

MURRAY
CITY COUNCIL

Council Meeting June 1, 2021



Murray City Municipal Council

Notice of Meeting

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

Electronic Meeting Only

June 1, 2021

Public Notice is hereby given that the Murray City Council will hold a meeting at 4:00 p.m. on Tuesday, June 1, 2021. Due to the current COVID-19 pandemic, this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4). The Council Chair has determined that conducting a meeting at, due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents a risk to the health and safety of those who may be present at the anchor location.

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

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

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to city.council@murray.utah.gov by 12:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Those wishing to have their comments read into the record may send an email by 12:00 p.m. on the meeting date to city.council@murray.utah.gov.
- Comments are limited to less than three minutes (approximately 300 words for emails), include your name and contact information.

Meeting Agenda

4:00 p.m. Committee of the Whole

Diane Turner conducting.

Approval of Minutes

None scheduled.

Discussion Items

1. Presentation from the Boys and Girls Club – Amanda Hughes, LeAnn Saldivar and Bob Dunn (15 minutes)
2. Discussion on vacating Municipal Utility Easement to Security National – Bruce Turner (10 minutes)
3. Discussion on an amendment to the General Plan's Future Land Use Designation from Low Density Residential to Medium Density Residential, and to amend the Zoning Map from R-1-8 to R-1-6 and R-M-15 for 935 West Bullion – Melinda Greenwood and Jared Hall (30 minutes)
4. Discussion on zone map amendment from R-1-8, Low Density Single Family, to R-1-6, Medium Density Single Family for the properties at 6556, 6562, 6566 S. Jefferson Street – Melinda Greenwood and Jared Hall (20 minutes)
5. Power Department Quarterly Report; UAMPS and IPA Report – Blaine Haacke (15 minutes)
6. Reports from City Representatives on Interlocal Boards and Commissions (5 minutes each)
 - a. TransJordan – Russ Kakala

- b. Council of Governments (COG) – Mayor Camp
- c. Central Valley Water – Mayor Camp
- d. Utah Telecommunications Open Infrastructure Agency (UTOPIA) – Mayor Camp
- e. Utah Infrastructure Agency (UIA) – Brenda Moore
- f. Valley Emergency Communications Center (VECC) – Doug Hill
- g. Metro Fire Agency – Doug Hill

Announcements

Adjournment

Break

6:30 p.m. Council Meeting

Dale Cox conducting.

Opening Ceremonies

Call to Order

Pledge of Allegiance

Approval of Minutes

None scheduled.

Special Recognition

None scheduled.

Citizen Comments

*See instructions above. Email to city.council@murray.utah.gov . Comments are limited to less than 3 minutes, include your name and contact information.

Consent Agenda

None scheduled.

Public Hearings

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

1. Consider an ordinance amending the City's Fiscal Year 2020-2021 Budget. Brenda Moore presenting.
2. Consider an ordinance adopting the transfer of monies from Enterprise Funds to other city funds. Brenda Moore presenting.
3. Consider an ordinance adopting the Final 2021 – 2022 Fiscal Year Budgets for Murray City including the Library Fund Budget. Brenda Moore presenting.

Business Item

None scheduled.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at 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 16, 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, and the state noticing website at <http://pmn.utah.gov>.

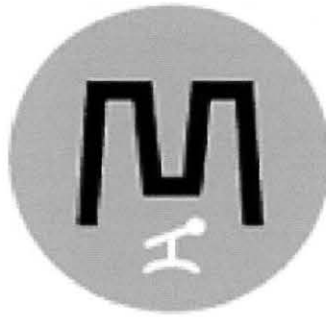


Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

City Council

Boys and Girls Club

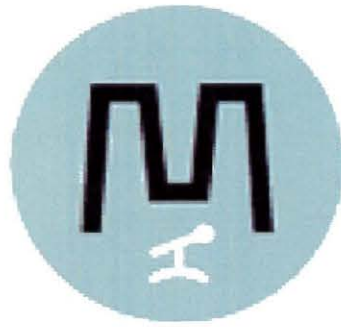
Council Action Request

Committee of the Whole

Meeting Date: June 1, 2021



Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Amanda Hughes LeAnn Saldivar Bob Dunn Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval Date May 20, 2021	Purpose of Proposal The Boys and Girls Club will give a presentation to the City Council. Action Requested Informational only. Attachments None Budget Impact The city's tentative budget proposes to give \$100,000 to the Boys and Girls Club. Description of this Item The Boys and Girls Club will give a presentation to the City Council.
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MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY


Power Department

Vacate Municipal Utility Easement at 434 West Ascension Way

Council Action Request

Council Meeting

Meeting Date: 06/01/2021

Department Director Blaine Haacke Phone # 801-264-2715 Presenters Blaine Haacke Bruce Turner Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval  Date May 18, 2021	Purpose of Proposal Vacate Municipal Utility Easement to Security National at 434 West Ascension Way. Action Requested Discussion in Committee of the Whole about releasing the Municipal Utility Easement to Security National. Attachments Budget Impact No Budget Impact Description of this Item To get approval from the City Council to vacate the Municipal Utility Easement to Security National at 434 West Ascension Way.
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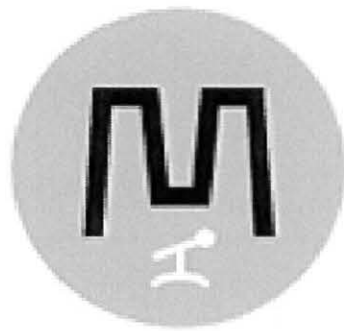
MURRAY CITY CORPORATION
CITY POWER

Blaine Haacke, General Manager
801-264-2730 FAX 801-264-2731

To: Murray City Council
From: Blaine Haacke *BH*
Date: May 19, 2021
Subject: Municipal Easement

Please let this letter serve as a request to vacate the Municipal Easement at 434 West Ascension Way. The Municipal Easement is being requested so that the owner, Security National, may utilize this property for their needs.

Please let me know if there is anything else required to obtain an approval for the Municipal Easement vacate.



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY


Community & Economic Development

General Plan Amendment from Low Density Residential and Parks & Open Space to Medium Density Residential and a Zone Map Amendment from A-1, Agriculture to R-1-6 and R-M-15 for 935 West Bullion St

Committee of the Whole

Council Action Request

Meeting Date: June 1, 2021

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 30 Minutes Is This Time Sensitive No Mayor's Approval  Date May 18, 2021	Purpose of Proposal Amend the Future Land Use Map designation and Zoning of the subject properties to facilitate residential development Action Requested Approval of General Plan & Zone Map Amendment for 935 West Bullion Street Attachments Presentation Slides Budget Impact None. Description of this Item Background Michael Brodsky with Hamlet Development has submitted applications for a General Plan Amendment from Low Density Residential & Open Space to Medium Density Residential, and a Zone Map Amendment from A-1, Agriculture to R-1-6, Medium density single family and R-M-15, Medium Density multi-family for the properties located at 935 West Bullion Street. On April 1, 2021, the Planning Commission held a public hearing to review applications from Hamlet Development to amend the Future Land Use Map and Zoning Map designations of the property at 935 West Bullion Street in order to accommodate a planned residential development. Michael Brodsky represented Hamlet Development at the hearing. Prior to the public hearing, Mr. Brodsky had held a neighborhood meeting where he presented plans for the residential development of the property and took comments and questions.
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Continued from Page 1:

As a result of that meeting, Mr. Brodsky modified the concept plans to reduce the overall density of the project by replacing some of the townhomes with single-family detached houses. To accommodate the original proposal, the application had been made to rezone the entire 8.06-acre site from A-1 to R-M-15.

Many public comments had been received with concerns that while the applicant had revised his development proposal to include only 75 units, the R-M-15 Zoning of the property would allow him to develop at greater densities, and there was no way to limit that potential once the zone change had been approved. In response, Mr. Brodsky withdrew his previous applications at the public hearing on April 1, 2021 and stated that in order to alleviate those concerns he would re-apply for R-M-15 Zoning on the portion of the property where he intended to develop townhouse units, and for R-1-6 on the portion of the property adjacent to Bullion Street where he intends to subdivide single-family lots.

On April 13, 2021 Mr. Brodsky filed a new application to amend the Zoning of the north 3.36 acres of the property from A-1 to R-1-6, and the south 4.64 acres of the property from A-1- to R-M-15. He also filed a new application to amend General Plan's Future Land Use designation of the properties from Parks & Open Space and Low Density Residential to Medium Density Residential in order to support the proposed R-M-15 Zone on the southern 4.64 acres. The intent of proposing both the R-1-6 and R-M-15 Zones is to limit the potential density of any residential development of the property to no more than 75 units.

Zoning Regulations

The existing **A-1 Zone** allows for single-family dwellings on minimum 1-acre lots, utilities, medical cannabis pharmacies, cannabis production establishments, parks, field and seed crops, orchards and vineyards, non-commercial beef cattle, horses, chickens, rabbits, apiaries, aviaries and general agriculture including range and pasture land. Communications, radio and television transmitting stations, nurseries, cemeteries, protective functions, schools and churches, various commercial recreational uses, commercial animal husbandry uses and services, and commercial agriculture are allowed subject to Conditional Use approval.

The proposed **R-1-6 Zone** allows for single-family dwellings on 6,000 ft² lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

The proposed **R-M-15 Zone** allows single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses. Attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and retirement homes are allowed subject to Conditional Use approval.

Staff Review

On April 19, 2021 the applications were made available for review and comment by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. There were no objections or concerns from the reviewing departments.

Public Notice and Planning Commission

145 notices of the public meeting were sent to all property owners for parcels located within 500 feet of the subject property.

The Planning Commission held a public hearing for this item on May 6, 2021. Forty-seven (47) comments were received, and the Planning Commission voted 4-3 to forward a recommendation of approval to the City Council based on the findings below.

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a change which will allow potential redevelopment of the site that can accommodate the demolitions and environmental mitigation which otherwise limit traditional lower density subdivision.
3. The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the combination of the proposed R-1-6 and R-M-15 Zones.
4. The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

Recommendation

Based on the findings above, Staff and the Planning Commission recommend the City Council approve the requested amendments to the General Plan's Future Land Use Map designation of the properties located at 935 West Bullion Street from Low Density Residential and Parks & Open Space to Medium Density Residential.

Based on the findings above, Staff and the Planning Commission recommend the City Council approve the requested amendments to the Zoning Map designation of the properties located at 935 West Bullion Street from A-1, Agriculture to R-1-6, Medium density single family and R-M-15, Medium density multiple-family.

**MURRAY CITY MUNICIPAL COUNCIL
PUBLIC HEARING REQUEST**

Subject: Consider a General Plan Amendment from Parks & Open Space and Low Density Residential to Medium Density and a Zone Map Amendment from A-1 (Agricultural) To R-1-6 (Single-Family Medium Density Residential) and R-M-15 (Multi-Family Medium Density Residential) for the properties addressed 935 West Bullion Street.
(Applicant: Hamlet Development)

Date _____
Time _____ p.m

Planning & Zoning review required? Yes

If, yes, attach following:

- ☒ P&Z application and information packet
- ☒ Minutes of applicable meeting(s) (P/C minutes of May 6, 2021)
- ☒ Mailing list for required notice
- ☒ Name and address of applicant

Hamlet Development
84 East 4800 South, Suite 300
Murray UT 84107
Mike Brodsky 801-506-9611
Michael@hamletdev.com

____ Forward to City Attorney

5/14/2021
(Date)

City Attorney's Office

- ☒ Reviewed documents
- ☒ Notice of Public Hearing prepared for publication
- ☒ Publication & notice requirements:
____ Mail, Publish, Post _____

If applicable:

- ☒ Ordinance attached
- ____ Resolution attached
- ____ Other information, if necessary, attached
- ☒ Forward to Recorder's Office

5/17/201
(Date)

Recorder's Office

- ____ Copies of all documents received from City Attorney
- ____ Date and time approved by Council Director
- ____ Copy of notice of publication attached
- ____ Notice mailed to applicant & affected parties
- ____ Copies forwarded to Council Director

(Date)

Council Executive Director

- ____ All documents required
- ____ Placed on agenda
- ____ Documents provided Council Members

(Date)

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15th day of June, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from Parks and Open Space and Low Density Residential Medium Density and amending the Zoning Map from the A-1 (Agricultural) zoning district to the R-1-6 (Single Family Medium Density Residential) and R-M-15 (Mutli-Family Medium Density Residential) zoning districts for the property located at approximately 935 West Bullion Street, Murray, Utah.

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

DATED this _____ day of _____, 2021.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATE OF PUBLICATION: May 30, 2021

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM PARKS AND OPEN SPACE AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND AMENDS THE ZONING MAP FROM A-1 TO R-1-6 AND R-M-15 FOR THE PROPERTY LOCATED AT APPROXIMATELY 935 WEST BULLION STREET, MURRAY CITY, UTAH. (Hamlet Development)

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

WHEREAS, the owner of the real properties located at approximately 935 West Bullion Street, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as Medium Density Residential and to amend the zoning map to designate the property in an R-1-6 and R-M-15 zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Murray City General Plan be amended to show a Medium Density Residential projected use for the following described properties located at approximately 935 West Bullion Street, Murray City, Salt Lake County, Utah:

(Parcel 1 – Bullion North Zone)

A PARCEL OF LAND BEING DESCRIBED AS THE ENTIRETY OF WARRANTY DEED, RECORDED AS ENTRY NUMBER 3577494, IN BOOK 5262, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°12'39"W 889.15 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND N90°00'00"W 1779.95 FROM THE EAST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE N83°27'25"W 483.02 FEET; THENCE S72°28'24"W 73.56 FEET; THENCE N83°27'25"W 126.24 FEET; THENCE N01°42'22"E 51.40 FEET; THENCE N11°46'22"E 189.39

FEET; S83°25'43"E 146.52 FEET; THENCE S83°27'25"E 522.54 FEET; THENCE S08°03'44"W 209.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.36 ACRES OR 146,362 SQUARE FEET IN AREA

(Parcel 2 – Bullion South Zone)

A PARCEL OF LAND BEING DESCRIBED AS THE ENTIRETY OF WARRANTY DEED, RECORDED AS ENTRY NUMBER 3577494, IN BOOK 5262, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°12'39"W 889.15 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND N90°00'00"W 1779.95 FROM THE EAST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S08°03'44"W 102.20 FEET; THENCE S83°30'50"E 108.81 FEET; THENCE S00°06'21"W 114.08 FEET; THENCE S87°02'22"W 779.43 FEET; THENCE N01°42'22"E 315.23 FEET; THENCE S83°27'25"E 126.24 FEET; THENCE N72°28'24"E 73.56 FEET; THENCE S83°27'25"E 483.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.64 ACRES OR 202,118 SQUARE FEET IN AREA

Section 2. That the Zoning Map and the zone district designations for the property described in Section 1 be amended from the A-1 zone district to:

- a. For Parcel 1, the R-1-6 zone district; and
- b. For Parcel 2, the R-M-15 zone district.

Section 3. 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 15th day of June, 2021.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

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.

D. Blair Camp, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

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

Brooke Smith, City Recorder

GENERAL PLAN AMENDMENT AND ZONE MAP AMENDMENTS – 935 West Bullion Street –
Project #20-034 and #20-035

The applicant, Michael Brodsky, was present to represent this request. The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a planned residential development of single-family detached homes and townhouses. Jared Hall reviewed the location and request for a General Plan Amendment and Zone Map Amendment. An exhibit of the proposal was presented showing they are in the A-1 Zone. They are in 2 different Future Land Use Categories of Parks & Open Space and Low Density Residential. The applicant is applying to re-designate the properties on the Future Land Use Map from Low Density and Open Space to Medium Density Residential because he is also applying to rezone the back 4.64 acres to R-M-15 and the front 3.36 acres to R-1-6. The reason he is making this change is a result of a neighborhood meeting he held where many comments were made about the density. He has dialed back the project based on those concerns. The resulting overall density is about 9.2 units per acre. The application is for the zone change not the project. The development of the property will require additional applications and another public meeting with the Planning Commission even if the zone is changed as requested. There were significant numbers of comments in the first round of applications as well as the current round. Many commenters asked why there is a General Plan if it is not being followed and remarked about how the General Plan took a long time to put together. Mr. Hall agreed that it did but stated that the plan is not intended to be static regardless. They are reviewed every 5-10 years and in a growing city it is expected that such applications for changes will be considered. The city should work to ensure that the zoning of residential areas does not prohibit compatible types of housing as recommended in the General Plan. Mr. Hall reviewed the buffers that surround the site of power corridor and utility uses for Murray City. A slide of the Balintore Subdivision near 900 East on 5600 South was displayed to give a visual idea of the type of density and housing mix that this zone change would represent. Mr. Hall went over the requirements for parking stating 2.5 parking spaces are required per unit. The traffic study findings resulted in no significant impacts to the streets or traffic in this area. Planning staff had met with school district personnel, and there were not concerns with this application and possible project. This change represents an opportunity to add the missing middle housing components.

Ms. Milkavich asked about the traffic study stating that according to the report there may be some impacts. Mr. Hall stated that the level of service does drop a little but not in a significant way. The traffic calming study did suggest better sidewalks and filling in some missing space and moving the flashing speed signs to different locations. Bullion Street has what traffic engineers refer to as visual cues that at times can entice drivers to speed. It is a fairly wide street with open space around it. The traffic calming study does mention narrowing the lanes with the striping which visually helps people remember to slow down. Ms. Milkavich read from the report that the current average daily trips is 1,900 and that road is built to handle 4,000-6,000 average daily trips, so it is not at full capacity currently or with the development. Mr. Lowry asked why different types of housing is desirable in developments. Mr. Hall explained that as a variety of housing types in a project or area makes it a more interesting place rather than the massing of larger structures all together. We are in the business of creating good communities. Where we need missing middle housing, it makes better sense to integrate it into projects and have it interspersed throughout. Ms. Milkavich stated she agrees with the idea of a mixture

because it creates a better sense of community. Ms. Patterson asked if it creates more stability when there is a variety of housing. Mr. Hall stated it provides life cycle housing which lets people stay in Murray and creates better communities over time. Mr. Pehrson asked why the General Plan is not set up for intermixing the densities. Mr. Hall replied that in some ways it is, but this request represents an opportunity to do a mix of densities in a place where it wasn't anticipated at the time the General Plan was updated because it was in use by a big company with satellite dishes, etc. As a result of the General Plan we only created 2 new zones, the Professional Office Zone and Business Park Zone. Staff has come to feel that we should have created an infill housing zone or overlay. Mr. Pehrson stated that a common theme pointed out by many people was the General Plan states medium density was to be used along corridors with transit and should serve as a transition between mixed use or multi-dwelling designations. Mr. Hall agreed the wording is there but emphasized that nearby 700 West is minor arterial, which represents a corridor and that 9-12 units to the acre is not density at the scale that would need to be near transit. Mr. Pehrson asked about the height of the property and Mr. Hall explained that will be measured to see if it needs to be adjusted if the grade is too high. Ms. Milkavich asked Mr. Hall to review the uniqueness and buffering of this site. Mr. Hall verified that in transit corridors there would be much higher density, and that medium density is ideal near the 700 West corridor. Mr. Pehrson asked if staff would have recommended this zone change if the contamination wasn't a factor. Mr. Hall explained that it is a combination of contamination, excessive demolition, cell tower, and the isolation of the property due to the boundaries of the property, and that they all factor into the consideration.

The applicant Michael Brodsky stated his address as 84 West 4800 South, Murray City. He clarified the request is to re-zone the 8.6 acres to R-1-6 and R-M-15. The request came from a suggestion at the neighborhood meeting to provide a zoning mix that limits the maximum density of what can be built here. He changed the plan significantly, removing a 2-acre park along Bullion Street and reduced the density from 90 townhouses to 20 single family homes in the front and townhomes in the back. Some provisions for privacy were made for the Walden Hills subdivision which is behind the property to the south. Transom windows are being considered for the third story of the townhomes for privacy needs. There is an 87 ft power corridor adjacent to the property and the set back from our houses to property line will provide 125 ft from house to house which is a significant separation. After surveying the entire property and measuring the grade, the existing grade is approximately 5-8 ft below the Walden Hills subdivision. One of the challenges of the site is the way the satellite facility was built into a very deep depression. There is some very extensive grading to do. Additionally, there will be a fence along the property line. There are environmental problems on this site. It is heavily contaminated with lead and arsenic and we have recently been accepted into the Department of Environmental Quality's voluntary clean-up program. The traffic engineer had some traffic calming suggestions which will be implemented into the development plan. Mr. Brodsky briefly explained the buyer demographics, stating that this neighborhood could provide the younger children growing up an opportunity to buy. 34% of the buyers in his townhome projects are empty nesters who can afford to stay in the neighborhood as they scale down. The percentage of young children is less than single family homes, so the impact on the schools is very mild. Mr. Pehrson asked if the sequestering of the contamination clean-up will be done in the radius of the cell tower where it is unbuildable. Mr. Brodsky explained there is a significant water table depth that will allow them to build a repository that will be more than sufficient. Ms. Wilson asked if there would be a grid system and water trucks to keep the dust, dirt, and particulates from getting airborne or onto Bullion Street. Mr. Brodsky verified the Environmental Protection Agency and DEQ will very closely monitor the situation, and the SWPPP (storm water pollution prevention plan). Mr. Hacker stated there are still some significant concerns about the 4.64

acres moving to the R-M-15 which could be up to 69 units. Mr. Brodsky explained the bonus density that you can provide is not economically feasible and in 27 years of development hasn't been able to use it. Mr. Hall clarified there are three columns of requirements you have to meet to get the maximum density which is nearly impossible.

Ms. Patterson opened the meeting up to public comment. The emails were read into the record.

Joyce Jones - 5647 Blue Barn Circle

I am writing to you about the zone change on Bullion. I really disagree with changing it to RM 15. It would allow way too many homes to be built on this small land. It just isn't right. There is never enough parking planned or grassy areas planned to make it really nice. I understand the change to R-1-6. They would be small lots, but would give more people a chance to have a home. Three story townhomes are just too many homes on too small of an acreage. They would look right down on the backyards of the beautiful homes behind them. To say the zone change is needed to make the project financially viable to remove the smelter tailings at this superfund site is false. There will be other developers that will have the know how to deal with these tailings and they will still make a fortune with homes in an R-1-6 zone! We are making a concession to agree to R-1-6! These townhomes do not fit in the middle of a nice neighborhood! In looking up what a townhome is, I read that "In general, townhomes tend to be located in large cities and urban areas, where single-family homes are more expensive or nonexistent. This means the location of a townhouse is ideal for those who love living near urban centers, great restaurants, a slew of entertainment options, parks and public transportation." This description does NOT match the description of our townhomes. Ours are not near a city center. It is not near great restaurants or public transportation. It is also not like the land that you just rezoned by Fashion Place Mall for this reason! Parking in this area is also a huge concern to me. Everything that is going up in Murray lately seems to be lacking in parking! We do not want the cars parked up and down our street! One hundred more cars going up and down Bullion would definitely make a difference in our traffic situation no matter what new gimmick you come up with to tell us it will work. I live on Bullion and my daughter with 4 children under the age of 8 lives across the street on Bullion. These children and I cross this street every day. Trying to walk out between parked cars to cross a street is just not safe when it is as busy as this street will become. This street should not become a main thoroughfare. And the neighborhoods below cannot handle this much traffic either if 55 townhomes go in. I am not in favor of the way this developer wants to handle the soil contamination issue. I do not like the idea of just burying and capping it. I think it needs to be removed from the area. I don't know too much about this as most people don't. But I think further studies should be made on how this should and could be contained. The RM 15 zone change is against the general plan that we all worked so hard to help develop and is not at all congruent with the present R-1-8 zoning. Allowing the RM 15 zone change just doesn't make sense and it isn't right. We need a zone change that will limit this developer even more from putting in 55 three story townhomes. It is just too many and makes no sense at all. It would be an atrocity. There has to be other options. Please do not change the city's plan to benefit ONLY the developer! Other landowners around here will want the townhomes as well if you give into this developer. Please say no and listen to the local community. We all want a beautiful city that we can enjoy. Be brave and do the right thing! Thanks for listening

Michael & Janet Myers – Murray City

To Whom it may concern, we have lived on Walden Hills for 35 years and we strongly disagree with the building of these units. This is a single home subdivision and it should remain that way.

The school's will be overcrowded, there is not parking for that many place's, we feel it will decrease the value of our properties. With that many unit's the traffic alone will be tremendous!!! So, in our option we vote NO!!!! We feel like there was not enough notice, posting and like it was being done under the radar!! We feel like so many units are just to many!!!!!! Why can't you just build single family home like the rest of the neighborhood. I believe all of the neighborhood feel's the same.

Gary and Barbara Strang – 1082 W Walden Park Drive

After decades of a master plan limiting residential development to 8,000 sqft or larger lot size, it seems inconsistent to take a parcel right in the middle of an established conforming single-family neighborhood & allow a multi-family development. It's impact on an area not master planned for this type of development creates many problems for area residents. Other developments Like Walden Ridge adjacent to this parcel were required to conform to the master plan. I would hope the planning commission & city council will resist outside pressure to change their master plan particularly on this parcel.

Chris Burnett and Annie Yu -981 West Walden Ridge Drive

First, I want to say thank you for all that you do to help make Murray a great place to live. My wife and I are new to the city and thus far we have loved our experience in this great city. That being said, as a Murray citizen, we would like to voice our opposition against the R-M-15 zoning. We are however in favor of the R-1-6 Single Family zoning.

Jim Brass – Murray City

I am very concerned about the precedent that could be set if this zone change is approved. The four year old general plan, and the future land use map both have A-1 Zones transitioning to R1-8 within the city boundaries. If you make this change it can and likely will impact any A-1 zone in the city. This is a precedent that could have serious implications for existing neighborhoods throughout Murray. By denying the change, you are not saying that development cannot happen on this property. You are simple saying that we should stick to the plan and vision for that neighborhood and others that may be impacted in the future. Single family homes would be a nice addition to the area. While I like Hamlet Development as a developer, it is not the city's place to assure that a project "pencils" for a developer. I recognize that there are environmental issues that affect the profitability of anything built here, but again, not the city's problem. Finally, once the zone is changed, anything allowed in an RM-15 zone can be built on this parcel in the future. We have seen vastly different project built after a zone has been changed. My personal favorite is the Mountain Medical building on Woodrow. The original request was for a single story drive thru bank, instead the neighbors got a two story medical office building, and eventually that whole Woodrow neighborhood disappeared. Thank you for your time and consideration.

Preston Andrew – Murray City

As many other residents have expressed, I'm not comfortable breaking with the general plan to accommodate such a wide jump in the requested zoning proposal. Let me further elaborate how dangerous a precedent this would set for the city of Murray. For those that are not familiar with the general plan or even understand what it is I'd like to give some color to what went into the development of it. Here are some high level bullet points: The plan took 2.5 - 3 years to complete. The total expense of the plan was over 100k, not including the internal man hours associated. Multiple town hall meetings and ten or more public input hearings took place. There needs to be a strong basis for such a drastic change and I haven't heard it from our city officials.

This isn't an issue that should be driven by real estate development groups, Murray should be grounded in its approach when dealing with our complex growth demands. If the general plan isn't leading the way then what is? Is the voice of a developer or select Murray officials greater than the consensus of the broader majority? I'm in full support of high density development in the appropriately zoned areas. That's what has always made Murray a special and unique community. There has always been a balanced and thoughtful blend for all types of development. This would be breaking with that approach and would open the floodgates to amend zoning throughout the greater Murray city. This decision shouldn't be made lightly as it will have broader impact for our officials that have plans to run again in their current capacity or otherwise. We want to vote for officials that represent and reflect the opinions of its residents. Please respect the agreement that was made between Murray City and its citizens when creating the general plan.

Ashley Clark - 774 W Anderson Ave

Thank you for taking the time to represent us in the planning meeting. I am concerned with the building project 935 Bullion Street. We need to maintain some single-family communities in Murray. That is why Murray people love Murray and want to stay. There are other places to build multi-family homes where there are currently multi-family homes. North of 5300 south and 300 west. There is empty property. We can be creative on places to build multi-family homes. Thousands of people bought homes in the neighborhood surrounding Bullion street knowing we are in a single-family home zoning. Please let us keep our neighborhood single family home. We have protected our single-family home neighborhoods up to this point. Let's keep doing it. We love Murray because we love our single-family home community.

Sharlee Laidlaw – Murray City

As many other residents have expressed, I'm not comfortable breaking with the general plan to accommodate such a wide jump in the requested zoning proposal. Let me further elaborate how dangerous a precedent this would set for the city of Murray. The plan took 2.5 - 3 years to complete. The total expense of the plan was over 100k, not including the internal man hours associated. Multiple town hall meetings and ten or more public input hearings took place. There needs to be a strong basis for such a drastic change and I haven't heard it from our city officials. This isn't an issue that should be driven by real estate development groups, Murray should be grounded in its approach when dealing with our complex growth demands. If the general plan isn't leading the way then what is? Is the voice of a developer or select Murray officials greater than the consensus of the broader majority? I'm in full support of high density development in the appropriately zoned areas. That's what has always made Murray a special and unique community. There has always been a balanced and thoughtful blend for all types of development. This would be breaking with that approach and would open the floodgates to amend zoning throughout the greater Murray city. This decision shouldn't be made lightly as it will have broader impact for our officials that have plans to run again in their current capacity or otherwise. We want to vote for officials that represent and reflect the opinions of its residents. Please respect the agreement that was made between Murray City and its citizens when creating the general plan.

Ali Lyddall - 869 Walden Hills Drive

I wish to register a comment for tomorrow's zoning committee meeting. I am opposed to the proposed zoning change. The property in Murray is so valuable right now that there is no way someone won't find a way to develop the property with the existing zoning. Residents surrounding the property, including myself, bought homes here because of the kind of neighborhood it is single family homes. I don't believe the results of the traffic study were

accurate (conducted in an artificially low traffic time during covid) and I ask the commission to deny the zoning change.

Lisa Hullinger – Murray City

I remember sitting in a choir class at Murray High School and Mayor Lynn Pett walked in. I was stunned, but I felt his love for us as high school students. I was honored he cared enough to attend our choir class. He was excited to announce the new Jordan River Trail that day, now one of my favorite amenities in Murray City. Worth noting, as one who traverses that trail often, Murray City is the BEST city in terms of trail maintenance. It is commendable. Murray is a little slice of suburb right next to downtown SLC. Many who arrive in Murray never leave. However, it's no secret that with locations like Daybreak, Riverton and Saratoga Springs exploding, people are leaving Murray and heading south. It's alarming on some levels. I am told from parents with children in Murray schools that many good teachers are also leaving, trends to be observed and analyzed. If Murray City changes the master plan and puts townhomes on 935 Bullion, more Murray City residents will depart. People are already threatening to move. It saddens me. I was disappointed in the Planning Commission meeting held Thursday, April 1, 2021 with Murray City residents. Murray City officials were so deferential to Mr. Brodsky (as they should be), but I was waiting for someone to say, "Thank you Murray City residents for spending an entire evening—very valuable time—to join in the dialogue and participate with us." Perhaps, I missed it, but I heard nothing remotely close to that, especially at the very end of the meeting. Murray City officials talked and laughed and then took a break right at the beginning of the meeting. Residents were given no time to speak because of the unexpected outcome. That long meeting could have been streamlined to take care of Mr. Brodsky and residents alike. That kind of organization makes people not want to participate in city politics. We loved Mayor Pett because he took time for and cared about high school students. I hope that still holds true. Please show you care for your people by sticking to the master plan for 935 Bullion. This sets a dangerous precedent to start re-zoning things. I know Murray is short on housing. The whole valley is that way right now. But there are other locations in Murray (AISU? We have not been able to keep a business there very long since the 49th Street Galleria closure). Why not put townhomes or condos there? That area is already a sea of apartments and townhomes, and a current Hamlet development already exists right there. If there is pressure from some outside (or inside) source to re-zone this land (or a sense of acting on fear that Mr. Brodsky is the only person who will develop that land), it's time to think bigger. The city's reputation is on the line. And no one seems to think that the Mash Farm Estate lots for sale on Murray's east side should have been re-zoned as townhomes. Those lots are selling between \$350-\$500K as I understand it. So, if not there, why put townhomes on 935 Bullion? This could be viewed as an east side/west side bias. Please do not cave to the pressure to build townhomes there during this unprecedented pandemic. Other lucrative options exist for the city.

