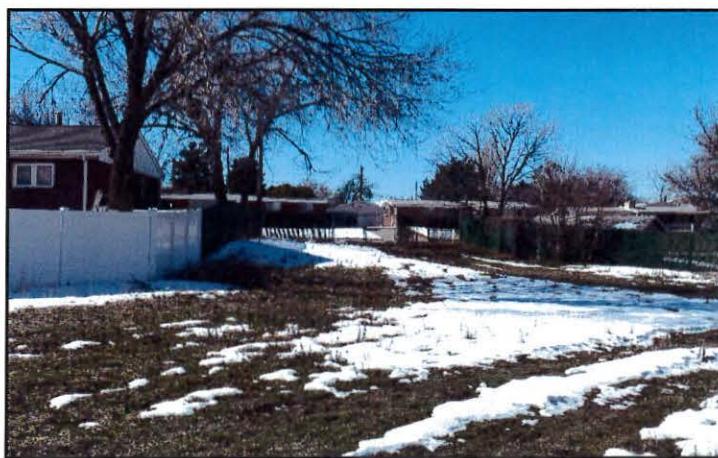
Rear of 344 East  
with vinyl fence



View from  
5600 South



View from  
Hillside Drive



View of  
Hillside Drive



# Planning Commission Meeting

**March 4, 2021**

- 171 notices mailed to a 300' radius of subject property
- 1 public comment received in support of the change
- Vote of 7-0 to support the General Plan Amendment and Zone Map Amendment

# Findings

## Findings

1. The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area and supports the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 and from R-M-15 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property. The proposed General Plan Amendment and Zone Map Amendment for the portion of property (6,489 ft<sup>2</sup>) at 404 East 5600 South does not adversely affect the existing majority of the parcel that will remain R-M-15 and staff supports this request.

# Recommendation

Based on the background, analysis, the findings in this report and the Planning Commission recommendation, staff recommends the City Council **APPROVE the Zone Map Amendments:**

- For the property located at 344 East 5600 South from R-1-8, Single Family Residential to R-1-6, Single Family Residential.
- For a portion of the property at 404 East 5600 South as described in the staff report Amendment from R-M-15, Multi-Family Residential to R-1-6, Single Family Residential.
- For the portion of the property at 344 East 5600 South as described in the Staff Report from R-1-8, Single Family Residential to R-M-15, Multi-Family Residential.

Based on the background, analysis, the findings in this report and the Planning Commission recommendation, staff recommends the City Council **APPROVE the General Plan Future Land Use Map Amendment:**

- For the portion of the property located at 344 East 5600 South as described in the staff report from Low Density Residential to Medium Density Residential.





**MURRAY**  
CITY COUNCIL

# Discussion Item #4



# PUBLIC WORKS WORKS

**MURRAY**

## Interlocal Cooperation Agreement

### Council Action Request

Committee of the Whole & Council Meeting

Meeting Date: April 6, 2021

<b>Department</b>	<b>Purpose of Proposal</b>
<b>Director</b>	Interlocal cooperation agreement between Murray City and Salt Lake County
Danny Astill	
<b>Phone #</b>	<b>Action Requested</b>
801-270-2404	Review, comment and approve agreement
<b>Presenters</b>	<b>Attachments</b>
Christoper Zawislak	Interlocal agreement, Resolution
<b>Required Time for Presentation</b>	<b>Budget Impact</b>
10 Minutes	Minimal budget impact of \$91.27.
<b>Is This Time Sensitive</b>	<b>Description of this Item</b>
no	This Interlocal agreement provides for the City to obtain a parcel of property (22-06-332-001) that we are currently using as part of our right of way. This parcel contains the roadway, park strip and sidewalk sections on the East side of the intersection of Atwood Blvd. (300 East) adjacent to 4500 South. Salt Lake County had taken possession of this parcel because the taxes had not been paid. To our good fortune, Salt Lake County has recognized that this parcel was currently being used as part of our existing right of way and to correct the issue has offered it to Murray City for the delinquent taxes owed of \$91.27. Approving this agreement will allow the City to take sole possession of this parcel and preserve it as a City right of way.
<b>Mayor's Approval</b>	
	
<b>Date</b>	
March 24, 2021	

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

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY TO RECEIVE PROPERTY IN THE PUBLIC USE.

WHEREAS, Salt Lake County ("County") owns real property located at approximately 4501 South Atwood Boulevard, also known as Parcel No. 22-06-332-001 (referred to as the "Property"); and

WHEREAS, the County acquired title to the Property in 1980 when it was struck to the County after the annual tax sale; and

WHEREAS, the Property is in the public use, as it is actually part of Atwood Boulevard and the City has been maintaining the Property as part of its public road system; and

WHEREAS, the City has requested the County to enter into an Interlocal Cooperation Agreement requiring the County to quitclaim the Property to the City for the payment of back taxes owed on the Property in the amount of \$91.27; and

WHEREAS, it has been determined that the best interests of the City and the general public will be served by execution of the attached Interlocal Cooperation Agreement and the conveyance of the Property to the City for the payment of \$97.21, and that the conveyance will be in compliance with all applicable state statutes and city ordinances;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that the Interlocal Cooperation Agreement, in substantially the form attached as Exhibit "A", is hereby approved and the Mayor is hereby authorized to execute the same and act in accordance with its terms.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

---

Brooke Smith, City Recorder

# Interlocal Cooperation Agreement

THIS INTERLOCAL COOPERATION AGREEMENT (this “*Agreement*”) is made effective \_\_\_\_\_, 2021, by and between SALT LAKE COUNTY, a body corporate and politic of the state of Utah (the “*County*”), and MURRAY CITY CORPORATION, a municipal corporation of the state of Utah (the “*City*”). The County and the City are sometimes referred to individually in this Agreement as a “Party” and collectively as the “Parties.”

## **R E C I T A L S:**

A. UTAH CODE ANN. §11-13-202 and other provisions of the Interlocal Cooperation Act (codified as UTAH CODE ANN. § 11-13-101, *et seq.*) (the “*Act*”) provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions.

B. UTAH CODE ANN. §11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon.

C. The County and the City are public agencies for purposes of the Act.

D. The County acquired title certain real property located at approximately 4501 South Atwood Blvd., Murray, Utah, identified as Parcel No. 22-06-332-001, (the “*County Property*”), in 1980 when it was struck to the County after the annual tax sale.

E. The County Property is actually part of Atwood Blvd., and the City has been maintaining the County Property as part of its public road system.

F. County heretofore has transferred similar parcels used for public right-of-way purposes to other incorporated municipalities.

G. Back taxes are owed on the County Property in the amount of \$91.27.

H. The County is willing to convey the County Property to the City on the condition that the County Property shall continue to be maintained by the City as part of the public right-of-way.

I. The parties, wishing to memorialize their arrangement, enter into this Agreement.

## **A G R E E M E N T:**

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. **Conveyance.** Contemporaneously herewith, County shall convey and transfer the County Property to the City by executing and delivering to City a quitclaim deed (the “*Deed*”) in substantially the form attached hereto as Exhibit A.