Sachi & Nate Jepson - 858 Bullion Street

We are opposed to building condos or townhomes on Bullion street. Hearing the responses from the applicant and the planning commission so far, we appreciate everyone's hard work on this issue. However, the commission's consideration of constituent concerns has felt somewhat dismissive. The message to Bullion residents seems to be "come up with a concern that we can't refute with a study, and maybe we'll consider not changing the zoning." That is confusing. These decisions certainly feel poignant to those living on Bullion (as we do) and immediately surrounding it. Traffic is going to increase, our lives will be impacted in many ways, and our concerns remain valid, but the commission finds these changes such as the level of traffic increase "acceptable" according to the studies they've seen. This really seems to put the burden on the constituents, as if to say "it's your duty to convince us not to change the zoning, and if

you don't succeed, we're changing it." That seems backwards. And that attitude would require constituents to express a concern that the commission cannot refute with a study. That is just not possible. There is a study out there to refute any concern. We are not claiming these studies are inaccurate, but that is how studies work. If we constituents and voters who are represented by the city council, who live right adjacent to this property, are saying "we bought into this neighborhood and brought our families here in reliance on the common scheme, and we don't want it rezoned," it seems to us that this should carry significant weight. We have spoken to many neighbors about this issue. Our neighbors have overwhelmingly expressed that they are not opposed to development, but they feel strongly about it being in keeping with the common scheme. If someone is trying to change that scheme, we do not understand how it should be the burden of the residents--who are most dramatically impacted by such a change and, again, who put their life savings and hopes and dreams into this neighborhood in reliance on the common scheme--to convince everyone to refrain from rezoning. We are expressing our valid concerns that this is not a positive change in our view, as the people who live immediately around the property. We support the development of single family homes here.

Nasinu – Murray City

Within 800-1000 feet away Project #20-058 requested medium to high density housing. The decision to re-zone was denied less than a year ago on July 16, 2020. This new Hamlet Development project if it were to approve any medium to high density housing would be discrimination. Equality in the decision of these developments should remain intact with previous precedence set, especially given the close proximity of like housing and zoned areas. To be clear the developer on Project #20-058 requested medium to high density housing. That request was denied and I request that this new project also be denied for the same reasons. This along with the many other concerns expressed. I urge this planning commission to vote no, remain consistent, and stick to the Murray City general/master plan.

Dan and Shannon Mechling - 789 Shadow Wood Drive

*Dear Maren Patterson, Ned Hacker, Travis Nay, Sue Wilson, Lisa Milkavich, Jake Pehrson, Jeremy Lowry, We are emailing to let you know that we are adamantly opposed to changing the zoning on Bullion Street. We would like to go on the record as stated **OPPOSED TO THIS ZONE CHANGE**. Changing the master plan for this rezoning and requested building project sets a precedent that we are not comfortable with (for a variety of reasons that have been stated previously by many others). Please note our voices as a **NO TO CHANGING THE MASTER PLAN** on Bullion Street.*

Katie McLaws – Murray City

I am opposed to the change of the zoning on Bullion street. I don't think a group of structures of that size would fit into the landscape or be in the best interest in the City of Murray. I think a few houses built on the 7 acres would be ok but I am opposed to changing this into a medium density housing development. I think the impact would not be good from a safety perspective, it would also over crowd our schools and doesn't impact Murray or the neighborhood in a good way. I hope this is reconsidered.

Court McLaws – Murray City

I am opposed to the zoning change on Bouillon Street in Murray, Utah. These structures being purposed don't match our current landscape and would cause too much traffic in an area that is already congested. I think it should be developed with a few family homes that would fit into the neighborhood and add to the beauty of Murray. If we allow this change it could affect future change as well that isn't in the best interest of Murray or its residents.

Darrell Lopez - 998 West Bullion Street

I know I have commented in the past in this issue and I would hope that the concerns I expressed in the past would still be considered and I would not have to restate them. Having said that, I want you to know that I was beginning to somewhat soften my position in consideration for the minor adjustments the developer has made. However, something happen last night that has cause me to stiffen my position again. Last night I had the misfortune of having the back window broken out of one of my vehicles. I did the right thing and reported the issue to the police. Officer R Black of the Murray City Police responded and we had a nice and informative conversation. As the conversation went on we discussed the rise in property crimes over the past little while. Officer Black remark that whenever these high-density developments come into Murray the crime in those area's DO RISE. He went on to say that Murray Keeps telling the PD that they won't do anymore be then here comes another one and another headache for them. Now I don't know who he is referring to as the party's speaking from Murray City or the PD, But the point being an officer is concern like most of the Bullion residences are that crime WILL INCREASE with the INCREASED Population. I would also like to again express my concern as to who Jarod of Murray City is representing. I feel it is unacceptable for him to ask you to approve the rezoning as he did in the last meeting. He is a Murray City employee working for the all the citizens of Murray not just the developers. He should simply present the facts as they exist without using his leverage to sway the commissions opinions. I believe he should simply comment on the legal a function aspects of the project. He should definitely not recommend any decision one way or another. He should be reprimanded on this issue.

Dawna Blackett – Murray City

My position has not changed on this issue.

Stacey Garcia – 940 Chesterbrooke Cove

I live directly behind the project and when Mr. Pehrson was talking about the height as I look out my window the fence now is above my fence line so these will be too tall unless they are hauling a lot of dirt away. I also work for the school district and this project will impact those nearby schools as there will be no online school next year. I am also concerned about the contamination and how that will be dealt with.

Joe Christensen – 1184 West Hickman Cove

I have owned 4 homes in this area and it was Mayor Pett who brought me to this area with his vision of the area. Gary Strangs email comes from someone who knows what they are talking about. I want to speak for 100 of the Murray citizens who are opposed. Jared stated this has become more palatable but the opposition according to the stop 935 Bullion Facebook page has not changed. The city should not put profitability over the General Future Plan and over the interest of the community. Three points to end with are: The City has a contract from leased land from UP&L on Chesterbrook and if Mr. Brodsky builds this project it will encroach on that leased land that the city. The City made a social contract to us which has been that way for more than a half century, we are asking the board to honor that promise, because when this project is approved we are not going to have a leg to stand on.

Dan Fazzini – Murray City

I live in this neighborhood and was a commissioner with Taylorsville for 5 years, we never saw this level of opposition to any application. Having more than 5 residents oppose a project was highly unusual. In general, I appreciate the applicant's efforts to listen and mitigate the concerns, I have to give him credit, I have not seen that before. The overall project is for a density of more than 3 times of that of the surrounding homes when you overlay those 8 acres onto the adjacent homes to the north. Buffers are meant to be incremental zones not just 75 ft of space, there may be additional space as well as was mentioned in the pre-meeting just west of the power lines which is about 2.2 acres that could be built there. The R-M-15 requires a 25 ft setback for both the front and rear, they are sharing a setback between the buildings there is only 25 ft between the buildings on the non-driveway side and the driveway is 26 ft per the plan to get that density. If the City is truly interested in addressing the low medium housing issue they would not have put a moratorium on mixed uses just a few months ago. The legislation proposed that was mentioned at the previous meeting and later amended a couple of years ago never required all areas of the city to support higher densities or focus more on low moderate income housing which this proposal clearly is not. The staff report talks about moderate income housing and in the General Plan regardless the context is for city wide not every acre in the city. I respectfully disagree with what Jared said earlier I don't think this will be compatible with the neighborhood. Make no mistake this will be a significant increase in traffic for Walden residents most will go out through hollow springs unless going to Midvale and I love off that road. The closest bus stop is a mile away. I asked for the city to make a recommendation for the entire property to R-1-6 as that is a smaller incremental change. Thank you.

Heidi Bryan – 5555 White Springs Drive

With all the negative comments and the number of comments of so many against this how can the commission go forward with this, I don't understand that and if someone can help me understand this.

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

Mr. Hall addressed the last comment, questioning why this is still being considered since so many residents don't like it. He stated that the commission hasn't made any decisions and there might be a consensus among the community that it's a foregone conclusion but that is never the case, and that the Planning Commission is considering the application frankly because under the 14th Amendment an applicant is guaranteed this process, that we will consider his applications. Mr. Hall stated that even if there were 4,000 negative comments and the planning staff was recommending denial it would still be brought forward because that is the process. Mr. Hall addressed traffic concerns stating that the city looks to the traffic study and we have to make our recommendations based on that study. Mr. Hall referred to one of the comments referencing application item #20-058 as a zone change that was similar for high density or medium density, and that was turned down. He clarified that item #20-058 was actually an application for preliminary subdivision approval and that it was granted. Mr. Hall stated that he did not find that approving this request for zone change created a precedent for all A-1 Zoning; requests are considered individually and on their own merits and this situation was unique. There was mention of Mash Farm Estates and this being potentially viewed as an east-side, west-side consideration. Mr. Hall said that had not been a thought at all until the comment was made. Addressing comments about affordability, Mr. Hall stated that home price or lot price is not the only consideration, and that there are many other factors in determining housing affordability. Mr. Hall stated that he respectfully disagrees with the comment that there is not a strong enough case from the General Plan to make this decision if you consider the many

objectives of the General Plan that support that this kind of zone change. Considering those this request has merit and can do a lot of good supporting some objectives that are tough to meet. Mr. Hall addressed the comment made that he as a staff person needs to look out for the city not the developer. He clarified that as professional staff they do not get involved in the profitability of the developer and that his job is to represent Murray City. If the application meets the goals of the General Plan and carries enough weight, he will recommend for it regardless of the popularity. Ms. Patterson clarified that there is a sense among the community that the General Plan is rigid and may not understand that it is only a guide and the Commission deals with changes to the plan on a regular basis. Mr. Hall agreed and reiterated they are meant to be guiding documents and as a City and that staff rejects many more potential applications than are brought forward. Mr. Lowry asked about the leases of the property along the back side of the property. Mr. Hall did not know about the leases but displayed the slide showing where some of those homes in Chesterbrook appeared to be using some land beyond their lot line, saying that they may be leasing. Mr. Hall added that if this property is developed, he doesn't see how or why it would impact that area or those leases. Ms. Wilson added that if those properties are leasing land, the property owner could cancel that lease at any time regardless of this project or zone change and the only way to control a parcel is to own it. Ms. Patterson asked for clarification regarding the moratorium for mixed use and why this doesn't fall under the moratorium. Mr. Hall stated that mixed-use is much higher densities at 40 plus units to the acre, and that the existing zone and requested zones are not part of the moratorium. Ms. Wilson wanted to address some of the comments implying that the commission is dismissive. She wanted to let the public know how much research and time goes into being a commission member and staff. Ms. Patterson added that developers are also held to many regulations as well as the staff. Ms. Milkavich agreed and added that as appointed commissioners they are serving as Murray residents. The residents and the commission want the very best for Murray City. She asked if Mr. Hall could delineate the difference between the Planning Commission and City Council. Mr. Hall verified that the commission is the city's Land Use Authority, and makes many decisions in that role, but with zone changes the commission's role is to recommend the best decision they can to the Council and then the City Council makes the final decision. Mr. Lowry pointed out that the commission is not made up of elected officials who are accountable directly to the population. He added that he felt the system is a great one, starting with a staff of professionals who have the education and broad experience in land use and zoning, then a group of citizens who largely volunteer their time and get to see many different projects in the city and will look at whether it meets the ordinances and zoning requirements, and added that in this case the ultimate decision is up to the Council. Ms. Milkavich clarified that it will go to the Council whether the commission recommends approval or denial. Mr. Hall confirmed.

Mr. Brodsky commented on a few questions. The title of the property was researched within 10 days of entering into a contract to obtain the property and a survey of the property boundary was conducted to look at overlaps or encroachments. They were satisfied to be able to purchase the property free and clear of any outside encumbrance. The moratorium does not apply to this property, the Granton Square Community that was referenced was developed in the mixed-use ordinance. There was a lot of discussion about the role of staff and Planning Commission who are frequently tasked with cutting the baby in half. In various experiences with Murray City he has found the staff and commission to be highly skilled and knowledgeable. He thanked them all for their efforts and time.

Mr. Nay asked how many acres of Murray is in the A-1 zone. Mr. Hall stated that most of it is tied up in the Jordan Parkway. Mr. Nay asked if we are close to build-out and Mr. Hall concurred. Mr. Nay clarified that this isn't public space it is private property which comes with

developmental rights and they should be able to exercise those rights where appropriate. Mr. Lowry added the public is very passionate about this project, and it is his opinion that the project is worthy to amend the General Plan because the intention of the plan is to provide for positive development that is well thought out, contributes to the cities well-being, and accomplishes the city's goals. He asked Mr. Hall to review the city's objectives. Mr. Hall showed the slide of Neighborhoods and Housing section of the General Plan which states Murray is dominated by single family homes, condos, with large apartment complexes rounding out the primary housing type. The Housing Goal for Murray is to provide a diversity of housing through a range of types and development patterns. The objective is to encourage housing options for a variety of age, family size and financial levels and support the range of housing types including townhomes, row-homes, and duplexes. Mr. Lowry asked how much space is between those homes and the easement. Mr. Hall stated without an actual plan it is hard to know but based on the easement its approximately 80 ft. When there is a plan application, the commission will be able to decide some of those matters. Ms. Milkavich stated it is all speculation, but the commission can place set back and height restrictions when the project comes up for review.

Mr. Lowry stated it is pretty clear the General Plan calls for amendments and this project largely meets those objectives and goals. He appreciates the developer being thoughtful in adding the transom windows and such but wants to weigh the impacts on those neighbors. Mr. Hall displayed the slide with the 12 objectives within the General Plan. Mr. Hall stated that as a professional if he thought this application would harm this neighborhood in the way that a lot of the people feel it will, he would not recommend for it. Ms. Patterson asked how realistic it would be that someone would come in and develop this as all R-1-6 with how long this property has been vacant and with all the complicated aspects of the site's development. Mr. Hall stated a few different developers have looked at the property, considered it and moved on. It's hard to know if that would continue to be the case. Ms. Patterson stated that other developers might look at it and go through this process, whereas it's a difficult property and expensive to develop, they also will likely need a higher density to make it work. When if it doesn't pass the property stays vacant with a dilapidated building and contaminated soil. Mr. Hall agreed that most developers are going to ask for higher density at this site and that in his opinion it represents a good opportunity get it cleaned up. Mr. Nay reiterated that Murray is running out of land and this is one of the last chances to insert this type of development into this city. Mr. Lowry expressed his thanks to everyone on this project as well as the input of the citizens and said he has made his decision.

Mr. Lowry made a motion to forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 935 West Bullion Street from Low Density Residential to Medium Density Residential. Seconded by Mr. Nay.

Call vote recorded by Mr. Smallwood.

<u> A </u>	Maren Patterson
<u> A </u>	Lisa Milkavich
<u> A </u>	Travis Nay
<u> N </u>	Sue Wilson
<u> N </u>	Ned Hacker
<u> A </u>	Jeremy Lowry
<u> N </u>	Jake Pehrson

Motion passed 4-3.

Mr. Nay made a motion that we forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designations the property located at 935 West Bullion Street from A-1 Agriculture to R-1-6 Single Family Medium Density Residential and R-1-15 Multi-Family Medium Density Residential. Seconded by Mr. Lowry.

Call vote recorded by Mr. Smallwood.

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

Motion passed 4-3.

OTHER BUSINESS

Ms. Patterson addressed the option of returning to an anchor location and asked the commissioners about their comfort level. Mr. Hall verified the City Council is meeting together but the public is not in attendance until July. Mr. Lowry asked if the space would allow for distancing or for large crowds. Ms. Milkavich stated she is comfortable with the commission but wants to follow the regulations as the guidance changes. Ms. Patterson stated the next meeting, May 20, 2021 will be at an anchor location and we will also stream live from zoom. Mr. Hall thanked everyone for their efforts, time, and consideration.

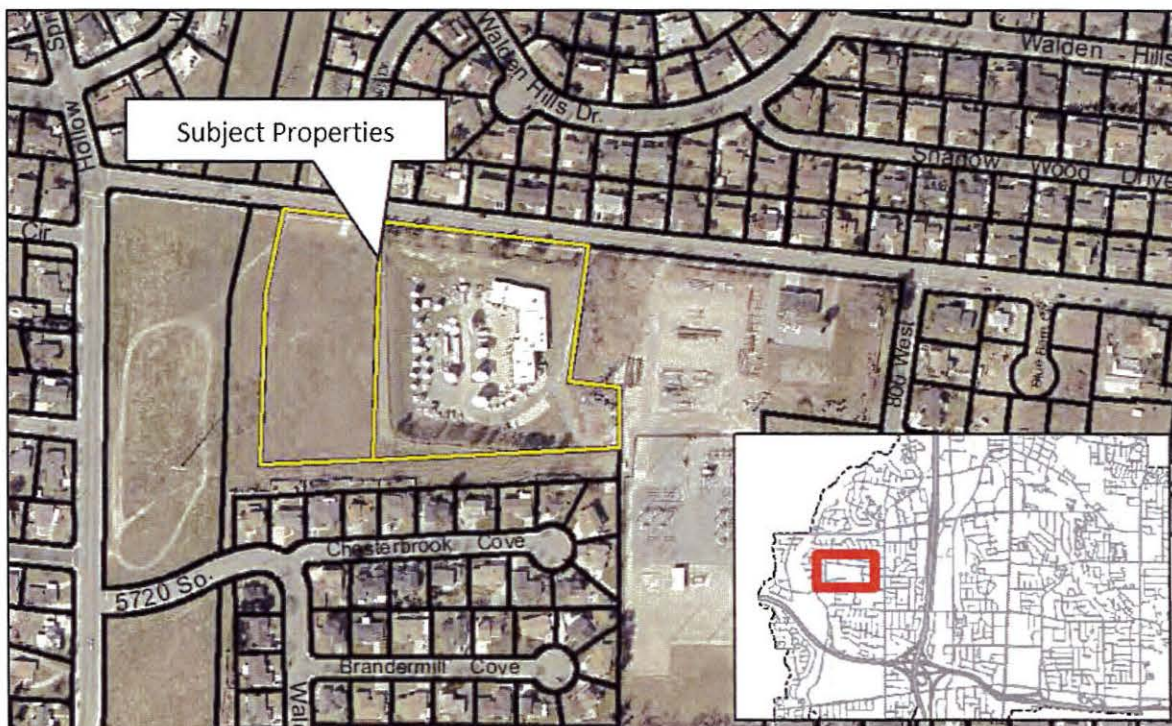
Mr. Nay made a motion to adjourn. Motion seconded by Ms. Wilson. A voice vote was made, motion passed 7-0. The meeting was adjourned at 9:42 p.m.

Jared Hall, Planning Division Manager



AGENDA ITEM #5

ITEM TYPE:	General Plan Amendment / Zone Map Amendments		
ADDRESS:	935 West Bullion Street	MEETING DATE:	May 6, 2021
APPLICANT:	Hamlet Development	STAFF:	Jared Hall
PARCEL ID:	#21-14-251-011, #21-14-251-010	PROJECT NUMBER:	20-034 20-035
CURRENT ZONE:	A-1, Agriculture	PROPOSED ZONES:	R-1-6, Single Family Residential Medium Density R-M-15, Multi-Family Residential, Medium Density
General Plan, Land Use Designation	Low Density Residential & Open Space	PROPOSED DESIGNATION	Medium Density Residential
SIZE:	8.06 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a planned residential development of single-family detached homes and townhouses.		



I. BACKGROUND & REVIEW

On April 1, 2021, the Planning Commission held a public hearing to review applications from Hamlet Development to amend the Future Land Use Map and Zoning Map designations of the property at 935 West Bullion Street in order to accommodate a planned residential development. Michael Brodsky represented Hamlet Development at the hearing. Prior to the public hearing, Mr. Brodsky had held a neighborhood meeting where he presented plans for the residential development of the property and took comments and questions. As a result of that meeting, Mr. Brodsky modified the concept plans to reduce the overall density of the project by replacing some of the townhomes with single-family detached houses. To accommodate the original proposal, the application had been made to rezone the entire 8.06-acre site from A-1 to R-M-15.

Many public comments had been received with concerns that while the applicant had revised his development proposal to include only 75 units, the R-M-15 Zoning of the property would allow him to develop at greater densities, and there was no way to limit that potential once the zone change had been approved. In response, Mr. Brodsky withdrew his previous applications at the public hearing on April 1, 2021 and stated that in order to alleviate those concerns he would re-apply for R-M-15 Zoning on the portion of the property where he intended to develop townhouse units, and for R-1-6 on the portion of the property adjacent to Bullion Street where he intends to subdivide single-family lots.

On April 13, 2021 Mr. Brodsky filed a new application to amend the Zoning of the north 3.36 acres of the property from A-1 to R-1-6, and the south 4.64 acres of the property from A-1 to R-M-15. He also filed a new application to amend General Plan's Future Land Use designation of the properties from Parks & Open Space and Low Density Residential to Medium Density Residential in order to support the proposed R-M-15 Zone on the southern 4.64 acres. The intent of proposing both the R-1-6 and R-M-15 Zones is to limit the potential density of any residential development of the property to no more than 75 units.

Surrounding Land Uses & Zoning

The subject property is comprised of two parcels totaling 8.06 acres in the A-1 Zone located on the south side of Bullion Street, west of 700 West. There is a large utility corridor to the west and a 70' wide extension of that utility corridor adjacent to the south. The Murray City Power Department owns the property to the east, which is used for utilities. The staff report will focus on review and comparison of the differences between the existing and proposed Future Land Use and Zoning Map designations of the 8.06-acre subject property.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	R-1-8 (across Bullion)
South	Open (easement), and residential	A-1 & R-1-8 (past the easement)
East	Utility	A-1
West	Open / utility corridor	A-1

Updated Concept Plan / R-1-6 & R-M-15 Zones

On February 23, 2021 the applicant (Michael Brodsky) held a community meeting over Zoom to show the neighborhood his intended plans, answer questions and take comments. In response to the comments he received at the meeting, Mr. Brodsky revised his concept development to mix single-family detached homes with townhomes in the proposed subdivision reducing the overall unit count and density. See the exhibit below.

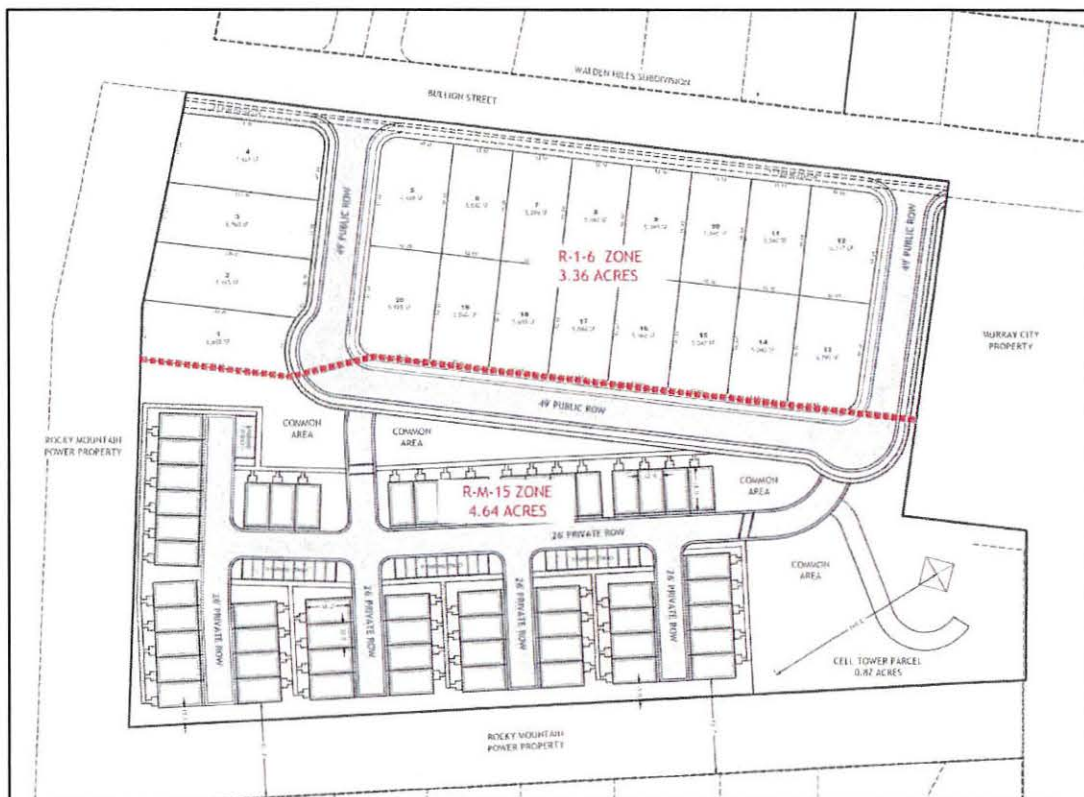


Figure 1: two-zone plan exhibit

The applicant has prepared legal descriptions and an application to adjust the boundaries between the two parcels of the subject property to reflect the exhibit in figure 1 if the Zone Map amendments are approved. The concept presented in the exhibit is not an application on the Planning Commission's agenda. The residential development illustrated by the exhibit would require applications for Planned Unit Development (PUD) subdivision and Conditional Use Permit approval, both of which would require additional public review by the Planning Commission. The concept indicates 20 single family detached homes on the north and 55 townhome units on the south adjacent to the power corridor easement. The project density depicted by the PUD shown in the exhibit is nine (9) units per acre. Staff has reviewed the concept and can confirm that the applicant's proposed two-zone plan represented in the exhibit at these acreages would limit the density of a residential development on the subject property to no more than 75 units.

Zoning Considerations

The subject property is located in the A-1, Agriculture Zone. While most surrounding properties are located in the R-1-8 Zone, all directly adjacent properties are located in the A-1 Zone. Staff supports the proposed zone map amendments noting that the existing, natural buffers of the utility corridor easements help to manage any potential impacts of the greater density allowed by the R-1-6 and R-M-15 Zones. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow. Other issues related to the proposed changes in zoning such as traffic impacts and environmental contamination on the site are also reviewed in this section.



Figure 2: Zoning Map segment, subject property highlighted

Allowed Land Uses

The most significant difference between the allowable uses in the existing A-1 Zone and the proposed R-1-6 and R-M-15 Zones is the allowed residential density. Aside from actual agriculture allowed in the A-1, the permitted uses and conditional uses themselves are very similar or the same.

- **Existing A-1, Agriculture Zone:**
Permitted Uses in the A-1 Zone include single-family dwellings on lots with a minimum area of 1-acre, utilities, medical cannabis pharmacies, cannabis production establishments, parks, field and seed crops, orchards and vineyards, non-commercial beef cattle, horses, chickens, rabbits, apiaries, aviaries and general agriculture including range and pasture land.

Conditional Uses in the A-1 Zone include communications, radio and television transmitting stations, nurseries, cemeteries, protective functions, schools and

churches, various commercial recreational uses, commercial animal husbandry uses and services, and commercial agriculture.

- **Proposed R-1-6, Single Family Medium Density Residential Zone:**
Permitted Uses in the proposed R-1-6 include single-family detached dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-M-15, Multi-Family Medium Density Residential Zone:**
Permitted uses in the proposed R-M-15 include single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses in the R-M-15 Zone include attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and retirement homes.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing A-1 and proposed R-1-6 and R-M-15 zones are summarized in the table below.

	A-1 (existing)	R-1-6	R-M-15
Single-Family Lot Size and/or Multi-Family Density	10,000 ft ² min per lot	6,000 ft ² min per lot *Attached single-family allowed in PUDs	8,000 ft ² min per lot 12 units per acre
Height	35' or 40' with CUP	30'	Up to 40' max as approved by the Planning Commission
Front yard setback	30'	20'	25'
Rear Yard setback	25'	25'	25'
Side Yard setbacks	10'	5'	8' (total of 20')
Corner Yard setback	20'	20'	20'
Parking Required	n/a	n/a	2.5 spaces per unit

Figure 3: Compared Regulations in existing and proposed zones

Environmental Contamination & Other Site Development Constraints

The subject properties and the areas around them were part of the 56-acre Highland Boy copper smelting operations from 1899 to 1907. In 1983 a communications facility was constructed on the east parcel. The communications facility has been vacated for several years. Contaminated materials from the smelting operations remain on the site and must be remediated for development to occur. The building, satellite dishes, and other structures must also be removed, and the site re-graded significantly. The cell tower on the site is to remain, and no residential structures can be located closer than 165' to it, also impacting redevelopment of the site.

Traffic Impact Study

Many public comments involved traffic on Bullion Street and the impacts of residential development at higher densities allowed by the proposed R-M-15 Zone. The applicant has provided a traffic impact study (TIS) that analyzes traffic operations at key intersections for existing conditions with and without the proposed project. The TIS evaluated four key intersections: Hollow Springs Drive / Bullion Street, Walden Meadows Drive / Bullion Street / West Project Access, 700 West / Bullion Street / Auburn Drive, and East Project Access / Bullion.

Peak period traffic counts were conducted at the existing intersections as referenced above excluding the "East Project Access / Bullion." The counts were conducted on Tuesday, February 16th, 2021. Peak hours were determined as 7:45 to 8:45 am and 4:30 to 5:30 pm. Hales Engineering adjusted traffic volumes to determine average movement counts during a normal (non-Covid-19 pandemic) year. The engineering firm determined that each intersection currently performs at a Level of Service that is acceptable under normal "state of the practice" professional standards. Below is a table outlining the existing conditions of the three intersections.

Intersection		Level of Service (average vehicle delay at intersection)	
Description	Traffic Control Type	Morning Peak	Evening Peak
Hollow Springs Dr / Bullion	All Way Stop	A (4.1 seconds)	A (4.0 seconds)
Walden Meadows / Bullion	South Bound Stop	A (5.4 seconds for South Bound Left Turn)	A (3.9 for South Bound Left Turn)
Bullion / Auburn / 700 West	East/West Bound Stop	C (20.4 seconds for east bound left turn)	C (22.4 seconds for east bound left turn)

The TIS was created with the potential of ninety (90) townhomes. A total of 640 daily trips is anticipated for this project. Forty-four of those will be conducted in the peak morning hour and fifty-four of those in the peak evening hour. These number were then input into the

existing conditions to provide a level of service that includes the project. Staff has provided a table that shows the impact below.

Intersection		Level of Service (average vehicle delay at intersection)	
Description	Traffic Control Type	Morning Peak	Evening Peak
Hollow Springs Dr / Bullion	All Way Stop	A (4.2 seconds)	A (4.0 seconds)
Walden Meadows / Bullion / West Access	North/South Bound Stop	A (6.2 seconds for South Bound Left Turn)	A (4.9 for South Bound Left Turn)
Bullion / Auburn / 700 West	East/West Bound Stop	D (25.7 seconds for east bound left turn)	C (22.7 seconds for east bound left turn)
East Access	North Bound Stop	A (3.6 seconds for north bound right turn)	A (2.8 seconds for north bound right turn)

The TIS states that there is no significant impact to the conditions of the intersections for this proposed development.

In addition to the Traffic Impact Study, a Traffic Calming Study was conducted along Bullion Street. It found that there are approximately 1,900 average daily trips. Murray City categorizes Bullion as a Local Road, which are designed to handle between 4,000 to 6,000 average daily trips. As part of the Traffic Calming Study a speed analysis was conducted and found the average speed was 26.6 miles per hour (mph). The 85th percentile was 31.2 mph. Hales Engineering recommends an upgraded westbound driver feedback sign be installed. Additionally, a new east-bound driver feedback sign and narrowing of lanes may be considered in the future to help lower traffic speeds.

General Plan Considerations

In order to support the Zone Map amendment to R-M-15, the applicant has made an application for General Plan amendment, specifically to amend the Future Land Use designations of the subject property from Low Density Residential and Parks & Open Space to Medium Density Residential. General Plans are not intended to be static documents. Significant evaluations and revisions are common every five to ten years, and in growing and complex communities like Murray it is reasonable to expect that additional adjustments may be appropriate and should be considered individually.

Future Land Use Map Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for properties in Murray City. The designation of a property is tied to

corresponding purpose statements and zones. These “Future Land Use” designations are intended to help guide decisions about the zoning designations of properties. The subject properties are currently designated differently from one another. The eastern parcel, where the vacant communications facility is located, has been designated “Low Density Residential”, while the western parcel which is vacant has been designated “Parks & Open Space”. The applicant proposes to amend the Future Land Use designations described above to “Medium Density Residential”. The R-1-6 Zone is a recommended zoning designation tied to both the Low and Medium Density Residential categories, but the proposed R-M-Zone is not tied to the Low Density Residential category.

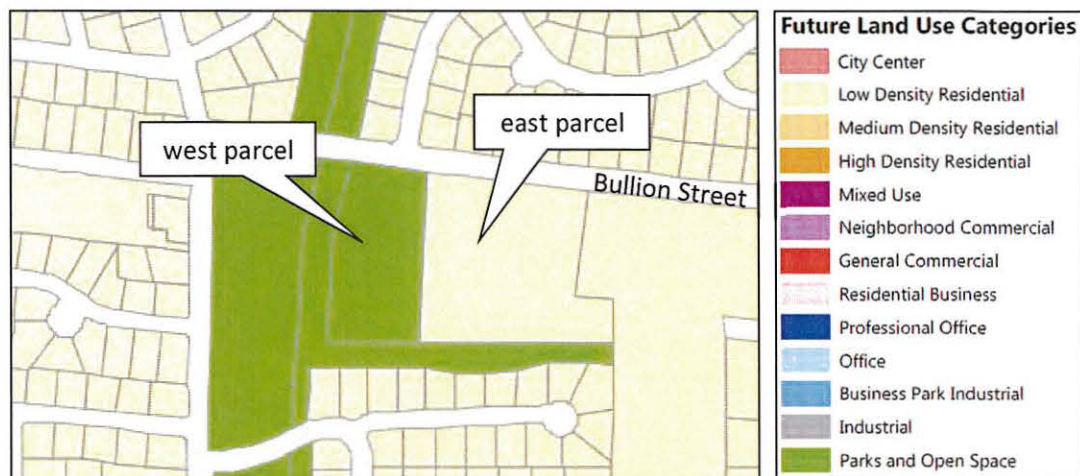


Figure 4: Future Land Use Map segment

- Existing, West Parcel: The west parcel is currently designated as “Parks & Open Space”. The property is adjacent to the regional power corridor, which includes several large, open space parcels adjacent to the corridor itself. When the Future Land Use Map was adopted as a part of the 2017 General Plan, this property was assumed to be part of the corridor by mistake and subsequently designated for open space along with the adjacent parcels. The inclusion with the corridor was not intentional, and the property should have been included in the “Low Density Residential” category at that time.
- Existing, East Parcel: The east parcel is currently designated as “Low Density Residential.” This category 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.” The illustration below is from page 5-12 of the General Plan.

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



Figure 5: from pg. 5-12, Murray City General Plan

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

Both the Low and Medium Density Residential categories assume that areas within this designation "generally have few or very minor development constraints (such as infrastructure or sensitive lands)." Significant development constraints exist on this site, including the contaminated soils which must be remediated, demolition of existing commercial structures, and residential dwelling setbacks from the cell tower. Any one of these listed constraints are substantial in nature. The combined existence of all the constraints on the subject properties is a primary factor in Staff supporting the proposed amendments to the General Plan. Staff finds that the impacts of the change to Medium Density Residential can be adequately overcome through conditional use permit review

combined with the existing natural buffers to the single-family development around the subject property. The illustration below is from pg. 5-13 of the 2017 General Plan.

MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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



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

General Plan Objectives

There are several goals and objectives taken from elements of the General Plan that would be supported by development of the subject property under the R-1-6 and R-M-15 Zones. For example, strategies of Objective 3 (below), of the Neighborhoods & Housing element of the General Plan is illustrated below.

OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

The strategy and objective above are one of many intended to support the overall goal of the element, which is to “Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.”

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

The applicant's proposed two-zone plan, which is supported by the amended land use designation, will result in a development with a mix of housing types and densities. The overall density will be greater than the surrounding area; however, limited to 9 units per acre by the dual zoning it will not have unmanageable impacts, especially given the specific context of this subject property.

The proposed amendments best support objectives in Chapter 9 of the General Plan, the Moderate Income Housing element.

9.3 MODERATE INCOME HOUSING GOAL, OBJECTIVES & STRATEGIES

MODERATE INCOME HOUSING OVERALL GOAL

Provide a diversity of housing through a range of types and development patterns to expand the moderate income housing options available to existing and future residents.

MODERATE INCOME HOUSING OBJECTIVES & STRATEGIES

OBJECTIVE 1: ENSURE HOUSING AFFORDABILITY TARGETS ARE ACHIEVABLE USING A RANGE OF STRATEGIES.

Strategy: Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

Strategy: Ensure zoning of residential areas does not prohibit compatible types of housing.

Strategy: Continue to support ADUs (Accessory Dwelling Units) in all residential zones.

Strategy: Continue to support the use of density bonuses for constructing affordable housing options.

OBJECTIVE 2: PROVIDE THE OPPORTUNITY FOR AFFORDABLE HOME OWNERSHIP BY OFFERING A RANGE OF HOUSING TYPES FOR PURCHASE, INCLUDING ATTACHED DWELLINGS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

Strategy: Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

General Plan Consideration Summary

Recent data provided by the Geographic Information Systems (GIS) Division shows that 46% of all the land in Murray is zoned for single-family residential development, and most of that land is located in the R-1-8 Zone. Although the subject properties are located in a large area of relatively low density residential development, Staff maintains that the proposed amendments the Future Land Use Map and Zoning Map represent an opportunity for infill residential development with greater density and mixes of housing types that are supported by elements of the General Plan. The resulting development will be a significant contribution to both city and regional efforts to provide more affordable housing while managing any impacts.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. As with the previous applications there were no objections or concerns from the reviewing departments.

III. PUBLIC COMMENTS

145 notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 500' of the subject property and to affected entities. Notices were prepared on Thursday, April 22, 2021 and mailed out on Friday, April 23, 2021. Staff has received one phone call asking for clarification that these were new applications, and one email from a neighboring property owner in opposition which has been attached to this report for review and consideration. No additional comments have been received as of 2:00 p.m. on Friday, April 30, 2021 – the date of this report.

IV. ANALYSIS & CONCLUSIONS

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

The proposed change in zoning from A-1 to R-1-6 and R-M-15 will allow medium density residential development at a scale and density that can offset the costs inherent to the site which include significant demolition, environmental mitigation, and fill. Redevelopment of the property will provide mitigation of the environmental contamination and contribute to the local and regional planning efforts to provide more affordable housing and missing middle housing which is much needed in the community.

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

While the R-M-15 Zone provides an allowed base density of twelve (12) units per acre, the areas proposed for rezoning to R-1-6 and R-M-15 will combine to allow an overall density of nine (9) units per acre in a residential development on the subject property. Multi-family development projects are subject to conditional use permit reviews which allow the Planning Commission to consider the imposition of conditions to mitigate the reasonably anticipated impacts of a development such as height, buffering, and access. The development of a mix of townhomes and single family detached at the overall density of 9 units per acre represents medium density housing that could be very reasonably accommodated on this property. Careful consideration of buffering and heights can provide a development that blends with the surrounding uses. Natural separations exist between the subject property and the surrounding low density single family uses, which include utility uses and corridors to the east and west, Bullion Street to the north, and the large power easement to the south. The potential impacts of medium density residential development can be managed through the conditional use and site planning process, and an appropriate, context sensitive development allowed.

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

Available utilities and services at this location are not impacted by the proposed change in zoning. Reviewing service providers include sewer, power, fire, and engineering department personnel. None had concerns or comments regarding impacts from the proposed change.

V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a change which will allow potential redevelopment of the site that can accommodate the demolitions and environmental mitigation which otherwise limit traditional lower density subdivision.
3. The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the combination of the proposed R-1-6 and R-M-15 Zones.
4. The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

VI. STAFF RECOMMENDATION

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

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and the findings in the Staff Report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 935 West Bullion Street from Low Density Residential and Parks & Open Space to Medium Density Residential.**

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 935 West Bullion from A-1, Agriculture to R-1-6, Single Family Medium Density Residential and to R-M-15, Multi-Family Medium Density Residential as described in the Staff Report.**

GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

Project # 21-034

Subject Property Address: 935 BULLION STREET

Parcel Identification (Sidwell) Number: 21142510110000, 21142510100000

Parcel Area: 8.06 ACS. Current Use: SATELLITE COMMUNICATIONS FACILITY

Land Use Designation: LOW DENSITY RES. *OPEN SPACE Proposed Designation: LOW DENSITY * MEDIUM DENSITY RESIDENTIAL (RM-15 + R-1-6)

Applicant Name: HAMLET DEVELOPMENT

Mailing Address: 84 W. 4800 S. STE 300

City, State, ZIP: MURRAY, UT 84107

Daytime Phone #: 801-506-9611 Fax #: _____

Email Address: MICHAEL@HAMLETDEV.COM

Business Name (If applicable): HAMLET DEVELOPMENT

Property Owner=s Name (If different): US SATELLITE CORP, INC.


Property Owner=s Mailing Address: PO BOX 20

City, State, Zip: BOISE, ID 83726

Daytime Phone #: 208-395-5418 Fax #: _____ Email: Adon.Galindo@albertsons.com

Describe your request in detail (use additional page if necessary): We are

requesting a general plan amendment to allow for a residential development. This community will be a mix of SF detached and townhomes. R-16 designation on 3.36 acres and RM-15 designation 4.64 acres.

Authorized Signature:  Date: 4/13/2021

Property Owners Affidavit

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

Owner's Signature _____

Owner's Signature (co-owner if any) _____

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

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we), _____ US Satellite Corporation, the owner(s) of the real property located at _____ 935 Bullion Street _____, in Murray City, Utah, do hereby appoint

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

Hamlet Development Corporation _____ to appear on my (our) behalf before any City board or commission considering this application.



Owner's Signature _____

Owner's Signature (co-owner if any) _____

On the 1 day of February, 2021, personally appeared before me

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




Notary public

Residing in Idaho

My commission expires: 11-16-2026

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-035

- ☒ Zoning Map Amendment
☐ Text Amendment
☐ Complies with General Plan
☐ Yes ☒ No

Subject Property Address: 935 BULLION STREET

Parcel Identification (Sidwell) Number: 21142510110000, 21142510100000

Parcel Area: 8.06 acs. Current Use: SATELLITE COMMUNICATIONS FACILITY

Existing Zone: A-1 Proposed Zone: RM-15 / R-1-6

Applicant

Name: HAMLET DEVELOPMENT

Mailing Address: 84 W. 4800 S. STE. 300

City, State, ZIP: MURRAY, UT 84107

Daytime Phone #: 801-506-9611 Fax #: _____

Email address: MICHAEL@HAMLETDEV.COM

Business or Project Name : HAMLET DEVELOPMENT

Property Owner's Name (If different): US SATELLITE CORP, INC.

Property Owner's Mailing Address: P.O. BOX 20

City, State, Zip: BOISE, ID 83726

Daytime Phone #: 208-395-5418 Fax #: _____ Email: Adon.Galindo@albertsons.com

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

We are requesting a zoning map amendment to allow for a residential development. This community will be a PUD including single-family detached and townhomes.

Authorized Signature:  Date: 4/13/2021

Property Owners Affidavit

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

Owner's Signature _____

Owner's Signature (co-owner if any) _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we), _____ US Satellite Corporation _____, the owner(s) of the real property located at _____ 935 Bullion Street _____, in Murray City, Utah, do hereby appoint

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

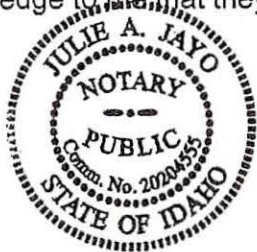
_____ Hamlet Development Corporation _____ to appear on my (our) behalf before any City board or commission considering this application.



Owner's Signature _____

Owner's Signature (co-owner if any) _____

On the 1 day of February, 2021, personally appeared before me

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




Notary public

Residing in Idaho

My commission expires: 11-16-2026

MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of May 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 Parks & Open Space and Low Density Residential to Medium Density and a Zone Map Amendment from A-1 (Agricultural) to R -1-6 (Single-Family Medium Density Residential) and R-M-15 (Multi-Family Medium Density Residential)for the properties located at 935 West Bullion Street, 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/pc050621> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/. No physical meeting location will be available.

Jared Hall, Manager
Planning Division

Published: Utah Public Notice Website - Friday, April 23, 2021
Murray City Website – Friday April 23, 2021



NOTICE OF PUBLIC MEETING

Electronic Meeting Only - May 6, 2021, 6:30 PM

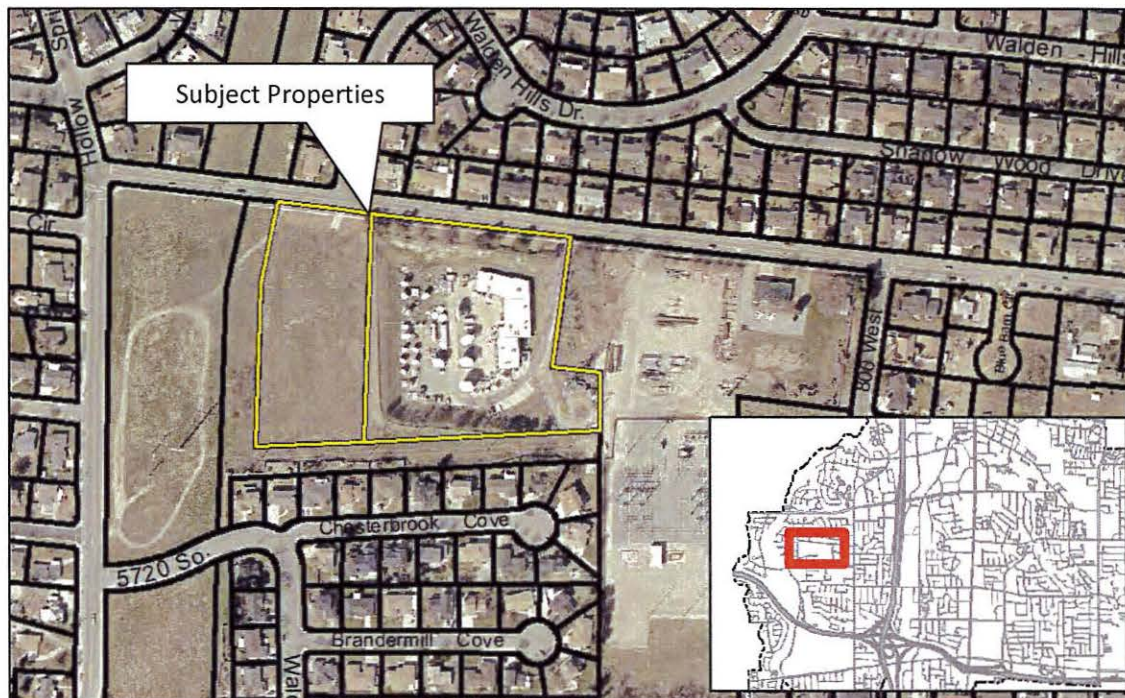
Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair has determined that conducting a meeting with an anchor location presents 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 the following applications made by representatives of Hamlet Development regarding the properties addressed 935 West Bullion Street :

- Amend the Future Land Use Map designation of a portion of the properties from Parks & Open Space and Low Density Residential to Medium Density Residential; and
- Amend the Zoning Map designations of the properties from A-1, Agriculture to R-M-15, Multi-Family Medium Density Residential and R-1-6, Single-Family Medium Density Residential

If you would like to comment on this agenda item at the meeting please register at: <https://tinyurl.com/pc050621> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or 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 500 feet of the subject properties. If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2420, or e-mail planningcommission@murray.utah.gov.

Public Notice Dated | April 22, 2021



Figure 1: Existing Zoning designation, A-1 Agriculture



Figure 2: Proposed Zoning designations, R-1-6 & R-M-15

MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of May 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 Parks & Open Space and Low Density Residential to Medium Density and a Zone Map Amendment from A-1 (Agricultural) to R -1-6 (Single-Family Medium Density Residential) and R-M-15 (Multi-Family Medium Density Residential)for the properties located at 935 West Bullion Street, 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/pc050621> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/. No physical meeting location will be available.

Jared Hall, Manager
Planning Division

Published: Utah Public Notice Website - Friday, April 23, 2021
Murray City Website – Friday April 23, 2021

Zachary Smallwood

From: Diane St pierre <diane8412374@yahoo.com>
Sent: Friday, April 30, 2021 1:36 PM
To: Planning Commission Comments
Subject: [EXTERNAL] Zoning at 935 West Bullion Street

Dear Planning Commission,
Here on my comments on the the Zoning map designations of the properties at 935 West Bullion Street from A-1 to R-M-15 and R-1-6

The developer of this re-zoning site was kind enough to host a meeting with the residents to address our concerns and I respect him for it. It seems to be a recurring theme however, that these olive branches to residents are nothing more than that. Those in the levers of power decide what will be will be regardless of what the people want and move ahead with the plans originally established despite the outcry from those they are to serve.

I have an obligation to express my dissent at the re-zoning plan from low-density to medium density. If I wanted to live next to a "density housing" development I would have purchased my home next to a "density housing" development. I don't appreciate the planning commission setting the precedent to "re-zone" an area already zoned for low-density housing whenever the whim strikes with home-owners paying the price in a reduction of property value. It is unjust.

During the last election cycle, a candidate running for local office told me her reason for doing so was because a developer paid 16k to each council member in her district to approve a "density housing" development that none of the residents wanted. In spite of outcry, it went through and has negatively impacted their once peaceful neighborhood.

Tell me, what are residents supposed to think when we hear these things? Now we have the same outcry and see the re-zoning plans moving forward in spite of what we the residents want?

Again, I'm voicing my dissent to "re-zone 935 Bullion Street from Low-density to Medium Density and Multi family Medium Density.

Diane St Pierre
838 Bullion,
Murray, UT
801.809.9647



8811 East 3300 South, Salt Lake City, UT 84109
(801) 565-6070 WWW.edmpartners.com



DEVELOPER:
Hamlet Development
84 West 4000 South
Murray, UT 84107
801-566-0611



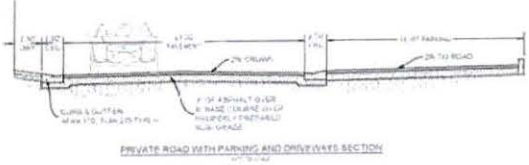
NOTES:

PROPERTY STATISTICS	
TOTAL PROJECT AREA	1.36 ACRES
NET TOTAL LOTS	55
TOTAL HOME LOTS	15
TOTAL UNITS	75
DEVELOPER	HAMLET
NET GARAGE / PARKING	174 SPACES
NET DRIVEWAY PARKING	40
NET STREET PARKING	11 SPACES
TOTAL NET PARKING	225 SPACES (15 PRIVATE)

FOR REVIEW
NOT FOR CONSTRUCTION. PLAN MAY BE ALTERED OR
CHANGED AT ANY TIME. IT IS FURNISHED HEREIN AS
A CONVENIENCE TO THE PUBLIC. THE USER SHALL
INDICATE ANY CHANGES WITH RED LINES. THE USER
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM THE CITY OF MURRAY.

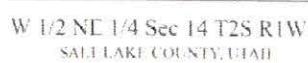
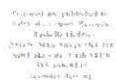
Bullion Street Parcel Conceptual Site Plan

PROJECT:	NAME:
DESIGNED BY:	DATE:
REVIEWED BY:	DATE:
APPROVED BY:	DATE:
DATE:	APR 2, 2021
SHEET NUMBER:	O-1



[illegible]

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



4/30/2019

Scale 1: 100

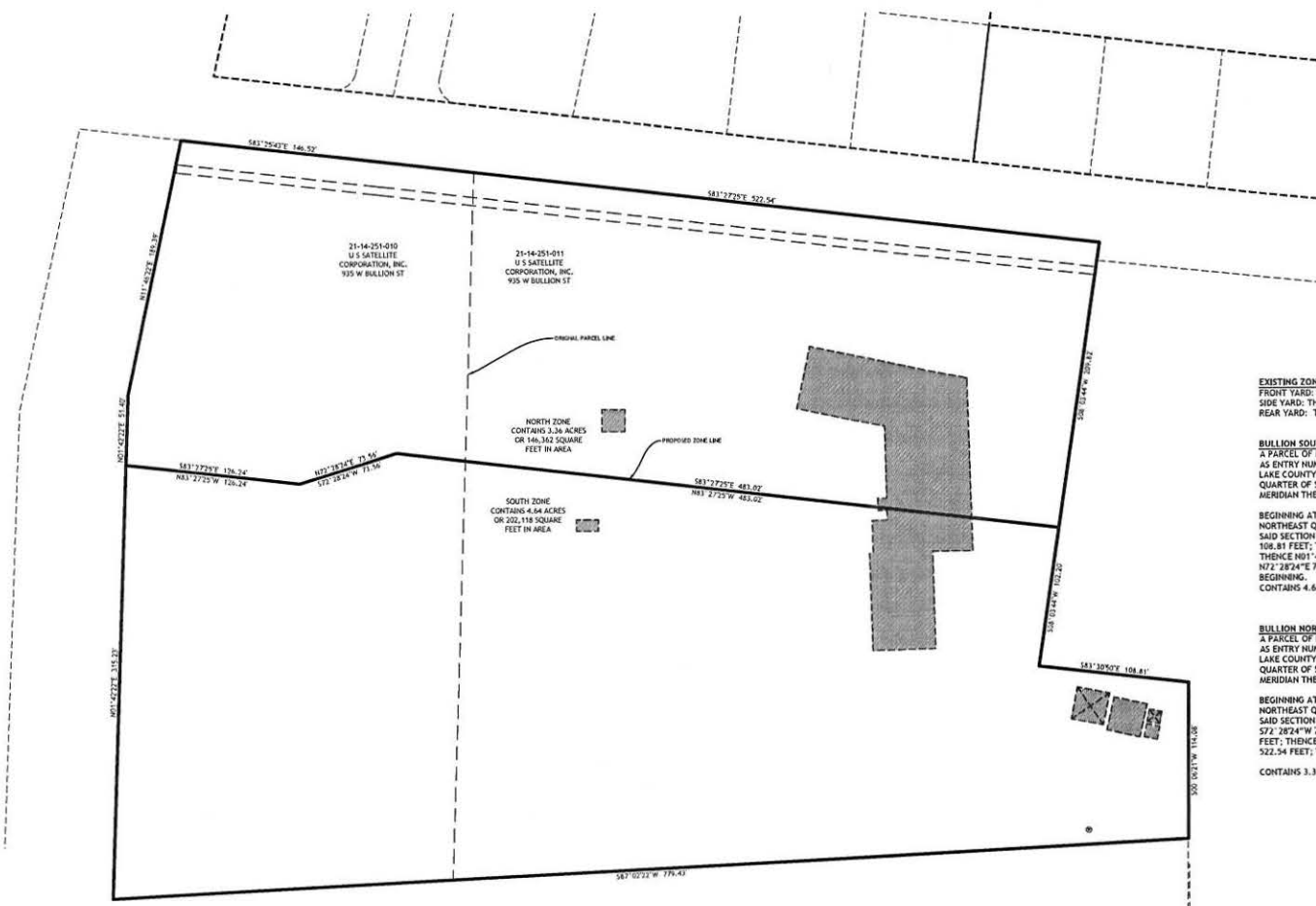


21-14-21

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SLCO PARCEL NUMBERS 21-14-251-010 AND 21-14-251-011
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH



EXISTING ZONE SETBACKS

EXISTING ZONE SETBACKS
FRONT YARD: THE MINIMUM DEPTH OF THE FRONT YARD IS 30 FEET
SIDE YARD: THE MINIMUM SIDE YARD FOR A SWELLING IS 10 FEET
REAR YARD: THE MINIMUM DEPTH OF THE REAR YARD IS 25 FEET

BULLION SOUTH ZONE

BULLION SOUTH ZONE
A PARCEL OF LAND BEING DESCRIBED AS THE ENTIRETY OF WARRANTY DEED, RECORDED AS ENTRY NUMBER 3577494, IN BOOK 5262, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°12'39"W 859.15 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND N00°00'00"W 1779.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S89°00'00"W 182.40 FEET; THENCE S83°10'50"E 159.45 FEET; THENCE S00°00'00"W 114.08 FEET; THENCE S87°02'22"E 779.43 FEET; THENCE N01°42'52"E 315.21 FEET; THENCE S83°27'25"E 126.24 FEET; THENCE N02°28'24"E 73.56 FEET; THENCE S83°27'25"E 483.02 FEET TO THE POINT OF BEGINNING.
CONTAINS 4.64 ACRES OR 202,118 SQUARE FEET IN AREA

BULLION NORTH ZONE

BULLION NORTH ZONE
A PARCEL OF LAND BEING DESCRIBED AS THE ENTIRETY OF WARRANTY DEED, RECORDED AS ENTRY NUMBER 1577494, IN BOOK 5262, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°12'39"W 889.15 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND N90°00'00"W 1779.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE N83°27'25"W 483.02 FEET; THENCE S72°28'24"W 73.56 FEET; THENCE N83°27'25"W 126.24 FEET; THENCE N01°42'22"E 51.40 FEET; THENCE N01°46'22"E 189.39 FEET; S83°25'43"E 146.52 FEET; THENCE S83°27'25"E 522.54 FEET; THENCE S08°03'44"W 209.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.36 ACRES OR 146,362 SQUARE FEET IN AREA



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 40'

CLIENT:

HAMLET DEVELOPMENT

LOCATION:

SILCO PARCEL NUMBERS 21-14-251-011 & 21-14-251-010
LYING WITHIN THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 14, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
935 WEST BULLION STREET, MURRAY, UT

PROPERTY EXHIBIT

DRAWN BY:	TEJ
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: APRIL 2021

SHEET NUMBER:

Zachary Smallwood

From: Diane St pierre <diane8412374@yahoo.com>
Sent: Friday, April 30, 2021 1:36 PM
To: Planning Commission Comments
Subject: [EXTERNAL] Zoning at 935 West Bullion Street

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Diane St Pierre
838 Bullion,
Murray, UT
801.809.9647

**Hamlet Development – G P & ZMAP
PC 5/06/21
Project #21-034 & 21-35
500' mailing radius + affected entities
= 145 total**

Lori L Steadman;
Glen J Steadman (Jt)
1039 W Walden Wood Dr
Murray , UT, 84123-5462

Andrew N Jorgensen;
Megan J Jorgensen (Jt)
1026 W Aaron Park Cir
Murray , UT, 84123-5404

Jane Hamblin; Clayton Hamblin (Jt)
5595 S Walden Wood Dr
Murray , UT, 84123-5455

Stephen G Mccomb; Erica L Mccomb
(Jt)
1032 W Ropcke Dr
Murray , UT, 84123-7958

Utah Power & Light Co
825 Ne Multnomah St #1900
Portland , OR, 97232-

Lynn Cecil
5575 S Walden Wood Dr
Murray , UT, 84123-5455

Gregg & Nannette Johnson Family
Trust 12/20/2019
552 E Larchwood Dr
Midvale , UT, 84047-1364

Michael R Hatch
5588 S Walden Meadows Dr
Murray , UT, 84123-5467

Christopher M Butt;
Rebecca J Butt (Jt)
921 W Walden Meadows Dr
Murray , UT, 84123-5444

Kevin Collotzi
Po Box 572461
Murray , UT, 84157-2461

Andrew J Simper;
Al Alicia Simper (Jt)
1032 W Walden Park Dr
Murray , UT, 84123-5457

Brock Rezac
5636 S Bullion St
Murray , UT, 84123-7917

Ward A Chase; Paula M Chase (Jt)
1041 W Walden Park Dr
Murray , UT, 84123-5460

Ranee Wheatley
5726 S Bullion St
Murray , UT, 84123-7946

Heather Torres-Ramos; Eduardo
Torres-Ramos
5559 S Walden Wood Dr
Murray , UT, 84123-5455

Darrell G Lopez; Dawna L Blackett (Jt)
998 W Bullion St
Murray , UT, 84123-5448

Ryan D Nielson
5568 S Walden Meadows Dr
Murray , UT, 84123-5467

Lukas D Orton (Tc)
5598 S Walden Meadows Dr
Murray , UT, 84123-5467

Series C Walden Meadows
5754 S Ridge Creek Rd
Murray , UT, 84107-6617

Sarah L Dekorver;
Stephen J Dekorver (Jt)
5605 S Hollow Springs Dr
Murray , UT, 84123-5419

Chad E Bennion
5700 S Bullion St
Murray , UT, 84123-7911

Brock Rezac
5636 S Bullion St
Murray , UT, 84123-7917

Jack E Frost
5674 S Bullion St
Murray , UT, 84123-7917

Utah Power & Light Co
825 Ne Multnomah St #1900
Portland , OR, 97232-

Christensen Family Trust 03/17/2020
5565 S Walden Wood Dr
Murray , UT, 84123-5455

Khiem Duy Ta; Quyen Hong (Jt)
955 W Walden Hills Dr
Murray , UT, 84123-5479

Kraig O Lundeberg;
Kelly G Lundeberg (Jt)
5578 S Walden Meadows Dr
Murray , UT, 84123-5467

Brett J Cushing
5608 S Walden Meadows Dr
Murray , UT, 84123-5471

Stephanie Tueller
889 W Walden Meadows Dr
Murray , UT, 84123-5477

Stanley W Lawrence;
Patricia D Lawrence (Jt)
879 W Walden Meadows Dr
Murray , UT, 84123-5477

Scott E Peppler; Vicki M Peppler (Jt)
1750 S 2600 E
Salt Lake City , UT, 84108-3330

Thomas W Aldrich; Betty J Aldrich (Jt)
909 W Walden Meadows Dr
Murray , UT, 84123-5426

Joel M Kjar; Anne S Kjar (Jt)
5589 S Walden Meadows Dr
Murray , UT, 84123-5467

H Larry Hardwick;
Karen C Hardwick (Jt)
927 W Walden Hills Dr
Murray , UT, 84123-5424

Joanna Laongdao Wiberg;
Matthew Bryon Wiberg (Jt)
903 W Walden Hills Dr
Murray , UT, 84123-5422

David Lyddall; Elizabeth A Lyddall (Jt)
869 W Walden Hills Dr
Murray , UT, 84123-5422

Jeffrey W Hilton
942 W Bullion St
Murray , UT, 84123-5402

D&Jc Liv Tr
912 W Bullion St
Murray , UT, 84123-5402

Jason S Trowbridge;
Kenneth E Guthrie (Tc)
878 W Bullion St
Murray , UT, 84123-5544

Caprin Family Trust 04/15/2020
910 W Walden Hills Dr
Murray , UT, 84123-5423

T Ryan Jorgensen;
Susan Jorgensen (Jt)
876 W Walden Hills Dr
Murray , UT, 84123-5423

Andrew John Walkington; Amelia
Walkington (Jt)
5565 S Walden Meadows Dr
Murray , UT, 84123-5467

Dean Dominguez
5599 S Walden Meadows Dr
Murray , UT, 84123-5467

Lory Jewett
921 W Walden Hills Dr
Murray , UT, 84123-5424

Stephen B Walker;
Caroline N Walker (Jt)
891 W Walden Hills Dr
Murray , UT, 84123-5422

Christopher J Mackintosh
859 W Shadow Wood Dr
Murray , UT, 84123-5581

Harry M Davis
932 W Bullion St
Murray , UT, 84123-5402

Kerry Smithson
902 W Bullion St
Murray , UT, 84123-5402

Sondra L Fair; Christopher E Fair
868 W Bullion St
Murray , UT, 84123-5544

Thomas A Merrill;
Vaunda G Merrill (Jt)
904 W Walden Hills Dr
Murray , UT, 84123-5423

My Total Investor, Llc
5728 S River Park Dr
Murray , UT, 84123-7956

Shaunna L Muir
18284 Midbury St
Brea , CA, 92821-7200
returned in mail

Larry Farnworth;
Linda C Farnworth (Jt)
931 W Walden Hills Dr
Murray , UT, 84123-5424

Mark Whitley; Jana Whitley
911 W Walden Hills Dr
Murray , UT, 84123-5424

Kevin K Liu; Stella L Liu (Jt)
2232 E High Ridge Ln
Sandy , UT, 84092-4859

John G Emery; Karen Emery (Jt)
849 W Shadow Wood Dr
Murray , UT, 84123-5581

Kwp Fam Liv Tr
922 W Bullion St
Murray , UT, 84123-5402

Trust Not Identified
890 W Bullion St
Murray , UT, 84123-5544

Sachiko J Jepson; Nathan L Jepson
858 W Bullion St
Murray , UT, 84123-5544

Steven M Beatie
848 W Bullion St
Murray , UT, 84123-5544

Michael L Henrie Trust 8/25/2020
5597 S Walden Hills Dr
Murray , UT, 84123-7933

Utah Power & Light Co
825 Ne Multnomah St #1900
Portland , OR, 97232-

U S Satellite Corporation, Inc
Po Box 800729
Dallas , TX, 75380-0729

Preston G Andrew;
Ledah Andrew (Jt)
972 W Chesterbrook Cv
Murray , UT, 84123-7603

Murray City Corp
5025 S State St
Murray , UT, 84107-4824

William S Jacobsen;
Kammy K Jacobsen (Jt)
980 W Walden Ridge Dr
Murray , UT, 84123-7617

Jadee Talbot; Emily Gray (Jt)
948 W Chesterbrook Cv
Murray , UT, 84123-7603

Kristopher J Cox; Kecia J Cox (Jt)
964 W Chesterbrook Cv
Murray , UT, 84123-7603

John Park; Tara Park (Jt)
956 W Chesterbrook Cv
Murray , UT, 84123-7603

Juli M Matson
924 W Chesterbrook Cv
Murray , UT, 84123-7603

David T Garcia
940 W Chesterbrook Cv
Murray , UT, 84123-7603

Peter S Mossberg;
Melissa L Mossberg (Jt)
932 W Chesterbrook Cv
Murray , UT, 84123-7603

Quentin R Packard;
Margaret Choate (Jt)
907 W Chesterbrook Cv
Murray , UT, 84123-7604

Shana K Eborn; Jared H Eborn (Tc)
916 W Chesterbrook Cv
Murray , UT, 84123-7603

Gary Johnson; Amy Johnson (Jt)
908 W Chesterbrook Cv
Murray , UT, 84123-7603

Blaine D Sylvester; Kelly Sylvester (Jt)
943 W Chesterbrook Cv
Murray , UT, 84123-7604