Section 2. **Consideration.** In exchange for receiving title to the County Property in the form of the Deed identified in Section 1, the City shall:

(a) covenant that the County Property will be used for such public purposes as identified and deemed appropriate by the City including, but not limited to, a public right-of-way, placement of utility infrastructure, granting of easements, storm water controls and any other use contemplated and/or authorized under Section 10-8-2(1).

(b) cause the back taxes owed on the County Property to be paid in the amount of \$91.27.

Section 3. **Use Restriction.** The County Property shall be used only as identified and deemed appropriate by the City including, but not limited to, a public right-of-way, placement of utility infrastructure, granting of easements, storm water control controls and any other use contemplated and/or authorized under Section 10-8-2(1).

Section 4. **Duration and Termination.** This Agreement shall take effect upon execution and terminate upon the performance by the parties of all the obligations described herein. The parties intend that the conveyance of the Property described in Exhibit A shall be accomplished promptly. Any provision of this Agreement which contemplates performance subsequent to the exchange of title to real property contemplated by this Agreement shall so survive such exchange of title and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years.

Section 5. **Additional Interlocal Act Provisions.** In compliance with the requirements of the Act and other applicable law:

(a) **No Interlocal Entity.** The parties agree that they do not by this Agreement create an interlocal entity. .

(b) **Joint Board.** As required by UTAH CODE ANN. § 11-13-207, the parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the County's Mayor or designee and the City's Mayor or designee. Any real or personal property used in the parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(c) **Financing Joint Cooperative Undertaking and Establishing Budget.** There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) **Attorney Review.** This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for the County and the City in accordance with UTAH CODE ANN. § 11-13-202.5.

(e) **Copies.** Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each party, pursuant to UTAH CODE ANN. § 11-13-209.

(f) **Manner of Acquiring, Holding or Disposing of Property.** The County Property shall be acquired, held or disposed of pursuant to the terms of this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

Section 6. **General Provisions.** The following provisions are also integral parts of this Agreement:

(a) **Binding Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

(b) **Captions.** The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

(e) **Waiver of Breach.** Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) **Cumulative Remedies.** The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

(g) **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

(h) **Time of Essence.** Time is the essence in this Agreement.

(i) **Interpretation.** This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

(j) **Notice.** Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the parties at their respective addresses.

(k) **Exhibits and Recitals.** The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) **Governmental Immunity.** Both parties are governmental entities under the Governmental Immunity Act, UTAH CODE ANN. § 63G-7-101, *et seq.* (the “*Immunity Act*”).

Consistent with the terms of the Immunity Act, the parties agree that each party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives any defenses or limits of liability otherwise available under the Immunity Act and all other applicable law, and both parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

(m) *Ethical Standards.* The parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or County's Ethics, Gifts and Honoraria ordinance (Chapter 2.07, SALT LAKE COUNTY CODE OF ORDINANCES [2001]); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or County ordinances.

**IN WITNESS WHEREOF**, the City, by resolution duly adopted by its City Council, caused this Agreement to be signed by its Mayor and attested by its City Recorder; and the County, by resolution of its County Council, caused this Agreement to be signed by the Mayor, or his designee, his or her signature being duly notarized.

**SALT LAKE COUNTY**

By: \_\_\_\_\_  
Mayor or Designee

Administrative Approval

---

Salt Lake County Real Estate Manager

Approved As To Form and Legality:

---

R. Christopher Preston, Deputy District Attorney

**MURRAY CITY CORPORATION,**  
a Utah municipality

By \_\_\_\_\_  
Mayor

**ATTEST:**

---

City Recorder

Approved As To Form and Legality:

---

City Attorney

Exhibit A  
To Interlocal Cooperation Agreement  
Quit Claim Deed

WHEN RECORDED RETURN TO:  
Salt Lake County Real Estate  
2001 South State Street, Suite S3-110  
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

**QUITCLAIM DEED**  
**Salt Lake County**

Parcel No.: **3881.001:C**  
Tax Serial No. 22-06-332-001  
Surveyor WO: W092220013

SALT LAKE COUNTY a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to, MURRAY CITY CORPORATION, a municipal corporation and political subdivision of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

**(SEE EXHIBIT A)**

**IN WITNESS WHEREOF**, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

SALT LAKE COUNTY

By: \_\_\_\_\_ Exhibit Only - Do Not Sign

MAYOR or DESIGNEE

STATE OF UTAH

)

)ss.

COUNTY OF SALT LAKE

)

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

COUNTY CLERK

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Residing in: \_\_\_\_\_

Acknowledgement Continued on Following Page

Acknowledgement Continued from Preceding Page

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_  
who being duly sworn, did say that \_he is the CLERK of Salt Lake County and that the foregoing  
instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT  
LAKE COUNTY COUNCIL

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Residing in: \_\_\_\_\_

**(EXHIBIT A)**

An entire tract of land described in that Tax Sale Record recorded July 23, 1980 as Entry No. 3456797 in Book 5126, at Page 1254 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest Quarter of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

COM 18.8 RDS S & 12.5 RDS W & 126.08 FT W FR CEN sec 6,  
T 2S, R Le, SL MER. W 22.42 FT; S 115.S FT; E 21.7 FT;  
115.5 FT TO BEG. 0.06 AC.