Gardner Family Trust 10/22/2019
5727 S Walden Ridge Dr
Murray , UT, 84123-7610

Kim H Doi; Wade M Doi (Jt)
955 W Chesterbrook Cv
Murray , UT, 84123-7604

Tucker Dansie; Julie Dansie (Jt)
923 W Chesterbrook Cv
Murray , UT, 84123-7604

Trust Not Identified
937 W Chesterbrook Cv
Murray , UT, 84123-7604

Michael R Egbert; Wilma Egbert (Jt)
931 W Chesterbrook Cv
Murray , UT, 84123-7604

Trust Not Identified
954 W Brandermill Cv
Murray , UT, 84123-7615

Allen G Hymas; Laurie Hymas (Jt)
915 W Chesterbrook Cv
Murray , UT, 84123-7604

Victor G Torres;
Ruth C Torres (Jt)
966 W Brandermill Cv
Murray , UT, 84123-7615

MLRT
930 W Brandermill Cv
Murray , UT, 84123-7615

David M Spainhower;
Glenna Winn (Jt)
946 W Brandermill Cv
Murray , UT, 84123-7615

Bobby Michael Aragon;
Andrea Larson Aragon (Jt)
938 W Brandermill Cv
Murray , UT, 84123-7615

Ryan Lewis
906 W Brandermill Cv
Murray , UT, 84123-7601

William C Stewart; Julie S Stewart (Jt)
920 W Brandermill Cv
Murray , UT, 84123-7601

Haylee A Lott; Chris Lott (Jt)
910 W Brandermill Cv
Murray , UT, 84123-7601

Mark D Ashbocker;
Deanne Ashbocker (Jt)
945 W Brandermill Cv
Murray , UT, 84123-7616

Lori Wood; Cameron Wood (Jt)
965 W Brandermill Cv
Murray , UT, 84123-7616

Kw Tr
953 W Brandermill Cv
Murray , UT, 84123-7616

Michelle C Hill
919 W Brandermill Cv
Murray , UT, 84123-7602

Palmer S Pattison;
Jolene Pattison (Jt)
939 W Brandermill Cv
Murray , UT, 84123-7616

Mark J Sacco; Flava L Sacco (Jt)
929 W Brandermill Cv
Murray , UT, 84123-7602

Christopher Burnett; Annie Yu (Jt)
981 W Walden Ridge Dr
Murray , UT, 84123-7618

Julie A Hatch
909 W Brandermill Cv
Murray , UT, 84123-7602

Utah Power & Light Co
825 Ne Multnomah St #1900
Portland , OR, 97232-

Kelly Michelle Njord
5768 S Walden Ridge Dr
Murray , UT, 84123-7609

J&T Park & J Patience,
A Series Of Zfamily, LC
956 W Chesterbrook Cv
Murray , UT, 84123-7603

Lois M Price
5756 S Walden Ridge Dr
Murray , UT, 84123-7609

Walter J Frear; Lucy Frear;
George Frear (Jt)
5700 S 800 W
Murray , UT, 84123-5503

A&J Wuckert Family Trust
839 W Shadow Wood Dr
Murray , UT, 84123-5581

DISTLT
838 W Bullion St
Murray , UT, 84123-5544

Trust Not Identified
5748 S 800 W
Murray , UT, 84123-5503

Property Owner
5700 S 800 W
Murray , UT, 84123-5503

Robert B Milne; Lucinda H Milne (Tc)
5712 S 800 W
Murray , UT, 84123-5503

Margaret McBride
5730 S Bullion St
Murray UT 84123

Flint & Kathy Mollner
5760 S Bullion St
Murray UT 84123

Ricky Chatwin
1000 W Bullion St
Murray UT 84123

Kelly Michelle Njord
5768 S Walden Ridge Drive
Murray UT 84123

James & Carly Bigelow
983 W Walden Hills Dr
Murray UT 84123

Tim & Gail Tingey
5788 S Walden Ridge Dr
Murray UT 84123

Rickson Waguk & Loma Jackson
818 W Bullion St
Murray UT 84123

LM FAMILY LIVING TRUST
5720 S 800 W
MURRAY UT 84123

Amy Tourigny
828 W Bullion St
Murray UT 84123

TRUST NO IDENTIFIED
836 W TRIPP LANE
MURRAY UT 84123

KMS REV TRUST
808 W BULLION ST
MURRAY UT 84123

BRAD & KATHRYN MILNE
846 W TRIPP LANE
MURRAY UT 84123

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

SG & BJH TRUST
820 W TRIPP LANE
MURRAY UT 84123

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

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

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

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

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

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

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

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

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

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

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

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

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

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

Attachments

From: Susan Nixon
To: [Jake Pehrson](#); [Jeremy Lowry](#); "[lisamilk3@gmail.com](#)"; [Maren Patterson \(makasa84@hotmail.com\)](#); [Ned Hacker](#); [Sue Wilson](#); [Travis Nay \(Travis.Nay@lmail.org\)](#)
Subject: comments regarding Hamlet Dev rezone application
Date: Tuesday, May 4, 2021 4:11:00 PM
Attachments: [05.03.21 Flint Mollner.pdf](#)
[05.03.21 Heidi Bryan.pdf](#)
[05.03.21 John Holt.pdf](#)
[05.03.21 Lindsay Ross.pdf](#)
[05.03.21 Lorelei Romney.pdf](#)
[05.03.21 Lucinda & Brent Milne.pdf](#)
[05.04.21 Anne Hunter.pdf](#)
[05.04.21 Ellen & Russell Irion.pdf](#)
[05.04.21 Janice Rowser.pdf](#)
[05.04.21 Kaelyn Witherspoon.pdf](#)
[05.04.21 Kay Jones.pdf](#)
[05.04.21 Kave.pdf](#)
[05.04.21 Kent & Karalee Roylance.pdf](#)
[05.04.21 Lori & Glen Steadman.pdf](#)
[05.04.21 Shirl & Elizabeth Larsen.pdf](#)
[04.30.21 Diane St Pierre.pdf](#)
[05.01.21 Allen & Laurie Hymas.pdf](#)
[05.01.21 Judie Roberts.pdf](#)
[05.01.21 Lacey Boehmer.pdf](#)
[05.01.21 Stacey Garcia.pdf](#)
[05.02.21 John & Karen Emery.pdf](#)
[05.02.21 Kristin McBeth.pdf](#)
[05.03.21 Barton Beach.pdf](#)
[05.03.21 Bryan & Lorelei Romney.pdf](#)
[05.03.21 Bryan Romney.pdf](#)
[05.03.21 Chirs Miller.pdf](#)
[05.03.21 Doug Barnett.pdf](#)

Good afternoon commissioners,

Attached are the comments we have received since your packets were delivered on Friday afternoon up through 2 p.m. today. Any additional comments we receive will be read into the record on Thursday evening.

Thank you so much for your diligence. Enjoy the reading

Susan Nixon
Associate Planner | Murray City Community Development
4646 South 500 West | Murray UT 84123
Phone: (801) 270-2420 | Direct: (801) 270-2423
Fax: (801) 270-2414
snixon@murray.utah.gov



Zachary Smallwood

From: Diane St pierre <diane8412374@yahoo.com>
Sent: Friday, April 30, 2021 1:36 PM
To: Planning Commission Comments
Subject: [EXTERNAL] Zoning at 935 West Bullion Street

Dear Planning Commission,
Here on my comments on the the Zoning map designations of the properties at 935 West Bullion Street from A-1 to R-M-15 and R-1-6

The developer of this re-zoning site was kind enough to host a meeting with the residents to address our concerns and I respect him for it. It seems to be a recurring theme however, that these olive branches to residents are nothing more than that. Those in the levers of power decide what will be will be regardless of what the people want and move ahead with the plans originally established despite the outcry from those they are to serve.

I have an obligation to express my dissent at the re-zoning plan from low-density to medium density. If I wanted to live next to a "density housing" development I would have purchased my home next to a "density housing" development. I don't appreciate the planning commission setting the precedent to "re-zone" an area already zoned for low-density housing whenever the whim strikes with home-owners paying the price in a reduction of property value. It is unjust.

During the last election cycle, a candidate running for local office told me her reason for doing so was because a developer paid 16k to each council member in her district to approve a "density housing" development that none of the residents wanted. In spite of outcry, it went through and has negatively impacted their once peaceful neighborhood.

Tell me, what are residents supposed to think when we hear these things? Now we have the same outcry and see the re-zoning plans moving forward in spite of what we the residents want?

Again, I'm voicing my dissent to "re-zone 935 Bullion Street from Low-density to Medium Density and Multi family Medium Density.

Diane St Pierre
838 Bullion,
Murray, UT
801.809.9647

From: [Allen](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Bullion Rezoning
Date: Saturday, May 1, 2021 11:01:36 PM

Dear Murray Planning Commission,

I am Allen Hymas and my wife is Laurie. We have lived on Chesterbrook Cove for over 31 years. We have loved living in this area and have made Murray our home by choice. With that being said, we are very, very concerned with the proposed rezoning of the land located on Bullion street. How would you feel if this development was happening in your neighborhood? What if it was happening in your front or back yard? Would you be in favor of a zoning change in your neighborhood?

Within the past couple of years there have been several new single family home developments in our area and we have no problem with that because it fits in perfectly with what is already here. Those projects also go along with the future city plan of Murray. The proposed changes in the rezoning in our neighborhood which could possibly lead to the building of more than 50 townhomes, goes against Murray's future development plan in this area. Murray city spent thousands of dollars and received input from many people to come up with the future plan. It makes no sense to go against this plan when all of that expense, input, and time was spent putting this plan together. All of our neighbors that we have talked to are upset about and appose the possible rezoning. We love the area as it is currently zoned and we worry about the negative impact that it would have on so many different things including overcrowded schools, traffic and roads, as well more potential crime, also the privacy of the current residents is at stake.. The impact it would have on future developments in all Murray areas would go against everything that the master plan entails. In all of Salt Lake County we have never seen a development of this magnitude placed right in the middle of a single family housing residential area. There are several places in Murray where a townhouse development would work well and it would not be in the middle of a residential area. We are not apposed to everyone finding that perfect home that fits their needs, however this type of townhome or rental apartment is and should not be placed in our neighborhood. Please stay with the Murray future development plan and support the residents by not approving this rezoning.

Thanks for your time and service,

Sincerely,

Allen and Laurie Hymas

From: [Judie Roberts](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] RE: 935 Bullion Street Development
Date: Saturday, May 1, 2021 5:16:47 PM

To: Murray City Planning Commission:

We moved into Murray just over 21 months ago. One of the reasons we chose the Murray Cove neighborhood was the fact that there were zoning codes that were dedicated to single family homes. We also understood that the surrounding areas were also zoned the same way.

We moved from an area in Taylorsville where we had lived for 43 years because of the influx of three level condos, triplexes, and twin homes.

Now it seems the rules are changing, and the developers are talking the commission into allowing construction of complexes within half a mile from us: the same type of construction that we are trying to get away from. I have seen a change in the downtown of Murray over that last few years but did not anticipate that there would be changes in an area that was already zoned for something specific.

The things I worry most about are the number of cars on Bullion street as well as street parking with so many people in the area. The capacity of the schools. As a former teacher I know the class sizes in Utah are far too big and the Murray system will be over-crowded. Contamination if the waste in the area is capped and not properly removed. Plus the way that the city plan is being manipulated to benefit the developer.

I will attend the meeting virtually to see how these concerns and the other concerns of those in the area surrounding the 935 Bullion Hamlet Development are addressed.

Judie Roberts

Murray Cove Resident

Agenda item #5
Hamlet Dev

From: [Lacey Boehmer](#)
To: [Planning Commission Comments](#); [Susan Nixon](#); [Jared Hall](#)
Subject: [EXTERNAL] Re: Plan to to re-zone 935 Bullion St
Date: Saturday, May 1, 2021 8:21:45 AM

> When we purchased our home, just by bullion Street, What's caught our attention was the beautiful neighborhood and the environment in our neighborhood. We love the single-family homes with the open space. We love to be able to look out and see sky's not tall buildings. We worry what would happen with traffic on Bullion St. with this kind of development. Hamlet Developments plan does not fit our community. Our neighborhood is so important. We, and many of our other neighbors sought out The neighborhood feel. This was one of the most important factors for many people in this neighborhood. Please stop the rezoning!!! Our neighborhood doesn't want it. Build houses, we would love more neighbors, without changing the feel and look of our community.

>

> -Lacey Boehmer
> 3852057010

Sent from my iPhone

> On Mar 24, 2021, at 9:40 AM, Lacey Boehmer <laceyboehmer@icloud.com> wrote:

>

> When we purchased our home, just by bullion Street, What's that out to the system neighborhood and the environment in our neighborhood. We love the single-family homes with the open space. We love to be able to look out and see sky's not tall buildings. Hamlet Developments plan does not fit our community. Our neighborhood is so important. We, and many of our other neighbors sought out The neighborhood feel. This was one of the most important factors for many people in this neighborhood. Please stop the rezoning!!! Our neighborhood doesn't want it.

>

> -Lacey Boehmer
> 3852057010

>

> Sent from my iPhone

From: [Stacey Garcia](#)
To: [Susan Nixon](#)
Cc: [Planning Commission Comments](#)
Subject: [EXTERNAL] 935 Bullion Development
Date: Saturday, May 1, 2021 6:56:43 PM

We now have 212 members in our **STOP 935 Bullion** Facebook group. Only 2-3 members (one of which is Jann Cox) are okay with the proposed development, which leaves approximately 209-210 of us who don't want the zoning changed, we want to stick to the Master Plan. There was a lot of time and effort put into the Master Plan and it wasn't developed overnight.

You could easily fit 48 single family homes at 935 Bullion and keep with the Master Plan. Please consider the ramifications of changing the zoning to R M 15, there have already been deaths at the Fireclay Property and no where to park. Mr. Brodsky has referred to the Fireclay property as an example, we've seen it and we **don't** want it in our neighborhood.

Thank you for your consideration,

Stacey Garcia
Special Ed Riverview Jr High
Resident on Chesterbrook

From: [Karen Emery](#)
To: [Planning Commission Comments](#); [Dale Cox](#)
Subject: [EXTERNAL] Response to Zoning Change Application
Date: Sunday, May 2, 2021 2:07:06 PM

As original owners of our home in Walden Hills since 1983, we are very disturbed that the Murray Planning Commission is still entertaining the idea of changing the zoning of the Bullion property, and is apparently unresponsive to the concerns of hundreds of residents on the west side of Murray.

We have previously indicated our concerns about the type of dense building in this small area, and Hamlet Development appears to think their negotiation of 20 single-family dwellings and "only" 55 multi-family medium density units will appease the home-owners surrounding this project. However, this project goes against the Murray City general plan. Medium density housing should be placed on the corridor where it was planned to be, not in the middle of single family dwellings. It is proposed that the perimeter single family homes be built on very narrow lots, which is much more dense than the established housing in the area. As we stated in our email of March 25, the stress on schools, water, electrical, sewer, roads, fire and police service will affect us all. The original zoning was established for a reason, and a lot of people relied on the current zoning when choosing a place to live. It appears that the city is looking for a reason to change the current zoning to assist a builder, rather than protect the rights of the citizens living under the initial zoning.

Apparently, the owner of Hamlet Development was reassured that the zoning would be changed, if he bought the land, which doesn't sound above-board to us. The fact that Murray City might allow this to occur is upsetting. We are quite sure it would not be considered on the east side of Murray. Our city councilman has apparently joined with Hamlet Development, and does not care about the constituents who voted him into office.

We, again, ask that this zoning change be turned down.

John and Karen Emery
849 W. Shadow Wood Drive
Murray, Utah

Agenda item #5
Hamlet Dev

From: [Kristin Mcbeth](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Bullion development
Date: Sunday, May 2, 2021 9:46:00 PM

I am a resident of Murray and live one block from Bullion. I am in FAVOR of re zoning and allowing townhomes in the area. I feel like there needs to be different housing options to accommodate different needs of people.

Kristin McBeth
712 Anderson Ave

Sent from my iPhone

From: [barton beach](#)
To: [Planning Commission Comments](#); [Susan Nixon](#); [Jared Hall](#); [Murray Mayor](#)
Subject: [EXTERNAL] Re: 935 W Bullion - Rezoning concern
Date: Monday, May 3, 2021 3:11:06 PM

This email, originally sent March 29, was to be considered for use for the April 1st Planning Commission meeting that proposed the zone change for the 935 Bullion Street property. Hamlet Homes chose to table his proposal after he was able to complete his remarks. While the Murray citizens who respectfully waited for two hours, a break at 29 minutes into the meeting for the city representatives, and a lighthearted banter to be exchanged about pizza among the planning commission group. It was disrespectful and unprofessional while individuals and families quality of life and livelihood is adversely affected by this proposed zone change.

Please resubmit this email for the *new* Murray Planning Commission meeting scheduled for the proposed zone change at 935 Bullion Street.

On Mon, Mar 29, 2021 at 6:57 PM barton beach <bartonbeach@gmail.com> wrote:

This email is to notify you of the position of the *majority* of the residents surrounding the 935 Bullion rezoning that will allow Hamlet Homes to build 75 to 94, 3-story townhomes.

We are undeniably against every aspect of the proposal.

It has been suggested, and appears to be supported on Jared Hall's LinkedIn account, as being beneficial for the betterment of our existing community. This is a falsehood. No one seems to want to define what "affordable housing" is.

Are these developments actually meeting affordable housing needs or are they allowing developers to profit more within a smaller footprint of land?

Do these developments harmonize with the surrounding established neighborhoods?

The Ivory project is a clear indication there is demand for something more than entry level housing in Murray.

Creating "missing middle" and mixed use developments seem to be quite the trend currently.

For this developer, affordable housing translates to, how can I slap as many poor quality townhomes into as small a space as possible to get as much \$\$ and maximize profits to the excess.

Last week we looked at and spoke with several residents of Granton Square, Fireclay and the development west of Macey's on 900 East in Murray. All comments were 100% negative of Hamlet and the quality of construction and the over-crowded space.

We also visited and contacted the realtor of the Mash Farm Estates, the new development on 560 E 4800 S. This **EAST side** small development could also have 75 "affordable housing" townhomes sandwiched in this **EAST side**

community. However, they are offering ***luxury homes LOTS***. The lots alone are priced at \$350,000 to \$500,000.

The 935 W Bullion St can still be profitable for a builder to build 50 single family homes in the space that matches the existing landscape and be 100% financially viable.

Stick with the current Murray Master Plan and promote what the majority of the community supports. Without happy Murray taxpayers your paychecks will *shrink*.

Promote this project in your own neighborhood in Riverton or Bountiful and Hamlet townhouse can be your next door neighbors.

STATEMENT REGARDING THE REZONING OF 935 W. BULLION STREET IN MURRAY, UTAH

We would like to offer the Murray City Community and Economic Development Department and the Murray City Planning Commission the following observations regarding the request by Hamlet Development for a further re-zoning of the property located at 935 W. Bullion Street to Residential Medium Density R-M-15, Multi-family Housing. These observations are based entirely on the publically stated objectives outlined in Murray City's General Plan (2017) and Murray's Future Land Use Map (Map 5.7). Italicized portions are quotes taken directly from Murray's General Plan and Future Land Use Map, and indicate both our concerns about and our support for future residential use of this property. Red italics emphasize the important points made in the General Plan.

***Murray City has a published General Plan (2017)**

As noted in Murray City's General Plan (2017), located on Murray City's public website, *"the General Plan is the vision for future development and growth in Murray City. A well-planned city creates a more desirable place to live and a more sustainable city - financially, socially, and environmentally. The general plan guides essential day-to-day decisions made by the City, working to ensure consistency and thoughtful growth for Murray City."* *"Landowners need to know what the long-term vision is for Murray City so they can make decisions regarding their land with confidence. Residents also need knowledge of what to expect regarding the future of their surrounding area. No one likes to feel that a city is making decisions arbitrarily. A general plan provides consistency over time for decision making."* If this plan is not followed, then why have it?

In Murray's General Plan, the property currently in question was zoned as Agricultural. Subsequently, as shown in Murray's Future Land Use Map, this same property was re-zoned to Residential Low Density, providing for future residential use of that property. We strenuously object to Murray's violating its own General Plan and Future Land Use Map by now considering Hamlet Development's request for yet another re-zoning of this property to Residential Medium Density, R-M-15, Multi-family Housing.

***Intended uses for residential zone designations**

Again, according to Murray's General Plan, *"Low Density Residential primary land use types include single-dwelling (detached or attached) residential, allowing between 6 and 12 low density single family dwelling units, or 10 low density two family dwelling units, per acre. **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.*

Medium Density Residential, according to the General Plan, *"**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...."*

Initiative #3 listed in the General Plan states that *"Healthy cities with stable residential areas create places where people want to live. Building on Murray's established residential neighborhoods, this initiative is geared toward keeping these areas livable and vibrant. Strategies include creating neighborhood nodes designed for people and **scaled to complement the surrounding area,** life-cycle housing to allow residents to age in place, and access to parks and open space."*

***Concern with Hamlet Development's currently undisclosed plans for developing this property**

Admittedly, we do not yet know what Hamlet Development is planning for this property. Zach Smallwood, assistant planner for Murray City, insisted that he could not tell us what Hamlet Development had planned because there was no project currently before the Planning Commission and it would be a violation of their privacy to discuss anything until the Planning Commission meeting, where it would be publically presented for the first time. Surely no re-zoning request of this magnitude could possibly be granted until both the public and the Planning Commission know what the developer intends to do with that property, and have a chance to comment, in conformity with one of Murray's stated land use goals to *"**preserve and protect viable residential neighborhoods.**"*

***Concerns with R-M-15 zoning: density, incongruent multi-story apartments, traffic, and transiency**

Because Hamlet Development has requested a R-M-15, the greatest density of multiple family re-zoning, we can only assume that it is planning a very dense project on that property, probably multi-story apartments, which is completely incongruent with the neighborhoods of **owner-occupied single-family homes that literally and closely surround this property**. This is a long-standing, stable residential neighborhood, while the population of rental apartments is normally very transient with little vested interest in their community. A 15-dwelling unit per acre is far too dense for that 8-acre property, assuming the two contaminated acres are cleaned up and rehabilitated for residential use and added to the currently usable 6 acres of land. 15 dwelling units on each of 8 acres provides for 120 dwelling units on a rather small piece of land. **To achieve this 120-dwelling unit density would require multi-story apartments in an area of single family homes.** A development of this size nearly equals the size of most of the established residential subdivisions surrounding it.

Murray City feels it can improve community resiliency by providing buffers between single-family homes and apartment buildings so homeowners don't feel invaded and resentful towards people living in apartments. Apartments with a R-M-15 density would require a huge buffer, which would essentially close this area off from the surrounding residential neighborhood instead of allowing any type of integration with the neighborhood.

Additionally, having 120 dwelling units would greatly strain the current **traffic congestion** along Bullion Street, which provides the only available direct exit to either 700 West or winding along to 5800 South to 1300 West to 5400 South without having numerous cars traveling through the nearby residential neighborhoods to reach these major corridors. The traffic on 700 West has already been greatly impacted by the vast number of apartments recently built around the Winco area near 7200 South.

*Murray recognizes that residents continue to be concerned about traffic impacts (volume and congestion overflow) on the liability of neighborhoods. Traffic congestion has been identified as an area of concern along with the spillover traffic from major streets into neighborhoods in Murray. One of Murray's objectives is to provide safe and efficient movement of traffic on city streets while maintaining the integrity of neighborhoods. **To reduce both traffic congestion and the impact on the built environment, appropriate land use decisions must be made that help reduce congestion on our streets.***

***We do support Murray's objectives regarding availability of a range of housing types, achievable through lower density zoning, potentially allowing for ownership, rather than rental of this housing.** However, we are in support of Murray's stated objectives **to support a range of housing types, including townhomes, row homes and duplexes,** which appeal to younger and older individuals as well as a variety of population demographics; **to promote the construction of smaller-scaled residential projects, implement transition housing types that would integrate well with surrounding single-family dwellings;** review zoning ordinances and make modifications where necessary to allowable housing types, lot size, and other factors that limit types of housing in a zone (which has already been done for this piece of property in changing the zoning from Agricultural to Residential Low Density). Another Murray objective is to **support residential infill projects of a compatible scale and form and to protect the character and integrity of residential neighborhoods** through landscape buffers, use and visual buffer transitions.

*It also needs to work for allowing a range of housing types that address the 'missing middle' between detached single-family homes and large apartment complexes. **This can happen by integrating small multi-unit projects, including single-family attached unit such as duplexes, courtyard apartments and townhomes into neighborhoods versus large-scale apartment complexes.** This is important to ensure housing suitable for singles and young couples, townhomes for retirees to live and grow in the same community. There are also a significant number of apartment, duplex and condo units in the City, suggesting that there is housing stock for entry-level households. **These models are necessary in providing homes that are in scale with single family homes but still allow for walkable communities.** Residential zoning should be updated to allow for a range of these smaller multi-unit projects as permitted. However, in this case, this has already been accomplished through changing the existing zoning from Agricultural to residential low-density for this property. If the current zoning request is to be granted, it should definitely be for much less than an R-M-15 density.*

In sum and in reliance upon Murray City's General Plan and Future Land Use Map, we object to any large-scale rental apartment structures being built on the subject property along Bullion Street that may be proposed by Hamlet Development, due to the massive density, the greatly increased traffic demands and congestion,

including traffic spill-over into the nearby residential neighborhoods, and the incongruity of such a large-scale multi-story project with the single-family neighborhoods that completely surround this piece of property. However, we would not object to lower density, smaller-scale, multi-unit owner-occupied duplexes or townhomes that would integrate well with and protect the established character, integrity and stability of the surrounding single-family residential dwellings.

Thank you for your consideration.

Bryan and Lorelei Romney
784 Shadow Wood Drive
Murray, UT 84123
801-263-2052
lcromney@gmail.com
bmromney@gmail.com

Agenda item #5
Hamlet Dev

From: [Bryan Romney](#)
To: [Susan Nixon](#); [Jared Hall](#); [Planning Commission Comments](#); [Melinda Greenwood](#); dalecox@murray.utah.gov
Subject: [EXTERNAL] Comments re the proposed zoning designation change for 935 W. Bullion for consideration of the Planning and Zoning Commission during the April 1st meeting
Date: Monday, May 3, 2021 7:53:49 AM

We appreciate that Hamlet Development has modified its previous plans in an effort to be more amenable to the neighboring residents. The fact that these are owner occupied residences and there will be an HOA in effect are certainly positive and needed parameters to maintain the continued quality of the development, and the efforts to include more single-family homes and more aesthetically pleasing town homes should be applauded.

We are aware that many of the surrounding residents have contacted you with some concerns about this project that could possibly be addressed by Hamlet Development with some additional modifications to its plan. The objection is not so much that these are multi-family homes. There seems to be support for smaller multi-family residences on this property that could still meet Hamlet's financial development needs, such as twin homes, courtyard homes or lower height condos or town-homes. The neighborhood is very willing to work with Hamlet Development to find a workable solution for all parties in the development of this property.

Our specific concerns center on the following:

- 1) As an overall general planning philosophy, Murray City currently appears to be interested in complying with only one portion of the Murray City Master Plan, evidenced by its recent past zoning decisions. Murray City is emphasizing providing multiple housing types in established neighborhoods — while completely ignoring the rest of the stated goals contained in the Master Plan that would influence and mitigate any decision made regarding this property. The concern about traffic impact in surrounding neighborhood streets, the concern with ensuring housing suitable for singles and young couples and for retirees to live and grow in the same community, the concern for integrating small multi-unit projects into neighborhoods that are in scale with single family homes — these are not even being considered.
- 2) If the object is to provide housing suitable for singles, young couples and retirees, the three-story town homes are not easily accessible by older retired persons who might want to downsize and escape yard work because most older adults would greatly dislike having to climb two sets of stairs. And three stories, being taller than the homes in the surrounding neighborhoods, are incongruent with the overall character of the neighborhood.
- 3) Whatever is built on that property will obviously impact traffic in the area, not only on Bullion Street, but also on the other residential streets in the Walden Hills neighborhood as drivers look for other outlets to 7th West or 53rd South, such as those offered on Aspen Heights or Walden Hills Drive, as well as along 59th South. This fact is impossible to deny. However, less density in this development would mitigate some of this traffic impact, in addition to whatever solutions the Murray traffic department could offer.
- 4) Given the fact that this is a speculative development and speculative developments do not always come to fruition and are abandoned, we would like to see a lower zoning designation given to this property rather than the R-M-15, perhaps an R-M-10. This is a protective cap for the neighborhood that would prevent another, larger scale apartment or other residential complex from being developed on this property.

Bryan Romney, Architect

AIA/ICC

784 Shadow Wood Drive

Murray, Utah 84123

(801) 550-8329

bmromney@gmail.com

From: [cr.miller80](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] 935 W Bullion
Date: Monday, May 3, 2021 9:34:35 PM

To Whom It May Concern,

My name is Chris Miller and I have lived in Murray for about 37 years.

I have concerns about the purposed project to put 55 townhomes and 20 single family homes in on Bullion.

The main concern I have is that the traffic added will be more than the current streets can handle, especially in the morning while parents are trying to get their kids to Viewmont and Riverview.

I don't feel that the Traffic Impact Study was done correctly as none of the paths studied actually connected to a main artery. Two of them appeared to stop in Walden Hills. I would anticipate the increase of about 120 to 130 Vehicles that about 100 of them would need to leave between 7:00 AM to 9:00 AM.

There has been many times (before the Pandemic) that between 7:00 AM and 9:00 AM I have seen 700 West backed up from 5400 to Bullion. In my opinion this makes the paths through Walden Hills and up Bullion to 700 West slower than estimated. I have also seen 5400 south flow for 15 min and only allow 2 cars to turn right towards I-15 during the said time above, I think that including the 5400 south traffic into the Impact Study through lower Walden Hill would be slower than estimated.

I think that the best compromise would be 40 - 50 single family homes and some green space for the community.

Sent from my T-Mobile 5G Device
!!

Agenda item #5 Hamlet Dev

From: [Doug Barnett](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] May 6 Meeting: 935 West Bullion Street zoning change to R-M-15
Date: Monday, May 3, 2021 8:01:06 PM

I appreciate the proposed changes compared to the plan submitted in the previous planning commission meeting for 935 West Bullion Street. However, as was expressed by the 50+ resident comments received at the last meeting, residents want this property to be zoned consistent with the rest of the neighborhood and in accordance with the City General Plan, which is low density residential. The zoning change to R-M-15 was recommended by city staff for two primary reasons:

First, city staff recommended the zoning because one of the stated objectives of the General Plan is to *"Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents."* This statement, when taken on its own can be used and applied to virtually any property in the city but it ignores many other factors that should be considered for a zoning change. As you are aware, R-M-15 is Medium Density, which is defined in the General Plan as:

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. This designation can serve as a transition between mixed use or multi-dwelling designations and lower density single dwelling designations (page 87).

The property at 935 West Bullion:

- Is not along a main travel corridor, it is in the middle of a residential neighborhood.
- Is not near a transit station.
- Would not serve as a transition between mixed use or other multi-dwelling designations because the surrounding development is low density residential.

The second reason why city staff recommended the zoning is because they noted property constraints that include contaminated soil, demolition of existing commercial structures, and residential dwelling setbacks. It is implied that these constraints cause an additional cost to the developer that can only be recovered by higher density zoning. The tear down of the existing structures and setbacks are all known issues with the property and would have been considered when determining the purchase price. Zoning should not be modified simply because the price of the property does not meet a developers' expectations. The published list price for this property was \$2.8 million, and in the previous planning meeting Mr. Brodsky estimated mitigation costs to be \$1 million. This would bring the total cost to \$3.8 million before adding road & sewer improvements, or \$472,000 per acre. That price is lower than other properties sold in Murray over the last year that were zoned to be low density residential. As a specific example, Mash Farm Estates, which was presented to the planning commission in April 2020 had a selling price significantly higher per acre. It also had an old structure containing asbestos that had to be demolished and required a significant investment in excavations and retaining walls to complete the road. That developer was still able to easily sell R-1-8 lots (I am aware of the pricing for this property because it was sold by a member of my family). *Based on the costs presented, this property can still be developed as low density residential.*

Finally, the proposed design of these units is also not compatible with the area. This meeting is to discuss the zoning change; however, the design of these homes needs to be considered now because it impacts the planned density. Three story condos towering over the other homes is unfair for those residents living adjacent to the property. Per the general plan:

Landowners need to know what the long-term vision is for Murray City so they can make decisions regarding their land with confidence. Residents also need knowledge of what to expect regarding the future of their surrounding area (page 8)

Murray residents purchased homes in this area and spent their hard-earned dollars to maintain and improve their properties based upon information provided by the city that this area would remain

low density residential. Residents understand there are multiple factors to be considered when zoning is determined. We are also aware there are some unique challenges related to this property due to its environmental condition that will require that accommodations be made. However, the information in the packet is not sufficient to support a zoning change to R-M-15.