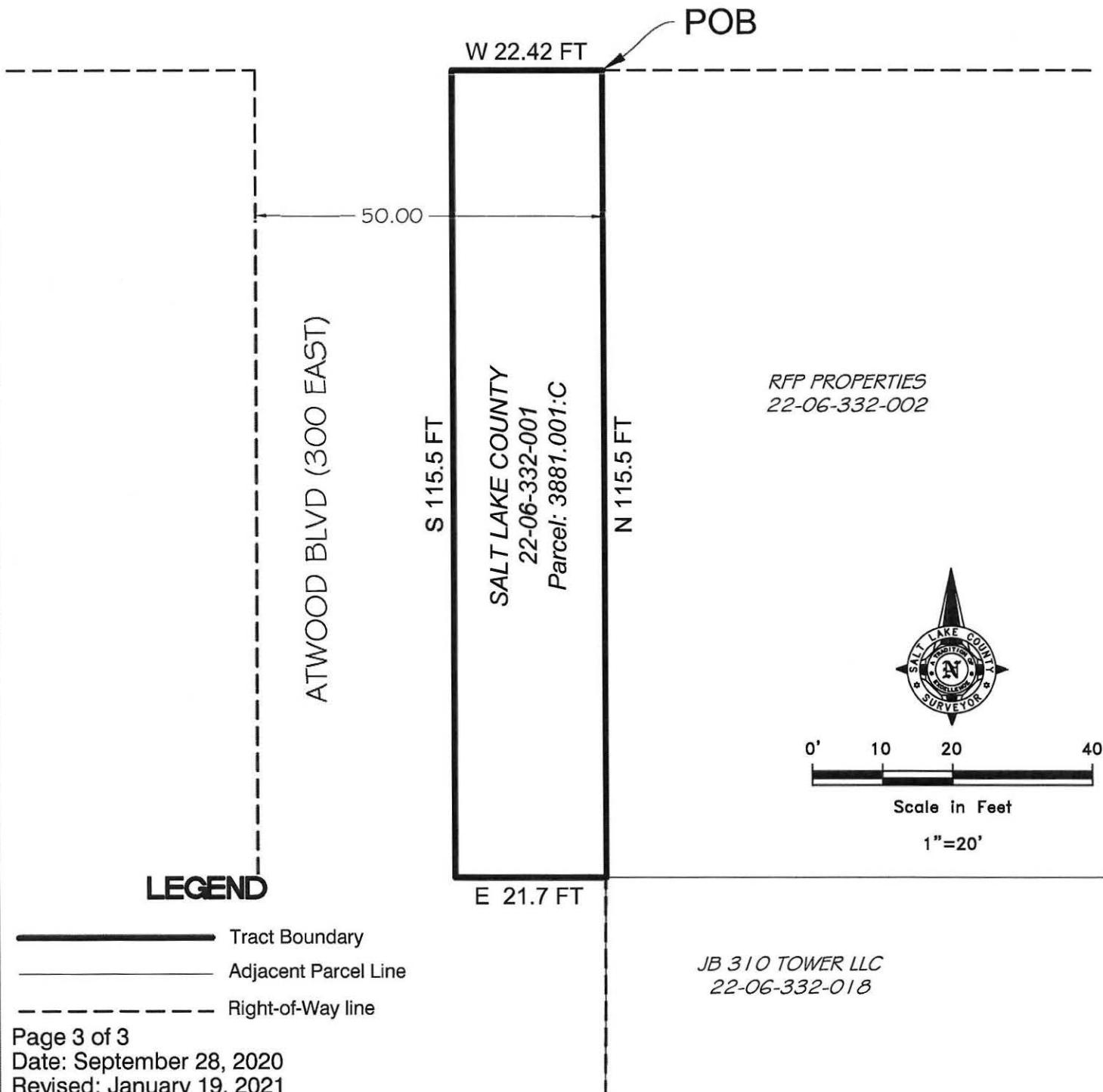
**LESS AND EXCEPTING** any portion of said entire tract lying within the existing Atwood Boulevard (300 East Street) right-of-way.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** South along the Quarter Section line between the Center of Section and the South Quarter Corner of Section 6, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

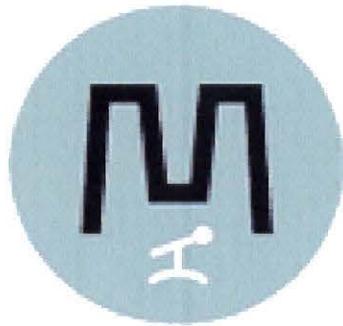
# EXHIBIT "B"

4500 SOUTH STREET



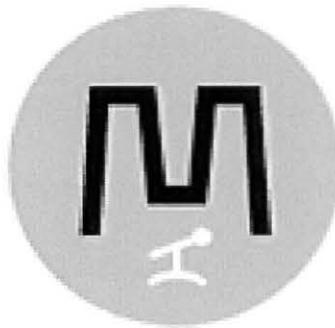
Salt Lake County  
4501 S Atwood Blvd  
Prepared for:  
Salt Lake County Real Estate  
Sec. 6, T.2S, R.1E., S.L.B.&M.  
Work Order No. W092220013  
Real Estate No.: 3881

Prepared by the Office of:  
Reid J. Demman, P.L.S.  
Salt Lake County Surveyor  
2001 S. State St. #N1-400  
Salt Lake City, Utah 84114-4575  
(385) 468-8240



**MURRAY**  
CITY COUNCIL

# Adjournment

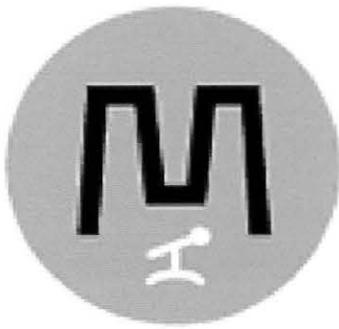


# Council Meeting

## 6:30 p.m.

Call to Order

Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

# Murray City Municipal Council Chambers

## Murray City, Utah

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The Murray City Municipal Council met on Tuesday, March 2, 2021 at 6:32 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](http://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
Diane Turner	District #4 – Council Chair (Conducting)
Brett Hales	District #5 – Council Vice-Chair

### Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Brenda Moore	Finance Director	Danny Hansen	Senior IT Technician

### **Opening Ceremonies**

Call to Order – Councilmember Turner called the meeting to order at 6:32 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Jennifer Kennedy.

### **Approval of Minutes**

None scheduled.

### **Special Recognition**

None scheduled.

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

Brent Barnett – Read by Jennifer Kennedy

*To understand the needs of our city, it is important that you know the facts on the Vine Street apartment project:*

**1) A HORRIBLE IDEA**

*Architects can create beautiful drawings for any building. This doesn't change the fact that this project is a horrible idea for the citizens in the neighborhood.*

*Height. The height of this proposed structure is just ridiculous. If built, it would tower over the residences on the street, leaving people's homes in shadow most of the year.*

*Buffer / Transition Zone. There is absolutely no buffer or transition zone as would be expected with good zoning practice.*

*There are hundreds of potential sites in the city for such a project. Such a project should never be allowed to intrude in a neighborhood of single-story residences.*

**2) INSENSITIVE ZONING**

*The Vine Street proposal is a clear demonstration of how insensitive the city has been with the downtown zoning.*

*Given the many years the city has been completely insensitive to any desires of this important neighborhood, it is about time that the neighborhood spoke up.*

**3) ZONING MUST PROTECT NEIGHBORHOOD CHARACTER**

*The number one rule of zoning is to protect the character of neighborhoods. The zoning on Vine Street has completely violated this fundamental rule. The city shows no ability to understand the importance of neighborhood character in zoning decisions.*

*We need city leaders who can clearly demonstrate understanding of good zoning and good planning.*

**4) EFFECTIVE NEIGHBORHOOD INPUT**

*The Vine Street project is another embarrassment for Murray. It again highlights the city's indifference to neighborhood and citizen input. This is another in a series of failures, a pattern of allowing our neighborhoods to be negatively impacted by misguided zoning.*

*The residents of this neighborhood have every reason to be angry with Blair Camp. And why shouldn't they be angry? Blair Camp has taken no initiative to address the many concerns of the neighborhood.*

**a) No Personal Involvement**

*It is only logical that an effective mayor would make an effort to work personally with the citizens in the neighborhood to find good solutions for the area. Yet this has not happened.*

*b) No Qualified Planning Experts*

*The mayor could have easily brought in a qualified planning expert to work with the neighborhood. This has not happened.*

*c) No Work With City Council Representative*

*An effective mayor could have also at any time worked with the city council representative in the neighborhood to find solutions for the property that would work for the neighborhood. Again, this has been ignored.*

**5) NEIGHBORHOOD INFLUENCE**

*Finally, let us acknowledge that the will of this neighborhood has been repeatedly ignored. It seems that unless the residents of the neighborhood organize - as have urban neighborhoods in other cities - the Murray central neighborhood will continue to get stomped on and marginalized by the city government.*

*Thanks for your work for our city.*

**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 the Murray City Center District; repeal of 2011 Design Review Guidelines and enactment of new 2020 Design Guidelines.

**Public Hearing Postponed**

2. 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 properties located at approximately 861 E. Winchester Street and 6520, 6550, 6580 South 900 East, Murray City, Utah. (Boyer Company)

**Application withdrawn**

3. Consider an ordinance amending the City's Fiscal Year 2020 – 2021 Budget.

**Staff Presentation: Brenda Moore**

Ms. Moore requested the following amendment to the fiscal year 2020-2021 budget for the following grants and donations in the General Fund with no financial impact:

1. Increase revenue and Victims Advocate emergency expenses for receipt of beard growing donations. \$1,000.

2. Receive and allocate Utah Department of Health CARES grant \$3,600 for Kids Zone mobile room divider.
3. Receive and allocate an additional \$1,451 received from the EMS grant.
4. Receive and allocate an HHS provider relief grant \$11,787 for the purchase of a hands-free CPR device.
5. Receive and allocate Create in Utah CARES grant \$5,000 for Arts programming.

In the General Fund with no financial impact increase sales tax revenue budget by \$147,400 and appropriate the following expenditures:

1. Increase the City Council personnel budget \$36,900 for an employee payout, job overlap, and wage change.
2. Increase the IT small equipment budget \$100,000 for computer replacements.
3. Increase the Police travel & training budget \$7,000.
4. Increase the City Council professional services budget by \$2,500 for meeting broadcast service and miscellaneous expense budget by \$1,000 for parade taffy.

In the Capital Improvement Project (CIP) Fund allocate from reserves the following expenditures:

1. Parks equipment \$40,000 for a truck.
2. Senior Recreation building for \$45,000 for HVAC system.
3. Police equipment \$292,000 for police cars and related equipment
4. Public works \$25,000 for radar speed signs, \$20,000 to complete the transportation study and an additional \$200,000 to complete the Hanauer Street extension landscaping.
5. Transfer \$47,360 to the Golf Fund.

In the Golf Fund receive \$47,360 from the CIP fund and allocate \$37,360 for 2 sand trap rakes, and \$10,000 for a golf cart lift. Also, in the Golf Fund appropriate from reserves \$379, 775 for the purchase of golf carts.

In the Risk Fund add \$100,000 in professional services for litigation expenses from reserves.

A request to authorize the Director of Finance and Administration to transfer any amount of the transportation sales tax revenue that is above budget to the CIP fund at the close of the fiscal year 2020-2021 and transfer any amount from the General Fund to the CIP fund at the close of fiscal year 2020-2021 which exceeds the maximum fund balance as determined by Utah Code Ann section 10-6-116, and adjust the budget accordingly was requested.

#### Citizen Comments

No comments were received.

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

**Council roll call vote:**

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

Nays: None  
Abstentions: None

Motion passed 5-0

4. Consider an ordinance authorizing an interfund loan from the Power Fund to the Golf Fund.

Staff Presentation: Brenda Moore

Attachments:

Ms. Moore shared that the golf course needs to replace their current golf cart fleet, at a total cost of \$379,775. The Golf Fund will pay \$50,000 cash and is proposing to borrow \$329,775 from the Power Fund. The interest rate is 2%, loan term of 5 years with the first payment due November 1, 2021.

It takes approximately 1 year of golf cart fee revenue to pay for the carts. The fleet batteries are warranted for 5 years, with the hope the lithium batteries actually last 6-7 years.

The 2% interest rate is more than the Power Fund is currently earning on its investments, and less than the interest rate which would be charged if the carts were financed by an outside company.

#### Citizen Comments

Nick Jensen, Read by Jennifer Kennedy

*I saw an item on the council agenda for this evening about allowing Murray Power to loan funds to the Murray City Golf Course. I don't know the details, but I just wanted to voice my general opposition to the golf course.*

*Like most people, I don't play golf, so the whole golf course is unavailable to me. It's nice to have the green space there, but it's a huge amount of land to dedicate to just 1 activity. Golf is a dying sport. As a city, I think we should close the golf course and convert the space into something more useful that everyone can enjoy. Murray Park North, maybe. Semi-wild space like Sandy's Dimple Dell Park would be great, too. A few affordable houses with roads that connect neighborhoods currently separated by the golf course would be nice to have in the mix and make the city more navigable, too.*

*If Murry Power is loaning money to convert the golf course into something nice and useful, then I'm all for it. If it's to keep a dying, exclusive "sport" afloat until it's even more bankrupt, then I'm against it.*

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

Council roll call vote:

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

Nays: None  
Abstentions: None

Motion passed 5-0

### **Business Items**

None scheduled.

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

Mayor Camp gave the following updates:

- Salt Lake County is currently dredging the sandbar in Murray Park.
- Public works has started a Green Waste Trailer Rental Program. To reserve a trailer residence will need to contact the Public Works department.
- Public Works will have wood chips available for pick-up for Murray City citizens and will be updating social media for pick up times and locations.
- Parks and Recreation department is moving forward with some spring and summertime activities (soccer and volleyball) if/when COVID guidelines and recommendations can be observed.
- The City (and surrounding cities) are moving forward with plans to host a 4<sup>th</sup> of July celebration.

Floor was opened for questions. None were asked.

### **Adjournment**

The meeting was adjourned at 6:52 p.m.

---

Brooke Smith, City Recorder

# Murray City Municipal Council

## Chambers

### Murray City, Utah

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The Murray City Municipal Council met on Tuesday, March 16, 2021, at 6:30 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 a 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](http://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 – Council Chair
Diane Turner	District #4 – Council Vice-Chair (Conducting)
Brett Hales	District #5

#### Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Kim Sorensen	Parks & Recreation Director	Ben Ford	Wastewater Superintendent
Tricia Cooke	Senior Center Director	Sheri VanBibber	Murray Exchange Club
April Callaway	Office Administrator Supervisor	Jennifer Heaps	Chief Communication Officer

#### **Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Dale Cox.

#### **Approval of Minutes**

Council Meeting – February 2, 2021

Council Meeting – February 16, 2021

MOTION: Councilmember Dominguez moved to approve both minutes. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox,

Councilmember Dominguez, Councilmember Turner

Nays: None

Abstentions: None

Motion passed 5-0

**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.

Councilmember Turner read the Joint Resolution into the record.

Presentation: Sheri VanBibber

Sheri VanBibber shared a personal story of how someone in her family was personally affected by child abuse and the importance of the Joint Resolution of the Mayor and the Municipal Council of Murray City. The Joint Resolutions in support of the Murray Exchange Club will recognize and declare April 2021 as Child Abuse Prevention Month.