In summary, residents are just asking for the city to follow as close as possible the General Plan they already created and that its citizens have relied upon.

Regards,
Doug Barnett

From: [FLINT MOLLNER](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] 935 West Bullion Re-Zone
Date: Monday, May 3, 2021 2:34:31 PM

My name is Flint Mollner and I live at 5760 S Bullion ST., Murray Utah. As Such, I have an investment and concerns in the proposed rezoning application. This is submitted in lieu of the virtual meeting.

First of all let me state that i am not opposed to the development of vacant property in the city.

What I am opposed to is the rezone application is to make a portion of the property to a multiple family residential area. The proposal goes against the nature of the subdivision and general character of the area, I also know that the area is not in close proximity to any mass transit hubs nor serviced by any bus lines.

In addition, Bullion Street and adjoining streets are two lane roads and the traffic generated by the application would overwhelm the infrastructure and would surely fail a traffic mitigation study if completed properly.

In addition, it is against common sense to kowtow to the financial interests of a well heeled and connected company such as Hamlet Development.

If a rezone is considered, please allow only single family units with necessary open space.

From: [Heidi Bryan](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] 935 W. Bullion
Date: Monday, May 3, 2021 8:38:55 AM

Dear Planning and Zoning Commission,

Thank you again for hearing concerns regarding 935 W. Bullion.

I know this is the second proposal you will be hearing from Hamlet Development. The first proposal generated over 140 responses from the surrounding neighbors, with almost all responses negative. As Mr. Brodsky withdrew his original proposal, many of the citizens believed they were heard. Yet, here we are again.

PLEASE consider the precedent that you will be setting by amending the General Plan to this degree. You will be authorizing a development of 55 three story apartment-like structures directly in the middle of an established single dwelling family neighborhood. With this decision, NO established family neighborhood in Murray will be safe from development of this degree. Developers from around the state and beyond will know that our commission can be swayed to amend a general plan that is in place to protect the very city they represent. NO developer has the city and its citizens best interest at heart. You, as a commission, have this task placed before you. If the Staff and the Planning and Zoning Committee of Murray City are not willing to protect existing neighborhoods, then who is?

As a lifelong citizen of Murray, I know what has kept Murray at the top of the list of places to live and raise a family in the Salt Lake valley. Strong, protected, established neighborhoods are the lifeblood of our community. Neighborhoods that are cohesive and aesthetically pleasing are regarded, admired and desired. Murray City has been the kind of place where people and families have come and stayed and have been part of the community for generations. Placing apartment-like townhomes in neighborhoods is wrong, no matter what the Staff is recommending with promises of no impact. We live here. We know what the impact will be.

Please consider your actions for the future of our fine city. What you do today, will impact our citizens, families, and neighborhoods for generations.

I am grateful for the planning and zoning commissions of the past who realized that strong communities are built on strong neighborhoods that are cohesive, cared for, and protected.

Let me state that I am not against higher density in places of the city that make sense, areas which have been designated in the master plan, near track stations, main corridor roads, etc. These areas make sense for proper growth. There are places in our city for that. Please do not go down this destructive path of amending the General Plan for one developer. As a zoning body you will have to follow the same path for all future developments. Consider where this lead. Our desirable little neighborhoods will be swallowed up.

Be smart. Be fair. Consider the impact of this decision for our city. This will set the precedent. Do not sacrifice our Murray neighborhoods. Stay with the General Plan. Protect our desired neighborhoods. Set the precedent for the developers. If they cannot develop the area within the appropriate zone of the General Plan then we will not allow development.

Thank you again for your consideration on behalf of ALL Murray citizens.

Heidi Bryan
5555 White Springs Dr.

From: [John Holt](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Proposed zoning changes to the Murray City Plan.
Date: Monday, May 3, 2021 3:37:06 PM

This is in regards to the new proposal from Hamlet Development for the property at 935 W. Bullion, to be discussed at the May 6th meeting. Please follow the existing Murray City Plan with regards to any future land use and keep this property at the approved R-1-8. Changing this approved zoning now would set a dangerous precedence for future development not only on Bullion but throughout Murray City.

This area in Murray City is mostly residential single family homes and should remain that way. Changing to high density housing in an area where the infrastructure is not set up for that change would be disastrous especially to Murray schools and to traffic throughout the area. Parking would also be difficult on Bullion where the developer has not provided sufficient parking for owners and guests.

Please stay the course, follow the approved Murray City Plan and do not change the Zoning to accommodate this 935 W. Bullion project.

Thank you,

John M. Holt
5526 Applevale Drive
Murray, Utah 84123

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Agenda item #5
Hamlet Dev

From: [Lindsay Ross](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] 935 West Bullion Street Development - Comments for the Planning Commission Meeting scheduled for May 6, 2021
Date: Monday, May 3, 2021 1:45:04 PM

I am for the development because of the housing crisis that Utah is facing. I don't think these specific homes/townhomes/condos will be on the more affordable side (given the cleanup efforts they will have to pay for), but I do think more homes/townhomes/condos need to be built so people can have a place to live.

I watched a video called [Can You Build a Better Utah? Addressing Utah's Housing Crisis](#) that was hosted by The Hinckley Institute of Politics, that dives into the current housing crisis and it was very informative. I want to be part of the solution instead of the problem. I would rather collaborate and innovate instead of shutting down the needed development so my daughter can have a home of her own in the future.

I hope that things can be viewed with an open mind and general consensus, and not be based solely on what the neighbors surrounding the proposed development want or what they claim that the General Plan does or doesn't do to restrict rezoning and development. I understand that the General Plan is a living document and needs to be updated on a regular basis because of issues like the housing crisis.

I appreciate what your department does to help improve the City for the betterment for all, regardless of income, status or political views.

Thank you,
Lindsay Ross
Bullion Street resident

From: [Lorelei Romney](#)
To: [Melinda Greenwood](#); [Susan Nixon](#); [Planning Commission Comments](#); [Jared Hall](#); [Dale Cox](#)
Subject: [EXTERNAL] Also, just a reminder regarding upcoming Zoom meetings - please pass along to the individual planning commission members.
Date: Monday, May 3, 2021 7:59:55 AM

Following my watching of the Zoom planning commission meeting on April 1st, I would like to suggest that the city planning commissioners exhibit significantly more official decorum in their conduct, even though on more informal Zoom, and not be eating their dinner, snacking, enjoying their drinks, getting up and down, etc., while on official city business which should be requiring all of their attention. Doing that takes away from the gravitas of the decisions they are making on behalf of their fellow Murray citizens. They would certainly not be doing that if they were sitting in the commission room. They need to remember that although they can't see the people attending the meeting, the attendees can definitely see and hear the commissioners and staff on full display.

Many people were also offended by the use of the derogatory term "public clamor" to describe the sincere comments and concerns made by other Murray citizens regarding this development. I am certain that as soon as those words came out of Jared Hall's mouth, he realized his very unfortunate error, but words and the attitudes they express can't be unsaid or unheard. I understand what he was trying to imply — that some of the comments were not specifically germane to this project or this hearing. However, I think it is the task and obligation of the planning commission members to explain in a very respectful fashion to their fellow Murray citizens what the pertinent issues really are that need to be addressed and why, and comments made should not be dismissed as mere "clamor", conveying the hopefully unintended hint that Murray citizens are merely an irritating rabble to be ignored. This approach sets up an "us versus them" dynamic rather than inviting thoughtful dialogue to work through the issues in a cooperative and productive manner.

Also, it was stated by Mr. Hall in communications both prior to the meeting, and then again at length in the pre-meeting itself, that this hearing just going to be a decision on zoning, rather than for a plan approval. Allowing the developer to go on at such long and detailed length about his expertise in and the plans for the hazardous materials cleanup was absolutely not appropriate in light of Mr. Hall's comments and the expectations of those attending the meeting via Zoom. It sounded a little like an attempt by the developer to justify "density buy-up" and precluded any other pertinent discussion or questioning due to time constraints.

And on another note, because there have been serious problems in the past with hazardous waste clean-up in other developments such as this, Murray City should absolutely demand that the developer obtain an EPA or other federally-issued

certificate of approved abatement and remediation compliance which should be archived in Murray's records prior to any other site development being undertaken. In the recent past there have been incidents where the gas company and other utilities have refused to run their lines through developments where no proper abatement or remediation compliance certificate had been issued by the federal government or received by the developer. These utilities absolutely will not dig trenches or lay any line through any listed contaminated soils without these certificates.

Thank you for your consideration of these thoughts. I would be happy to discuss them further with you.

Lorelei Romney

From: [Lucinda Milne](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] re-zoning on Bullion
Date: Monday, May 3, 2021 11:39:55 AM

To whom it may concern:

We are still opposed to the revised plan on re-zoning to R-M-15. It still goes against the Murray City plan and would open up more land parcels to be re-zoned in the same manner. We appreciate the developer going with 20 single family homes but still don't want the R-M-15 zoning.

Thanks,
Lucinda and Brent Milne

From: [Anne Hunter](#)
To: [Planning Commission Comments](#); [Susan Nixon](#); [Jared Hall](#)
Subject: [EXTERNAL] Proposed Hamlet Development
Date: Tuesday, May 4, 2021 8:07:08 AM

May 4, 2021

Dear Planning Commission.

I am writing to voice my resistance to the Hamlet Development at 935 Bullion. I live on Ropcke Drive that connects with Bullion Street. I wrote a previous letter on March 29, expressing my opposition to the proposed development at this location. Although the new plan only seeks rezoning for a portion of the development land, and is certainly an improvement over the previous proposal, I am still in opposition. Development of the master plan involved years of study, input and financial resources. That effort should not be disregarded and ignored. Quite simply, I urge you to stick to the master plan.

Changing the zoning of the accepted master plan is problematic and sets a precedent that surely will impact requests for additional development that does not adhere to the master plan. The master plan "supports residential infill projects of a compatible scale and form," but the proposed housing footprint is not compatible in form and scale with existing housing in the area and it does not integrate well with the surrounding single-family dwellings. It is not characteristic of the area, nor does it match the surrounding landscape. In fact, the proposed Hamlet Development overwhelms the surrounding area. We should not allow developers to push the boundaries and build developments that do not maintain the integrity of the master plan. Adjacent property owners need to be able to trust and rely on adherence to the plan. Why have a plan if we don't stick to it? Rezoning that is piecemeal or reactionary undermines the input, research, and planning that created the city's masterplan.

Lastly, please consider the preferences, opinions and viewpoints of residents who are invested in Murray and who have chosen to make Murray their home. I think you find that the majority of those who live in the area that will experience the impact and the changes inherent with the proposed development and zoning changes do not support the increased density development.

I urge you not to approve the proposed zoning change. Listen to the residents who will be impacted by such a decision. Listen to the people who have chosen to make Murray their home.

Sincerely,

Anne Hunter

Agenda item #5
Hamlet Dev

From: [Janis Rowser](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Hamlet Homes Proposal - Bullion Street Project
Date: Tuesday, May 4, 2021 9:26:06 AM

TO: Murray Planning Commission

After learning that Murray citizen's comments have been "tossed out" since the last Planning and Zoning meeting, I am resubmitting my comments for consideration regarding the Bullion property construction.

As a resident of Murray City's Walden Hills subdivision, I am still deeply concerned about the proposed rezoning of property on Bullion Street. Help me understand how this newly-proposed rezoning and construction of 20 new homes AND way too many town homes will benefit anyone besides the developer. I have enjoyed living in this area since 1995 because of the safe community feel it has provided. I am not against new growth BUT it is not beneficial to plop this new construction right between two existing beautiful subdivisions of Walden Hills and Walden Ridge.

As word of this construction has gotten out, many homes have gone up for sale in our area before this project gets underway. Understandably so. Here are a few concerns:

- Substantial increased traffic flow along 700 West and Bullion, including cars parked up and down Bullion Street. (Hunters Woods area is a mess!) Even though your studies show that increased traffic flow is not going to be a problem, it definitely will over time when children living in these homes become teenagers.
- Increased crime and vandalism.
- Safety concerns for students walking and riding bikes to Viewmont Elementary.
- Another park for gangsters to hang out simply is ludicrous.
- Increased developments south of Winchester have increased traffic flow already along 700 West. At certain times of the day, it is difficult to exit our subdivision.
- My sister's family lived north of 5300 South in the Horizon Elementary area for over 30 years and finally moved frustrated over the same concerns listed above that presented themselves in their area for over 20 years!

There is a proposal to build town homes across the street from Smiths Foods and 700 West -- right in my sub-division. I'm fine with this new construction, but the Hamlet Homes project just does NOT make sense! It is not a win-win solution for families living in this area. I enjoy living where I do and hope that the Hamlet project will not go through. As a citizen of this community, it is my civic duty to express my concerns. Thank you for taking them into consideration!

Janis Rowser

Concerned Citizen

From: [Ellen Irion](#)
To: [Susan Nixon](#)
Subject: [EXTERNAL] No Thank You 935 Bullion
Date: Tuesday, May 4, 2021 11:10:05 AM

To whom it may concern -

In regards to the proposed development at 935 Bullion, we urge the committee and all decision makers to please not approve this development as currently constituted. It is baffling how this rezoning goes against the city plan from 2017 that says this area should be kept residential low density. I am surprised and alarmed that this is even being considered. If this big of a zoning jump and change can happen for 935 Bullion what is to say that there won't be other developments in the area that do the same in the future. It is not consistent with the area of this great city.

As a parent of young children we are especially concerned about the schools being overcrowded. Education should continue to be a top priority for our community and wonderful district. Higher class numbers would not contribute to better education.

Traffic in the area is also a major concern. We live right on the corner of Bullion and Blue Barn Circle. Bullion is already busy and crowded, especially during school hours. The addition of 75 (or more) units seems completely overkill for the current traffic situation. I listened to the developers' zoom meeting and explanation of a traffic report. It would seem to me that a traffic study done in a pandemic when so many people are staying home more often would not be an accurate reflection.

For the environmental cleanup I would hope that if that is going to be done (as used as an excuse for the money grab of wanting higher density) then it might as well be done well and have the brownfield removal instead of capping. I was appalled that this was used as the whole reason by the developer for why this development needed to be higher density than the rest of the area.

In conclusion I would like to say that we don't oppose development in general. Single family would be wonderful. We just hope that any development will be in accordance with the rest of the area and reflect its surroundings - as outlined in the City Plan. Honestly it is outrageous to me at the extent the planning staff was in support of veering away from the city plan in the previous meeting for this development. Why did we spend a million dollars to develop a master plan if we are just going to disregard it at every turn? It is not fair to our residents. If we can't trust the city to hold to that master plan what else can we not trust this city with?

I also urge you to still consider the previous letters and comments that have been submitted over the entire lifetime of the proposals for this development. I hope that this new proposal isn't just a way to skirt around the comments and concerns that were raised previously. That would be sneaky, unhonorable, cowardly and frankly pathetic.

Please don't let this current development happen.

Thank you for your time and service -

Ellen and Russell Irion

5646 S Bluebarn Circle

From: [Kaelyn Witherspoon](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] ZONING DESIGNATION: The property addressed as 935 West Bullion Street.
Date: Monday, May 3, 2021 7:51:12 PM

Dear Commissioners,

I appreciate the opportunity to comment on this agenda item. I'm hopeful, as commissioners, you'd take a minute and visualize the proposed towering "Three Story" medium density development in your own backyard.

You have received an unprecedented number of letters and voices expressing opposition to the proposed property on 935 West Bullion Street.

I also recognize, in every debate, it's possible to find flowery data to support an individual position. On Thursday, April 1, Murray City "STAFF" members, presented a 30-minute flowery presentation, voicing support of the proposed zoning amendment. If this amendment were to be placed in the backyards of "STAFF" member homes; would their presentation look as flowery? Would the developer treasure the placement of this proposed development in his secluded neighborhood?

Murray Residents support development of the area with single family R-1-8 zoning. However, are residential neighborhoods being sacrificed to build large complexes as profitable as they may be for the tax base of the city and the developer involved?

Any amendment to the current Master Plan, which took 2.5 – 3 years to complete, multiple town hall meetings and public input hearings; opens the floodgates and sets a precedence for rezoning other neighboring properties. Will the need for rezoning arise when a new subdivision borders Willow Grove and Tripp Lane?

Your consideration regarding the expressed concerns of many neighboring residents is appreciated.

Kaelyn Witherspoon

From: [Kent Roylance](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Hamlet Home development on Bullion Street
Date: Tuesday, May 4, 2021 8:54:37 AM

Good morning,

We are writing again to dispute the current plan for building on Bullion Street. We have lived here for almost 30 years and are very familiar with the area. We feel that it should continue to be zoned single family housing as was in the original plan. Increased density housing would bring a great increase in traffic to the area. The drivers on Bullion Street already tend to speed and increasing the traffic would only compound that problem. Also, the increase of cars that would be used for a higher density housing community would further complicate the problem in many ways. We are very against the current plan and ask that Murray City continue to make that area single family housing.

Thank you,

Kent & Karalee Roylance
794 Shadow Wood Drive

From: [Elizabeth LARSEN](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Rezoning 935 W Bullion
Date: Tuesday, May 4, 2021 9:15:50 AM

We are writing concerning the rezoning proposal for 935 W Bullion to R6 and M15. Although this proposal is slightly different than originally presented, the developer is still going to build the same town and single family homes as proposed before. But more importantly, **the master plan is still being dramatically changed to medium density**. This sets a terrible precedent that could affect many areas in Murray City in the future.

The presentation by the Murray Planning Staff member at the last meeting made it very apparent that the staff wants to veer off of the Master Plan. These staff members may or not live in Murray and possibly are not as vested in the decisions that are made. The master plan was worked on with great expense and effort - why should we make exceptions especially when an overwhelming number of home owners have expressed opposition to this change? (PLEASE STILL CONSIDER ALL OF THE LETTERS AND EMAILS PREVIOUSLY RECEIVED BEFORE THE PREVIOUS COUNCIL MEETING ON THIS SUBJECT- ESPECIALLY SINCE NONE OF THEM WERE ABLE TO SPEAK THEIR CONCERNS AT THAT MEETING!)

If it were possible to make an exception to change zoning in this situation because of the contaminants that need to be cleaned up and ASSURE that next time a developer wants to change zoning it can be denied that would be one thing, but I don't think that is possible. Let's have developers that want to build medium and high density look for more appropriate places to build in our city.

Below I am copying the last letter that we sent as our concerns have not changed.

We are writing to express our thoughts and concerns with the rezoning of 935 Bullion Street. We have owned our home at 5659 S 800 West for over 35 years and also own the building lot directly east at 5652 Blue Barn Circle. We were able to attend the virtual open house on Feb. 23 and very much appreciated that information.

We are NOT in favor of changing the zoning on the Bullion property to R-15 medium density, and favor keeping the zoning as single family. Here are our reasons, concerns and suggestions.

** The Murray Master Plan calls for single family homes in this area. If the zoning is changed for this development, we fear that it will set a precedent for future zoning changes. We are specifically concerned about the development on Tripp Lane as well as the future development on 800 W and Anderson (Frear property).

**We understand that the property in question needs major environmental cleanup, however this does not mean that a zoning change needs to happen to make development and building on this site profitable. Those selling the land to Hamlet Development should negotiate a price based on the fact that the land needs work. (An example of this in our area is the Circle A Stable property that has recently been developed on Bullion. Jacob Larsen bought this property from Valery Atkinson with a price that took into account all the barn and building demolition that needed to happen). It should not be the responsibility of the homeowners in the area to pay for this needed cleanup by their giving up the type of neighborhood they currently have as outlined on the master plan, as well as incurring the inevitable problems associated with the medium density housing --like increased traffic.

**We live on 800 West (a fairly narrow street) and a large number of cars pass our home every school day in the morning and afternoon for BOTH Viewmont Elementary and Riverview Jr. High. We have seen an increase in this traffic in the past 15-20 years, and a decrease in children walking to school. Right now we literally can't back out of our driveway during these times unless a very kind driver lets us out! We are concerned that adding an additional 90 homes on Bullion will intensify this school traffic. All those new cars WILL turn onto 800 W and pass our home to get their children to and from BOTH schools each school day.

**Because of the above mentioned traffic, we are totally in favor of placing a 3-way stop sign at 800 W and Bullion whether or not this proposed development goes through. We need to better control traffic speeds in this area.

**If this development does go through we have two requests: 1 - That the proposed park be HOA controlled and maintained. We don't need any more public parks in the area and don't wish our Murray tax dollars to be used to maintain this park. We would like to see this development be a gated community with the park being private, if possible, thus reducing the potential crime in the area. 2 - That the architecture of the townhomes be more traditional looking than the picture we were shown at the zoom open house, thus fitting in more with the existing neighborhood.

Thank you for considering our concerns. We love this neighborhood and desire to keep it as it is, with further developments only enhancing its overall beauty, safety and function.

Shirl and Elizabeth Larsen
5659 S 800 W
Murray UT 84123
801-263-2026
801-518-6222

Agenda item #5
Hamlet Dev

From: [Glen Steadman](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL] Planned development on Bullion
Date: Tuesday, May 4, 2021 11:21:53 AM

Our house lies within 500 feet of this planned development. We live on the corner of Bullion and Hollow Springs. As a result, all cars going to connect to 54th pass our house. It is difficult already to be in our side yard due to all of the traffic that passes. Our concern is that Hollow Springs is not capable of handling that much increased traffic.

Please consider maintaining Murray's current city plan.

Lori and Glen Steadman

Agenda item #5
Hamlet Dev

From: [Kay Secrist-Jones](#)
To: [Susan Nixon](#)
Subject: [EXTERNAL] Development on Bullion
Date: Tuesday, May 4, 2021 2:00:30 PM

To Murray City

Please consider the residence of this area when you vote to rezone or not to rezone. We believe that numerous townhouses plus 15-20 single family homes would put our overcrowded elementary school beyond capacity. The traffic is already a problem on this busy street. Children walking to and from school are in danger when speeders fly down Bullion. I personally have seen drivers on cell phones etc. not paying any attention and definitely not following the 25 mph speed limit.

I feel my neighbors are not opposed to single family homes that match what is already here in our area; it is townhouses, condos or apartments that this neighborhood is against.

Sincerely,

Kay Jones

954 Brandermill Cove

Hamlet Development

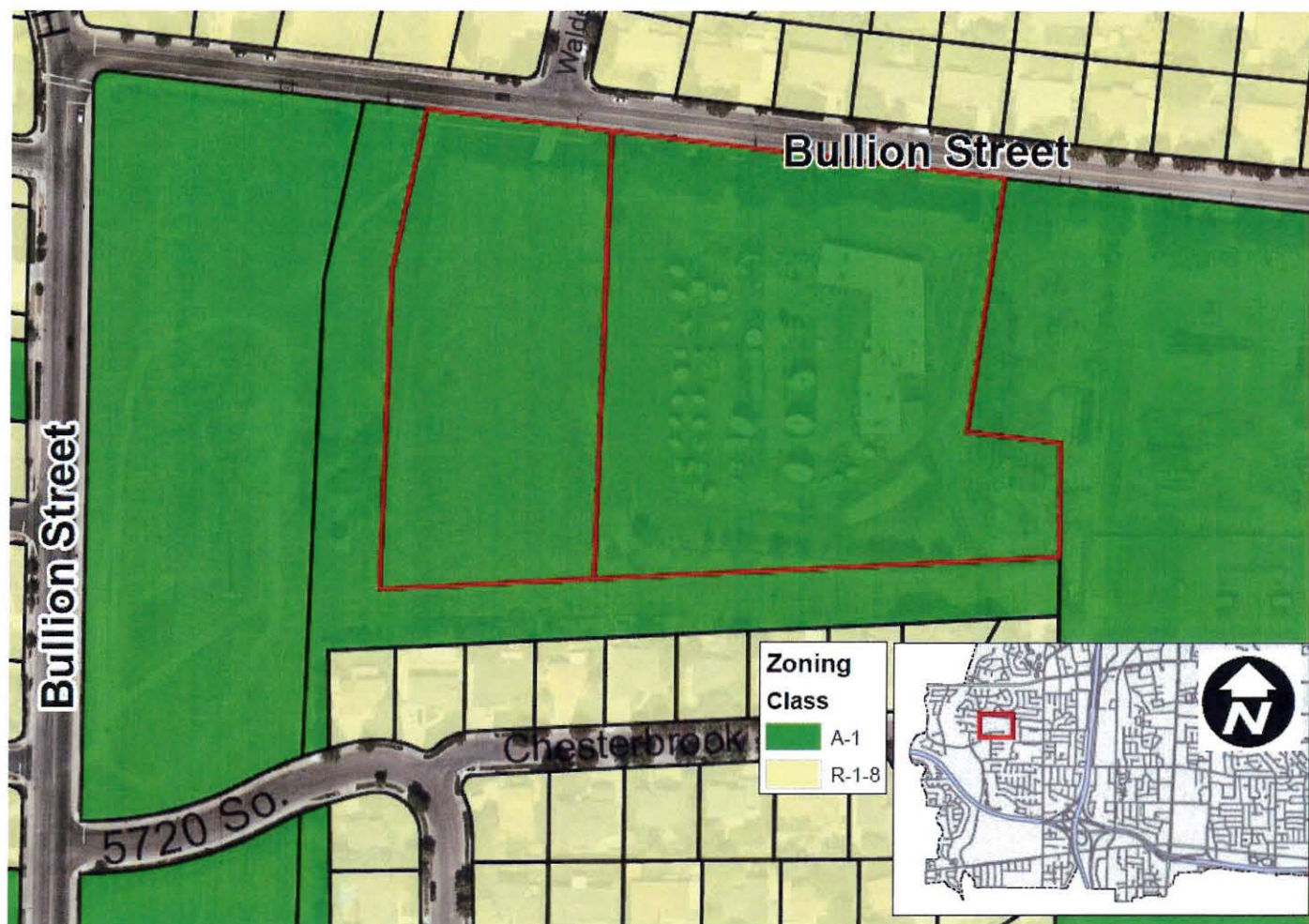
General Plan & Zoning Map Amendments

935 West Bullion Street





Aerial view



Current zoning:
A-1, Agriculture



Future Land Use
Designations:

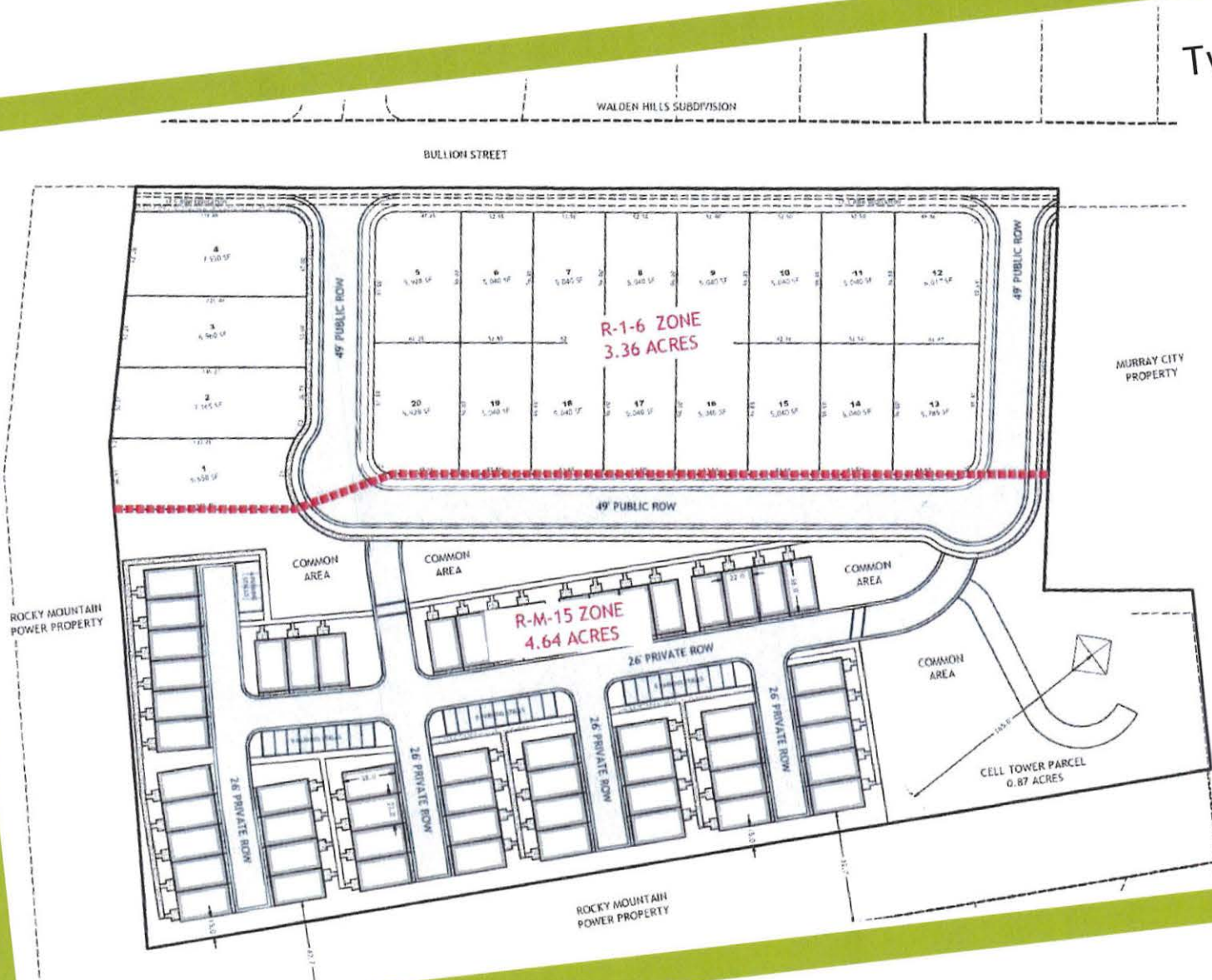
Parks & Open Space,
Low Density
Residential



Developer's redesigned concept plan



Two-Zone proposal



Process

- The applications tonight are for amendments to the Future Land Use Map and Zoning Map ONLY.
- Development of the property requires additional applications and a public meeting with the Planning Commission IF the zone is changed as requested.

The General Plan

General Plans are not meant to be static documents.

Full evaluation and revision is common every five to ten years. In growing communities, it is reasonable to expect that additional adjustments and amendments may be appropriate and should be individually considered.

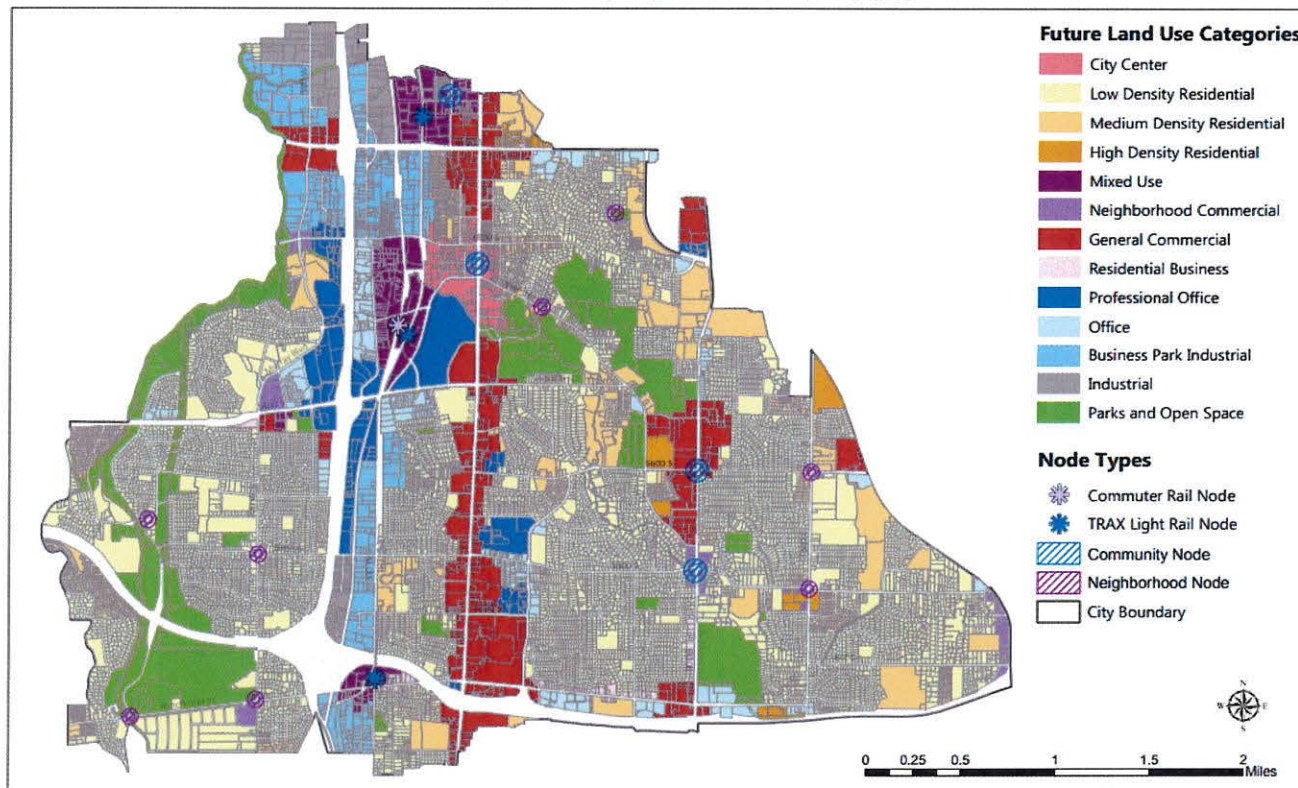
Comparison: 2020 Future Land Use Map amendments and Zone Map amendments in other Wasatch Front cities.