The Murray 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. The flags will be flown from April 1<sup>st</sup> through April 30<sup>th</sup>.

Ms. VanBibber shared that 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.

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.

Councilmember Martinez shared that Prevent Child Abuse Utah (<https://pcautah.org/>) offers a great education, engagement, and empowerment resources online.

Councilmembers and the Mayor expressed thanks to Ms. VanBibber and the Murray Exchange Club for adopting this cause and bring awareness and support to the council and city.

MOTION: Councilmember Dominguez moved to approve the Joint Resolution. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

2. Murray City Council Employee of the Month, April Callaway, Office Administrative Supervisor

Staff Presentation: Brett Hales, Councilmember, Kim Sorensen, Parks and Recreation Director, and Tricia Cooke, Senior Center Director

Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Ms. Callaway 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. Callaway for all she does for the City.

Mr. Sorensen both expressed his thanks for all the hard work that April does for the city and expressed his appreciation for her stepping up and doing the work of multiple people.

Ms. Callaway expressed her appreciation for the recognition, and she is grateful for the opportunity to work for Murray City.

The councilmembers thanked Ms. Callaway for her hard work and service she provides for Murray City.

3. 2021 State of the City Address

Staff Presentation: Mayor Blair Camp

A recording of the Mayor's State of the City Address was played on the record. Mayor Camp shared a brief recap of defining moments in the last year and future plans and developments happening in the city. At the end of the presentation Mayor Camp reiterated these three main points:

- 1) During the uncertain financial condition created by the pandemic, all city departments were able to reduce their budgets while continuing to provide quality municipal services to its residents and businesses, demonstrating fiscal responsibility as no lay-offs were necessary and all financial obligations of the city were met.
- 2) Murray City was adaptable and prepared to respond during crisis situations, and willing and able to assist neighboring communities.
- 3) Murray City has demonstrated once again that we are resilient and self-reliant during trying times.

A copy of the recording is posted on the city website:  
(<https://www.murray.utah.gov/CivicMedia?VID=82>).

## Citizen Comments

William Cotter – Read into the record by Jennifer Kennedy

*I just wanted to email you to let you know that I'm on board with the townhomes on Bullion Street.*

*My daughter, Lisa, lived in a neighborhood of townhomes in West Jordan and they were actually nicer than the homes around them!*

*Traffic is always going to be a problem on this street and we knew that when we bought a house here. That's why it was cheaper than living in the middle of Walden Hills.*

*It really won't make much difference if there are 80 townhomes or somebody put in 30 single family detached homes in the same space. Both will add cars.*

*Traffic increased when Walden Ridge was developed and again when the Ivory Homes went in by the Fish and Game area. Our kids grew up on this street and they learned that you don't go into the street when they were very young. That's not a tough concept for them.*

*I don't think we should do the red curb on the south side of the street because any overflow parking that might occur would then be on the north side.*

*I would like the townhomes to be styled a little better to fit in with the neighborhood houses around them - nothing dramatic, just aesthetic. As to those who think drug activity and other crime will occur in the park areas, how do we know now what's going on by the vacated satellite dishes?*

*Somebody brought up using the park areas as RV and boat storage areas, but that will look horrible and what would keep out drug dealers from that area? What about theft and vandalism to the RVs and boats? I can just imagine if all the catalytic converters were to go missing from all the RVs.*

*The Zoom meeting seemed to be all hostile when the whole purpose was to learn about what was planned. I felt sorry for the developer as he was overwhelmed with such negative comments, especially from those who don't even live near here.*

*Anyway, those are just a few of my thoughts.*

## 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.

Staff Presentation: Mayor Blair Camp

Connie Fong will serve as an appointed member of the Shade Tree Commission from March 16, 2021, to June 30, 2022.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

**Public Hearings**

No Public Hearings Scheduled.

**New Business**

No New Business

**Mayor's Report and Questions**

Mayor Camp shared the following updates:

- The city has received payment of \$77,156.00 from Utopia which is a partial repayment for the operating expense loan the city provided to them. The other half will be re-paid next budget year.
- The Library is now accepting walk-in customers using an “on-the-spot” reservation system. Only 20 people are allowed in at a time however appointments, if available, can be made in real-time.
- The Leisure Pool at the Parks Center is temporarily closed due to a maintenance issue.
- The Park restrooms will be open this Saturday for public use. Due to the nice weather, the restrooms are opening earlier than usual.

Councilmember Martinez asked the Mayor about the Governors lifted Covid restrictions on April 10 and the end-of-mask wearing mandate and if the mask will still be required for city employees and locations (like the library). The Mayor shared with the council that discussions are currently being held and they are watching what happens very closely.

**Adjournment**

The meeting was adjourned at 7:24 p.m.



**MURRAY**  
CITY COUNCIL

# Special Recognition



# Power Department

## Arbor Day Joint Resolution

### MURRAY

#### Council Action Request

#### Council Meeting

Meeting Date: April 6, 2021

<b>Department Director</b> Blaine Haacke	<b>Purpose of Proposal</b> Resolution for Arbor Day April 30, 2021
<b>Phone #</b> 801-264-2728	<b>Action Requested</b> Approval of resolution
<b>Presenters</b> Matt Erkelens	<b>Attachments</b> Resolution
	<b>Budget Impact</b> N/A
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Approval of Joint Resolution with City Council and Mayor
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> 	
<b>Date</b> March 18, 2021	

**A JOINT RESOLUTION OF THE MAYOR  
AND MUNICIPAL COUNCIL OF MURRAY CITY, UTAH  
DECLARING  
FRIDAY, APRIL 30, 2021  
AS  
MURRAY ARBOR DAY**

**WHEREAS**, Arbor Day is observed throughout the nation and even throughout the world on April 30, 2021 as trees, wherever they are planted, are a source of joy and spiritual renewal; and

**WHEREAS**, no exact value can be placed on a tree, as the true value is in the eyes of the beholder and the psychological-emotional-spiritual relationship between people and trees is far-reaching and complex; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil from wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, as well as, provide fun, shade, cover and even safety for us and other living creatures; and

**WHEREAS**, in preparing for the future, Murray City is committed to managing the confined spaces along streets and near buildings, so we have a peaceful co-existence between trees, utilities, buildings and people; and

**WHEREAS**, Murray City's Shade Tree and Beautification Commission has as its prime objective: the beautification of our city, by promoting the planting and care of trees and vegetation that will continually add beauty and value to our community, making it a more enjoyable and desirable place to work, play and live. As a **Tree City USA**, now for **44 years**, we are reminded that: "**Murray is a City Without Equal**"; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and the Municipal Council of Murray City do hereby declare

**Friday, April 30, 2021**

as

**MURRAY ARBOR DAY**

and urge all citizens to support efforts to protect our trees and woodlands, to plant trees that will gladden the heart and promote the well-being of this and future generations, while beautifying our City.

**PASSED, APPROVED AND ADOPTED** by the Mayor and Municipal Council of Murray City, Utah this **6<sup>th</sup>** day of **April, 2021**.

**Murray City Corporation**

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D. Blair Camp, Mayor

**Murray City Municipal Council**

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Diane Turner, Chair, District 4

Attest:

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Kat Martinez, District 1

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Dale M. Cox, District 2

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Brooke Smith, City Recorder

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Rosalba Dominguez, District 3

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Brett A. Hales, District 5



**MURRAY**  
CITY COUNCIL

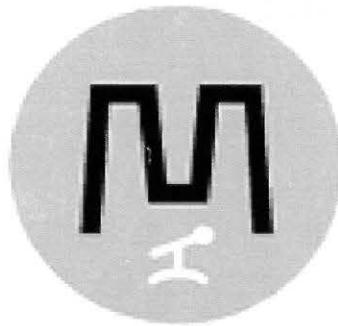
# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Public Hearing



**MURRAY**  
CITY COUNCIL

# Public Hearing #1



**MURRAY**

# Public Works

## Murray City Municipal Wastewater Planning Program Report

### Council Action Request

#### Council Meeting

Meeting Date: April 6, 2021

<b>Department</b>	<b>Purpose of Proposal</b>
<b>Director</b>	Presentation of Murray City's Municipal Wastewater Planning Program Report (MWPP).
Danny Astill	
<b>Phone #</b>	<b>Action Requested</b>
801-270-2404	Review and comment on the MWPP report being submitted to the State of Utah, Division of Water Quality.
<b>Presenters</b>	<b>Attachments</b>
Ben Ford, Danny Astill	MWPP report, Public Notice and Council Resolution
	<b>Budget Impact</b>
	No budget impacts beyond what has already been approved in the Wastewater Master Plan and on going budgets.
<b>Required Time for Presentation</b>	<b>Description of this Item</b>
	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.
<b>Is This Time Sensitive</b>	This report provides general and specific information about the following:
Yes	<ul style="list-style-type: none"><li>* The overall condition of our collections system</li><li>* Average yearly users charges</li><li>* Financial health of our wastewater fund</li><li>* If we have a written Management Plan and if we are in compliance</li><li>* If we have completed a Capacity Assurance Plan, i.e. Wastewater Master Plan with hydraulic modeling</li></ul>
<b>Mayor's Approval</b>	
	
<b>Date</b>	
March 2, 2021	

Murray City Corporation

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> 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](http://www.murraycitylive.com) or <https://www.facebook.com/MurrayCityUtah/>.

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

DATED this    day of                    2021.

MURRAY CITY CORPORATION

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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

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder

**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:

<b>Facility Name:</b>	MURRAY CITY PUBLIC SERVICES
<b>Contact - First Name:</b>	Benjamin
<b>Contact - Last Name:</b>	Ford
<b>Contact - Title</b>	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?

Yes

No

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

Are Debt Service Reserve Fund<sup>6</sup> requirements being met?

What was the annual average User Charge<sup>16</sup> 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 systems <sup>15</sup> ?	<input type="radio"/>	<input checked="" type="radio"/>
Are sewer revenues <sup>14</sup> sufficient to cover operations & maintenance costs <sup>9</sup> , and repair & replacement costs <sup>12</sup> (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	<input checked="" type="radio"/>	<input type="radio"/>
Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>
Has a repair and replacement sinking fund <sup>13</sup> been established for the sewer system?	<input checked="" type="radio"/>	<input type="radio"/>
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input checked="" type="radio"/>	<input type="radio"/>

## Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

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

Are projected Capital Improvements Reserve Funds sufficient for the <b>next five years</b> ?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected Capital Improvements Reserve Funds sufficient for the <b>next ten years</b> ?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected Capital Improvements Reserve Funds sufficient for the <b>next twenty years</b> ?	<input type="radio"/>	<input checked="" type="radio"/>

## Part IV: FISCAL SUSTAINABILITY REVIEW

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

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?	<input checked="" type="radio"/>	<input type="radio"/>
Do you maintain a Plan of Operations <sup>10</sup> ?	<input checked="" type="radio"/>	<input type="radio"/>
Have you updated your Capital Facility Plan <sup>2</sup> within the last five years?	<input checked="" type="radio"/>	<input type="radio"/>

Yes  
Yes

No  
No

Do you use an Asset Management<sup>1</sup> 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 percentage of its total replacement cost?

2.25

## Part V: PROJECTED CAPITAL INVESTMENT COSTS

### Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
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 connections<sup>7</sup> 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
--------------------	--	-------------	---

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

	Name  separate by comma
SLS <sup>17</sup> 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 <sup>17</sup> 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 improvements<sup>3</sup> 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 plan<sup>2</sup>?

- 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?

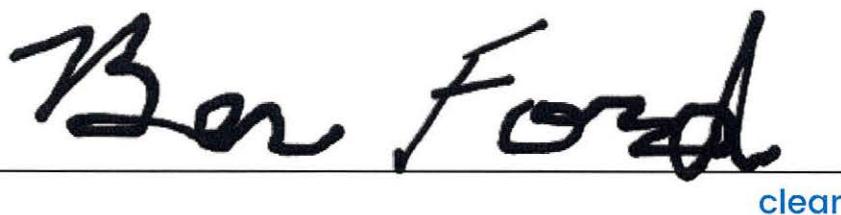
Tuition assistance is offered to help operators further their education.

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.



Ben Ford

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

.....

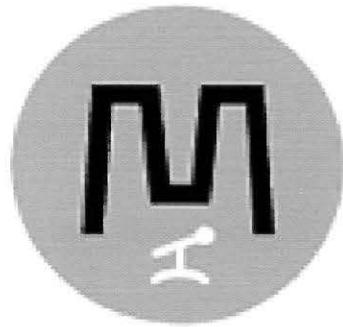
NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions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

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**MURRAY**  
CITY COUNCIL

# Business Item



**MURRAY**  
CITY COUNCIL

# Business Item #1



# PUBLIC WORKS WORKS

## MURRAY

### Council Action Request

### Interlocal Cooperation Agreement

Committee of the Whole & Council Meeting

Meeting Date: April 6, 2021

<b>Department</b> Director Danny Astill	<b>Purpose of Proposal</b>  Interlocal cooperation agreement between Murray City and Salt Lake County
<b>Phone #</b> 801-270-2404	<b>Action Requested</b>  Review, comment and approve agreement
<b>Presenters</b> Christoper Zawislak	<b>Attachments</b>  Interlocal agreement, Resolution
<b>Budget Impact</b>	  <b>Description of this Item</b>  Minimal budget impact of \$91.27.
<b>Required Time for Presentation</b> 10 Minutes	  This Interlocal agreement provides for the City to obtain a parcel of property (22-06-332-001) that we are currently using as part of our right of way.  This parcel contains the roadway, park strip and sidewalk sections on the East side of the intersection of Atwood Blvd. (300 East) adjacent to 4500 South.  Salt Lake County had taken possession of this parcel because the taxes had not been paid. To our good fortune, Salt Lake County has recognized that this parcel was currently being used as part of our existing right of way and to correct the issue has offered it to Murray City for the delinquent taxes owed of \$91.27.  Approving this agreement will allow the City to take sole possession of this parcel and preserve it as a City right of way.
<b>Is This Time Sensitive</b> no	
<b>Mayor's Approval</b> 	
<b>Date</b> March 24, 2021	

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

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY TO RECEIVE PROPERTY IN THE PUBLIC USE.