Municipality	General Plan Adopted	General Plan Amendments	Rezones
West Jordan	2012	7	11
Midvale	2016	N/A	6
Draper	2019	9	13
Lehi	2018	8	19
Millcreek	2019	1	9
Taylorsville	2006	2	5
Orem	2018	1	4
Holladay	2016	1	4
Cottonwood Heights	2005	2	4
Sandy		N/A	3
Ogden	2002	1	6
Bountiful	2009	N/A	1
North Salt Lake	2013	0	3
Murray	2017	5 (2 completed)	10 (7 completed)

The General Plan

Each property in the city is designated in one of the Future Land Use Categories identified by Map 5.7 (below). Each category in Chapter 5 is subsequently detailed as to intent and characteristics, and “corresponding zones” are called out.

MAP 5.7 - FUTURE LAND USE



Future Land Use & Requested Zoning Designation

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



Existing Zoning: A-1 (both parcels)

Proposed Zoning: R-1-6 and R-M-15

The proposed zoning to allow the planned subdivision represents a change to the Future Land Use Map of the General Plan.

Part 2: Elements for Evaluation

- Intended for use in order to **“evaluate proposals and policy changes”**
- Plan Elements include:
 - Land Use & Urban Design
 - Transportation Systems
 - Economic Development
 - Housing & Neighborhoods
 - Moderate Income Housing
 - Public Services
 - Plan Administration & Implementation





In the Land Use & Urban Form element there are **12 Objectives**, with a total of **19 individual strategies** to support them.

While all are intended for use in evaluating projects and proposed changes, not all are applicable to each situation.

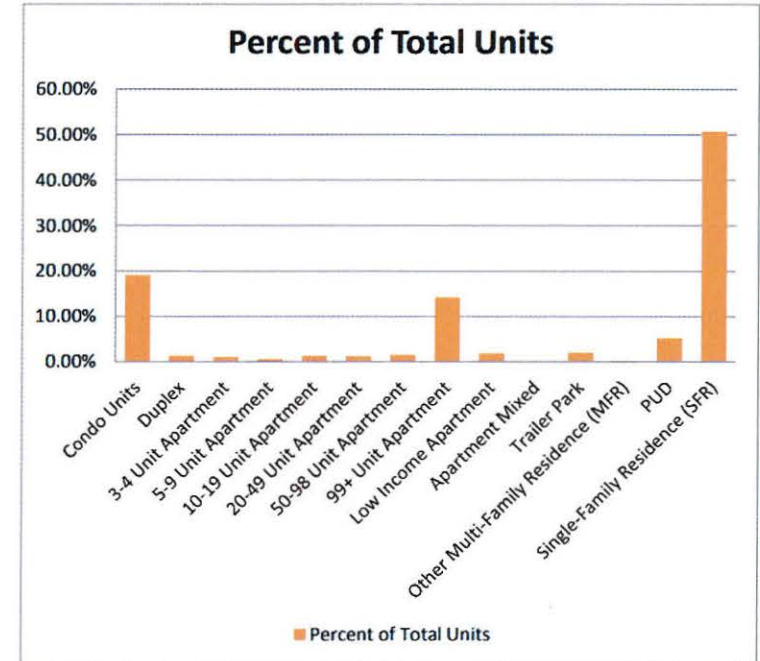
CHAPTER 8: Neighborhoods & Housing

HOUSING TYPES

Murray is dominated by single-family homes and condos, with large apartment complexes rounding out the primary housing type. As can be seen on Graph 8.1, there is a dearth of 'missing middle' housing types – options between the apartment complexes and single-family homes.



Graph 8.1: Housing Types Distribution



8.3 NEIGHBORHOODS & HOUSING GOAL, OBJECTIVES, & STRATEGIES

NEIGHBORHOODS & HOUSING OVERALL GOAL

Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.

OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

CHAPTER 9: Moderate Income Housing

MODERATE INCOME HOUSING GOAL AND SUPPORTING OBJECTIVES



Strategy: Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

Strategy: Ensure zoning of residential areas does not prohibit compatible types of housing.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

CHAPTER 5: Land Use & Urban Design

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

- *The R-M-15 Zone will allow greater flexibility to mix housing types at densities which are greater than the surrounding area*
- *The R-1-6 Zone applied to the 3.36-acre area will limit the overall project density.*
- *The applicant's proposed concept plan mixes single-family homes and townhomes in the same development with an overall density of 9.2 dwelling units per acre.*





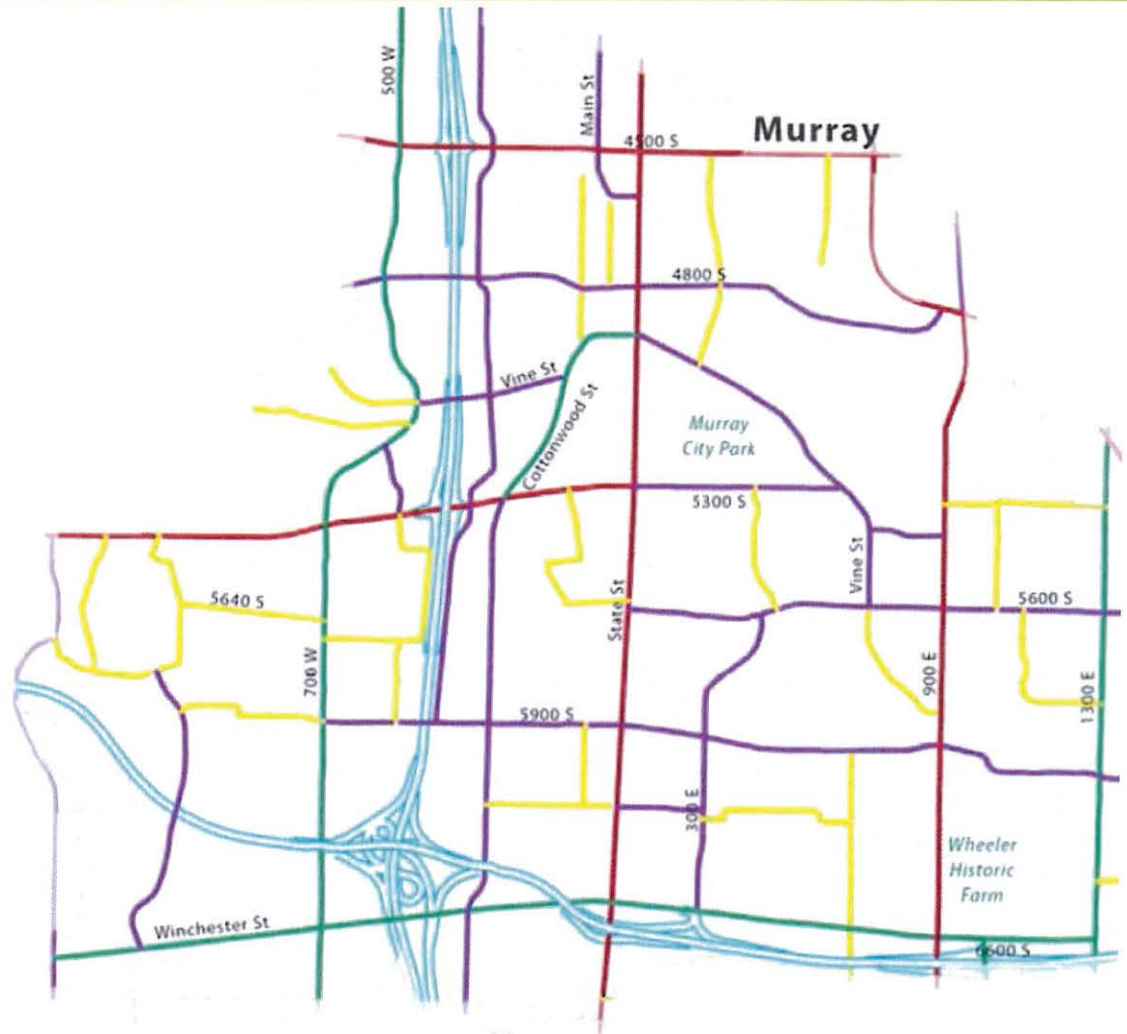


12 units per acre, mixed housing types:
Balintore Subdivision, 5600 South

Traffic and Parking

- Bullion Street is classified as a Minor or “Neighborhood” Collector.
- 700 West is classified as a Minor Arterial.

Parking is required for multiple-family housing such as that proposed at a minimum of **2.5 parking spaces per unit**. The requested R-M-15 Zone is NOT a transit-oriented or mixed-use zone with very minimal parking requirements.



Traffic and Parking

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 90 townhome units.
- The project is anticipated to generate approximately 640 weekday daily trips, including 44 trips in the morning peak hour, and 54 trips in the evening peak hour.

2021	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> • Bullion Street / 700 West: de-facto right-turn lane on the eastbound approach 	None
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Acceptable LOS

- *Traffic counts were gathered and then adjusted upward for seasonality (non-COVID) conditions.*
- *A sensitivity analysis of the intersections for function in a non-COVID environment.*
- *25% - 30% more traffic would still result in acceptable Levels of Service, which is greater than a non-COVID adjustment.*

Other Issues

- Contamination: Mitigation of contaminated soils will be a part of any development of the property.
- Impact to Schools: Notices of the proposed amendments were sent to the Murray School District as an affected entity. No response was received. PUD subdivisions (as the applicant proposes if the property is rezoned) require a letter from the school district confirming their ability to serve any potential students.
- Public Utilities: Public utility providers reviewed the proposed amendments and the potential residential densities and have identified no concerns or impacts to the systems they maintain that would not be manageable through the process of development.
- Impact to Property Values: A recent report by the Kem C. Gardner Policy Institute at the University of Utah found that apartments built between 2010 and 2018 have had no adverse effects on the value of nearby single-family homes in suburban Salt Lake County.

Planning Commission

- The Planning Commission held a public hearing on May 6, 2021.
- 145 public notices were mailed in a 500' radius of the subject property.
- 47 public comments were received.
- The Planning Commission forwarded a recommendation of approval with a 4-3 vote.



Findings

- The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
- The requested amendment to the Future Land Use Map of the 2017 Murray City General Plan represents a change which will allow potential redevelopment of the site that can accommodate the needed demolitions and environmental mitigation which otherwise limit traditional lower density subdivision.
- The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 and R-M-15 Zones.
- The proposed Zone Map Amendment from A-1 to R-1-6 and R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
- The Planning Commission forwarded a recommendation of approval.

Recommendation

General Plan Amendment

Staff and the Planning Commission recommend **APPROVAL** of the amendment to the Future Land Use Map of the General Plan, re-designating the properties located at 935 West Bullion Street from Parks & Open Space and Low Density Residential to Medium Density Residential.

Zone Map Amendment

Staff and the Planning Commission recommend **APPROVAL** of the amendment to the Zoning Map designation of the properties located at 935 West Bullion Street from A-1, Agriculture to R-1-6 and R-M-15.



MURRAY
CITY COUNCIL

Discussion Item #4



MURRAY


Community & Economic Development

Zone Map Amendment from R-1-8 to R-1-6 for 6556, 6562, and 6566 South Jefferson Street

Council Action Request

Committee of the Whole

Meeting Date: June 1, 2021

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 20 Minutes Is This Time Sensitive No Mayor's Approval  Date May 18, 2021	Purpose of Proposal Zone Map Amendment to R-1-6 for 6556, 6562, and 6566 South Action Requested Discussion in committee of the whole Attachments Presentation Slides Budget Impact None. Description of this Item <p>Derek Allen of Landforge Inc has applied to amend the Zoning Map for the properties located at 6556, 6562, and 6566 South Jefferson Street, and change from R-1-8, Low density, single family to R-1-6, Medium density, single family. The property is currently being used as three single-family homes and is approximately 2.68 acres in size.</p> <p>This request is supported by both the 2017 General Plan and the Fashion Place West Small Area Plan. As a Future Land Use Designation, Low Density Residential is intended to be used for development of both attached and detached single-family residential subdivisions. The subject property is an area the Fashion Place West Area identified as "Established Residential," which calls for context specific zoning that would create infill development opportunities to allow additional housing units.</p>
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Continued from Page 1:

Zoning Regulations

The existing **R-1-8 Zone** allows for single-family dwellings on a minimum 8,000 square foot lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

The proposed **R-1-6 Zone** allows for single-family dwellings on a minimum 6,000 square foot lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

Staff Review

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on March 29, 2021. The following comments were received:

1. The Murray City Power Department recommends approval and states that the applicant will need to meet with the Murray City Power Department to discuss planning the new power services and equipment placement to any new buildings when the time comes, with additional line extension costs to provide service. The applicant must meet all Power Department requirements, provide required easements for equipment, and power lines.

Other reviewing departments recommended approval without conditions or concerns.

Public Notice and Planning Commission

Eighty (80) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property.

The Planning Commission held a public hearing for this item for this item on April 15, 2021. Four (4) comments were received, and the Planning Commission voted 6-0 to forward a recommendation of approval to the City Council based on the findings below.

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission forwarded a recommendation of approval to the City Council.

Recommendation

Based on the findings above, Staff and the Planning Commission recommend the City Council approve the requested amendments to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low density single family to R-1-6, Medium density single family.

**MURRAY CITY MUNICIPAL COUNCIL
PUBLIC HEARING REQUEST**

Subject: Consider a Zone Map Amendment from R-1-8,
Low Density Single Family to R-1-6, Medium Density
Single Family for the properties addressed 6556, 6562 &-
6566 South Jefferson Street .
(Applicant: LandForge, LLC)

Date _____
Time _____ p.m

Planning & Zoning review required? Yes

If, yes, attach following:

- ☒ P&Z application and information packet
- ☒ Minutes of applicable meeting(s) (P/C minutes of April 15, 2021)
- ☒ Mailing list for required notice
- ☒ Name and address of applicant

LandForge, LLC
150 South State Street, Suite 137
SLC UT 84111
801-512-0225
info@landforgeinc.com

____ Forward to City Attorney

5/4/2021
(Date)

City Attorney's Office

- ☒ Reviewed documents
- ☒ Notice of Public Hearing prepared for publication
- ☒ Publication & notice requirements:
____ Mail, Publish, Post _____

If applicable:

- ☒ Ordinance attached
- ____ Resolution attached
- ____ Other information, if necessary, attached
- ☒ Forward to Recorder's Office

5/14/2021
(Date)

Recorder's Office

- ____ Copies of all documents received from City Attorney
- ____ Date and time approved by Council Director
- ____ Copy of notice of publication attached
- ____ Notice mailed to applicant & affected parties
- ____ Copies forwarded to Council Director

(Date)

Council Executive Director

- ____ All documents required
- ____ Placed on agenda
- ____ Documents provided Council Members

(Date)

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15th day of June, 2021, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the R-1-8 (Single Family Residential) zoning district to R-1-6 (Single Family Medium Density) zoning district for the property located at 6556, 6562 and 6566 South Jefferson Street, Murray, Utah.

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

DATED this _____ day of _____, 2021.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATE OF PUBLICATION: May 30, 2021

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTIES LOCATED AT 6556, 6562 AND 6566 SOUTH JEFFERSON STREET, MURRAY CITY, UTAH FROM R-1-8 (SINGLE FAMILY LOW DENSITY) TO R-1-6 (SINGLE FAMILY MEDIUM DENSITY) (Derek Allen/LandForge Inc.)

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

WHEREAS, the owner of the real property located at 6556, 6562 and 6566 South Jefferson Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-6 (Single Family Medium Density) zone district; and

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

WHEREAS, it appearing to be in the best interest of the City and the inhabitants thereof that the proposed amendment of the zoning map be approved.

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation be amended for the following described property located at 6556, 6562 and 6566 South Jefferson Street, Murray, Salt Lake County, Utah from the R-1-8 (Single Family Low Density) zone district to the R-1-6 (Single Family Medium Density) zone district:

Legal Description

Aggregate Legal Description for Parcels: 403-054, 403-059, and 403-056

A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT; SAID POINT BEING NORTH 00°17'04" EAST 1669.73 FEET ALONG THE SECTION LINE, AND NORTH 89°42'56" WEST 1427.93 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°22'55" WEST 516.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (NOW BEING USED BY THE UTAH TRANSIT AUTHORITY); THENCE NORTH 00°44'36" EAST 247.84 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE

NORTH 89°17'04" EAST 368.19 FEET; THENCE SOUTH 00°04'56" EAST 21.23 FEET;
THENCE NORTH 89°17'04" EAST 144.99 FEET; THENCE SOUTH 00°04'56" EAST 48.76
FEET; THENCE SOUTH 89°17'04" WEST 132.48 FEET; THENCE SOUTH 00°04'56" EAST
61.00 FEET; THENCE NORTH 89°17'04" EAST 132.48 FEET; THENCE SOUTH 00°04'56"
EAST 117.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.68 ACRES

Section 2. This Ordinance shall take effect upon the first publication and filing
of copy thereof in the office of the City Recorder.

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

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2021.

D. Blair Camp, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

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

Brooke Smith, City Recorder

A Jake Pehrson

Motion passed 6-0.

LANDFORGE, INC. – 6556-6566 South Jefferson Street – Project #21-033

Derek Allen, LandForge Inc. was present to represent this request. The applicant would like to amend the Zoning Map and change from the R-1-8, Low Density Single Family to R-1-6, Medium Density Single Family. The request is supported by the 2017 General Plan. Zachary Smallwood presented the request of Landforge, Inc. He explained that the applicants are in the process of purchasing the property with the intent to redevelop the area into additional dwelling units. This would be a permitted use within the R-1-6, Medium Density Single Family zone. To allow for a thorough, unbiased evaluation, City Staff does not include potential development plans in the review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map is appropriate based on the allowed uses and development potential of the proposed zone. The Planning Commission serves as a recommending body for the City Council. The density for R-1-8 is 8,000 ft² lots and R-1-6 is 6,000 ft² lots.

Mr. Hacker asked how many residential units would be allowed on the property under R-1-6 zone. Mr. Smallwood stated within the current zone the applicant could fit up to 15 dwelling units. The R-1-6 would allow him 19 units which is 4 additional units to what is allowed in R-1-8. He added the applicant could do twin homes or attached homes. He specified that a duplex is two units that is owned by one person and twin homes are 2 single family homes connected with a common wall.

Mr. Pehrson asked if there could be multi-family units connected. Mr. Smallwood said it is possible to consider those types of units on this property. Ms. Milkavich wanted clarification about the density stating the Land Map Designation classifies R-1-6 as low/medium density, but the request poses the zone would go from low to medium density. Mr. Smallwood explained R-1-6 is different in that it gets specified differently depending on what it's used for. He added that for this request it equates to 9 twin-home structures that total 19 units.

Derek Allen, LandForge Inc. stated his address as 150 S State Street, Salt Lake City, Utah he agreed to comply with all conditions.

Ms. Patterson opened the item for public comment. One emailed comment was received and read.

Jeff Jorgensen - 6588 Jefferson St

I am writing to share my opinion about the proposed zone map amendment from R-1-8 to R-1-6 for Jefferson Street. I am excited to hear about the potential for new homes in the neighborhood, however, I have two observations to make. First, there is about three times the space for future development along the east side of Jefferson Street. The zoning that gets approved here will be a blueprint for the future development across the street. Increasing the housing density on the west side of Jefferson paves the way for housing density increase on the east side of Jefferson. Any way you look at it Jefferson is going to get a lot more homes. It's just a matter of time and a matter of density. Changing the zoning represents a 25% increase in the

number of potential new homes, but the impact of this will be tripled with additional development. This decision is bigger than the three lots in question. Second, Murray's own data shows that Jefferson Street is an extremely busy street. Hundreds of motorists use this street to bypass the congestion of State Street. Jefferson Street is already too busy and motorists speed down the road daily. The street is narrow. A single car parked along the street can cause significant disruption. Additionally, and perhaps most importantly, there are no sidewalks on Jefferson Street. This isn't a good location to be changing zoning to increase vehicle traffic and foot traffic. The street is not family friendly at all. We already worry about our children walking, riding, and scooting down the road. Changing the zoning here is a blueprint for future development. Jefferson Street will get even busier and the safety issues along the street will come into play even more. Jefferson Street will get its development. Let's not increase the density 25% by changing the zoning. The street is already strained.

Becky Dawson – 6582 Jefferson Street

Stated she agrees with everything Jeff stated in his email. She commented that due to the fact twin/town homes are an option is fairly certain that the zone change would bring that type of development. There are many small children in the area. She wanted to move into Murray because of the close community. She recalled her father stating that he chased a parrot down Jefferson street when he was a kid. 39% of the land in Murray is R-1-8 and only 2.3% is R-1-6. Changing the zoning will cause many issues in the long run such as more traffic, speeding, increased crime rate, massive impact on the area with the Trax station, guest parking will be a huge problem, children at the new houses will have nowhere to recreate but the streets. Will have lower quality of life due to the denser housing. Currently the property has 3 houses and will go to 15-19 is quite an increase. Ultimately, we should hang on to what makes Murray special for as long as possible for future generations.

Steven Jensen – 218 Lisa Rae Circle

Mr. Jensen mentioned he agrees with the two previous comments made and stated he thinks this is a bad idea. Jefferson Street can't handle this increase. He added that Lisa Rae has 10 houses and is the same size as the proposed site where they would add 19. He said this should be stopped as soon as possible.

John Boettcher – 125 West Lester Avenue

Mr. Boettcher clarified that many cars are using Lester Street for a bypass around Winchester and State Street during the day, there are no sidewalks along Jefferson or Lester. There are oftentimes kids in the street and adding unnecessary traffic is a bad idea. It will be a safety risk for children and feels this should be kept at a minimum until the other issues can be addressed. Mr. Smallwood said the City Engineer has evaluated this application and did not have any objections. The small area plan shows both neighborhoods to the south and north are lacking pedestrian infrastructure adding he has the goal of obtaining some grant funding for streetscape improvements. This applicant will be required to install improvements which would include approximately 102 ft of sidewalk. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low density single family to R-1-6, Medium density single family.

Ms. Patterson thanked him for that clarification and expressed that as part of the re-development of this site there will be conditions where those types of improvements will be required. Adding that these units would have yards and that PUD's generally have amenities

and a certain amount of open space. Mr. Smallwood concurred that PUDs are required to have amenity space.

Mr. Pehrson stated that changing this zone from R-1-8 to R-1-6 and that most of Murray's land is zoned R-1-8 and that the General Plan potentially supports a re-zone to R-1-6 or higher density zones. He asked if this request is approved, then the entire sea of yellow on the zone map will be a potential for R-1-6. Mr. Smallwood stated that wouldn't be the case, the reason this was considered was due to its location near Fashion Place Mall and with the recent adoption of the Fashion Place West Small Area Plan it has designated that increased housing and density should occur near Trax stations. This originally came in as a multi-family unit application but while talking through it and understanding the applicants concept a proposed option was to create the site in a single-family manner.

Ms. Milkavich stated it could be argued both ways, nationwide there is discussion about cost of land and housing and one way to correct that is to offer homes on smaller plots of land. Mr. Lowry said the plan will change and gets revised to reflect the current realities. When he moved to Murray 17 years ago, the world was a different place then. The world will be a different place in another 15 years and general plans are living documents for that reason. This body does not have the authority to approve the request but is simply a recommendation if the commission feels it is an acceptable use. He stated in looking at cities that have been in the growth pattern for the greater Salt Lake City area is in as opposed to an area such as Denver and other intermountain cities where they have had investment in light rail and public transportation. The hottest real estate in those markets is very dense, very large multifamily, and close to light rail similar to the Fireclay development in Murray. His opinion is that this will be a lower use density than would be in the near future. Mr. Pehrson reiterated he agrees that zoning has to change as population grows. Ms. Patterson clarified the change would give 4 more families the opportunity to buy a house and added that we consider every property on its own and not all R-1-8 zones could be changed to R-1-6. Ms. Milkavich reiterated the recommendation for the Fashion Place West Small Area Plan is to have lower cost housing based on the proximity to freeways and Trax stations. Ms. Wilson specified the zone change would only mean going from 15 to 19 units which isn't a significant increase but gives 4 more people the opportunity to own in Murray as opposed to an R-M-15 which are not owner-occupied and is a better option for the area.

Mr. Lowry asked for clarification about infill subdivisions that would be considered for this area. Mr. Smallwood displayed the Fashion Place Small Area Plan indicates that having infill development where underdeveloped parcels exist within the neighborhoods. Mr. Lowry stated he does miss the old neighborhoods he grew up in, but affordability and density is a reality and feels this is an opportunity to have a development in an area that is close to transit for folks to own a home in Murray and will be a positive catalyst for that area. Mr. Pehrson added he lives in an R-1-6 subdivision.

Jeremy Lowry made a motion to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low density single family to R-1-6, Medium density single family. Seconded by Sue Wilson.

Call vote was recorded.

 A Maren Patterson

A Lisa Milkavich
 A Sue Wilson
 A Ned Hacker
 A Jeremy Lowry
 A Jake Pehrson

Motion passed 6-0.

OTHER BUSINESS

There was no other business.

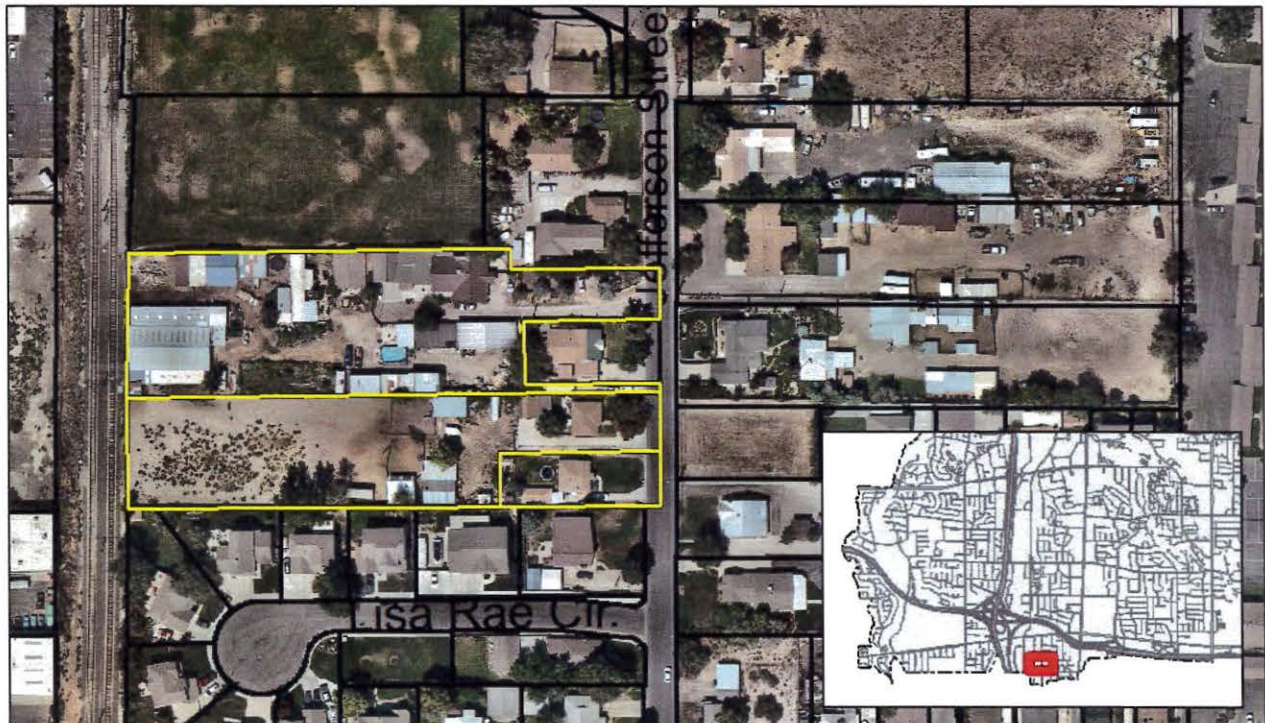
Sue Wilson made a motion to adjourn. Motion was seconded by Lisa Milkavich. A voice vote was made, motion passed 6-0. The meeting was adjourned at 8:12 p.m.

Jared Hall, Planning Division Manager



AGENDA ITEM # 8

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	6556, 6562, and 6566 South Jefferson Street	MEETING DATE:	April 15, 2021
APPLICANT:	Derek Allen, LandForge Inc.	STAFF:	Zachary Smallwood, Associate Planner
PARCEL ID:	21-24-403-054, 21-24-403-059 and 21-24-403-056	PROJECT NUMBER:	21-033
CURRENT ZONE:	R-1-8, Low Density Single Family	PROPOSED ZONE:	R-1-6, Medium Density Single Family
SIZE:	2.68 acres between three (3) lots		
REQUEST:	The applicant would like to amend the Zoning Map and change from the R-1-8, Low Density Single Family to R-1-6, Medium Density Single Family. The request is supported by the 2017 General Plan.		



I. BACKGROUND & REVIEW

Background

The subject properties are used as single-family residential. The individual lots have comparatively narrow widths along the Jefferson Street frontage compared to their total combined area of 2.68 acres. The 2017 General Plan calls for this area to remain residential. The R-1-6 Zone is an acceptable zone within the Low Density Residential category of the General Plan and as such supports this type of zoning amendment.

Landforge, Inc. is in the process of purchasing the property with the intent to redevelop the area into additional dwelling units. This would be a permitted use within the R-1-6, Medium Density Single Family zone. To allow for a thorough, unbiased evaluation, City Staff does not include potential development plans in the review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map is appropriate based on the allowed uses and development potential of the proposed zone.

Surrounding Land Uses & Zoning

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

Zoning Districts & Allowed Land Uses

- Existing: The existing R-1-8 Zone allows for single-family dwellings on a minimum 8,000 ft² lots. Attached dwellings, Churches, Schools, and telecommunications facilities are allowed subject to Conditional Use approval.
- Proposed: The proposed R-1-6 Zone allows for single-family dwellings on a minimum 6,000 ft² lots. Attached dwellings, Churches, Schools, and telecommunications facilities are allowed subject to Conditional Use approval.

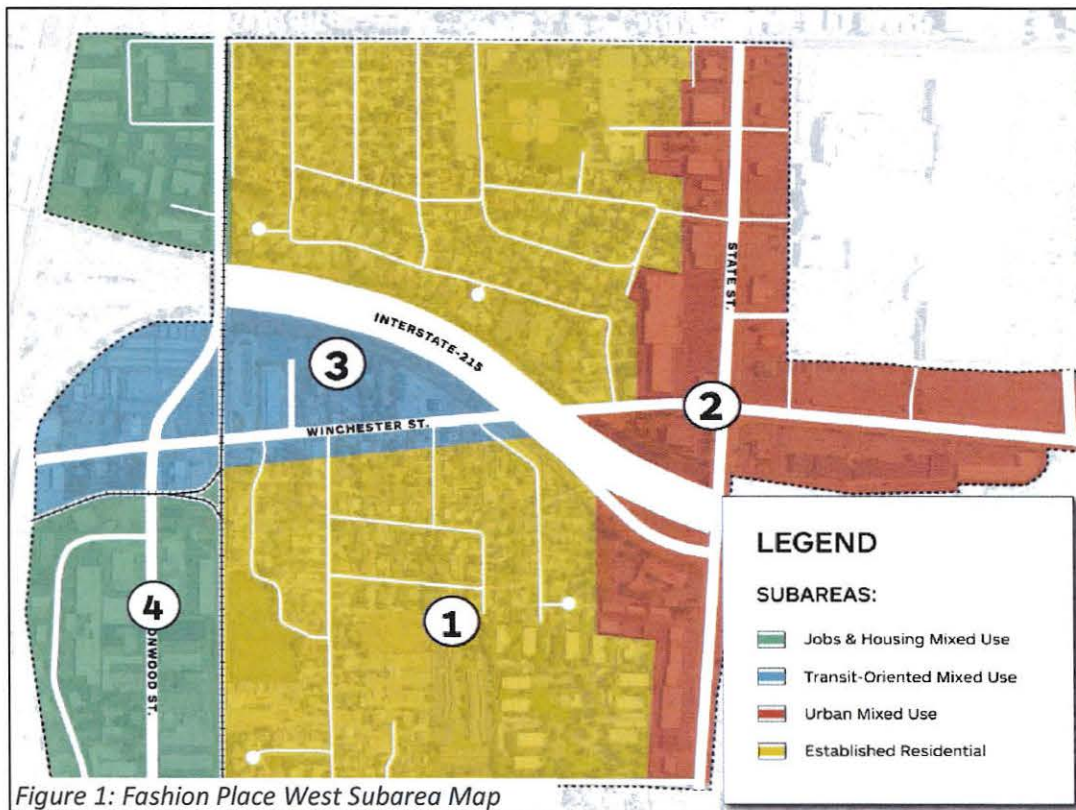
Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	R-1-8 (existing)	R-1-6 (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	6,000 ft ²
Structure Height	35' maximum	30' maximum
Front Yard Setbacks	25' minimum	20' minimum
Rear Yard Setbacks	25' minimum	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	5' minimum
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	2 off-street spaces

Fashion Place West Small Area Plan

The City Council adopted the Fashion Place West Small Area Plan on February 16, 2021. The primary goals of this plan are to connect the area with the Fashion Place West Trax Station, improve connectivity for the neighborhood, improve overall neighborhood quality and promote transit and active transportation.