WHEREAS, Salt Lake County ("County") owns real property located at approximately 4501 South Atwood Boulevard, also known as Parcel No. 22-06-332-001 (referred to as the "Property"); and

WHEREAS, the County acquired title to the Property in 1980 when it was struck to the County after the annual tax sale; and

WHEREAS, the Property is in the public use, as it is actually part of Atwood Boulevard and the City has been maintaining the Property as part of its public road system; and

WHEREAS, the City has requested the County to enter into an Interlocal Cooperation Agreement requiring the County to quitclaim the Property to the City for the payment of back taxes owed on the Property in the amount of \$91.27; and

WHEREAS, it has been determined that the best interests of the City and the general public will be served by execution of the attached Interlocal Cooperation Agreement and the conveyance of the Property to the City for the payment of \$97.21, and that the conveyance will be in compliance with all applicable state statutes and city ordinances;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that the Interlocal Cooperation Agreement, in substantially the form attached as Exhibit "A", is hereby approved and the Mayor is hereby authorized to execute the same and act in accordance with its terms.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder

# Interlocal Cooperation Agreement

**THIS INTERLOCAL COOPERATION AGREEMENT** (this “*Agreement*”) is made effective \_\_\_\_\_, 2021, by and between **SALT LAKE COUNTY**, a body corporate and politic of the state of Utah (the “*County*”), and **MURRAY CITY CORPORATION**, a municipal corporation of the state of Utah (the “*City*”). The County and the City are sometimes referred to individually in this Agreement as a “Party” and collectively as the “Parties.”

## **RECITALS:**

A. UTAH CODE ANN. §11-13-202 and other provisions of the Interlocal Cooperation Act (codified as UTAH CODE ANN. § 11-13-101, *et seq.*) (the “*Act*”) provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions.

B. UTAH CODE ANN. §11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon.

C. The County and the City are public agencies for purposes of the Act.

D. The County acquired title certain real property located at approximately 4501 South Atwood Blvd., Murray, Utah, identified as Parcel No. 22-06-332-001, (the “*County Property*”), in 1980 when it was struck to the County after the annual tax sale.

E. The County Property is actually part of Atwood Blvd., and the City has been maintaining the County Property as part of its public road system.

F. County heretofore has transferred similar parcels used for public right-of-way purposes to other incorporated municipalities.

G. Back taxes are owed on the County Property in the amount of \$91.27.

H. The County is willing to convey the County Property to the City on the condition that the County Property shall continue to be maintained by the City as part of the public right-of-way.

I. The parties, wishing to memorialize their arrangement, enter into this Agreement.

## **AGREEMENT:**

**NOW, THEREFORE**, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. **Conveyance.** Contemporaneously herewith, County shall convey and transfer the County Property to the City by executing and delivering to City a quitclaim deed (the “*Deed*”) in substantially the form attached hereto as Exhibit A.

Section 2. **Consideration.** In exchange for receiving title to the County Property in the form of the Deed identified in Section 1, the City shall:

(a) covenant that the County Property will be used for such public purposes as identified and deemed appropriate by the City including, but not limited to, a public right-of-way, placement of utility infrastructure, granting of easements, storm water controls and any other use contemplated and/or authorized under Section 10-8-2(1).

(b) cause the back taxes owed on the County Property to be paid in the amount of \$91.27.

Section 3. **Use Restriction.** The County Property shall be used only as identified and deemed appropriate by the City including, but not limited to, a public right-of-way, placement of utility infrastructure, granting of easements, storm water control controls and any other use contemplated and/or authorized under Section 10-8-2(1).

Section 4. **Duration and Termination.** This Agreement shall take effect upon execution and terminate upon the performance by the parties of all the obligations described herein. The parties intend that the conveyance of the Property described in Exhibit A shall be accomplished promptly. Any provision of this Agreement which contemplates performance subsequent to the exchange of title to real property contemplated by this Agreement shall so survive such exchange of title and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years.

Section 5. **Additional Interlocal Act Provisions.** In compliance with the requirements of the Act and other applicable law:

(a) **No Interlocal Entity.** The parties agree that they do not by this Agreement create an interlocal entity.

(b) **Joint Board.** As required by UTAH CODE ANN. § 11-13-207, the parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the County's Mayor or designee and the City's Mayor or designee. Any real or personal property used in the parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(c) **Financing Joint Cooperative Undertaking and Establishing Budget.** There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) **Attorney Review.** This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for the County and the City in accordance with UTAH CODE ANN. § 11-13-202.5.

(e) **Copies.** Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each party, pursuant to UTAH CODE ANN. § 11-13-209.

(f) **Manner of Acquiring, Holding or Disposing of Property.** The County Property shall be acquired, held or disposed of pursuant to the terms of this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

Section 6. **General Provisions.** The following provisions are also integral parts of this Agreement:

(a) **Binding Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

(b) **Captions.** The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

(e) **Waiver of Breach.** Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) **Cumulative Remedies.** The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

(g) **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

(h) **Time of Essence.** Time is the essence in this Agreement.

(i) **Interpretation.** This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

(j) **Notice.** Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the parties at their respective addresses.

(k) **Exhibits and Recitals.** The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) **Governmental Immunity.** Both parties are governmental entities under the Governmental Immunity Act, UTAH CODE ANN. § 63G-7-101, *et seq.* (the “*Immunity Act*”).

Consistent with the terms of the Immunity Act, the parties agree that each party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives any defenses or limits of liability otherwise available under the Immunity Act and all other applicable law, and both parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

(m) *Ethical Standards.* The parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or County's Ethics, Gifts and Honoraria ordinance (Chapter 2.07, SALT LAKE COUNTY CODE OF ORDINANCES [2001]); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or County ordinances.

**IN WITNESS WHEREOF**, the City, by resolution duly adopted by its City Council, caused this Agreement to be signed by its Mayor and attested by its City Recorder; and the County, by resolution of its County Council, caused this Agreement to be signed by the Mayor, or his designee, his or her signature being duly notarized.

**SALT LAKE COUNTY**

By: \_\_\_\_\_  
Mayor or Designee

Administrative Approval

---

Salt Lake County Real Estate Manager

Approved As To Form and Legality:

---

R. Christopher Preston, Deputy District Attorney

**MURRAY CITY CORPORATION,**  
a Utah municipality

By \_\_\_\_\_  
Mayor

**ATTEST:**

---

City Recorder

Approved As To Form and Legality:

---

City Attorney

Exhibit A  
To Interlocal Cooperation Agreement  
Quit Claim Deed

WHEN RECORDED RETURN TO:

Salt Lake County Real Estate  
2001 South State Street, Suite S3-110  
Salt Lake City, Utah 84114-3300

*Space above for County Recorder's use*

**QUITCLAIM DEED**  
**Salt Lake County**

Parcel No.: **3881.001:C**  
Tax Serial No. 22-06-332-001  
Surveyor WO: W092220013

SALT LAKE COUNTY a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to, MURRAY CITY CORPORATION, a municipal corporation and political subdivision of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

**(SEE EXHIBIT A)**

**IN WITNESS WHEREOF**, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

SALT LAKE COUNTY

By: \_\_\_\_\_ Exhibit Only - Do Not Sign

MAYOR or DESIGNEE

STATE OF UTAH

)

)ss.

COUNTY OF SALT LAKE

)

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

COUNTY CLERK

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Residing in: \_\_\_\_\_

Acknowledgement Continued on Following Page

Acknowledgement Continued from Preceding Page

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he is the CLERK of Salt Lake County and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT LAKE COUNTY COUNCIL.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Residing in: \_\_\_\_\_

**(EXHIBIT A)**

An entire tract of land described in that Tax Sale Record recorded July 23, 1980 as Entry No. 3456797 in Book 5126, at Page 1254 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest Quarter of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

COM 18.8 RDS S & 12.5 RDS W & 126.08 FT W FR CEN sec 6,  
T 2S, R Le, SL MER. W 22.42 FT; S 115.S FT; E 21.7 FT;  
115.5 FT TO BEG. 0.06 AC.

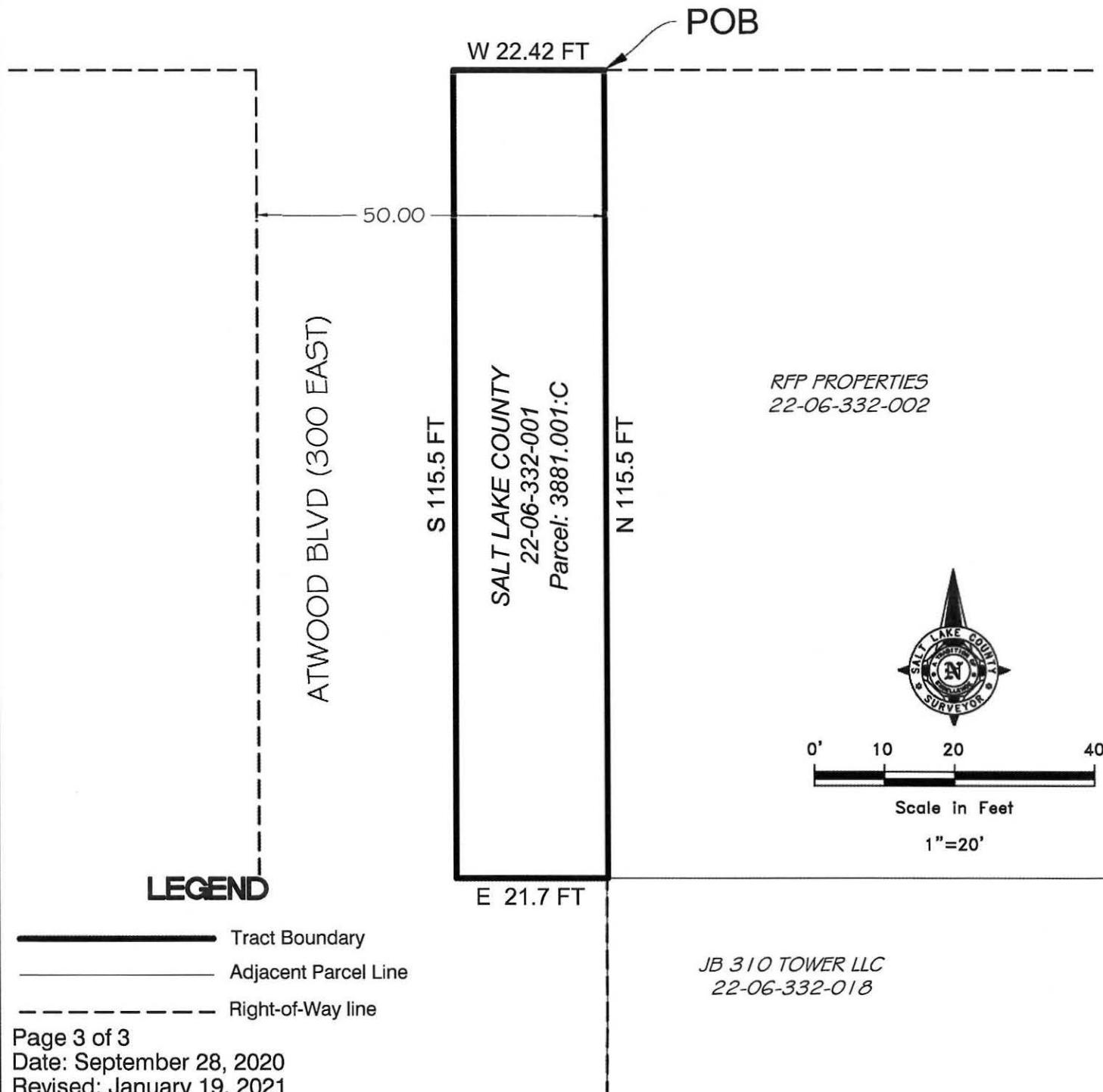
**LESS AND EXCEPTING** any portion of said entire tract lying within the existing Atwood Boulevard (300 East Street) right-of-way.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** South along the Quarter Section line between the Center of Section and the South Quarter Corner of Section 6, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

# EXHIBIT "B"

4500 SOUTH STREET



Page 3 of 3

Date: September 28, 2020

Revised: January 19, 2021



Salt Lake County  
4501 S Atwood Blvd

Prepared for:

Salt Lake County Real Estate

Sec. 6, T.2S, R.1E., S.L.B.&M.

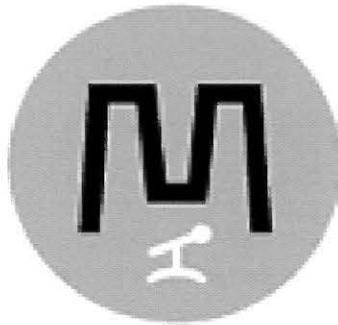
Work Order No. W092220013

Real Estate No.: 3881

Prepared by the Office of:

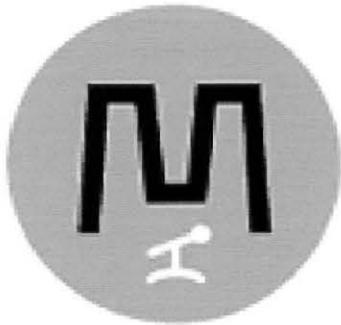
Reid J. Demman, P.L.S.  
Salt Lake County Surveyor

2001 S. State St. #N1-400  
Salt Lake City, Utah 84114-4575  
(385) 468-8240



**MURRAY**  
CITY COUNCIL

# **Mayor's Report And Questions**



**MURRAY**  
CITY COUNCIL

# Adjournment