The plan considers growth in four “subareas”. The subject properties are located in subarea 1, “established residential”. This subarea calls for the development of single-family housing, duplex housing and the expansion of accessory dwelling units. The plan calls for infill development of these areas where underdeveloped parcels exist. The subject property is largely unused, and staff concludes that a request for R-1-6 is appropriate to allow for potential housing in this area.

General Plan & Future Land Use Designations

The purpose of the General Plan is to provide broad goals and policies related to growth and planning in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designation of properties.

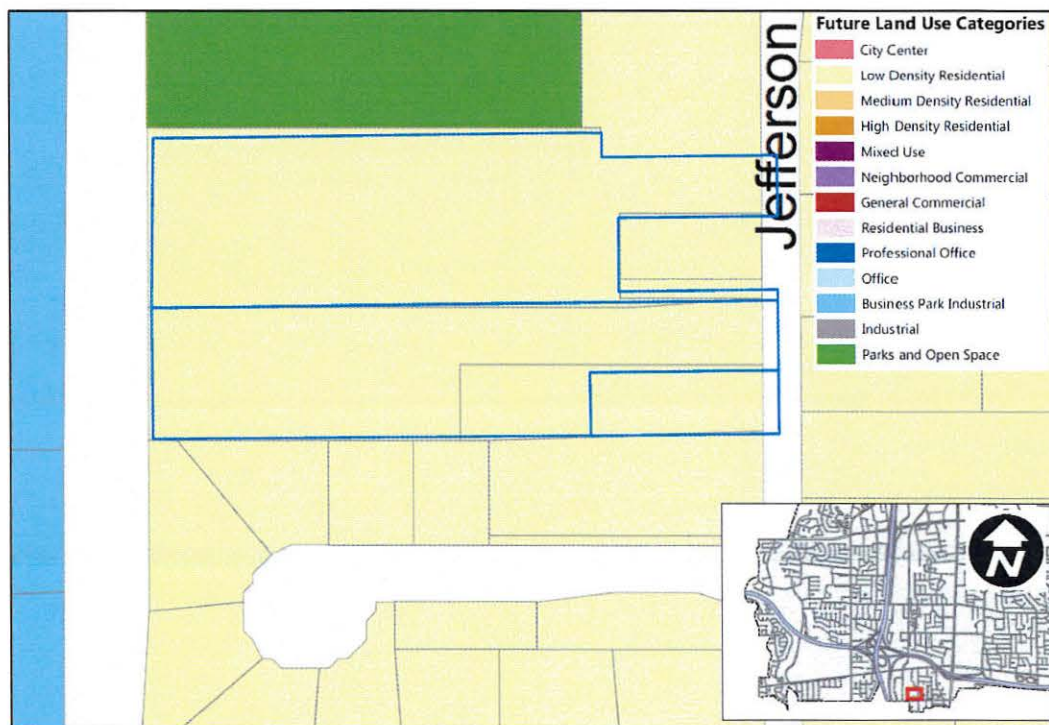


Figure 2: Future Land Use Map

The parcels are currently designated as “Low Density Residential.” This category 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." The applicant has not requested a change of this designation, and the requested zoning map amendment would be supported by the existing future land use designation.

II. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on March 29, 2021. The following comments have been provided by the departments:

- The Murray City Power Department recommends approval and states that the applicant will need to meet with the Murray City Power Department to discuss planning the new power services and equipment placement to any new buildings when the time comes, with additional line extension costs to provide service. The applicant must meet all Power Department requirements, provide required easements for equipment, and power lines.

Other reviewing departments recommended approval without conditions or concerns.

III. PUBLIC INPUT

Eighty (80) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, Staff has received two phone calls with basic questions about the process of rezoning and no specific comment regarding this application.

IV. ANALYSIS & CONCLUSIONS

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

The proposed change in zoning from R-1-8 to R-1-6 is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan. The surrounding residential neighborhoods are stable and well established. The Fashion Place West Small Area Plan identified subareas that encourage context sensitive zoning to allow for additional residential through duplexes, accessory dwelling units, and single-family residential. The proposed zone change allows for a natural growth of residential in the area that fits with existing home sizes in the area.

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

The residential uses allowed by the proposed R-1-6 zoning are appropriate for the location of the subject properties in relation to the other zoning classifications and existing land use patterns in the immediate and larger area. The properties are largely vacant except for the three (3) single-family homes. The proposed rezone will allow additional dwellings in the area with close proximity to the Fashion Place West Trax Station.

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

Utilities and services are available at this location for development of the property. As part of the application process, Murray City Departments review the application this includes representatives from Murray City Power, Water/Sewer, Fire and Engineering. The representatives did not object to the zone change or provide any information that would indicate that those departments could not provide adequate services to any future development at the subject properties.

V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property.

VI. STAFF RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low density single family to R-1-6, Medium density single family.**

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # _____

☒ Zoning Map Amendment

☐ Text Amendment

☒ Complies with General Plan

☒ Yes

☐ No

Subject Property Address: 6556-6566 Jefferson Street

Parcel Identification (Sidwell) Number: 403-054; 403-056; 403-059

Parcel Area: 2.68 Current Use: Residential

Existing Zone: R-1-8 Proposed Zone: R-1-6

Applicant

Name: LandForge, Inc.

Mailing Address: 150 S. State St., Ste. 137

City, State, ZIP: Salt Lake City, UT, 84111

Daytime Phone #: 801.512.0225 Fax #: 801.512.0225

Email address: info@landforgeinc.com

Business or Project Name : 6556-6566 Jefferson Street

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):

Contextual Conformance to Fashion Place West Small Area Plan. See Cover Letter.

Authorized Signature: _____

Date: 2/19/21

Property Owners Affidavit

I (we) Christopher K. Rodesch, PhD, 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 _____ day of _____, 20_____.

Notary Public

Residing in _____ My commission expires: _____

Agent Authorization

I (we), Christopher K. Rodesch, PhD, the owner(s) of the real property located at

6556 South Jefferson Street, in Murray City, Utah, do hereby appoint

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

LandForge, Inc. to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20_____, personally appeared before me

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

Notary Public

Residing in _____ My commission expires: _____

Property Owners Affidavit

I (we) Brent John Holmquist and Debra Holmquist, 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 _____ day of _____, 20_____.

Notary Public

Residing in _____ My commission expires: _____

Agent Authorization

I (we), Brent John and Debra Holmquist, the owner(s) of the real property located at 6562 and 6566 South Jefferson Street, in Murray City, Utah, do hereby appoint LandForge, Inc., as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize LandForge, Inc. to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20_____, personally appeared before me

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

Notary Public

Residing in _____ My commission expires: _____



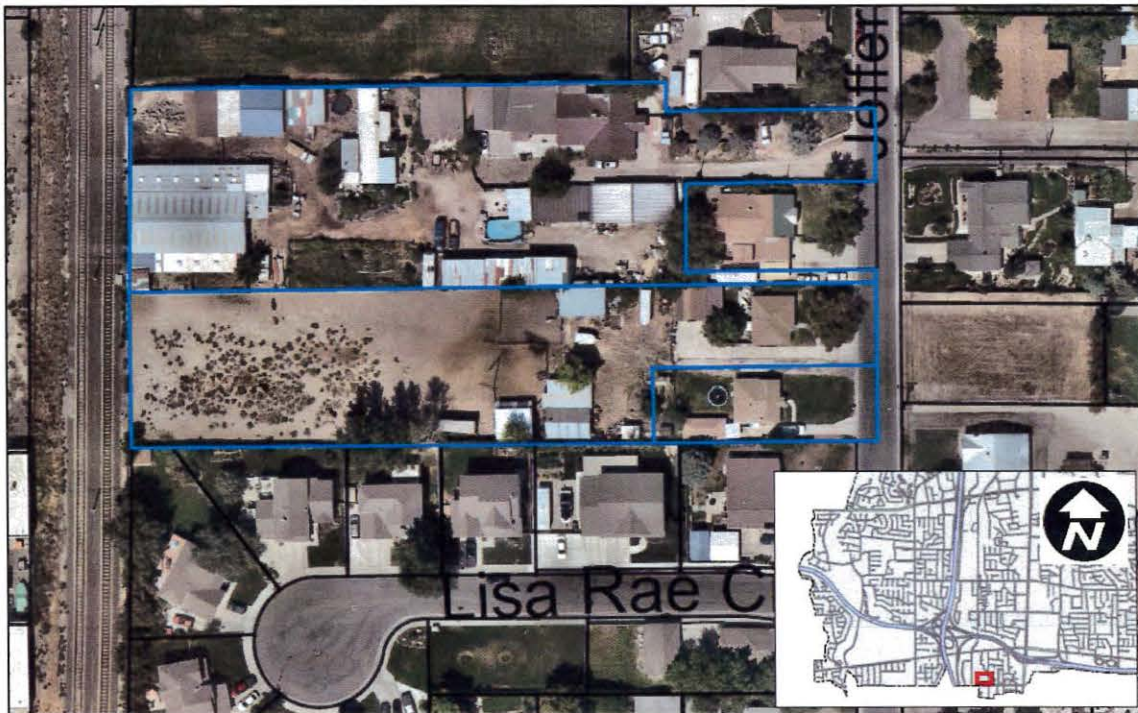
NOTICE OF PUBLIC MEETING

Electronic Meeting Only - April 15th, 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 Landforge, Inc for a Zone Map Amendment from R-1-8, Single Family Residential to R-1-6, Single Family Residential for the properties addressed 6556, 6562, and 6566 South Jefferson Street.** Please see the attached map. If you would like to comment on this agenda item at the meeting please register at: <https://tinyurl.com/pc041521> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or 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 near the subject properties. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2420, or e-mail to zsmallwood@murray.utah.gov.

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.

Public Notice Dated | April 1, 2021

From: legals@deseretnews.com
To: [Susan Nixon](#)
Cc: ltapusa@utahmediagroup.com
Subject: [EXTERNAL] Order modified confirmation.
Date: Tuesday, April 6, 2021 2:48:24 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: **DN0011468**
Classification: **Other Notices**
Package: **Legals**
Order Cost: **\$53.26**
Referral Code: **NOTICE OF PUBLIC HEARING**

Account Details

Murray City Community Development
4646 South 500 West
Murray, UT 84123
801-270-2420
snixon@murray.utah.gov
Murray City Community Development

Schedule for ad number DN00114680

Fri Apr 9, 2021

Deseret News Legals *All Zones*

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15th day of April 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 Zone Map Amendment from R-1-8 to R-1-6, Residential Low Density for the properties addressed: 6556, 6562 & 6566 South Jefferson Street, 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/pc0415211> or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/. No physical meeting location will be available.

Jared Hall, Manager
Planning Division

Published in: Deseret News - Friday, April 9, 2021

DN0011468

From: orderconfirmation@sltrib.com
To: [Susan Nixon](#)
Cc: sthee@sltrib.com
Subject: [EXTERNAL] Order modified confirmation.
Date: Monday, April 5, 2021 3:23:04 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: **SLT0011707**
Classification: **Public Meeting/Hearing Notices**
Package: **Legals**
Order Cost: **\$64.40**
Referral Code: **LandForge - ZMAP**

Account Details

SUSAN NIXON
4646 S 500 W
MURRAY, UT 84123
801-264-2660
snixon@murray.utah.gov
MURRAY CITY CORP COMMUNITY &
ECONOMIC DEV DEPT PLANNING DIV

Schedule for ad number SLT00117070

Sun Apr 11, 2021

The Salt Lake Tribune *All Zones*

Legals

Mon Apr 12, 2021

The Salt Lake Tribune E-*All Zones*

Edition

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15th day of April 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 Zone Map Amendment from R-1-8 to R-1-6, Residential Low-Density for the properties addressed: 6556, 6562, & 6566 South Jefferson Street, 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/pc0415211>, or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting only, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/. No physical meeting location will be available.

Jared Hall, Manager
Planning Division
SLT0011707

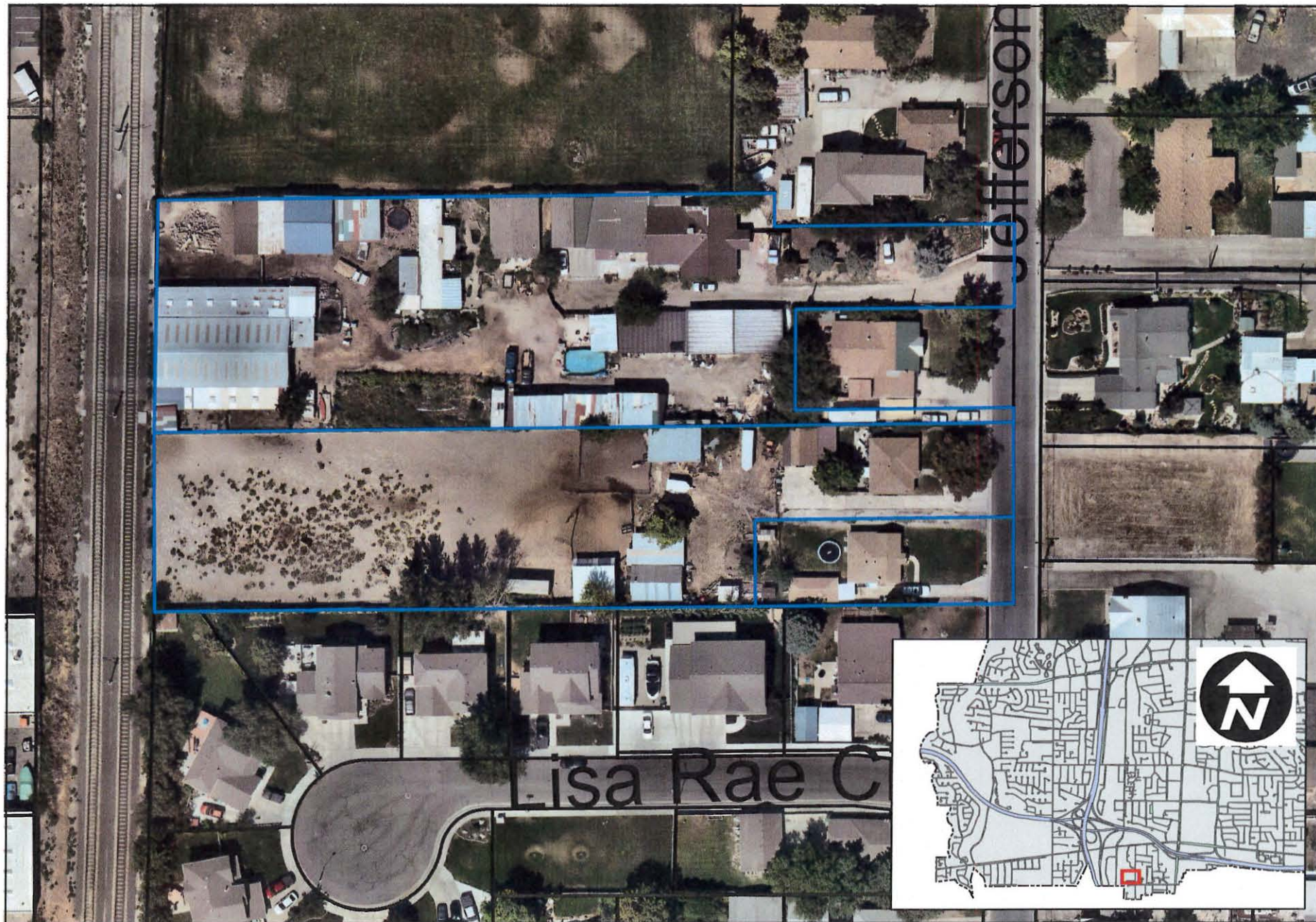
Aggregate Legal Description for Parcels: 403-054, 403-059, and 403-056

A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

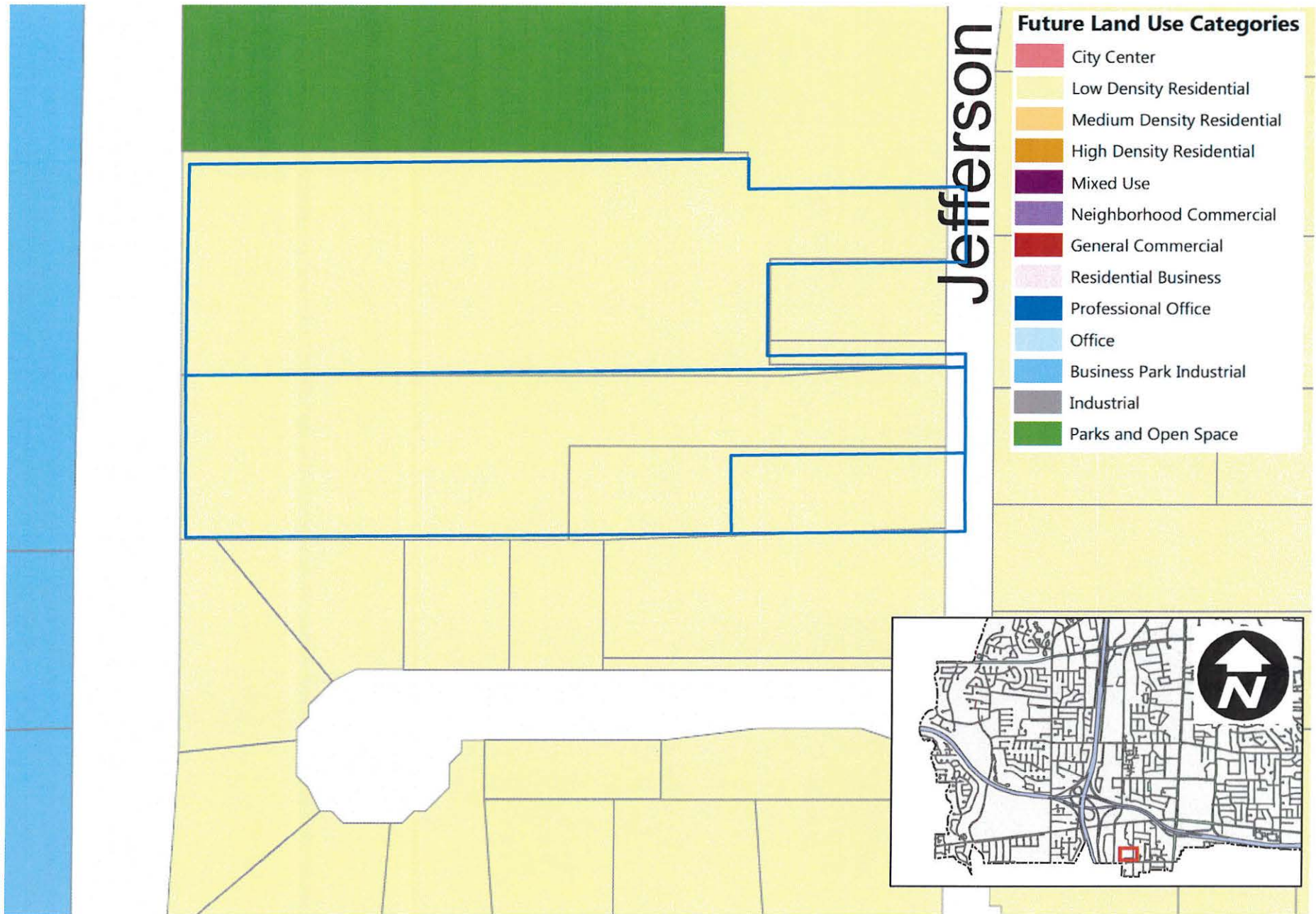
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT; SAID POINT BEING NORTH 00°17'04" EAST 1669.73 FEET ALONG THE SECTION LINE, AND NORTH 89°42'56" WEST 1427.93 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
AND RUNNING THENCE SOUTH 89°22'55" WEST 516.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (NOW BEING USED BY THE UTAH TRANSIT AUTHORITY); THENCE NORTH 00°44'36" EAST 247.84 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 89°17'04" EAST 368.19 FEET; THENCE SOUTH 00°04'56" EAST 21.23 FEET; THENCE NORTH 89°17'04" EAST 144.99 FEET; THENCE SOUTH 00°04'56" EAST 48.76 FEET; THENCE SOUTH 89°17'04" WEST 132.48 FEET; THENCE SOUTH 00°04'56" EAST 61.00 FEET; THENCE NORTH 89°17'04" EAST 132.48 FEET; THENCE SOUTH 00°04'56" EAST 117.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.68 ACRES

6566, 6562, and 6556 South Jefferson Street



6566, 6562, and 6556 South Jefferson Street



FORGELAND INC
P/C 4/15/21
Project #21-030
400' mailing radius + affected entities
=83 total

Bradosty Family Llc
299 S Main St
Salt Lake City , UT, 84111-1941
**returned in mail **

Carla M Clark
6581 S Jefferson St
Murray , UT, 84107-7072

Christine Marie Jones; David Allen
Jones (Tc)
6513 S Jefferson St
Murray , UT, 84107-7013

Cody Curtis; Ashley D Curtis (Jt)
223 W Lisa Rae Cir
Murray , UT, 84107-7000

Courtney Hammer;
Blake Hammer (Jt)
120 W Lester Ave
Murray , UT, 84107-7117

Daniel Christensen;
Joanne Christensen (Jt)
6554 S Jefferson St
Murray , UT, 84107-7014

E Ross Fowlks; Shelli C Fowlks (Jt)
6802 S Jefferson St
Murray , UT, 84107-7016

Findlay Dental Design Inc
8565 S Terrace Dr
Sandy , UT, 84093-1075

Gines Properties, Llc
6667 S Cottonwood St # 2
Murray , UT, 84107-7059

Becky Dawson
6582 S Jefferson St
Murray , UT, 84107-7014

Brent John Holmquist;
Debra Holmquist (Jt)
6566 S Jefferson St
Murray , UT, 84107-7014

Carolyn Dyson; Arnold J Dyson (Jt)
115 W Lester Ave
Murray , UT, 84107-7116

Christopher K Rodesch
6556 S Jefferson St
Murray , UT, 84107-7014

Cory Tueller; Stephanie Tueller (Jt)
889 W Walden Meadows Dr
Murray , UT, 84123-5477

Dale E Burk; Karen M Burk (Jt)
6804 S Jefferson St
Murray , UT, 84107-7016

David Hagen
Po Box 877
Draper , UT, 84020-0877

E Ross Fowlks; Shelli C Fowlks (Jt)
6802 S Jefferson St
Murray , UT, 84107-7016

G Investment Group
6530 S Hinson St
Las Vegas , NV, 89118-

Indigo Sky Barton
6808 S Jefferson St
Murray , UT, 84107-7016

Blakely Hankins;
Spencer Hankins (Jt)
206 W Lisa Rae Cir
Murray , UT, 84107-7000

Brent John Holmquist;
Debra Holmquist (Jt)
6562 S Jefferson St
Murray , UT, 84107-7014

Chloe Place Homeowners
Association, Inc.
218 W Lisa Rae Cir
Murray , UT, 84107-7000

Clifford Leon Allsop & Rea C Allsop
Family Trust 06/21/2017
111 W Lester Ave
Murray , UT, 84107-7116

Cottonwood Landing Owners
Association Inc
Po Box 71590
Salt Lake City , UT, 84171-0590

Dennis L Peacock (Jt)
219 W Lisa Rae Cir
Murray , UT, 84107-7000

Eli Maxfield;
Kayli Mckarra Maxfield (Jt)
6538 S Jefferson St
Murray , UT, 84107-7014

Gines Properties, Llc
6667 S Cottonwood St # 2
Murray , UT, 84107-7059

Jamshid Dehghani
6576 S Jefferson St
Murray , UT, 84107-7014

Jenn Investments, Llc
3759 E Catamount Ridge Wy
Sandy , UT, 84092-6044

Jeffrey Cox; Amy Reeves (Jt)
112 W Lester Ave
Murray , UT, 84107-7117

Jeffrey D Jorgensen;
Tara C Jorgensen (Jt)
6588 S Jefferson St
Murray , UT, 84107-7014

Jonathan T Boettcher; Jayme S
Boettcher (Jt)
125 W Lester Ave
Murray , UT, 84107-7116

JLFFT
200 W Lester Ave
Murray , UT, 84107-7018

Johns Place Pud Homeowners
Association
6850 S 67 E
Midvale UT 84047

Jordan Valley Water Conservancy
District
8215 S 1300 W
West Jordan , UT, 84088-9422

Jonathan T Boettcher; Jayme S
Boettcher (Jt)
125 W Lester Ave
Murray , UT, 84107-7116

Jonathan W Stone; Tina B Stone (Jt)
214 W Lisa Rae Cir
Murray , UT, 84107-7000

L & RPFT
6555 S Jefferson St
Murray , UT, 84107-7072

Justin S Sparks
6518 S Jefferson St
Murray , UT, 84107-7800

JWM Tr
7644 S State St
Midvale , UT, 84047-2006

Marcos Losada-Perez;
Benigno Losada-Perez (Jt)
6499 S Travis James Ln
Murray , UT, 84107-7094

Lori Jean Spiers; Garth Spiers (Jt)
6560 S Jefferson St
Murray , UT, 84107-7014

Lc Draper Oaks
67 E 6850 S
Midvale , UT, 84047-1215

Mark Dunn
202 W Lisa Rae Cir
Murray , UT, 84107-7000

Mariam Jackson
108 W Lester Ave
Murray , UT, 84107-7117

Mackenzie Parkin Allred Sharette
106 W Lester Ave
Murray , UT, 84107-

Michael R Slater;
Stephanie D Slater (Jt)
217 W Lisa Rae Cir
Murray , UT, 84107-7000

Mathew C Schilling;
Shelli A Schilling (Jt)
6510 S Jefferson St
Murray , UT, 84107-7800

Mark Dunn
202 W Lisa Rae Cir
Murray , UT, 84107-7000

Omega Investments Llc
6795 S 300 W
Midvale , UT, 84047-

Murray City Corporation
5025 S State St # 118
Murray , UT, 84107-

Mercury Meadow Llc
4505 S Wasatch Blvd
Millcreek , UT, 84124-4757

Rob & Jill Hakes Family Trust
6567 S John David Ln
Murray , UT, 84107-5710

Randy Roberts; Amy Roberts (Jt)
6564 S John David Ln
Murray , UT, 84107-5710

Omega Investments Llc
6795 S Cottonwood St
Midvale , UT, 84047-1054

Ronald K Clifford
6649 S Cottonwood St
Murray , UT, 84107-7009

Robert C Johnson; Jenny Johnson (Jt)
6545 S Jefferson St
Murray , UT, 84107-7072

Richard B Fowlks;
Deleen P Fowlks (Jt)
208 W Lester Ave
Murray , UT, 84107-7018

Ryan Porter; Whitney Johnson (Jt)
175 W Lester Ave
Murray , UT, 84107-7116

RPT
7540 Foothill Dr
Lake Point , UT, 84074-9249

Robert R Despain
6551 S Jefferson St
Murray , UT, 84107-7072

Tel Equipment, Llc
Po Box 95728
South Jordan , UT, 84095-0728

Stephen Bergquist;
Jennifer Bergquist (Jt)
224 W Lisa Rae Cir
Murray , UT, 84107-7000

Shawn J Barr Trust
6575 S Jefferson St
Murray , UT, 84107-7072
** returned in mail **

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

Trust Not Identified
200 W Lester Ave
Murray , UT, 84107-7018

Steven Jensen; Diana L Jensen (Jt)
218 W Lisa Rae Cir
Murray , UT, 84107-7000

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

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

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

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

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

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

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

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

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

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

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

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

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

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

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

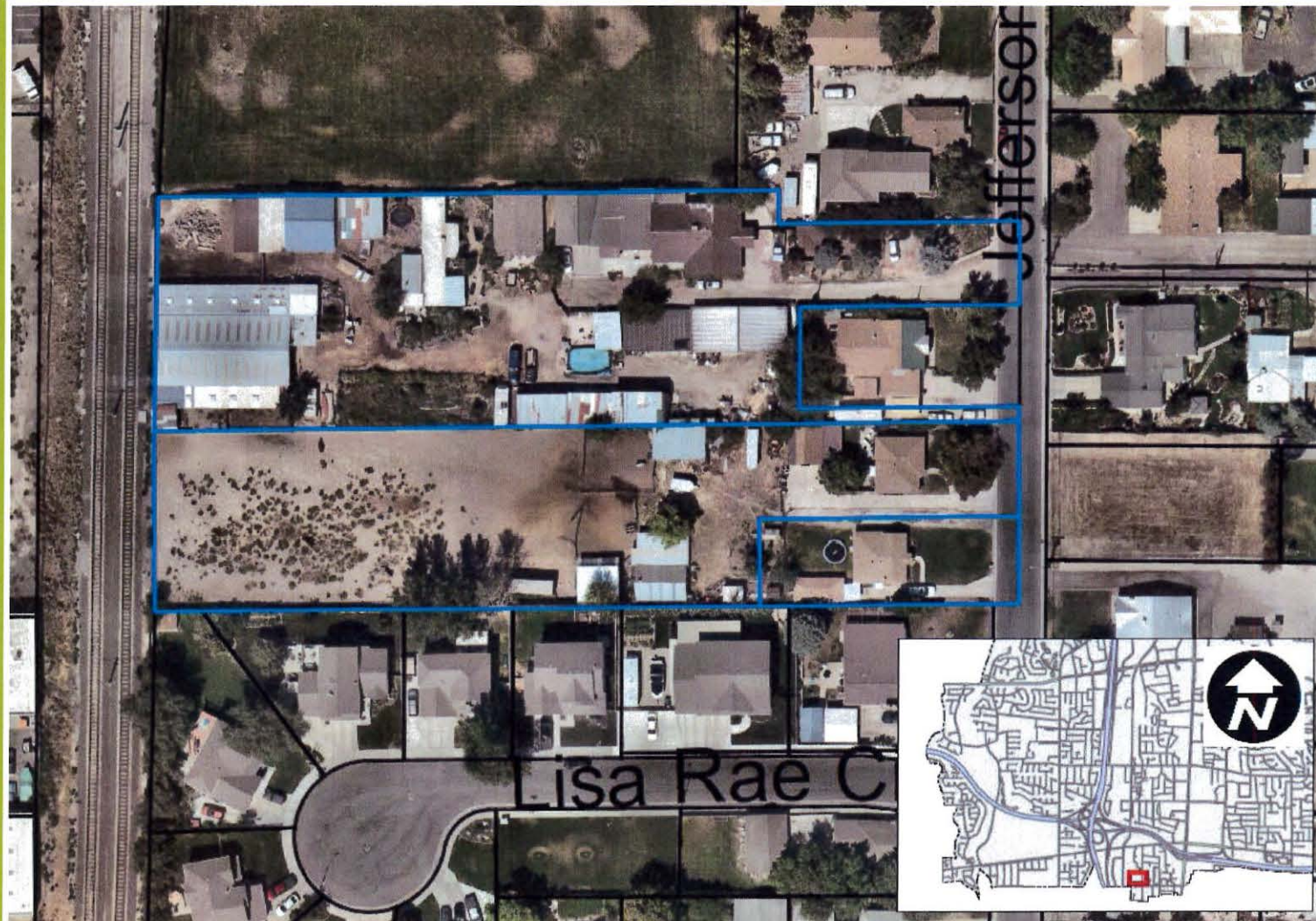
CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

Zoning Map Amendment

Landforge Inc.

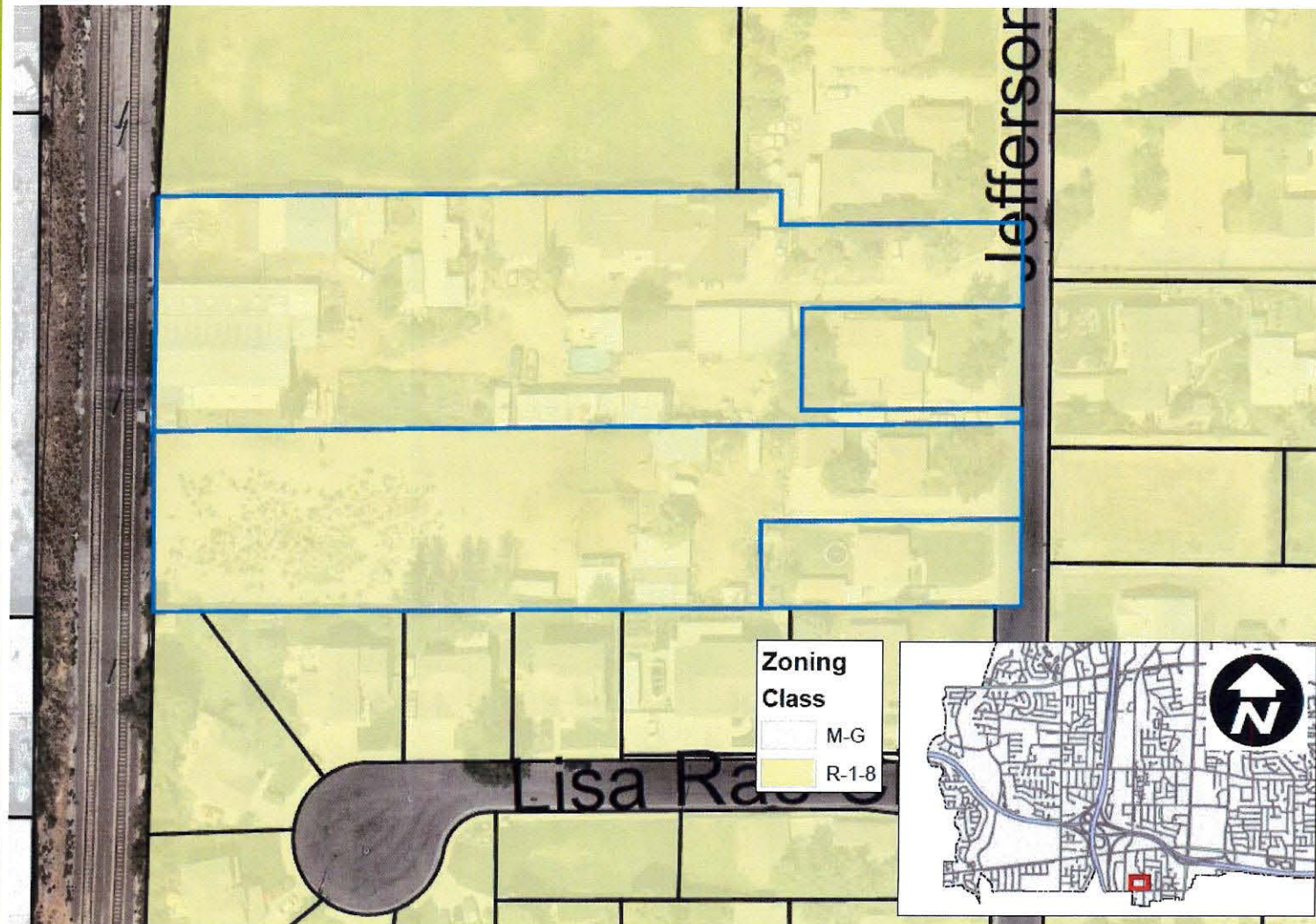
6556, 6562, and 6566 South Jefferson Street





Aerial View

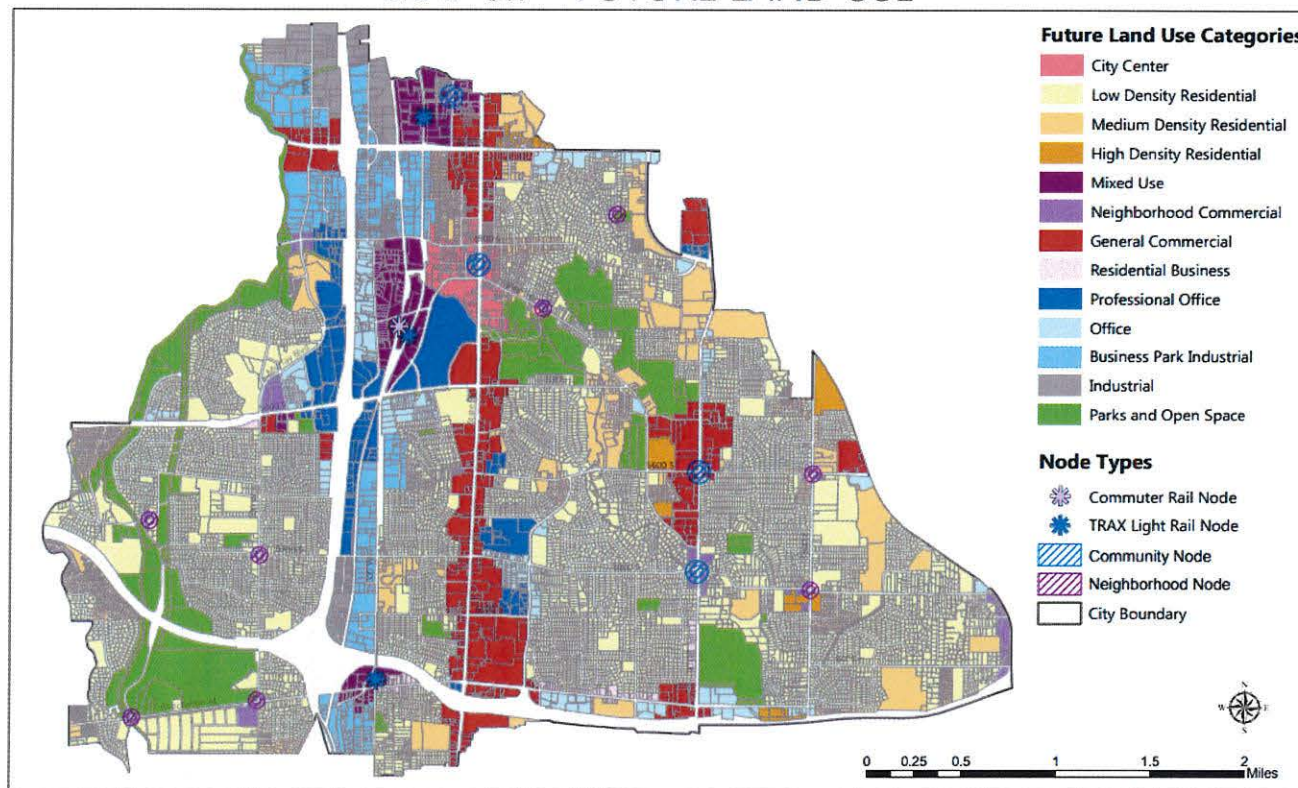
Current Zoning R-1-8



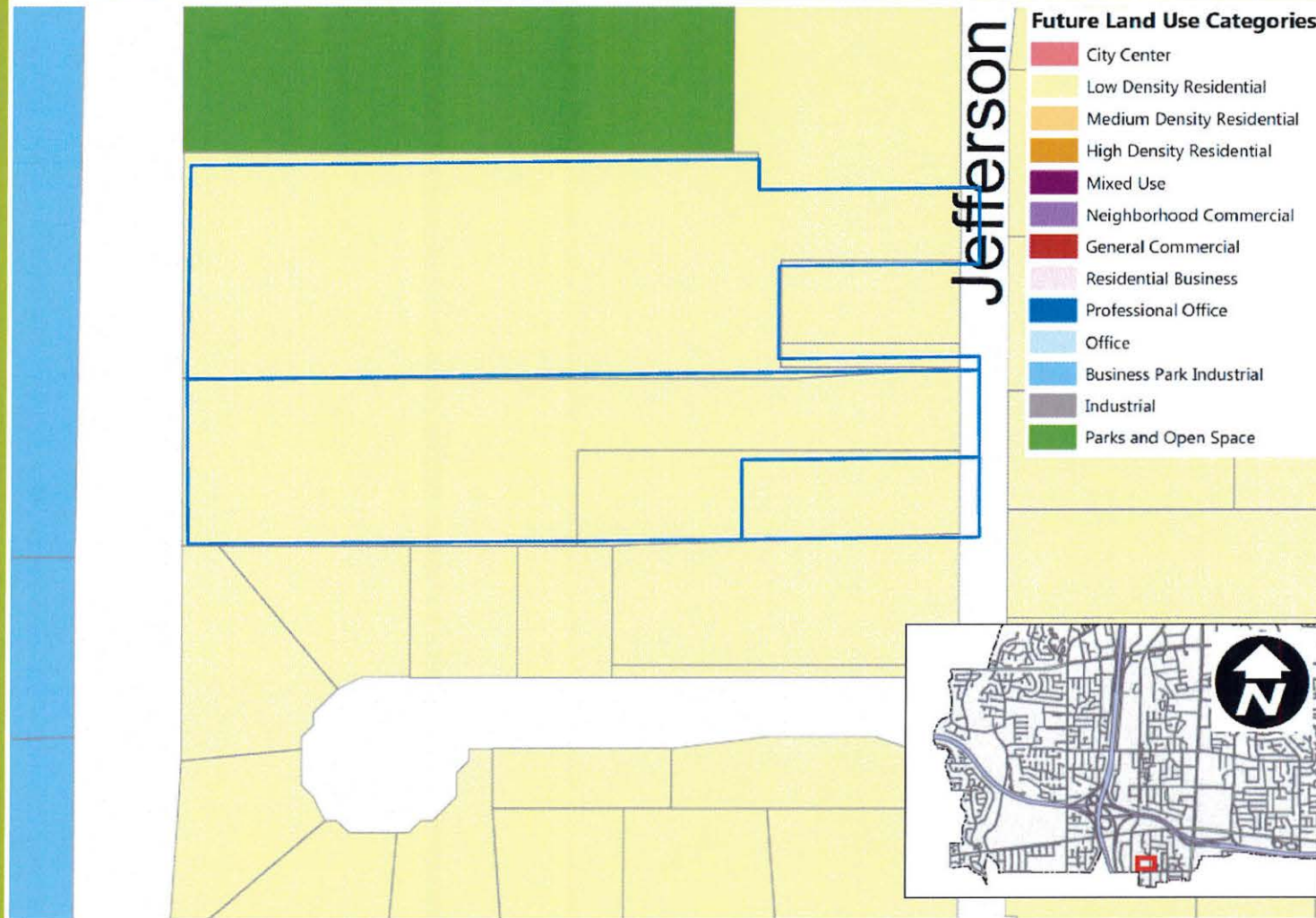
The General Plan

Each property in the city is designated in one of the Future Land Use Categories identified by Map 5.7 (below). Each category in Chapter 5 is subsequently detailed as to intent and characteristics, and “corresponding zones” are called out.

MAP 5.7 - FUTURE LAND USE



Future Land Use Designation – Low Density Residential



Future Land Use Designation

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

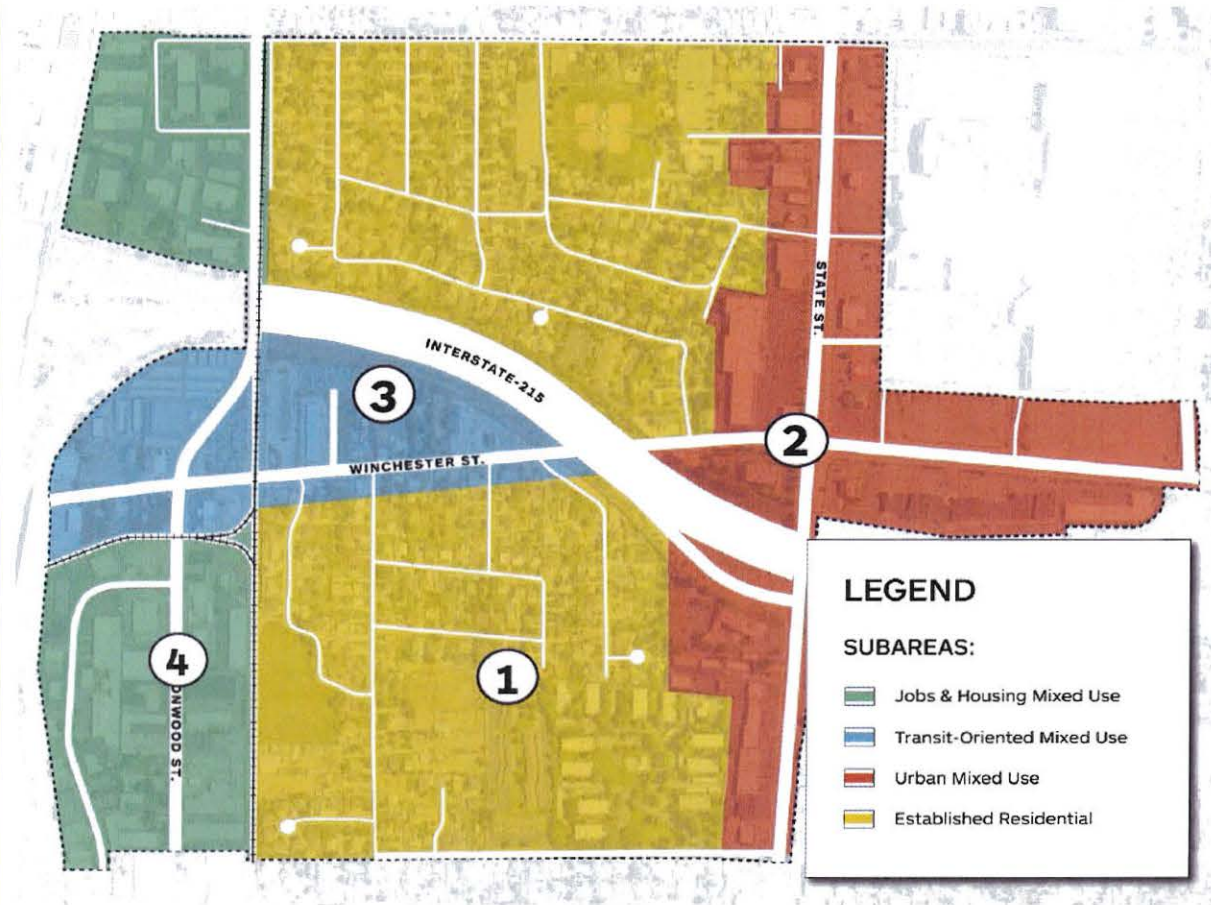


Existing Zoning: R-1-8
Proposed Zoning: R-1-6

The proposed zoning to allow a subdivision does not require a change to the Future Land Use Map of the General Plan.

Fashion Place West Small Area Plan

The plan identified four (4) subareas within the larger district. The properties are located in 1 Established Residential.



Fashion Place West Small Area Plan

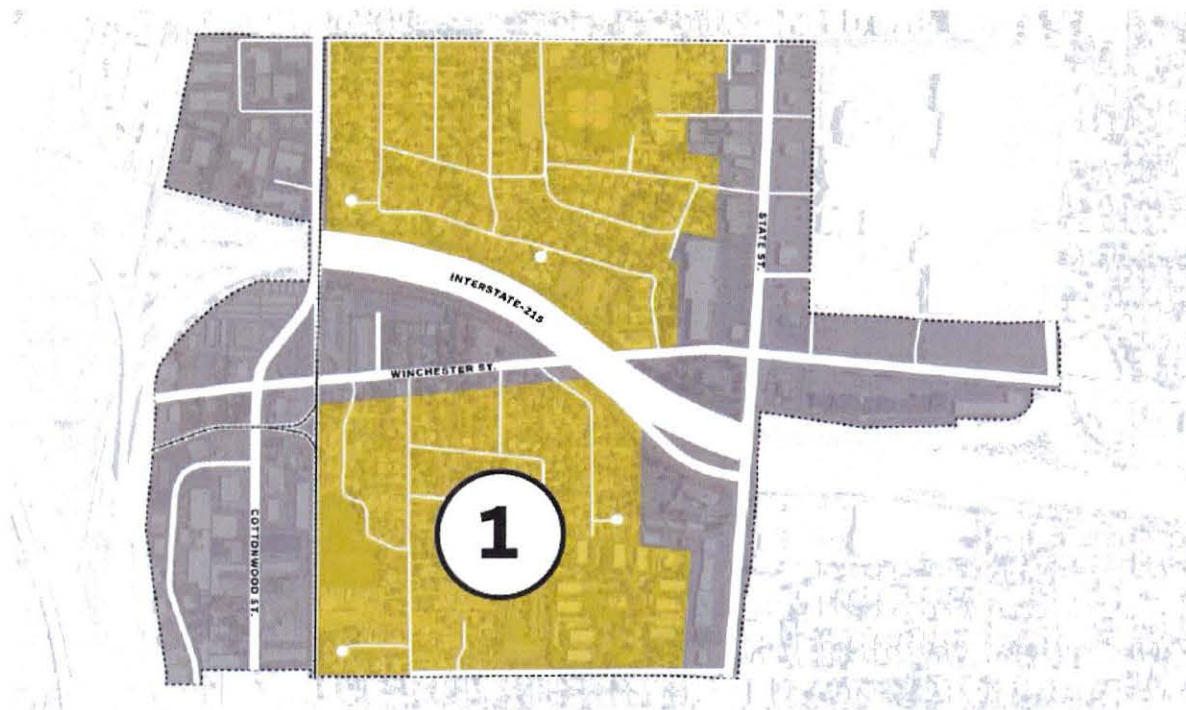


Figure 3.20 The single-unit neighborhoods within the Fashion Place West study area are well established and are an asset of great value to the City. These neighborhoods should be preserved, with the exception of infill development where underdeveloped parcels exist within the neighborhoods. Using development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

Zoning Differences

	R-1-8 (existing)	R-1-6 (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	6,000 ft ²
Structure Height	35' maximum	30' maximum
Front Yard Setbacks	25' minimum	20' minimum
Rear Yard Setbacks	25' minimum	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	5' minimum
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	2 off-street spaces

Planning Commission

- The Planning Commission held a public hearing on April 15, 2021.
- 80 public notices were mailed in a 400' radius of the subject property.
- Four public comments were received.
- The Planning Commission forwarded a recommendation of approval with a 6-0 vote.



Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission forwarded a recommendation of approval.



Process

- The application is only for an amendment to the Zoning Map.
- If the Zone Map is amendment, development of the property requires additional applications and a public meeting with the Planning Commission.

Recommendation

Staff and the Planning Commission recommend **APPROVAL** of the requested amendment to the Zoning Map designation of the properties located at 6556, 6562, and 6566 South Jefferson Street from R-1-8, Low density single family to R-1-6, Medium density single family.





MURRAY
CITY COUNCIL

Discussion Item #5



MURRAY

City Council

Power Department Quarterly Report; UAMPS & IPA Report

Council Action Request

Committee of the Whole

Meeting Date: June 1, 2021

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters As Listed Required Time for Presentation 50 Minutes Is This Time Sensitive No Mayor's Approval Date May 20, 2021	Purpose of Proposal The Power Department Quarterly Report and reports on UAMPS and IPA Action Requested Informational only. Attachments None Budget Impact None Description of this Item Blaine Haacke will report on: a. Power Department Quarterly Report b. Utah Association of Municipal Power Systems (UAMPS) c. Intermountain Power Agency (IPA)
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MURRAY
CITY COUNCIL

Discussion Item #6



MURRAY

City Council

Interlocal Boards and Committee Reports

Council Action Request

Committee of the Whole

Meeting Date: June 1, 2021

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters As Listed Required Time for Presentation 50 Minutes Is This Time Sensitive No Mayor's Approval Date May 20, 2021	Purpose of Proposal Reports from Murray City representatives on interlocal boards, committees and commissions. Action Requested Informational only. Attachments None Budget Impact None Description of this Item Reports from City representatives to Interlocal Boards and Commissions (5 minutes each) a. Trans Jordan - Russ Kakala b. Council of Governments - Mayor Camp c. Central Valley Water - Mayor Camp d. Utah Telecommunications Open Infrastructure Agency (UTOPIA) - Mayor Camp e. Utah Infrastructure Agency (UIA) - Brenda Moore f. Valley Emergency Communications Center - Doug Hill g. Metro Fire - Doug Hill
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MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting 6:30 p.m.

Call to Order

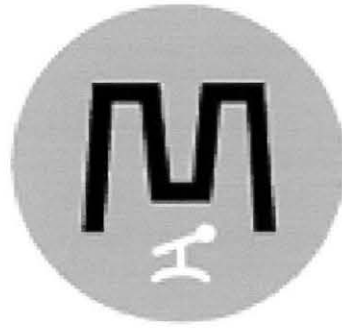
Pledge of Allegiance



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY


Finance & Administration

FY 2020-2021 Budget Amendment

Council Action Request

Council Meeting

Meeting Date: June 1, 2021

Department Director Brenda Moore Phone # 801-264-2513 Presenters Brenda Moore	Purpose of Proposal Amend the FY 2020-2021 budget Action Requested Public Hearing and Consideration Attachments Draft of the ordinance Budget Impact Budget Amendment Description of this Item Requesting amendment of the FY2020-2021 budget for the following with no impact: 1. Receive and allocate \$7,605 state alcohol money received. The original budget is an estimate, this adjusts the budget to the actual received. 2. Transfer \$190,000 from the building division salaries and wages to the building division professional services. There are vacant building inspector positions which require the use of outside professional services for building inspections. In the General Fund increase sales tax revenue budget by \$137,850 and appropriate the following expenditures: 1. Increase the Police Department overtime budget \$75,000.
Required Time for Presentation Is This Time Sensitive Yes Mayor's Approval  Date May 18, 2021	

Continued from Page 1:

2. Increase the IT equipment budget \$22,000 for an additional server due to a lack of disk space because of the volume of data being stored.
3. Increase IT salaries and benefits \$23,000 due to the reorganization of employee duties.
4. Increase the Outdoor Pool salaries and benefits \$17,850 due to employee being a 3/4 time but budgeted at 1/2 time.

In the Murray Parkway Golf Fund, receive \$28,000 in greens fees revenue and appropriate to professional services (\$28,000 represents in kind value of greens fees payment for the foreUp scheduling software).

In the Risk Fund receive \$230,581 insurance proceeds and appropriate to professional services.

In the Risk fund, receive \$380,000 from reserves and allocate \$250,000 to professional services for legal expenses and settlement of a case. Also allocate \$130,000 for claims expense for potential case settlement.

ORDINANCE NO.

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

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

1. In the General fund receive and appropriate \$7,605 in state alcohol tax received for the purchases of police equipment.
2. In the General Fund transfer \$190,000 in the Building Division from personnel expense to professional services for building inspections.
3. In the General Fund receive and appropriate the following revenue & expenditures with no financial impact:
 - a. Receive \$137,850 from additional sales tax revenue, and;
 - b. Appropriate \$75,000 in the Police Department overtime budget and;
 - c. Appropriate \$22,000 in the IT equipment expense, for additional server disk space, and;
 - d. Appropriate \$23,000 in the IT salaries and benefits due to employee position changes, and;
 - e. Appropriate \$17,850 in the Outdoor pool division salaries and benefits due to an error in the original budget.
4. In the Parkway Golf Fund receive \$28,000 in greens fee revenue and appropriate to professional services for an in-kind exchange for the fore-UP scheduling software.
5. In the Risk Fund receive \$230,581 from insurance proceeds from a settled case and appropriate for professional services.
6. In the Risk Fund appropriate \$380,000 from reserves the following:
 - a. \$130,000 for claims expense due to the possible settlement of pending cases, and;
 - b. \$250,000 for professional services due to legal expenses and settlement amount in a settled case.

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

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

1. In the General fund receive and appropriate \$7,605 in state alcohol tax received for the purchases of police equipment.
2. In the General Fund transfer \$190,000 in the Building Division from personnel expense to professional services for building inspections.
3. In the General Fund receive and appropriate the following revenue & expenditures with no financial impact:
 - a. Receive \$137,850 from additional sales tax revenue, and;
 - b. Appropriate \$75,000 in the Police Department overtime budget and;
 - c. Appropriate \$22,000 in the IT equipment expense, for additional server disk space, and;
 - d. Appropriate \$23,000 in the IT salaries and benefits due to employee position changes, and;
 - e. Appropriate \$17,850 in the Outdoor pool division salaries and benefits due to an error in the original budget.
4. In the Parkway Golf Fund receive \$28,000 in greens fee revenue and appropriate to professional services for an in-kind exchange for the fore-UP scheduling software.
5. In the Risk Fund receive \$230,581 from insurance proceeds from a settled case and appropriate for professional services.
6. In the Risk Fund appropriate \$380,000 from reserves the following:
 - a. \$130,000 for claims expense due to the possible settlement of pending cases, and;
 - b. \$250,000 for professional services due to legal expenses and settlement amount in a settled case.

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

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

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2021.

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



MURRAY
CITY COUNCIL

Public Hearing #2



MURRAY


Finance & Administration

FY 2021-2022 Enterprise Fund Transfer

Council Action Request

Council Meeting

Meeting Date: June 1, 2021

Department Director Brenda Moore	Purpose of Proposal Public hearing concerning the Enterprise Fund transfers
Phone # 801-264-2513	Action Requested Public Hearing & Consideration of Ordinance
Presenters Brenda Moore	Attachments Transfer notice which was included with April utility bills and copy of the ordinance
	Budget Impact N/A
Required Time for Presentation	Description of this Item No adjustments were made from the Mayor's tentative budget. The notice sent to customers is the budgeted amount of the transfers.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date May 18, 2021	



Transfer of Funds Notice

As required by Utah State Code 10-6-135.5

TRANSFER INTENTION

Murray City Corporation intends to transfer funds from the City's Water, Wastewater, Power, and Solid Waste enterprise funds to the City's General Fund to supplement City services. These transfers are proposed as part of the Fiscal Year 2022 Annual Budget.

The City's fiscal year is July 1, 2021 through June 30, 2022.

TRANSFER CALCULATION

The City estimates the transfer amount as 8% of revenues received by the enterprise fund. This percentage remains unchanged from prior years.

Utah State Code requires this disclosure be formatted as a percentage of total expenditures of the enterprise fund instead of total revenues; therefore, the percentage changes from year to year.

TRANSFER AMOUNT

Murray City intends to transfer the following amounts to the General Fund from the following enterprise (utility) funds.

- \$593,120 from the Water Fund, or 12.34% of fund expenditures; and
- \$440,160 from the Wastewater Fund, or 7.33% of fund expenditures; and
- \$2,938,800 from the Power Fund, 7.79% of fund expenditures.

PUBLIC HEARING

Murray Municipal Council will hold a public hearing on June 1, 2021 at 6:30 p.m. in the Council Chambers at 5025 South State Street, Murray Utah 84107 to receive public comment on the proposed transfer. This hearing will include budget and accounting information. Interested parties are invited to attend and make comment. If due to the current health pandemic, the City Council is not able to hold this meeting in-person, then this meeting will be held remotely through electronic means. Notice of whether the meeting will be in person or electronic, will be posted on the City's Website at www.murray.utah.gov. If electronic, details on how to monitor the meeting and make comments will be posted on the City's website. If you have any questions, please contact the City Council office at 801-264-2603.

ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE TRANSFER OF MONIES FROM
ENTERPRISE FUNDS TO OTHER CITY FUNDS

PREAMBLE

The State Legislature amended section 10-6-135.5, Utah Code Annotated, relating to the transfer of enterprise fund monies to other City funds. This amendment went into effect on May 9, 2017. Section 10-6-135.5 of the Utah Code requires the City to provide notice of the proposed transfers, to hold an "enterprise fund hearing", and to provide "enterprise fund accounting data" to the public. Further, section 10-6-135.5 of the Utah Code requires certain notices to be provided after the City adopts a budget which includes the transfer of enterprise funds to other City funds.

The City provided notice that included an explanation of the proposed transfer of enterprise funds to other City funds; the specific enterprise fund information, as defined in the Utah Code, the date, time, and place of the enterprise fund hearing, and the purpose of the enterprise fund hearing. A notice was mailed to users of the various enterprises in their most recent billings, which were mailed more than seven (7) days prior to the enterprise fund hearing. On May 24, 2021, the notice was posted on the Utah Public Notice Website and published on the City's website. The date, time, place, and purpose of the enterprise fund hearing was also published on the City's social media platform seven (7) days prior to the enterprise fund hearing.

On June 1, 2021, the City held an "enterprise fund hearing" regarding the proposed transfer of enterprise fund monies to other City funds. At this hearing, the City explained the proposed transfer of enterprise fund money to other City funds, provided to the public the enterprise fund accounting data, as defined in the Utah Code, and received and considered any public input regarding both the proposed transfers and the enterprise fund accounting data.

On June 15, 2021 the City intends to adopt a budget that includes a transfer of money from an enterprise fund to another fund.

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

Section 1. Enactment.

The City hereby adopts the transfer of enterprise fund money to other City funds, as outlined in the City's fiscal year 2021-2022 budget. Accordingly, pursuant to section 10-6-135.5 of the Utah Code, the City shall provide the following notices:

1. Within sixty (60) days of adopting the budget, the City shall mail a notice to the users of the goods or services provided by the enterprise an announcement of the adoption of a budget that includes an enterprise fund transfer to another fund, and shall include the specific enterprise fund information; and
2. Within seven (7) days after adopting the budget, the City shall post the enterprise fund accounting data on its website and publish on its social media platform an announcement of the adoption of a budget that includes the transfer of money from an enterprise fund to another City fund; and
3. Within thirty (30) days of adopting the fiscal year 2021-2022 budget, the City shall submit to the State Auditor the specific enterprise fund information for each enterprise fund from which money will be transferred.

Section 2. Effective Date.

This Ordinance shall take effect immediately.

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

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2021.

D. Blair Camp, Mayor

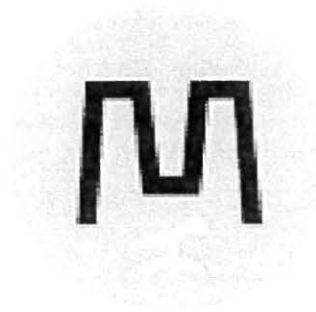
ATTEST:

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



MURRAY
CITY COUNCIL

Public Hearing #3



MURRAY


Finance & Administration

Fiscal Year 2021-2022 Budget Public Hearing

Council Action Request

Council Meeting

Meeting Date: June 1, 2021

Department Director Brenda Moore	Purpose of Proposal Public hearing for the proposed FY2022 budget
Phone # 801-264-2513	Action Requested Public hearing
Presenters Brenda Moore	Attachments Public hearing notice
	Budget Impact N/A
Required Time for Presentation	Description of this Item The Murray City Municipal Council will hold a Public Hearing on the City's tentative budget, as amended, for fiscal year 2021-2022.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date May 18, 2021	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

ON THE CITY'S TENTATIVE BUDGET, AS AMENDED,

FOR FISCAL YEAR 2021 – 2022

NOTICE IS HEREBY GIVEN that on June 1, 2021 at 6:30 p.m. the Murray City Municipal Council will hold a Public Hearing on the City's tentative budget, as amended, for fiscal year 2021-2022. Said budget includes:

- a. General Fund;
- b. Library Fund;
- c. Capital Projects Fund;
- d. Water Fund;
- e. Waste Water Fund;
- f. Power Fund;
- g. Murray Parkway Recreation Fund;
- h. Telecommunications Fund;
- i. Solid Waste Management Fund;
- j. Storm Water Fund;
- k. Central Garage Fund;
- l. Retained Risk Reserve Fund;
- m. Redevelopment Agency Fund;
- n. Cemetery Perpetual Care Fund.

The Public Hearing on the City's tentative budget, as amended, for fiscal year 2021-2022 will be held electronically as authorized by Utah Code §52-4-207(5) of the Open and Public Meetings Act. **No physical meeting location will be available to the public.**

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

All interested persons shall be given an opportunity to be heard, for or against, the estimates of revenue and expenditures or any item thereof in the City's Tentative Budget, as amended, of any fund.

Public hearing comments may be made as follows:

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

A copy of the City's Tentative Budget, as amended, may be reviewed by interested persons from 8:00 AM to 5:00 PM in the Finance and Administration Office, Murray City Center, 5025 South State Street, Room 118, Murray Utah, and in the office of the City Recorder, Murray City Center, 5025 South State Street, Room 113, and on the Murray City website at www.murray.utah.gov starting May 24, 2021.

DATED this ____ day of _____, 2021.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATE OF PUBLICATION: May 24, 2021

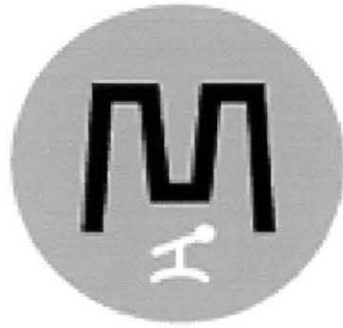
LOCATIONS OF PUBLICATION:

- (1) in three public places within the City;
- (2) on the Utah Public Notice Website; and
- (3) on the home page of the City website (in full or as a link) until the hearing takes place.



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment