



MURRAY
CITY COUNCIL

Council Meeting

June 15, 2021



Murray City Municipal Council

Notice of Meeting

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

Electronic Meeting Only

June 15, 2021

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(5), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

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

4:35 p.m. Committee of the Whole

Diane Turner conducting.

Approval of Minutes

Committee of the Whole – May 18, 2021

Discussion Items

1. Discussion on an ordinance amending sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures – Melinda Greenwood and Jared Hall (20 minutes)
2. Discussion on proposed short term rental ordinance – Melinda Greenwood and Jared Hall (20 minutes)
3. Reports from City Representatives on Interlocal Boards and Commissions (5 minutes each)
 - a. Association of Municipal Councils - Rosalba Dominguez
 - b. ULCT Legislative Policy Committee – Kat Martinez
 - c. Diversity and Inclusion Task Force – Kat Martinez
 - d. Wasatch Front Waste and Recycling District - Diane Turner
 - e. Chamber of Commerce - Dale Cox
 - f. Murray City Library - Kim Fong

- g. Jordan River Commission - Kim Sorensen
- h. NeighborWorks - Melinda Greenwood

Announcements

Adjournment

Break

6:30 p.m. Budget & Finance Committee Meeting

Kat Martinez conducting.

Approval of Minutes

1. Budget and Finance Committee Meeting: May 5, 2021
2. Budget and Finance Committee Meeting: May 6, 2021
3. Budget and Finance Committee Meeting: May 7, 2021

Adjournment

6:32 p.m. Council Meeting

Dale Cox conducting.

Opening Ceremonies

- Call to Order
- Pledge of Allegiance

Approval of Minutes

Council Meeting – May 18, 2021

Special Recognition

1. Murray City Council Employee of the Month, Jake Sutton, Police Officer – Brett Hales and Craig Burnett presenting.
2. Consider a Joint Resolution of the Mayor and Municipal Council encouraging increased water conservation due to drought conditions. Mayor Camp presenting.

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 vacating a Municipal Utility Easement located at approximately

434 West Ascension Way, Murray City, Salt Lake County, State of Utah. Bruce Turner presenting.

2. Continued from June 1, 2021:
Consider an ordinance adopting the Final 2021 – 2022 Fiscal Year Budgets for Murray City including the Library Fund Budget. Brenda Moore presenting.
3. Consider 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 (Applicant: Derek Allen/LandForge Inc.) Melinda Greenwood and Jared Hall presenting.
4. Consider 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 (Applicant: Hamlet Development). Melinda Greenwood and Jared Hall presenting.

Business Item

Consider an ordinance adopting the rate of tax levies for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022. Brenda Moore presenting.

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, June 11, 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

Committee of the Whole Minutes



MURRAY CITY MUNICIPAL COUNCIL

COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, May 18, 2021 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Turner, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

Council Members in Attendance:

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

Excused:

Rosalba Dominguez	District #3
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Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Doug Hill	Chief Administrative Officer	Danny Astill	Public Works Director
Brenda Moore	Finance Director	Bill Francis	The Imagination Company
Mark Chalk	General Manager, Tay-Ben		

Ms. Turner called the meeting to order at 4:30 p.m.

Approval of Minutes – Ms. Turner asked for comments or a motion on the minutes from Committee of the Whole – April 6, 2021 and Committee of the Whole – April 20, 2021. Mr. Hales moved approval. Ms. Martinez seconded the motion. (Approved 4-0)

Discussion Items:

FY (Fiscal Year) 2020 – 2021 Budget Amendment – Ms. Moore noted the draft ordinance to amend the FY 2020-2021 budget, and reviewed the following proposed budget requests:

- No Impact items:
 - Receive and allocate \$7,605 State alcohol money received. The original budget is an estimate, this adjusts the budget to the actual received.
 - Transfer \$190,000 from the building division salaries and wages to the building division professional services. There are vacant building inspector positions which results in 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:
 - Increase the Police Department overtime budget \$75,000.
 - 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.
 - Increase IT salaries and benefits \$23,000 due to the reorganization of employee duties.
 - 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 and appropriate to professional services for foreUP software (\$28,000 represents in-kind value of greens fees as part of the payment to foreUP software).
- In the Risk Fund, receive \$214,000 in 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 settlement of pending cases.

The City Council would consider the budget opening during a council meeting in June 2021.

Discussion on the service area boundary adjustment between Murray and Tay-Ben (Taylorsville Bennion Improvement District) – Mr. Astill explained that over the years there have been several development projects proposed near Winchester Street and 1300 West; so the City decided to model the water system to see if Murray could maintain correct water pressures for drinking water and fire hydrants. As a result, they discovered challenges with water infrastructure related to the river and slope of the land in the area and the meeting of Taylorsville, West Jordan, and Murray City boundaries. He confirmed that Murray City cannot maintain or provide the needed service pressures without a significant financial investment.

In best interest, Murray City reached out to Tay-Ben to coordinate the water and wastewater services - to which they agreed and are now ready to move forward with changes to the service boundaries. Mr. Astill displayed a map to point out the area; which was noted as the northeast and southeast quarters of the Winchester and 1300 West intersection. (Attachment #1) Mr. Astill pointed out the old water boundary and the proposed water boundary; and clarified it is not City boundaries that will change - only water service boundaries.

Taylorsville's financial structure is to implement a single property tax increment to their customers, as well as for Jordan Valley Water District, who also serves these customers. Mr. Astill explained that Murray would still provide both water and wastewater services to the northeast section, but only wastewater services to the southeast corner. Mr. Chalk confirmed tax refunds would be provided annually to customers in the southeast section. For clarification moving forward, and to ensure fees and taxes are applied appropriately, Tay-Ben recently requested that the common service boundaries be formalized through a joint resolution. (Attachment #2) Council Members would consider the resolution in the council meeting.

Announcements: None.

Adjournment: 5:50 p.m.

Pattie Johnson
Council Office Administrator II



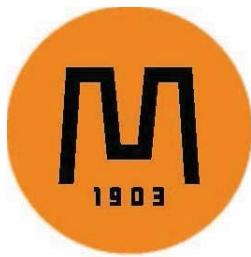
MURRAY
CITY COUNCIL

Discussion Items



MURRAY
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Discussion Item #1



MURRAY

Council Action Request

Community & Economic Development

Text Amendment Height of Residential Detached Structures

Committee of the Whole

Meeting Date: June 15, 2021

Department Director Melinda Greenwood	Purpose of Proposal Discuss a text amendment to allow all residential detached structures (garages) to a height of 20 feet.
Phone # 801-270-2428	Action Requested Discussion only
Presenters Melinda Greenwood Jared Hall	Attachments Presentation slides
Required Time for Presentation 15 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Murray resident, Brad Lambert, submitted an application requesting a text amendment to allow all residential accessory structures (detached garages) be constructed to a height of 20 feet. Currently the code states: <i>An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.</i>
Mayor's Approval  Date June 6, 2021	The proposal removes the consideration of the height of the primary dwelling in determining the allowable height for accessory structures on the property. The amended text would read simply: <i>An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.</i>

Continued from Page 1:

The applicant's proposed revisions would apply to the following zones:

- Chapter 17.92, Agricultural District A-1
- Chapter 17.96, Single-Family Medium Density Residential District R-1-6
- Chapter 17.100, Single-Family Low-Density Residential District R-1-8
- Chapter 17.104, Single-Family Low-Density Residential District R-1-10
- Chapter 17.108, Single Family Low Density Residential District R-1-12
- Chapter 17.112, Medium Density Residential District R-2-10
- Chapter 17.116, Multi-Family Low Density Residential District R-M-10
- Chapter 17.120, Multi-Family Medium Density Residential District R-M-15
- Chapter 17.124, Multi-Family High Density Residential District, R-M-20
- Chapter 17.128, Multi-Family High Density Residential District R-M-25

With requirements for yard area coverage and setbacks in place, staff does not find meaningful benefit of limiting the height of accessory structures by relation to the height of the primary dwelling.

City Department Review

The proposed ordinance was made available for review by City Staff from various departments on April 23, 2021. Specifically, Planning staff supports the proposed text amendment as it would eliminate the need to verify the height of the primary structure prior to issuing a building permit. No other issues or comments were received.

Planning Commission

A public hearing was held on Thursday, May 6, 2021. No comments were received and the Planning Commission voted 7-0 to forward a recommendation of approval to the City Council.

Findings

1. The proposed text amendments are consistent with the purpose of Title 17, Murray City Land Use Ordinance.
2. The proposed text amendments are consistent with the goals and objectives of the Murray City General Plan.
3. The proposed text amendments will allow Murray City residents more flexibility in the reasonable use of accessory structures in residential zoning districts.
4. The Planning Commission forwarded a recommendation of approval.

Recommendation

Based on the background, staff review, findings both Planning Commission and Staff recommends City Council APPROVE the proposed text amendment to Chapters 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, 17.128 regarding the allowed height of accessory structures as presented.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of July, 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 a text amendment to sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code, relating to the height of residential zone accessory structures.

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

DATED this 17th day of June 2021.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

Date of Publication: June 20, 2021

UCA § 10-9a-205

- (1) Mail (applicant; surrounding property owners)
- (2) Post (city's website)
- (3) Post (Utah Public Notice Website)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, AND 17.128.060 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO THE HEIGHT OF RESIDENTIAL ZONE ACCESSORY STRUCTURES

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

Section 1. Purpose. The purpose of this Ordinance is to amend sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures.

Section 2. Amendment. Sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures is amended to read as follows:

Chapter 17.92

AGRICULTURAL DISTRICT A-1

17.92.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.96

SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-1-6

17.96.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.100

SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-8

17.100.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not

exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.~~

Chapter 17.104

SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-10

17.104.090 USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.~~

Chapter 17.108

SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-12

17.108.090 USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.~~

Chapter 17.112

MEDIUM DENSITY RESIDENTIAL DISTRICT R-2-10

17.112.090 USE RESTRICTION FOR YARD AREA

F. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.~~

Chapter 17.116

MULTIPLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-M-10

17.116.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.~~

Chapter 17.120

MULTIPLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-M-15

17.120.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not

exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.124

MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-20

17.124.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.128

MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-25

17.128.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

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

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

MURRAY CITY MUNICIPAL COUNCIL

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: Approved.

DATED this _____ day of _____, 2021.

D. Blair Camp, Mayor

ATTEST:

Brooke Smith, City Recorder

The Planning Commission met on Thursday, May 6, 2021, at 6:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair determined that conducting a meeting with an anchor location presented substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item at the meeting registered at: <https://tinyurl.com/pc050621> or submitted comments via email at planningcommission@murray.utah.gov.

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

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

APPROVAL OF MINUTES

Ned Hacker made a motion to approve Minutes from April 1, 2021 and April 15, 2021 and Lisa Milkavich Seconded. A voice vote was made, motion passed 7-0.

CONFLICT OF INTEREST

There were no conflicts of interest.

APPROVAL OF FINDINGS OF FACT

Sue Wilson made a motion to approve the Findings of Fact for a Conditional Use Permit for ProVue Windows 4649 S Cherry Street and Stroker Diesel for Auto Sales at 364 West 6100 South #A. Seconded by Jake Pehrson. A voice vote was made, motion passed 7-0.

LAND USE ORDINANCE TEXT AMENDMENT – Project #21-040

The applicant, Brad Lambert, was present to represent his request to amend the text regulating the allowed height of accessory structures in residential zoning districts in the Murray City Land Use Ordinance. Susan Nixon presented the request, stating that there are regulations for the height of accessory structures in the A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-M-10, R-M-15, R-M-

20, and R-M-25 Zones. The requested amendment is applicable to Sections 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, and 17.128. Mr. Lambert applied for a detached garage in his rear yard. The current code allows accessory structures to be either 16 feet or 20 feet in height as related to the height of the main dwelling. Prior to 2019 the code allowed up to 20 ft. in height but stated that no accessory structure was to exceed the height of the main dwelling. In 2019 the code was amended *"An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof."* The text amendment proposed by the applicant would fully remove any consideration of the height of the primary dwelling in determining the allowable height for accessory structures on the property. The amended text would simply read: *"An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof."* Ms. Nixon added that many Americans like their recreational toys like boats, trailers, and motorhomes which do not fit in a garage with a shorter height and there are numerous homes in Murray that were built many years ago with heights ranging from 12-17 feet high. Ms. Nixon stated that Mr. Lambert's home is approximately 16 feet in height and that the only other option for Mr. Lambert, aside from this text amendment, is to raise the roof of his home to a minimum of 20 feet in height. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed text amendments in the stated chapters of the Murray City Land Use Ordinance regarding Accessory Structure Height.

Brad Lambert stated his address 980 East Searle Avenue and stated he agrees with the proposal and believes it makes more sense to have a set height for residents as well as staff.

Ms. Patterson opened the meeting for public comments. No comments were made and the public comment portion was closed. Ms. Nixon stated that since this is a text amendment that would apply city-wide and therefore mailings were not mailed to residents surrounding Mr. Lambert's property. Mailings were sent to the affected entities as required with all legislative actions.

Mr. Hacker asked for clarification that this is for accessory structures and whether it includes sheds and would they also include accessory dwelling units. Ms. Nixon stated that it does include accessory dwelling units, but that accessory dwelling units do have a limit of 1,000 sq ft. and also a limit of 40% of the main dwelling square footage.

Travis Nay stated this is a very practical solution to a problem, the idea of having to raise the roof on his home in order to build a garage is government getting in the way of what people need to do to live in the modern world.

Travis Nay made a motion to forward a recommendation of approval to the City Council for the proposed text amendment in the stated chapters of the Murray City Land Use Ordinance regarding height of accessory structures in residential zoning districts. Seconded by Jeremy Lowry.

Call vote recorded by Mr. Smallwood.

A Maren Patterson
A Lisa Milkavich

A Travis Nay
A Sue Wilson
A Ned Hacker
A Jeremy Lowry
A Jake Pehrson

Motion passed 7-0.

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



AGENDA ITEM #4			
ITEM TYPE:	Text Amendment - Accessory Structure Height in Residential Zones		
ADDRESS:	City wide	MEETING DATE:	May 6, 2021
APPLICANT:	Brad Lambert	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	Not Applicable	PROJECT NUMBER:	21-040
APPLICABLE TO:	Code Sections 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, 17.128		
REQUEST:	Brad Lambert is requesting a text amendment to the allowed height of accessory structures in residential zoning districts in the Murray City Land Use Ordinance.		

I. BACKGROUND & STAFF REVIEW

Background

In December of 2019 the City Council adopted an amendment to the allowed height of accessory structures in residential zones which stated: ***"An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof."*** Prior to the 2019 amendment, no accessory structure was allowed to exceed the height of the primary dwelling on the property. The 2019 amendment removed that consideration, separating the primary dwellings instead into two broad categories of greater than and less than twenty feet.

The text amendment proposed by the applicant would fully remove the consideration of the height of the primary dwelling in determining the allowable height for accessory structures on the property. The amended text would read simply: ***"An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof."***

The applicant's proposed revisions would apply to the following zones:

- Chapter 17.92, Agricultural District A-1
- Chapter 17.96, Single-Family Medium Density Residential District R-1-6
- Chapter 17.100, Single-Family Low-Density Residential District R-1-8

- Chapter 17.104, Single-Family Low-Density Residential District R-1-10
- Chapter 17.108, Single Family Low Density Residential District R-1-12
- Chapter 17.112, Medium Density Residential District R-2-10
- Chapter 17.116, Multi-Family Low Density Residential District R-M-10
- Chapter 17.120, Multi-Family Medium Density Residential District R-M-15
- Chapter 17.124, Multi-Family High Density Residential District, R-M-20
- Chapter 17.128, Multi-Family High Density Residential District R-M-25

Current & Proposed Language

Regulations for the height of accessory structures in the A-1, R-1-6, R-1-8, R-1-10, and R-1-12 Zones are found in subsection 090(G) and in 090(F) for the R-2-10 Zone, and currently state:

“Height: An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.”

The proposed text would replace the subsections, reading:

“Height: An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.”

Regulations for the height of accessory structures in the R-M-10, R-M-15, R-M-20, and R-M-25 Zones are found in subsection 060(I) of those chapters, and currently state:

“Height: An accessory structure may consist only of a one-story building and may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.”

The proposed text would replace the subsections, reading:

“Height: An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.”

Research & Comparison

Planning Division Staff contacted multiple municipalities along the Wasatch Front to compare regulations for the height of accessory structures. The results are summarized in the table below.

Municipality	Allowed	Setback	Height	Additional Height	Coverage
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Murray City	Side and Rear yards	6' from dwelling & 1' side & rear	16' – 20'	in relation to dwelling	25% of the rear yard area
Cottonwood Heights	Side and Rear yards	6' from dwelling & 3' side & rear	14' +	20' max w/a 1:1 height/setback	
Draper City	Side and Rear yards	6' from dwelling & 10' side & rear	25' max	25' max (includes a max exterior wall 15' + roof)	8% of total lot area
Herriman	Side and Rear yards	3' from property line	16'	20' for <1/2 acre lots 25' for >1/2 acre w/10' min setback	25% of the rear yard area
Holladay	Side and Rear yards	3' from property line	20'	Graduated height in relation to main dwelling and setback up to 40 ft	
Lehi	Side and Rear yards	6' from dwelling & 1.5' side & rear	24'		30% of the rear yard area
Midvale	Side and Rear yards	6' from dwelling & 2' side & rear	20' w/pitched roof or 16' w/flat roof		960 ft ² or 13% of lot
Millcreek	Side and Rear yards	6' from dwelling & 3' side & rear	14'	24' max w a 1:1 height/setback	35% total lot area
Riverton	Side and Rear yards	10' behind dwelling & 1' side & rear	20'	25' (w/15' rear setback) *may not exceed height of dwelling	10% of total lot area
Sandy City	Side and Rear yards	10' behind dwelling & 2' side & rear	20'	*CUP for 1:1 additional height up to the height of dwelling	25% of the rear yard area
South Jordan	Side and Rear yards	3' from property line	16'	25' max w/1:1 height/setback. *CUP for structure that exceed dwelling height	< 60% of dwelling footprint
Taylorsville City	Side and Rear yards	6' behind dwelling & 3' side & rear	16' w/max of 675 ft ²	*Administrative CUP for up to 20'	25%
West Jordan	Side and Rear yards	3' access path from dwelling	17'	20 'max w/a 1:1 height/setback	20%
West Valley	Side and Rear yards	3' from main dwelling & 1' side & rear	14'	20' max w/a 1:1 height/setback	25%

Summary

Staff supports the proposed text amendment. Neither the 2019 amendment nor the applicant's proposed amendment in this case impact the allowable area of accessory structures (no more than 25% of the rear yard area), placement on the property, the required setbacks, or the maximum allowed height of twenty feet for accessory structures. *The current and previous (pre-2019) code required the allowable height of an accessory structure to be related to the height of the primary dwelling on the property.*

The proposed amendment will allow for increased accessory structure height in cases where the primary dwellings may have lower roof heights. With requirements for yard area coverage and setbacks in place, staff does not find limiting the height of accessory structures by relation to the height of the primary dwelling to be meaningful when weighed against the potential benefits to property owners if a simple twenty foot maximum is allowed. If the amendment is approved, not all property owners will elect to build an accessory structure to the 20' allowed height, but those that would like such a structure *and whose property has the physical space to accommodate it within the regulations* will be allowed a fuller use of their property.

II. CITY DEPARTMENT REVIEW

The proposed ordinance was made available for review by City Staff from various departments on April 23, 2021. No issues or comments were received.

III. PUBLIC COMMENTS

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

III. FINDINGS

- i. The proposed text amendments are consistent with the purpose of Title 17, Murray City Land Use Ordinance.
- ii. The proposed text amendments are consistent with the goals and objectives of the Murray City General Plan.
- iii. The proposed text amendments will allow Murray City residents more flexibility in the reasonable use of accessory structures in residential zoning districts.

IV. STAFF RECOMMENDATION

Based on the background, staff review, and the findings in this report, **Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed text amendments in the stated chapters of the Murray City Land Use Ordinance regarding Accessory Structure Height.**



April 23, 2021

Notice of Public Hearing
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 public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. If you would like to comment on an agenda item at the meeting please register at: <https://tinyurl.com/pc050621>. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

This notice is to inform you of a Planning Commission meeting scheduled for Thursday, May 6, 2021 at 6:30 p.m., to a Land Use Ordinance Text Amendment regarding Accessory Structure Height in Residential Zoning Districts: A-1, R-1-6, R-1-8, R-1-10, R-1-12 ,R-2-10, R-M-10, R-M-15, R-M-20 & R-M-25 Zones..

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

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

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-040

Zoning Map Amendment
 Text Amendment
 Complies with General Plan
 Yes No

Subject Property Address: _____

Parcel Identification (Sidwell) Number: _____

Parcel Area: _____ Current Use: _____

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

Applicant Name: Bradley R Lambert

Mailing Address: 980 E Scarle Ave

City, State, ZIP: Murray UT 84117

Daytime Phone #: 801-450-6403 Fax #: _____

Email address: bbroadlambert@aol.com

Business or Project Name: _____

Property Owner's Name (If different): Same

Property Owner's Mailing Address: 980 E Scarle Ave

City, State, Zip: Murray, Ut 84117

Daytime Phone #: 801-450-6403 Fax #: _____ Email: _____

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

Height: An accessory structure may consist only of a one-story building and 20' to the peak of the roof.

Sect 17-100-0906

Authorized Signature: Thomas Lambert Date: 4/21/21

Property Owners Affidavit

I (we) Bradley R Lambert, 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.

Bradley R Lambert
Owner's Signature

State of Utah

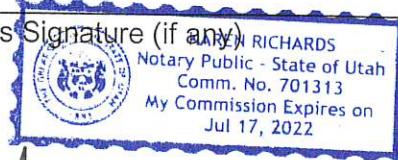
§ 500.00

County of Salt Lake

Subscribed and sworn to before me this 21 day of April, 2021.

Paul Richards
Notary Public
Residing in Tooele Utah

Co- Owner's Signature (if any)



My commission expires: 7/17/2022

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

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

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

Notary Public

Residing in _____

My commission expires: _____

Chapter 17.92

AGRICULTURAL DISTRICT A-1

17.92.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.96

SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-1-6

17.96.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.100

SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-8

17.100.090: USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.104

SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-10

17.104.090 USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.108

SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-1-12

17.108.090 USE RESTRICTION FOR YARD AREA

G. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ ~~to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.112

MEDIUM DENSITY RESIDENTIAL DISTRICT R-2-10

17.112.090 USE RESTRICTION FOR YARD AREA

F. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ ~~to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.116

MULTIPLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT R-M-10

17.116.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ ~~to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.120

MULTIPLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT R-M-15

17.120.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16')~~ ~~to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.124

MULTIPLE-FAMILY HGH DENSITY RESIDENTIAL DISTRICT R-M-20

17.124.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

Chapter 17.128

MULTIPLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT R-M-25

17.128.060: YARD REQUIREMENTS

I. Height: An accessory structure may consist only of a one-story building and may not exceed ~~sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height. If the primary residential dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of~~ twenty feet (20') to the peak of the roof.

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

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

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

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

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

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

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKwy
SANDY UT 84070

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

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

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

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

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

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

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

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

OLYMPUS SEWER
3932 500 E,
Millcreek, UT 84107

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

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

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

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

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

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

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114

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 Land Use Ordinance Text Amendment regarding Accessory Structure Height in Residential Zoning Districts: A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10, R-M-10, R-M-15, R-M-20 & R-M-25 Zones.. 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

**Text Amendment: Accessory Structure Height
in Residential Zoning Districts**

Applicant: Brad Lambert



Zones Impacted

- A-1
- R-1-6
- R-1-8
- R-1-10
- R-1-12
- R-2-10
- R-M-19
- R-M-15
- R-M-20
- R-M-25

Proposed Text Amendment

Existing

An accessory structure may not exceed sixteen feet (16') to the peak of the roof if the primary residential dwelling is less than twenty feet (20') in height.

If the primary dwelling is greater than twenty feet (20') in height, an accessory structure is allowed at a height of twenty feet (20') to the peak of the roof.

Proposed

An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.

Municipality	Setback	Height	Additional Height	Coverage
Murray City	6' from dwelling & 1' side & rear	16' – 20'	In relation to dwelling	25% of rear yard
Cottonwood Heights	6' from dwelling & 3' side & rear	14' +	20' max w/a 1:1 height/setback	
Draper City	6' from dwelling & 10' side & rear	25' max	25' max (includes a max exterior wall 15' + roof)	8% of total lot
Herriman	3' from property line	16'	20' for <1/2 acre lots 25' for >1/2 acre w/10' min setback	25% of rear yard
Holladay	3' from property line	20'	Graduated height in relation to main dwelling and setback up to 40 ft	
Lehi	6' from dwelling & 1.5' side & rear	24'		30% of rear yard
Midvale	6' from dwelling & 2' side & rear	20' w/pitched roof or 16' w/flat roof		960 ft ² or 13% of lot
Millcreek	6' from dwelling & 3' side & rear	14'	24' max w a 1:1 height/setback	35% total lot
Riverton	10' behind dwelling & 1' side & rear	20'	25' (w/15' rear setback) *may not exceed height of dwelling	10% of total lot
Sandy City	10' behind dwelling & 2' side & rear	20'	*CUP for 1:1 additional height up to the height of dwelling	25% of rear yard
South Jordan	3' from property line	16'	25' max w/1:1 height/setback. *CUP for structure that exceed dwelling height	< 60% of dwelling footprint
Taylorsville City	6' behind dwelling & 3' side & rear	16' w/max of 675 ft ²	*Administrative CUP for up to 20'	25%
West Jordan	3' access path from dwelling	17'	20 'max w/a 1:1 height/setback	20%
West Valley	3' from main dwelling & 1' side & rear	14'	20' max w/a 1:1 height/setback	25%

Planning Commission

- A public hearing was held on Thursday, May 6, 2021.
- No public comments were received.
- The Planning Commission voted 7-0 to forward a recommendation of **approval**.

Findings

1. The proposed text amendments are consistent with the purpose of Title 17, Murray City Land Use Ordinance.
2. The proposed text amendments are consistent with the goals and objectives of the Murray City General Plan.
3. The proposed text amendments will allow Murray City residents more flexibility in the reasonable use of accessory structures in residential zoning districts.
4. The Planning Commission voted 7-0 to recommend approval of the proposed text amendments.

Recommendation

Staff and the Planning Commission recommend the City Council **APPROVE** the proposed text amendment to Chapters 17.92, 17.96, 17.100, 17.104, 17.108, 17.112, 17.116, 17.120, 17.124, 17.128 regarding the allowed height of accessory structures as presented in the staff report.





MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Community & Economic Development

Discussion on Proposed Short Term Rental Ordinance

Committee of the Whole

Meeting Date: June 6, 2021

Department Director Melinda Greenwood	Purpose of Proposal Discussion of proposed short term rental ordinance.
Phone # 801-270-2428	Action Requested Staff would like to discuss a proposed ordinance on short term rentals to receive feedback from the City Council.
Presenters Melinda Greenwood Jared Hall Zac Smallwood	Attachments None.
Budget Impact	 Description of this Item
Required Time for Presentation 20 minutes	 Unknown. Description of this Item Staff would like to present and discuss a proposed ordinance to regulate short term rentals.
Is This Time Sensitive No	
Mayor's Approval 	
Date June 1, 2021	

**CHAPTER 17.XX:
RESIDENTIAL SHORT-TERM RENTAL (STR):**

SECTION:

- 17.XX.010: PURPOSE
- 17.XX.020: APPLICABILITY
- 17.XX.030: DEFINITIONS
- 17.XX.040: STANDARDS AND REQUIREMENTS
- 17.XX.050: VIOLATIONS
- 17.XX.060: ENFORCEMENT
- 17.XX.070: FINES

17.67.010: PURPOSE:

This chapter is established to provide regulations for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of residents and preserving the residential character of neighborhoods. Allowing STRs, is intended to provide economic relief to existing property owners who might otherwise be forced to leave a neighborhood, thus promoting, and preserving stable and affordable housing in the city. This chapter also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.

17.XX.020: DEFINITIONS:

The following words and phrases when used in this chapter shall be construed as defined in this section:

- A) DEDICATED VACATION RENTAL: Renting an entire dwelling where there are no owner occupants.
- B) HOSTED SHARING: Renting a portion of the dwelling while the owner occupants of a residence remain on-site with guests.
- C) INCIDENT: A violation or series of violations that have occurred in a time period of 24 hours.
- D) RENTER: a single person or group of people who provide compensation, in any form, in exchange for occupancy of a dwelling unit, or portion thereof, under one lease or rental agreement.
- E) STR LAND USE PERMIT: An administrative permit issued to the property owner seeking to use property as an STR after Community and Economic Development staff have determined that the owner's property qualifies under the requirements of this chapter.
- F) SHORT-TERM RENTAL (STR): Any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.
- G) UNHOSTED SHARING: Renting an entire dwelling unit where the owner occupants of a residence vacate the unit while it is rented to short-term guests.

17.XX.030: APPLICABILITY:

- A) An STR is allowed in all primarily residential districts after obtaining both an STR land use permit and a business license.
- B) The following are exempt and shall not be subject to the provisions of this chapter:
 - 1) A residential lease of thirty (30) or more consecutive days.

CHAPTER 17.XX:
RESIDENTIAL SHORT-TERM RENTAL (STR):

2) RV parks, campgrounds, hotels, and motels, as described and regulated in Title 17.

17.XX.040: STANDARDS AND REQUIREMENTS:

An STR may be allowed within any existing legal conforming residential dwelling by obtaining an STR land use permit from the Community and Economic Development Department, wherein the applicant demonstrates compliance with requirements found in Title 17 and all of the following standards and requirements:

- A) Application: A completed application form and payment of all fees. -Application form provided by the City.
- B) Property Information:
 - 1) A detailed written description of the proposed use.
 - 2) A basic site plan of the property including locations of accessory structures, setbacks, parking, and entrances to the dwelling and STR.
 - 3) A floorplan drawing of the dwelling that identifies the portions of the dwelling to be used for the STR.
 - 4) Only one designated STR or STR area is allowed per dwelling.
- C) Parking Plan: A detailed drawing of an off-street parking plan must be provided to ensure that all occupants of the primary dwelling and STR can be accommodated on-site at all times.
 - 1) Parking may not include any on-street parking, and shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit.
 - 2) Shared guest parking as part of a multi-family dwelling shall only be permitted upon express written approval of the HOA or property management, as applicable.
 - 3) Any proposed parking improvements shall also be included in the off-street parking plan and must be completed prior to issuance of a business license.
 - 4) All elements of the parking plan must comply with all other requirements of this chapter.
 - 5) The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half ($\frac{1}{2}$) space per bedroom or sleeping area and in no case shall the parking be less than one (1) space.
- D) Owner Occupancy: The owner shall live in the dwelling in which an STR is desired and must reside as their primary residence.
 - 1) The owner shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner.
 - a) Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR.
 - b) Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - 2) To establish that the property is the owner's primary residence, the owner shall:
 - a) Present a government issued identification document listing the address of the property as the address of the owner; and
 - b) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner, wherein they reside at least one hundred eighty-three (183) days per calendar year.
- E) Occupancy During Rental Period: The owner shall comply with the following occupancy restrictions:

CHAPTER 17.XX:
RESIDENTIAL SHORT-TERM RENTAL (STR):

- 1) The property shall not be rented to more than one party at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple parties at the same time.
- 2) Hosted sharing is allowed 365 days a year.
- 3) Unhosted sharing shall not be conducted for more than one hundred eighty-two (182) nights per year.
 - a) The property shall only be rented for a minimum duration of one night and a maximum of thirty (30) nights.
- 4) Dedicated Vacation Rentals are not allowed.

F) No Conflict with Private Restrictions: The property owner shall sign an affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.

G) Urgent Response: The owner, or a designated representative, shall be available to immediately respond twenty-four (24) hours a day, three hundred sixty-five (365) days a year by telephone.

- 1) When necessary, the owner, or a designated representative be able to physically respond within one hour of an inquiry or request by the City.
- 2) If the owner or designated representative is unreachable after three (3) attempted contacts by Murray City within one hour, a citation may be issued.
- 3) If the owner or designated representative is not able to respond within an hour a citation may be issued.

H) Nameplate Sign: One nameplate sign shall be permanently attached to the building in a conspicuous location near the front entrance of the STR. The nameplate sign shall:

- 1) Provide the name and telephone number of the owner or designated representative that can be contacted twenty-four (24) hours a day;
- 2) Contain the occupant load of the building as allowed by the International Building Code;
- 3) Be made of durable, weather resistant material;
- 4) Not exceed three inches by five inches in dimension; and
- 5) Contain no advertising.

I) Noticing and Posting Requirements: A guest informational packet must be maintained in a clearly visible location within the STR area, and must include all of the following:

- 1) STR permit and business license.
- 2) 24/7 contact information for owner or a designated representative.
- 3) Parking requirements, including site map of approved designated parking areas.
- 4) Maximum occupancy.
- 5) Sign indicating no excessive or undue noise between 10 p.m. and 7:00 a.m.
- 6) Garbage pick-up dates, and a written description of where garbage receptacles must be placed for pick-up and retrieval All garbage must be retrieved and disposed of on a regular basis and in a timely and appropriate manner.
- 7) Numbers for 911 and Non-emergency dispatch.
- 8) Other contact information or information related to other regulations or conditions of an approval through the land use permit process, as required by the Community and Economic Development Department.

J) Property Maintenance Requirements: All STRs shall adhere to all City ordinances relating to the maintenance and management of property.

CHAPTER 17.XX:
RESIDENTIAL SHORT-TERM RENTAL (STR):

K) Noise and Nuisance Control: The owner shall ensure that the guests adhere to the noise control in section 8.16 of the Murray City Code, as amended. Should a renter violate the noise control chapter more than once in any given 48-hour period they shall be immediately evicted from the property by the owner.

17.XX.050: VIOLATIONS AND PENALTIES:

- A. Failure to comply with this chapter shall constitute a violation for which the City may issue a citation and impose penalties. ~~-Each day that a violation occurs or continues is a separate violation.~~
- B. Operation of a property in the city for short-term rental purposes without an STR Land Use Permit or a business license shall be a violation of this code for which the City may issue a citation and impose penalties, with each day of unpermitted or unlicensed operation constituting a separate offense.
- C. It shall be a violation for any person to operate an STR in violation of any federal, state or local law, rule or regulation.
- D. For noncompliance with this chapter, the issuing officer shall issue a written citation to the owner or operator, specifying the violation. ~~-Except as otherwise provided in this chapter, the penalty for violation of this chapter shall be as follows:~~
 - 1. The first violation within any 12-month period is an infraction, the penalty of which shall be no less than \$500;
 - 2. The second violation within any 12-month period is an infraction, the penalty of which shall be no less than \$750; and
 - 3. The third violation within any 12 month period is an infraction, the penalty of which shall be no less than \$750 and revocation of the STR Land Use Permit and the business license for the short-term rental for the subject property; provided, however, that the operator may not re-apply for any available STR Land Use Permit or short-term rental business license for such property for two years from the date of such revocation.
 - 4. Any violation following the third violation within 12 months is a class B misdemeanor, the penalty of which shall include a fine of no less than \$1,000, and the owner shall be ineligible for an STR Land Use Permit or business license related to an STR for any property within the City.



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Council Action Request

Meeting Date:

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



MURRAY
CITY COUNCIL

Adjournment



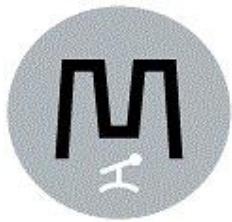
MURRAY
CITY COUNCIL

Budget & Finance Committee Meeting



MURRAY
CITY COUNCIL

Budget & Finance Committee Minutes



MURRAY CITY MUNICIPAL COUNCIL

BUDGET AND FINANCE COMMITTEE FISCAL YEAR 2021-2022

Electronic Meeting Only
Monday, May 5, 2021

The Murray City Municipal Council met as the Budget and Finance Committee Tuesday, May 5, 2021, to hold its Budget and Finance Committee meeting electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Budget and Finance Committee 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.

Members in Attendance:

Kat Martinez	Budget Chair - Council District 1
Dale Cox	Committee Member - Council District 2
Diane Turner	Committee Member - Council District 4
Brett Hales	Committee Member - Council District 5

Excused:

Rosalba Dominguez	Budget Vice-Chair - Council District 3
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Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Jennifer Heaps	Mayor's CCO	Brenda Moore	Finance Director
Pattie Johnson	Council Office	Kim Fong	Library Director
G.L. Critchfield	City Attorney	Melinda Greenwood	Comm. /Econ. Dev. Director
Kim Sorensen	Parks and Rec. Director	Danny Astill	Public Works Director
Judge Thompson	Judge	Rob White	IT Director
Karen Gallegos	Courts – Lead Clerk		

Ms. Martinez called the Budget and Finance Committee Meeting to order at 12:30 a.m.

Budget Overview – Ms. Moore presented the tentative FY (Fiscal Year) 2022 budget that would begin on July 1, 2021. She discussed the budget preparation process that began the end of January 2021; and highlighted the following about the overall budget:

- This year the City became a member of the Utah Compact on Racial Equity, Diversity, and Inclusion; so a revision was made to the Murray City Mission, Vision, and Values Statement. (Attachment #1) Related pages were noted in the budget summary section.
- **Personnel:** Expenses are 71% of the GF (General Fund) budget.

- To ensure pay ranges are competitive with other cities the size of Murray, and comparable to private industries, it was discovered that 13 pay ranges were more than 5% below market. The budget would include bringing those employees to within 5% of the market scale. The correction ranged from \$279 per year, for one person up to \$6,600 for another employee. The total cost would be approximately, \$35,000.
- The budget contains a 3% COLA (Cost of Living Adjustment) for all employees that was based on COLA averages of western region states. No COLA increase was given in FY 2021.
- Step-pay increases are included in the proposed budget. Approximately 400 positions are eligible; 162 employees are eligible for a 2.5% increase and 87 employees would receive a 5% increase. All raises are dependent on appropriate employee evaluations.
- All personnel budgets in each department were prepared with the step-pay increase in mind.
- City-wide, three new positions were added; and four positions were slightly adjusted.
- **Operations:** Ms. Moore requested each department director leave operating budgets as much the same as possible, prior to major cuts that occurred last year. Also, that all activities for *Travel and Training* expenses be reinstated, which were completely cut from all departments last year. In addition, restoring all other cost reductions to what is necessary - as if the pandemic is not happening in FY 2022. She informed Council Members they would see large increases in some areas for this reason.

GF Fund Summary: Ms. Moore documented comparisons of multiple years of revenue for all categories, including all forms of tax revenue and various charges for services. She highlighted the following:

- **Revenue:**
 - *Local Sales Tax* ↑ 25% from last year.
 - Combining *Local, Optional, and Transportation* tax revenues, she believed the City would finish out with a 1% increase for FY 2021.
 - *Property tax Revenue* was budgeted at the same level as the previous year due to Truth and Taxation. Ms. Moore anticipated growth, which she would detail after the final budget is approved, so recalculated property tax income would offset the amount.
 - *Other Taxes and Fees:* She was conservative in considering this revenue; a budget decrease was reflected because some income was not collected at the same rate as before.
 - *Charges for Services:* Conservatively reduced. The City did not sell Park Center memberships like before, nor generate revenue at the Senior Recreation Center, which was not expected to come back quickly.
 - *Class C Road Funds:* ↑ 1% from the current year.
 - *Fines and Forfeitures:* Revenue was budgeted slightly less than what was collected in FY 2019.
 - *UIA Dividend:* Funded at 100%. Money is anticipated this year to help offset the UIA bond payment. The total is \$78,620, which was received in FY 2021, and will be attained again in FY 2022. The income is from a repayment of money that the City paid to UTOPIA seven years ago.
 - *Transfers In:* ↑ 2%. Revenue is generated from the City's *Enterprise Funds* that include income from power, water, and wastewater services. The transfer is budgeted according to 8% of operating revenues.
- **Expenditures:**
 - *Personnel:* ↑ 4.8% overall. This includes a 6% increase for insurance premiums.
 - *Operations:* ↓ 4%. The decrease is due to no longer having CARES ACT funding, or CARES expenses that accrued last year. Operations remain consistent overall.

Ms. Moore projected that reserves of \$2.7 million would be utilized to balance the FY 2022 budget. Last

year it was thought that the City would need \$3.7 million to balance the budget; however, Ms. Moore believed the City would actually gain \$2.9 million in reserves. Much of this is due to CARES ACT funding given to cities; and sales tax revenue not dropping as much as expected. She concluded the City would be utilizing this years' FY 2021 reserve build-up to pay for the budget shortage that occurred in FY 2022. She confirmed the one-time money used for ongoing projects is not sustainable. If nothing changes in the next year, a property tax increase would need to be considered to keep up with expected inflation. Hopefully, with new developments underway, more revenue would be generated, which means a smaller increase could be implemented. She noted that with the last property tax increase, citizens requested several small increases, as opposed to one large increase.

General Fund by Department:

- ***Non-Departmental Expenses:***
 - *Miscellaneous* ↓ 40%. This is where additional property tax gains from new growth are allocated.
 - *Utah League of Cities and Towns, Boys and Girls Club, Miss Murray, Youth Chamber, Murray Chamber of Commerce; and Rent and Lease Payments* - all contributions, and stipends would remain the same.
- ***Debt-Service:*** FY 2009 A-Bonds will be paid off one year early; the payment of \$150,000 would be made in August 2021, instead of April 2022. With an interest rate of 4%, a savings of \$13,000 in interest would be provided. She noted the City's debt-service was very low.
- ***Transfers Out:***
 - \$1.6 million to the *Capital Project Fund for Streets* projects. The money comes from transportation tax revenue that must be used on street needs only.
 - \$3.6 million to fund road replacements, maintenance, and major improvement projects.
 - \$60,000 for the Murray Parkway Fund to subsidize operation expenses. The fund balance remains negative.
 - \$325,000 to the RDA (Redevelopment Agency), for new city hall property located in the Central Business District.
- ***MBA (Municipal Building Authority) Fund:*** Current budget = \$20 million. Allocated funds are from bond proceeds of \$35 million that are also earning interest. The fund will be kept for informational purposes related to constructing the new city hall building. The MBA Fund will receive future rent payments and make bond payments until paid in full. A separate MBA meeting will be held in June 2021 when the MBA Board will consider the proposed MBA budget.
- ***Telecom:*** Fund Balance = \$112,000. The fund is used to account for UTOPIA fiber connection fee activity. There are currently 146 accounts being billed. Ms. Moore noted anytime a fund balance is above \$100,000 it is paying for itself and doing well.

Mr. Cox made a request to increase the annual *Youth Chamber* contribution from \$2,500 to \$3,000. There was a consensus among Council Members to increase the provision.

Parks and Recreation – The overall budget is status quo with a few exceptions. Mr. Sorensen confirmed budget cuts made last year to all *Travel and Learning*, and all *Small Equipment* accounts within each division were restored. There were no changes to staffing but he explained it is a struggle to find seasonal staff for the Parks division; lifeguards are in need and the golf course is trying to recruit summer help. Mr. Hales led a short discussion about the nationwide problem. Mr. Sorensen highlighted the following:

- ***Parks:***
 - *Utilities* ↑ 4% to keep up with water tier rates.
 - *Rent and Lease Payments*: ↑ 12% to pay PacifiCorp for rent under the powerlines at Willow Pond

and Germania parks.

- **Parks Center:**
 - *Swimming Pool supplies* ↑ 11%.
 - *Contract Officials* ↑11%. The account pays for swimming and fitness instructors.
- **Recreation:**
 - *Overtime*: An increase of \$500 would mainly be utilized for Murray Fun Days.
 - *Supplies*: Increase of \$3,000.
 - *Software Support*: There was an increase of \$5,500 to purchase a year to year subscription of QuickScores, which is a program that allows coordinators to schedule game activities online. The program lets the public view final scores, scheduled game days and times, and any changes to recreational activities.
- **Arts and History:**
 - *Contract Services*: The budget would be restored to the pre-Covid amount, due to grant funding.
 - Ms. Martinez led a brief discussion about whether Salt Lake County would restore grant funding accessibility for arts programs. Mr. Sorensen believed Murray City would still receive the same ZAP (Zoo, Arts and Parks) grant funding for cultural arts in the form of small grants. However, he is still waiting to hear if money would be restored from the TRCC (Tourism, Recreation, Culture & Convention) grant fund to be used for remodeling the Murray Theater. Mayor Camp commented that a representative from Salt Lake County was planning to hold a TRCC meeting in early fall, so more information would be forth coming.
- **Outdoor Pool:** Overall, the budget would be restored to normal.
 - *Equipment Maintenance* – A slight increase of \$1,000 is necessary to address seasonal needs. The pool will open this season at full capacity, with regular schedules.
- **Senior Recreation Center:** Mr. Sorensen reported the Senior Recreation Center would be reopening this week. There was a request to move a new meal program supervisor position to full-time and all *operations* accounts would be restored back to FY 2020 levels.
- **Cemetery:** The overall budget was not impacted by the pandemic. There was a request to change the current office administrator position to 40 hours per week. Mr. Hales led a brief conversation about future growth to provide additional burial plots. Mr. Sorensen reported there are no plots available at the cemetery, and purchasing additional land is not feasible. There are still niches available.
- **Facilities: Personnel:** All operational expenses would be restored to pre-pandemic levels. However, a 6% increase is necessary in *seasonal part-time wages* because City staff would take over janitorial services of the Murray Courts.
- **Parkway Golf Course:** Most line items would be restored; with two small increases:
 - *Vehicle Maintenance* ↑ 10% or \$200.
 - *Internet/ Telephone* ↑ 13%, which is a \$200 increase.
- **CIP (Capital Improvement Projects) requested for the Parks Department:** Mr. Sorensen noted the following:
 - **Parks**: One ATV, utility vehicle, one pick-up truck, 1995 tractor, lawn mower; and a garbage truck within the next five years. **Infrastructure** includes conducting a Park Impact Fee Study, Parkside Elementary School playground replacement; new furnace, fall material for city playgrounds, trail and parking lot maintenance, back-flow preventers, and resurface Southwood Park tennis courts.
 - **Park Center**: Fitness equipment, swimming timing machine. (Murray High School will pay half.)
 - **Recreation**: Dr. Dish basketball feeder and replace volleyball system at the Park Center.
 - **Arts & History**: Savings = \$500,000. Money will be put towards the Murray Theater renovation project. A brief discussion occurred about the overall cost. Mr. Sorensen explained with rising construction prices the cost could be much more than \$7.4 million, which was anticipated prior

to the pandemic. His hope was that TRCC (Travel, Recreation, Cultural, Convention) tax funding of \$3.5 million would be reinstated, as previously planned.

- **Senior Recreation Center:** One refrigerator, and a dishwasher.
- **Cemetery:** Office remodel, replace aging truck, lawn mower, and soil contaminant bins.
- **Facilities:** Building upgrades at Murray Mansion in preparation for housing the Murray Museum. HVAC system at Fire station #84, asphalt at Fire Station #82 and #83, and polish floor at gun range. Circulation pump and strainer at the outdoor pool. Replace leaking windows at the Park Center. Begin emergency repair fund savings.
- **Golf Course:** Resurface café counters, replace range ball dispenser.
- **Golf Course Grounds:** Replace bed knife grinder, two tee mowers, and one fairway mower. Inline irrigation device, utility cart, and air compressor.

Attorney's Office – Mr. Critchfield reviewed budgets for three divisions. He reported the following, as all budgets would basically remain the same:

- **Civil Attorneys:** *Risk Assessment* would transfer \$25,000 to *Professional Services*; therefore, funds would be budgeted for those situations not related to litigation.
- **Prosecution:** Nothing to report.
- **Retained Risk:** There was an increase to *Professional Services* to cover litigation. He noted due to a nationwide trend, the cost of insurance to the City increased.

Public Works – Mr. Astill discussed various budgets for all Public Works divisions. Highlights were:

- **Streets:**
 - *Professional Services:* A street scan was conducted last year; so, a request was made to add money back into the account to finish the sidewalk repair and replacement program.
- **Engineering:**
 - *Travel & Training:* Restore funding from previous budget cuts. Engineers must travel to maintain licenses and certificates.
 - *Small Equipment:* Upgrade and purchase larger computer screens for paperless plan reviews and upgrade AutoCAD licensing to full Civil 3D standards.
 - *Professional Services:* There is a need to update floodway maps for FEMA (Federal Emergency Management Agency) and FIRM (Flood Insurance Rate Maps). An outside firm would be hired.
 - *Staff –* A request was made to hire an additional engineer, due to the influx in new development.
- **Enterprise Funds:**
 - **Water Fund:** A few budget increases are needed.
 - *Professional Services:* ↑ 17%. Several projects will require hiring outside engineering firms.
 - *Operations & Maintenance: Fluoride* ↑ 14% due to increased costs. Mr. Sorensen shared concerns about the lack of chlorine tablets that are currently difficult to get.
 - *Metering Services:* The *supplies* budget would increase from \$1,000 in the past, to \$3,000. The additional funding would help purchase equipment and costly safety clothing that is needed.
 - Ms. Martinez inquired about a \$15,000 increase in *Professional Services* to accommodate the *Property Site Master Plan*. Mr. Astill confirmed that City staff residing at the 500 West location would eventually move to the new city hall facility. Therefore, they would like to attain assistance in developing a plan to repurpose and reorganize the existing public works site, the use of current buildings, and expand storage space.
 - **Wastewater Fund:**
 - *Staffing:* Upgrade wastewater technician, to lead technician.
 - *Operations: Tuition Reimbursement* – There was an increase from \$2,500 to \$5,000 to provide

for employees who wish to continue education.

- *CVWRF (Central Valley Water Reclamation Facility)*: Mr. Astill confirmed the Wastewater Master Plan is near completion, which would determine future fee adjustments. He explained that the rebuild at CVWRF was unexpectedly more costly than anticipated. The original estimate was \$250 million; and is now \$350 million. He noted that applying rate increases in small increments might have been the wrong decision at the time as opposed to implementing a one-time \$5.00 increase. As a result, new rate increases are inevitable, so reviews are underway, which will be brought forth to the Council in the future.
- **Solid Waste**: Due to various cost increases, the fund will continue to be monitored closely to ensure it does not fall behind.
 - *Trans-Jordan Landfill*: Tipping fees for the next five years will increase each year by \$2 per ton.
 - *Garbage Cans*: With a vendor change, due to supply issues; prices have slightly increased.
 - *Recycling Collection* ↓ 7%. The new recycle pick-up schedule is working well, which allowed them to begin a new Neighborhood Cleanup program.
- **Storm Water**:
 - In 2019 the Council approved the five-year rate increase plan. The fund is operating well and meeting the City's needs. There was no significant change to report.
- **Central Garage**: The garage is operating smoothly. Mr. Cox commended shop employees for saving the City money by keeping all the many City vehicles running well and safe on the road.

- **CIP needs for Public Works**:
 - *Streets*: Replace Ten-Wheel dump truck and Bobtail dump truck – both are plows and salters.
 - *FY 2022 Transportation Tax*: Upgrade and improve pedestrian signs and replace radar signs. Mr. Astill noted the ongoing street list for road repairs, overlays, rebuilds, and concrete repairs; all of which are partially funded by the state and federal government.
 - *Class C roads*: Road salt, various roadway maintenance and overlays; and sidewalk repairs were noted.
 - *Water Fund*: \$1.6 million is budgeted for various pipeline replacement projects. One service truck and Bobcat need replacing; new meter reading equipment, roof coating and drainage work at Reservoir #4. Retaining wall fencing near the Monroc Well, Public Works future plan design, upgrade well-water house equipment (20 wells), and pumphouse work.
 - *Wastewater Fund*: CVWRF rebuild project, sewer line rehab and replacement, Public Works Master Plan, grinder install at lift station; and four service trucks of various types.
 - *Solid Waste Fund*: One truck, and one green waste trailer.
 - *Storm Water Fund*: Vine Street project, upgrade excavator, replace pickup truck.
 - *Central Garage*: Replace air conditioning recharging machine and two hoisting units.

Courts – Ms. Gallegos reported that the budget would be restored to previous levels, with no significant change. She noted a great deal of remodeling was completed prior to the pandemic; and before closing to the public. As a result, the City's Facilities staff has been overseeing all maintenance needs. In-person hearings would not resume until after July 30, 2021. All trainings would continue to be conducted on-line.

Library Fund – The budget has not changed a great deal from the past. Ms. Fong shared the following:

- *Equipment Maintenance* ↑ 22% to provide for new technology.
- *Professional Services*: An increase of \$50,000 was noted to provide for a feasibility study in hopes of determining where a new library building can be constructed.
- *Capital - Buildings*: \$155,000 remains in savings to replace aging furnaces and air conditioning units as they fail.

- *Capital - Equipment*: \$150,000 to help retrofit office spaces and provide desk partitions for safe distancing.
- A brief discussion occurred about safely reopening the library to patrons. Reservations and walk-in reservation appointments are required. Curb side and pick up service is still available. Other activities and programs will resume in-person after June 1, 2021.

Information Technology – Mr. White explained the following:

- *Small Equipment* ↑ 77%. The increase of approximately \$26,000 would help reinstate the computer replacement program that was halted last year; parts and computers have increased in cost.
- *Professional Services* ↑ 22%. The \$5,000 increase was mainly due to cost increases in services rendered.
- *Internet Telephone* ↑ 35%. Mr. White explained the increase was related to a criminal justice requirement that phones be encrypted and programmed to an isolated network.
- *GIS Division*: Only slight changes were made to the budget. There was a 12% increase to *equipment maintenance*, which is \$150; and the *Software Maintenance* account was increase by \$5,000 to switch the software renewal date to the beginning of the fiscal year. One extra month of cost requirements was added.
- *CIP needs for IT*: Mr. White discussed needs like adding additional SAN (Storage Area Network) storage space, data migration to new systems, and upgrade the utility system for water, sewer, and storm water. Also, Spillman server migration, and purchase user profile migration software. Other future projects included updating the Wi-Fi in Murray Park.

Finance and Administration – Ms. Moore reviewed four divisions as follows:

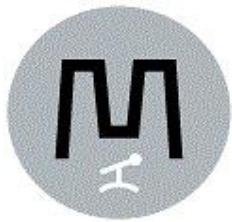
- *Finance Department*: No new personnel. The *Travel and Learning* budget will be restored to \$9,000.
- *Recorder's Office*: Return *Travel and Learning* budget to normal level of \$6,000. The *Elections* budget is set at \$60,000, not to exceed \$58,000.
- *Treasury*: Ms. Moore is still working to refine the division after the split from utility billing and meter readers; therefore, many accounts reflected great decreases.
- *Utility Billing*: 100% of revenue is allocated to Utility Funds. No significant change; but one new position has helped to improve daily workloads.
- There were no CIP requests in this department.

To view the entire budget and CIP details visit:

<https://murray.utah.gov/DocumentCenter/View/11813/Mayors-budget-FY22-final-?bId=>

Adjournment: 3:23 p.m.

Pattie Johnson
Council Office Administrator II



MURRAY CITY MUNICIPAL COUNCIL

BUDGET AND FINANCE COMMITTEE FISCAL YEAR 2021-2022

Electronic Meeting Only
Monday, May 6, 2021

The Murray City Municipal Council met as the Budget and Finance Committee Tuesday, May 6, 2021, to hold its Budget and Finance Committee meeting electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Budget and Finance Committee 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.

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Excused:

Rosalba Dominguez Budget Vice-Chair - Council District 3

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Jennifer Heaps	Mayor's CCO	Brenda Moore	Finance Director
Pattie Johnson	Council Office	Chief Jon Harris	Fire Department
G.L. Critchfield	City Attorney	Melinda Greenwood	Comm. /Econ. Dev. Director
Blaine Haacke	Power – General Manager	Chief Craig Burnett	Police Department
Robyn Colton	Human Resources Director	Jackie Sadler	MCEA

Ms. Martinez called the Budget and Finance Committee Meeting to order at 12:30 p.m.

Power Department – Mr. Haacke noted Senior Staff Management Mr. Bellon and Mr. Turner were in attendance to discuss budget details. Mr. Haacke presented a balanced budget with no significant change, there were a few major line item changes, and large capital requests. He said there was no intention of implementing a power rate increase this year for Murray customers. The following was noted from their reports:

- The budget of approximately \$40 million is the largest budget in the City where most of the focus is aimed at purchasing power for Murray customers; and paying the City's monthly power bill of approximately \$1.5 million.
- *Staffing:*
 - One generation substation manager position was reclassified because a journeyman substation technician was hired.
 - Two open positions will be filled: a meter reading technician and an engineering manager. Both positions are included in the budget.
- *Capital Projects:* Total = \$5 million. Funds will be used for the following:
 - Replace and purchase vehicles.
 - Building repairs and upgrades.
 - Design and engineering for Central Substation rebuild.
 - Upgrade to AMI (Automated Metering Information) metering system. The cost for infrastructure will be divided between two fiscal year budgets; \$3 million per year. Mr. Haacke explained with a citywide total of 18,000 meters, staff is excited to see increased reliability, better efficiency, and outages will be identified quicker. It was noted that Murray customers will also be able to monitor personal usage hour by hour, from day to day with the new system.
- *Revenue* = \$37.4 million. Mr. Bellon detailed the list of revenue resources. There was a brief discussion about the following:
 - *UAMPS* (Utah Associated Municipal Power Systems) ↑ 78%. He explained the budget item reflects excess in energy sales; the total of \$400,000 was an estimate of what is sold back to UAMPS members. Staff monitors energy needs hour by hour and cooperates well with the UAMPS group.
- *Transfers In: Use of Reserves* = \$7.8 million. Funds will ensure the system is working at its best.
- *Transfers Out: Contribution to General Fund* = \$2.9 million.
- *Expenditures: Operations:* The budget is healthy with only the following changes:
 - *Professional Services: Administration* = \$100,000. The hope is to have a Master Plan developed for the Power Department by an outside firm. They will determine current needs and needs up to 20 years from now.
 - *Power/Distributions: Material Overhead* = \$50,000. Mr. Turner explained funds will be used for a continued maintenance program conducted by an outside source called OSMOSE. Wood power poles throughout the City are tested for sound structure.
 - *Travel and Training:* ↑ 200% for required SCADA (Supervisory Control and Data Acquisition) training.
 - *Supplies:* Increase of \$10,000 for supplies related to the SCADA system.
 - *Purchase Power* = \$22.3 million. The total expense is the cost to utilize all City resources in order to purchase power for the year. The following was also noted:
 - *Coal Fire Plant - San Juan* – Mr. Haacke said the final phase out will happen during the fall of 2022 because of recent legislation.
 - *Natural Gas Turbines* ↑ 14%. As other energy prices continue to rise, they budgeted \$400,000 to address the anticipated large summer load.
 - *Meters Division:*
 - *Overtime:* ↑ 150% due to anticipated work for upgrading customer meters.
 - *Small Equipment:* ↑ 33%. Upgrade current transformers and purchase equipment needed for testing old meters.
 - *Travel and Training:* Restored for advanced meter training.

CED (Community and Economic Development) – Ms. Greenwood reviewed budgets for three divisions and discussed CIP (Capital Improvement Projects) requests:

- ***CED: Travel and Training:*** Increased slightly to \$2,500.
- ***Building:***
 - ***Staffing:*** All building official positions are now filled.
 - ***Uniform Allowance*** = \$1,200. Uniforms for new employees.
 - ***Books & Subscriptions:*** Increased to \$4,800 for new Blue Beam computer software.
 - ***Travel & Training:*** ↑27% for new inspector training needs.
 - ***Supplies:*** Increase of \$1,500 to restore the budget to a pre-pandemic level.
 - ***Small Equipment:*** ↑ 16%. Replace two laptops and purchase larger monitors for plan reviews.
 - ***Credit Card Fees*** = \$9,500. The increase is for migration to a new software program.
 - ***Professional Services:*** ↑ 43% for increased outsourcing of structural and plan reviews.
- ***Planning and Licensing:***
 - ***Staffing:*** Due to inadequate staffing, there was a request to fill a new senior planning position.
 - ***Books & Subscriptions:*** Increase to \$3,500 to purchase and renew computer software.
 - ***Supplies:*** ↑ 23% to better align the budget with usage.
 - ***Small Equipment:*** \$800 increase to restore the budget to a pre-pandemic level.
- ***CIP:*** Four requests were noted:
 - Vehicle replacement = \$15,000.
 - Downtown Environmental = \$116,000. Grant funding is anticipated, but money was set aside.
 - Building Abatement = \$54,000.
 - Document scanning project in preparation for moving to the new city hall facility = \$50,000.

A brief discussion occurred about how often business license fees are evaluated and if the current rate is well serving to the City.

RDA (Redevelopment Agency) – Ms. Greenwood reported no significant changes and noted the following RDA information:

- The Central Business District ends in 2034.
- The 4800 South development would be allocated to the budget.
- Five other RDA areas remain mostly non-active: Fireclay, Smelter Site, East Vine Street, Cherry Street, and the Ore Sampling Mill. More information would be provided during an upcoming RDA meeting.

Fire Department – Chief Harris presented a flat budget with only a 1% difference from the previous FY (fiscal year). He noted because they received federal COVID CARES Act funding several line items would be underbudgeted. He discussed the following:

- ***Staffing:*** The total remains the same at 64.
- ***Wages: Part-time:*** ↑ 22% to address the expansion of the fire sprinkler inspections program.
- ***Overtime:*** A brief conversation occurred about how regular overtime and the *FLSA* (Fair Labor Standards Act) *overtime*, which is attained automatically, was split to better track the use of overtime. The combined budget for FY 2022 is \$11,667 over FY 2021.
- ***Operations:***
 - ***Knox Box Equipment*** = \$60,000. The cost will be divided over two budget years. Chief Harris

explained the new digital device mounted near the front doors of many City businesses allow firefighters access after business hours. This way physical keys are no longer a worry. Funding would help in the process to switch Murray businesses to the updated device.

- *Professional Services:* ↑ 6%. Total increase = \$1,000. Due to the increase in pre-cancer testing and mental health therapy, the expense was previously paid by *Honor 365*. A brief discussion took place about why, when, where, and how public responders get help, and for what reasons.
- *CIP:*
 - New fire truck = \$742,000. Preordered last year and should arrive in October of 2021.
 - Equipment for the new fire truck = \$80,000.
 - Two trucks have been ordered:
 - Type 6 Brush truck = \$185,000. Used for wild land deployment.
 - Truck for Battalion Chief = \$60,000. Includes rear control center.

Mayor's Office – Ms. Heaps reported no changes to staffing, or to the overall budget.

City Council Office – Ms. Kennedy discussed the following changes:

- *Travel & Learning:* Restored with an increase of \$34,000. Ms. Kennedy explained the increase was due to the probability of attending annual conferences in person again, for both local and out of state meetings; as well as, the possibility of having up to three new council members who would attend conferences. The increase would also include approximately \$1,400 as Council Member Cox proposed that the City Council budget help pay Youth Chamber registration fees for the Local Officials Day conference held at the State Capitol. The cost would be based on the number of students attending.
- *Professional Services:* ↓ 18%. \$16,000 was moved to the CIP for the agenda management system.

Police Department – Chief Burnett confirmed the overall budget was restored to prior pandemic levels after significant budget cuts, with only slight increases. He reported the department had grown, and responsibilities had changed so adjustments were made. A discussion occurred about the current mental health program the department would be implementing to improve public safety, as well as what resources are available for the mental health of officers.

- *Staffing:*
 - Add additional lieutenant position back into the department who would oversee administrative items, a new mental health unit, and community programs. This is the result of new legislation and regulations that mandate all police officers be specifically trained because of increased mental health issues. New requirements would be included in the new Versaterm reporting system.
 - Reclassify a records supervisor position to office administrator.
- *SWAT Supplies:* Restored to \$20,000. Ms. Martinez inquired about what supplies are needed for SWAT teams and what they are used for. The Chief detailed items, cost, quality, and upkeep of different supply types.
- *Small Equipment:* A slight increase of \$2,000.
- *Travel & Learning:* Reinstated.
- *Radar Gun and Speed Sign Replacement:* Restored to \$6,500.
- *Crossing Guard Supplies* = \$4,000.
- *CIP:*
 - *Vehicles:* Replace 12 = \$480,000.
 - *Small Equipment* = \$50,000. Replacement of car computers, cameras, printers, etc.

- *Armored Vehicle Rehab* = \$50,000. The hope is to refurbish a surplus military vehicle.

Human Resources – Ms. Colton left the overall budget at pre COVID levels; and reinstated the following:

- *Travel & Learning* = \$2,000. Funds are for a new employee training.

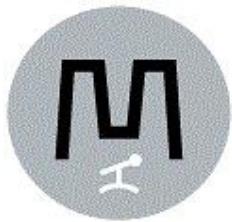
Murray City Employees Association – Ms. Sadler read a prepared thank you letter from the association. (Attachment #4) A concern was noted about employees who would not receive pay increases either because they were red-lined or have reached top scale pay. A request was made that such employees receive a 2% bonus of some sort as a reward for dedicated work. In addition, a request was made that golf cart fees of approximately \$670 be waived for this years' golf tournament event.

Ms. Sadler led a discussion about how bonuses were given in the past to long-term and seasoned employees to encourage continued length of stay. Mayor Camp commented that red-line bonuses were discontinued once the new step-plan was put in place because the step-plan took into account that top scale employees received COLA increases based on their pay, which was a higher percent than other employees. He said it was late in the budget process this year to bring about a bonus issue now, which was not brought to his attention for discussion prior to this years' budget preparations. He affirmed that top scale employees are being paid adequately for their experience and staff worked hard to ensure that pay steps were there to compensate fairly.

Mr. Cox requested Ms. Moore look into what a 2% bonus would look like for red-line employees, to establish if bonuses were fundable. He felt with more employees eventually topping out, the matter could be addressed within a few months by having a separate budget opening, since it was late for this budget process. Mr. Hales confirmed the old bonus amount given was \$600. Ms. Moore noted the current step-plan should convey that red-lined employees are paid above market value; and a step 12 status was above market pay. Mr. Cox said even though a person might reach top scale pay, due to seasoned experience, workers should be extended monetary gratitude; he pressed on that they look into the matter. Ms. Martinez agreed the Council should look at the issue more deeply and research the matter diligently. Ms. Sadler appreciated Mayor Camp explaining why the past red-line bonuses were discontinued.

Adjournment: 2:57 p.m.

Pattie Johnson
Council Office Administrator II



MURRAY CITY MUNICIPAL COUNCIL

BUDGET AND FINANCE COMMITTEE RECONCILIATION MEETING FISCAL YEAR 2021-2022

Electronic Meeting Only
Monday, May 7, 2021

The Murray City Municipal Council met as the Budget and Finance Committee Tuesday, May 7, 2021, to hold its Budget and Finance Committee meeting electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Budget and Finance Committee 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.

Members in Attendance:

Kat Martinez	Budget Chair - Council District 1
Dale Cox	Committee Member - Council District 2
Diane Turner	Committee Member - Council District 4
Brett Hales	Committee Member - Council District 5

Excused:

Rosalba Dominguez Budget Vice-Chair - Council District 3

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Jennifer Heaps	Mayor's CCO	Brenda Moore	Finance Director
Pattie Johnson	Council Office		

Call to Order: Ms. Martinez called the Budget and Finance Committee Meeting to order at 12:00 p.m.

Discussion Items – (See Attachment)

1. Non- Departmental – Increase allotment for the Murray Youth Chamber = \$3,000.
 - Mr. Cox proposed that a financial contribution from the City to the Murray Youth Chamber be raised from \$2,500 to \$3,000, because of the important work that they do, and to sustain good learning. There was no opposition expressed by other Council Members.

2. City Council - Pay for Youth Chamber members to attend the Utah League of Cities and Towns, Local Officials Day conference and dinner = \$1,400.
 - Mr. Cox proposed the City Council combine youth registration fees with those of the Council, to ensure the group can join all Murray City officials at the same table for the annual event. There was a general consensus to budget the allotment for Youth Chamber attendance.
3. MCEA (Murray City Employees Association) - Waive golf cart fees for MCEA Golf Tournament = \$670.
 - All Council Members were in support. Ms. Moore explained the contribution amount would be added to the budget addendum, because technically not all participants are City employees.
4. Give a 2% Bonus to employees who are at the top of their pay scale, or red-lined – The following discussion occurred:
 - Mr. Cox suggested seasoned employees at top-pay ranges be given a specific amount instead of the proposed percentage. He acknowledged that 2% would not align well with the step-plan, so in show of appreciation a dollar amount could be given to all red-lined employees.
 - Mr. Hales inquired if bonuses would be given at the end of each year.
 - Ms. Moore clarified because the step-plan solved the issue of competitive and adequate pay, red-line bonuses stopped when the step-plan started. She did not favor reinstating red-line bonuses because all employees above step-12 are getting paid fairly at high market; or if the position is in high demand or high value – they are paid above market. She confirmed that such bonuses would come from reserves, as did the entire current budget this fiscal year. Financially, she did not want to set a precedent that the City could afford these bonuses every following year. She affirmed the reason the City changed to the step-plan was to ensure pay ranges were accurate. After a compensation study was conducted, they found most positions were fine, however, some compensations decreased, and some increased. In addition, each year evaluations occur for all employees to ensure pay is raised fairly based on the market and performance.
 - Ms. Moore stated all City employees, including Council Members would be receiving a 3% COLA (Cost of Living Adjustment), or increase this year based on current pay – including red-lined employees. She noted red-lined employees actually receive more than other employees; and currently there are 135 employees who are at step-12.
 - Mr. Hales discussed the timing of the budget process and inquired why making changes to the budget was too late now when the Council just received it. He affirmed the Council was always mindful and respectful of the hard work that goes into its preparation but wanted to ensure a detailed review by the Council. Mayor Camp clarified staff from human resources and finance began compiling the compensation package that included health insurance, as early as February and March. By the time the budget is presented to the Council it has been well vetted by many staff members, including input from MCEA. Therefore, making changes to the compensation package would be complicated at this time.
 - Mr. Cox evaluated details regarding all employees' step increases; step-12 employee increases, and all COLA adjustments. He explained his concern was related to whether COLA increases would cover two years of health insurance cost increases, since step-12 employees are not on the step-plan. Ms. Moore confirmed the amount would cover employee portions of health insurance costs.
 - Mr. Cox understood the COLA accurately; but calculated that a total of \$27,000 was not significant spending to provide what would be a token bonus of \$200 to 135 dedicated employees.

- Mr. Hales appreciated a better understanding of COLA dollar amounts employees would receive.
- Ms. Turner was grateful the City could fund step increases last year and this year.
- Ms. Martinez observed the step-plan increases and the 2% COLA was working well for all employees, and there was no need to make changes to the compensation package.
- Mr. Cox felt the issue should be kept in mind for the future, should the topic arise again.
- All Council members agreed the conversation was informative.

City Council Decisions: Ms. Martinez assessed the consensus to move forward with items 1-3; and not with item #4. All Council Members agreed. Mayor Camp thanked the Council for time spent evaluating and studying the budget. Ms. Moore would prepare all discussed budget changes for the Council to consider in an upcoming budget meeting.

The FY 2022 Tentative Budget is available for inspection at: www.murray.utah.gov .

Adjournment: 12:20

Pattie Johnson
Council Office Administrator II



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting 6:32 p.m.

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Council Meeting Minutes

Murray City Municipal Council Chambers

Murray City, Utah

DRAFT

Tuesday, May 18th, 2021

The Murray City Municipal Council met on Tuesday, May 18, 2021, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

Council Members in Attendance:

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

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Doug Hill	Chief Administrative Officer	Patti Johnson	Council Office Administrator III
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Brenda Moore	Director of Finance & Administration	Jennifer Heaps	Chief Communication Officer
Ed Gulick	Inventory Control Specialist	Blaine Haacke	General Manager of Power
Chad Pascua	Assistant Fire Chief	Bill Francis	Utah VOD
Danny Astill	Public Works Director	Pam Roberts	Executive Director of Wasatch Front Waste and Recycling District

Opening Ceremonies

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

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Turner.

Approval of Minutes

Council Meeting – April 20, 2021

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

All in favor voted Aye:

Councilmember Cox, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 4-0

Special Recognition

1. Murray City Council Employee of the Month, Ed Gulick, Inventory Control Specialist

Staff Presentation: Brett Hales, Councilmember and Blaine Haacke, General Manager of Power

The Employee of the Month Program started because the council felt it was important to recognize the City's employees. Mr. Gulick will receive a certificate, a \$50 gift card, and his name would appear on the plaque located in the Council Chambers.

Mr. Gulick expressed his thanks for all the hard work that Mr. Gulick does for the city. Mr. Gulick has been a steady Inventory Control Specialist since 2008. During this past year, during the pandemic, Mr. Gulick has procured masks, hand sanitizers, gloves, and cleaning supplies not only for the Power Department but several other City departments as well.

Mr. Gulick expressed his appreciation for the recognition, and he is grateful for the opportunity to work for Murray City.

The councilmembers thanked Mr. Gulick for his hard work and the service he provided Murray City for the past 13 years.

2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah to Designate and Support the Week of May 16-22, 2021 as Emergency Medical Services Week

Staff Presentation: Mayor Camp, Chad Pascua

Emergency Medical Service (EMS) week is an annual recognition that is presented at the city council meeting. Mayor Camp read Resolution 21-12 into the meeting.

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

Council roll call vote:

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

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 4-0

Chad Pascua, Assistant Fire Chief, spoke about the importance of the emergency medical service teams and shared the following message:

Mayor, Members of the Murray City Council, and citizens of Murray, it is my honor to share a few words with you tonight as we celebrate EMS week. The theme for 2021 EMS Week is "This is EMS: Caring for our Communities". It is a great honor for me to work alongside the great men and women of Murray Fire.

Each day during long shifts these men and women use their skills, knowledge, and training to provide life-saving medical treatment to our community members. Each day, they comfort the sick, offer a helping hand to sick or injured patients, and ease pain and suffering during moments of trauma and tragedy. I have witnessed their work and can attest that Murray Fire sets the standard for pre-hospital medical care in the Salt Lake Valley.

I want to personally thank each and every member of the Murray Fire. They are wonderful people who are courageous, kind, and compassionate. I am grateful for the support given by the Mayor and City Council and for your continued work to provide our crews with the right equipment, training, and facilities to be able to deliver the best care possible.

Murray City Fire is celebrating this week but sharing social media posts online.

Councilmembers thanked our emergency responders and shared their appreciation for all their hard work and service.

Citizen Comments

Brent Barnett— Read into the record by Jennifer Kennedy

This current proposal for downtown Murray is, frankly, a complete embarrassment to the city of Murray.

Gerding-Edlen has a good reputation. Yet this Murray proposal is mundane and wasteful of this crucial block in Murray's downtown.

*This is about vision. Any firm -- is worthless to Murray city without a vision of how this block fits in our city. They must articulate the **vision** of what this downtown block should be.*

1. We Need a Real Downtown Murray Commercial Center

This block is the heart of downtown Murray. It should be designed as a gathering place, with open space for public gathering. It should create interesting streetscapes with interesting pedestrian space.

This proposal fails to understand that this block should draw crowds from the entire city. To do this it needs unique public features that bring in crowds on evenings and weekends.

40,000 cars go by this block every day. We only have to pull in a small fraction of these people.

2. We Need Active Public Space

The teeny corner of public space in their design is laughable. We need a plan that includes real public space where the public can gather for outdoor events and music.

Seriously. Give us some real public gathering space.

*If Gerding-Edlen had taken time to talk with the planners of **Millcreek's new city center** or Holladay they would see how a public events in a commercial center can bring people downtown from all around the city.*

If Gerding Edlen can design good public space, why haven't they produced something of this quality for Murray?

3. We Need Early Public Feedback

Murray city has little expertise in including citizens in a design process. This is why we need an outside design firm.

*We need feedback on **alternative conceptual options for public consideration**. This gets the citizens excited and ensures that the final design has great features and beauty.*

So far, Gerding-Edlen hasn't done this. If they can't do this, then they won't do a good job for us.

4. We Need **the Option** to Include Historic Buildings.

It violates the public trust to tear down historic buildings. It is only natural that any proposal should include one design that integrates the historic buildings along with any proposal that destroys the historic buildings. Then the two options should be evaluated by experts and by citizens.

CONCLUSION

In conclusion, the current proposal is simply an embarrassment to the city – Just look how stupid we look compared to what Millcreek and Holladay have.

*If Gerding-Edlen can't handle this, then we need to find someone who can. The citizens can only hope that Mayor Camp will listen to these issues. Mayor Camp hasn't shown the citizens that he has any ability to engage with their concerns. **This may be his last chance.** If this block is not developed to its potential, the good citizens of Murray will have nobody to blame but Blair Camp.*

Beverly Crangle– Read into the record by Pattie Johnson

Comments by Jenny Greenwood at the April 6, 2021 City Council meeting, about school children's safety involving heavy traffic, were of great concern. Similarly, the push to make Vine Street into a HIGHWAY will cause statistically-certain accidents to occur.

Children and parents from 3 schools and 2 churches, along with other pedestrians and bikers, will be greatly impacted since many vehicles already travel at 50 and 60 mph now. Only 3 crosswalks exist between 900 East and Highland Drive/Van Winkle, over 1 1/2 miles in length. Statistics show that recovery from accidents is greatly reduced in proportion to increasing speeds; they become fatal over 80% of the time at 40 mph.

Under the FHWA "Bicycle and Pedestrian Program," Section 1404 of the SAFETEA-LU , "Safe Routes to School" was created for both the health and safety of school children. The statutory purposes for the "Safe Routes to School" program are

- 1. to enable and encourage children, including those with disabilities, to walk and bicycle to school;*
- 2. to make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and*
- 3. to facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools.*

The revised plans to make Vine Street into a HIGHWAY will both thwart and undermine all of the purposes of the "Safe Routes to School" program, as well as NEPA, the National Environmental Protection Act, which requires citizen involvement. Because the Vine Street Widening Project will necessarily affect "air, noise..." and have a significant impact on "travel patterns" the categorical exclusion 23 CFR 771 117 claimed is not applicable.

During the same meeting, April 6, 2021, Arbor Day was discussed, along with Murray City's "Tree City USA" designation and the request for citizens "to support efforts to protect our trees and woodlands..." Pedestrians and bikers using Vine Street are being told that we must exchange many trees and greenery, and the shade and oxygen they produce, for both concrete with 7' wide sidewalks and asphalt with a middle turn lane. With I-215 on the South and Van Winkle Expressway on the North, the need for a HIGHWAY in between is non-existent.

This recent re-design needs to be changed with citizen input.

Consent Agenda

None scheduled.

Public Hearings

None scheduled.

Business Item

1. Consider a resolution of the City Council of Murray City consenting to the reorganization of the Wasatch Front Waste and Recycling District as a Local District

Presentation: Councilmember Diane Turner and Pam Roberts

Councilmember Turner shared a resolution that has been recommended regarding the reorganization of Wasatch Front Waste and Recycling District (WFWRD). The resolution's purpose is to formalize the cities support in the reorganization.

Time was turned over to Pam Roberts. Ms. Roberts said Murray City will be the final township that will adopt the resolution before they move on to Salt Lake City for adoption.

Ms. Roberts asked if there were any questions. No questions were asked.

Councilmembers expressed their appreciation for Ms. Roberts and all her hard work.

MOTION: Councilmember Turner moved to adopt the Resolution. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

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

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 4-0

2. Consider a resolution adopting the City's tentative budget, as amended, for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022 and scheduling a hearing to receive public comment before the final budget is adopted

Presentation: Brenda Moore, TITLE

Brenda Moore shared the City's tentative budget, as amended, for the fiscal year 2021-2022. Ms. Moore updated the council that the changes the council has requested have been updated and the amended tentative budget has been posted on our website to be viewed by the public.

A public hearing to approve the tentative budget will be on June 1, 2021, during City Council and the adoption is scheduled for June 15, 2021.

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

Council roll call vote:

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

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 4-0

3. Consider a Joint-Resolution of the Taylorsville-Bennion Improvement District and of Murray City Municipal Council declaring an intent to adjust their common service area Boundary

Presentation: Danny Astill

Danny Astill shared that the purpose of a joint resolution is to adjust the service area boundary for the Taylorsville-Bennion Improvement District.

The Taylorsville-Bennion Improvement District provides a water and sewer service area in Salt Lake County. Over the years there have been several development projects proposed near Winchester Street and 1300 West. There are challenges with water infrastructure in this area related to the river and slope of the land, as well as the meeting of Taylorsville, West Jordan, and Murray City boundaries. The City has worked with Taylorsville-Bennion Service District to coordinate water and wastewater services.

For clarification moving forward, and to ensure fees and taxes are applied appropriately, Taylorsville-Bennion recently requested that the common service boundaries be formalized through a joint resolution. The municipal boundaries of Murray will not change.

Councilmember Martinez reiterated that the resolution does not change the boundaries of Murray City. The purpose is to adjust the service area boundaries for utilities.

The floor was opened for questions. No questions were asked.

Councilmembers expressed their appreciation to Mr. Astill for his presentation during Committee of the Whole.

MOTION: Councilmember Cox moved to adopt the Joint-Resolution. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

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

Nays: None
Abstentions: Councilmember Dominguez

Motion passed 4-0

Mayor's Report and Questions

Mayor Camp shared the following updates:

- The outdoor pool is scheduled to open Saturday, May 29 which is Memorial Day weekend.
- The Library plans to allow patrons into the Library on June 1. There will be requesting patrons to check in when they arrive and there will be a time limit of 30 minutes. Computers will be available by reservation.
- There are multiple street and water projects currently going on. The public can get updates on these projects by subscribing to the City's e-newsletter (<https://www.murray.utah.gov/1844/Read-the-Murray-City-E-Newsletter>) or by following Murray City's Public Work's Department Facebook page (<https://www.facebook.com/MurrayCityPublicWorks/>).
- There is a vacancy in District 4 for the Parks and Recreation Advisory Board. If you know someone who resides in District 4 who has an interest in Parks and Recreation, please have them contact the Parks office.
- The Power Department was able to turn on one of the Hydro units today in Little Cottonwood Canyon and they are generating 2.4 megawatts.
- In the RDA meeting, Melinda Greenwood spoke about the timing of the cell tower removal at the new city hall site. The cell tower was initially reported to be removed by May, but due to complications, it may not complete until August.

The meeting was open for questions to the Mayor. Councilmember Turner mentioned she has someone in mind for Parks and Recreation Advisory Board position and will reach out to them. No additional questions were asked.

Adjournment

The meeting was adjourned at 7:05 p.m.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Special Recognition



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY

City Council

Employee of the Month Jake Sutton

Council Action Request

Council Meeting

Meeting Date: June 15, 2021

Department Director Jennifer Kennedy	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2622	Action Requested Informational only
Presenters Brett Hales Craig Burnett	Attachments Recognition Form
Required Time for Presentation	Budget Impact None
Is This Time Sensitive No	Description of this Item Jake Sutton has been with the Police Department for about 5 years. Jake has worked in Patrol and currently works as a Motor Officer.
Mayor's Approval	
Date June 2, 2021	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Police

June 2, 2021

NAME of person to be recognized:

Submitted by:

Jake Sutton

Burnett

DIVISION AND JOB TITLE:

Police Officer

YEARS OF SERVICE:

5

REASON FOR RECOGNITION:

Jake Sutton has been with the Police Department for about 5 years. Jake has worked in Patrol and currently works as a Motor Officer. Jake was recently certified as an instructor for the Motor Officer program. While completing his instructor course he was assisting with new motor officer training. They were on a ride with the group on the west side of Utah Lake. Several of the trainees crashed during the ride. One officer was critically injured. Jake used his training and skills as well as the equipment he had on his motorcycle to administer aid to the injured officer and help establish an airway. He was able to assist until medical and Life Flight personnel arrived to render care. Jake was quick in his actions and calm in his aid and helped save the officer. We are proud to have Jake as a member of our Department.

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY
CITY COUNCIL

Special Recognition #2

RESOLUTION NO. _____

A JOINT RESOLUTION OF THE MAYOR AND MUNICIPAL COUNCIL
ENCOURAGING INCREASED WATER CONSERVATION DUE TO
DROUGHT CONDITIONS.

WHEREAS, the state of Utah experienced below-average statewide snowpack during the recent winter months and in the months of April and May, the state saw even drier conditions with an average of 0.3 inches of precipitation accumulated in valley locations; and

WHEREAS, counties and cities across the state are experiencing drought conditions and record high temperatures; and

WHEREAS, the forecast predicts the possibility of poor water supply conditions for the summer months; and

WHEREAS, many of the reservoirs around the state that provide drinking and irrigation water are at less than half of their capacities; and

WHEREAS, extreme drought conditions threaten access to safe, reliable drinking water from wells, streams, and reservoirs; and

WHEREAS, water is a valuable resource and an essential element for life that should be used wisely and as efficiently as possible to provide a stable water supply for the community; and

WHEREAS, Governor Cox has encouraged all Utahns to increase their efforts to conserve water; and

WHEREAS, it is in the best interest of the community for citizens to reduce their water use through improved water conservation practices.

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

1. Increased efforts to conserve water will help preserve the public water supply during the current drought conditions.

2. We encourage the residents of Murray City to be judicious and wise in their efforts to conserve water and consider following prudent water conservation practices such as: watering lawns at least one less time per week; not watering between the hours of 10:00 am and 6:00 pm and not when it is windy outside; prioritizing watering to water the most valuable plants in their landscape; mowing lawns to a higher length; etc.

3. We applaud and support City residents for their anticipated cooperation and fully understand that it will take all of us working together to ensure a sufficient water supply for the months ahead.

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

MURRAY CITY CORPORATION

MURRAY CITY MUNICIPAL COUNCIL

Mayor D. Blair Camp

Diane Turner, Chair

Brett Hales

ATTEST:

Dale Cox

Brooke Smith, City Recorder

Rosalba Dominguez

Kat Martinez



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

Power Department

Vacate Municipal Utility Easement at 434 West Ascension Way

Council Action Request

Council Meeting

Meeting Date: June 15, 2021

Department	Purpose of Proposal
Director Blaine Haacke	Vacate municipal utility easement to Security National at 434 West Ascension Way.
Phone # 801-264-2715	Action Requested Approval of an ordinance vacating a municipal utility easement
Presenters Blaine Haacke Bruce Turner	Attachments Memo, ordinance, public hearing notice, and copies of written notices
	Budget Impact No Budget Impact
Required Time for Presentation	Description of this Item Power Department staff is requesting approval of the ordinance to vacate this municipal utility easement.
Is This Time Sensitive No	
Mayor's Approval	
	
Date June 2, 2021	



MURRAY CITY CORPORATION
CITY POWER

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

To: Murray City Council
From: Blaine Haacke *BB*
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.

After recording, return to:
City Attorney's Office
Murray City Corporation
5025 South State Street
Murray UT 84107

Affected Parcel ID No: 21-12-327-035-000

ORDINANCE NO. _____

AN ORDINANCE VACATING A MUNICIPAL UTILITY EASEMENT
LOCATED AT APPROXIMATELY 434 WEST ASCENSION WAY,
MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH.

WHEREAS, pursuant to state law (Utah Code Annotated §10-9a-609.5), the City has the authority to vacate some or all of a municipal utility easement ("MUE"); and

WHEREAS, the City received a petition to vacate an MUE used for a power line; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5; and

WHEREAS, the petition requested that the MUE located at approximately 434 West Ascension Way, Murray City, Salt Lake County, State of Utah be vacated; and

WHEREAS, the MUE was initially granted for the purpose of constructing and maintaining a power line at that location; and

WHEREAS, the request to vacate the MUE was made because the power line has since been relocated, and the MUE is no longer needed; and

WHEREAS, the Murray City Municipal Council finds good cause to vacate the MUE and finds that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Murray City Municipal Council finds that proper notice was provided and a public hearing was held on June 15, 2021, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. That the municipal utility easement located at approximately 434 West Ascension Way, Murray City, Salt Lake County, State of Utah, is vacated and that the City releases any and all right or interest it may have in the described municipal utility easement. The municipal utility easement hereby vacated is particularly described as follows:

Upon part of an entire tract of property, in the SE1/4SW1/4 of Section 12, T. 2 S, R. 1W, S.L.B. and &M., in Salt Lake County, Utah. Said part of an entire tract is a strip of land 10 ft. wide, the boundaries of which are described as follows:

Beginning in the Southerly right of way line of said project at a point 2061.55 ft east and 1099.54 ft. north from the Southwest corner of said Section 12; thence S. 5DEGREE03'23" W. 34.52 ft.; thence N. 84 DEGREE 56'37" W. 10.00 ft.; thence N. 5DEGREE03'23" E. 33.62ft.; thence N. 89DEGREE52'26" E. 10.04 ft. to the point of beginning.

The above described municipal utility easement contains 340.96 sq. ft. in area or 0.008 acre.

Section 2. This Ordinance shall take effect upon the first publication and filing of a 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:

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 CORPORATION

NOTICE OF PUBLIC HEARING ELECTRONIC MEETING ONLY

NOTICE IS HEREBY GIVEN that on the 15 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 Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 434 West Ascension Way, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(5), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

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

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

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

DATED this 3rd day of June, 2021.



MURRAY CITY CORPORATION



Brooke Smith, City Recorder

DATE OF PUBLICATION: June 4, 2021

PH 21-22 UCA § 10-9a-208

1. sign, on or near the municipal utility easement,
2. on the City's website, and
3. on the Utah Public Notice Website.

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING (AFFECTED ENTITIES)

ELECTRONIC MEETING ONLY

NOTICE IS HEREBY GIVEN that on the 15 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 Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 434 West Ascension Way, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

Public Notice is hereby given further that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(5), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

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- Read into the record by sending an email in advance or during the meeting to city.council@murray.utah.gov
- Comments are limited to less than three minutes, include your name and contact information.

Please contact the Power Department at (801) 264-2730 if you have any concerns or information which you believe may assist the City's evaluation in this matter or which may be of particular concern to your operation. If you prefer, you may direct your comments in writing to the Power Department General Manager at 153 West 4800 South, Murray, Utah 84107.

DATED this _____ day of _____, 2021.

MAILING CERTIFICATE

I hereby certify that a copy of the foregoing notice was mailed first-class, postage paid, to the following entities on the above date:

Blaine Haacke
Murray City Power Department
153 W 4800 S
Murray, Utah 84107

UDOT – Region 2
Attn: Mark Velasquez
2010 S 2760 W
SLC, UT 84104

Keith Perkins
UTOPIA
2175 South Redwood Rd.
West Valley City, UT 84119

Dominion Energy
Attn: Tasha Christensen
PO Box 45360
Salt Lake City, UT 84145

Cory Wells
Murray City Water
4646 S 500 W
Murray, UT 84123

Aaron Leach
UTOPIA
5858 South 900 East
Murray, UT 84121

Utah Power & Light
Attn: Kim Felice
12840 Pony Express Road
Draper, UT 84020

Rocky Mountain Power
201 S Main Street, Ste 2300
SLC, UT 84111
SLC, UT 84140

UTOPIA
Attn: Brian Kelsey
5858 South 900 East
MURRAY UT 84121

Cottonwood Improvement
Attn: Lonn Rasmussen
8620 S Highland Dr
Sandy, UT 84093

Central Utah Water Dist
355 W University Parkway
Orem, UT 84058

Comcast
Attn: Greg Miller
1350 Miller Ave
SLC, UT 84106

Darren Keller
CenturyLink
474 East 1325 South
Provo, UT 84606

Utah Transit Authority
Attn: Planning Dept
PO Box 30810
SLC, UT 84130-0810

Comcast
Attn: Joseph Silverzweig
9602 South 300 West
Sandy, UT 84070

Jordan Valley Water
Attn: Lori Fox
8215 S 1300 W
West Jordan, UT 84088

CenturyLink
250 E 200 S
Salt Lake City, Utah 84111

Comcast
Attn: Matt Young
1350 Miller Ave
SLC, UT 84106

David Mascarenas
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

MURRAY CITY CORPORATION

Brooke Smith, City Recorder

DATE OF PUBLICATION: June 4, 2021

UCA §10-9a-208

MAIL: Affected Entities

MURRAY CITY CORPORATION

NOTICE TO PROPERTY OWNERS OF PUBLIC HEARING

ELECTRONIC MEETING ONLY

NOTICE IS HEREBY GIVEN that on the 15 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 Public Hearing on and pertaining to vacating a municipal utility easement located at approximately 434 West Ascension Way, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the municipal utility easement.

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(5), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

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

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

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

DATED this _____ day of _____, 2021.

CERTIFICATE OF MAILING

I hereby certify that on the _____ day of _____, 2021, a notice of the public hearing regarding the proposed vacation in this matter was mailed by first-class mail, postage paid, to the following owners of real property accessed by the municipal utility easement proposed to be vacated:

Ascension 443, LLC
121 West Election Road
Draper, UT 84020

CenturyLink
1425 W 3100 S
West Valley City, UT 84119

Security National Life
PO Box 57220
Murray, UT 84157

MURRAY CITY CORPORATION

Brooke Smith, City Recorder

DATE OF PUBLICATION: June 4, 2021

UCA §10-9a-208
MAIL: record owners of land accessed by the municipal utility easement

NOTICE TO UTILITY OPERATORS

Notice is hereby given that the Murray City Power Department is currently reviewing a proposal to vacate a municipal utility easement located at 434 West Ascension Way, Murray, Utah 84123 and further described in the attached documents. State Code requires that the City provide written notice to the operators of any utilities located within the easement that is to be vacated.

Please contact the Power Department at (801) 264-2730 if you have any concerns or information which you believe may assist the City's evaluation in this matter or which may be of particular concern to your utility operation. If you prefer, you may direct your comments in writing to the Power Department General Manager at 153 West 4800 South, Murray, Utah 84107.

DATED this 26 day of May, 2021.

MAILING CERTIFICATE

I hereby certify that a copy of the foregoing notice was mailed first-class, postage paid, to the following utilities on the above date:

CenturyLink
1425 W 3100 S
West Valley City, UT 84119

Zachary Green
NAME

John M. Johnson
SIGNATURE

Date: 5.25.21

EASEMENT VACATION CONSENT FORM

Ascension 433 LLC
121 West Election Road
Draper, Utah 84020

Murray City has notified ASCENSION 433 LLC that the City is currently reviewing a proposal to vacate a municipal utility easement located at approximately 434 West Ascension Way, Murray, Utah 84123.

As an owner of record of land that is adjacent to the municipal utility easement or accessed exclusively by or within 300 feet of the municipal utility easement, ASCENSION 433 LLC hereby acknowledge that it is aware of, and consents to, the proposed vacation of the municipal utility easement.

NAME (PRINTED): Brandon Frederico

TITLE: Manager

SIGNATURE: 

Date: 5.25.21

EASEMENT VACATION CONSENT FORM

5300 Development LLC
5300 South Green Street #300
Murray, Utah 84123

Murray City has notified 5300 DEVELOPMENT LLC that the City is currently reviewing a proposal to vacate a municipal utility easement located at approximately 434 West Ascension Way, Murray, Utah 84123.

As an owner of record of land that is adjacent to the municipal utility easement or accessed exclusively by or within 300 feet of the municipal utility easement, 5300 DEVELOPMENT LLC hereby acknowledge that it is aware of, and consents to, the proposed vacation of the municipal utility easement.

NAME (PRINTED): BRANDON FREDERICK

TITLE: MANAGER

SIGNATURE: [Signature]

Date: 5.25.21

EASEMENT VACATION CONSENT FORM

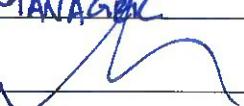
Security National Life
PO Box 57220
Murray, UT 84157

Murray City has notified SECURITY NATIONAL LIFE that the City is currently reviewing a proposal to vacate a municipal utility easement located at approximately 434 West Ascension Way, Murray, Utah 84123.

As an owner of record of land that is adjacent to the municipal utility easement or accessed exclusively by or within 300 feet of the municipal utility easement, SECURITY NATIONAL LIFE hereby acknowledge that it is aware of, and consents to, the proposed vacation of the municipal utility easement.

NAME (PRINTED): BRANDON FEDERICO

TITLE: MANAGER

SIGNATURE: 



MURRAY
CITY COUNCIL

Public Hearing #2



MURRAY

Finance & Administration

FY2021-2022 Budget Adoption

Council Action Request

Council Meeting

Meeting Date: June 15, 2021

Department Director Brenda Moore	Purpose of Proposal Adopt the FY2021 - 2022 budget
Phone # 801-264-2513	Action Requested Consideration of an ordinance adopting the FY2021-2022 city budget
Presenters Brenda Moore	Attachments Copy of the ordinance is attached - current version of budget is on the city website
Required Time for Presentation	Budget Impact FY2021-2022 budget.
Is This Time Sensitive Yes	Description of this Item
Mayor's Approval 	
Date June 1, 2021	

ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE FINAL 2021-2022 FISCAL YEAR BUDGETS FOR MURRAY CITY INCLUDING THE LIBRARY FUND BUDGET.

PREAMBLE

Section 10-6-118 of Utah Code, as amended, requires adoption of the City's final budgets before June 30th of each year. Tentative budgets approved by the Murray City Municipal Council have been open for public inspection since May 18, 2021 as required by law. Proper notice of the public hearing for the consideration of the adoption of the Final Budgets was posted in three public places within the City, on the Utah Public Notice website, and on the home page of the Murray City website. Said public hearing was held on June 1, 2021 and public comment was received. After considering input from the public, the Murray City Municipal Council wants to adopt its Final Budgets.

The Murray City Municipal Council adopts, as revenue to the General Fund, a tax levy that is less than or equal to the certified tax rate. Since the tax levy does not exceed the certified tax rate, under Title 59, Chapter 2 of the Utah Code, no Truth-In-Taxation hearing is required.

BE IT ENACTED by the Murray City Municipal Council as follows:

Section 1. Purpose.

The purpose of this Ordinance is to adopt the Final Fiscal Year 2021-2022 Budgets of the City including the Library Fund budget, along with the Council Intent document.

Section 2. Enactment.

A. The Final Budgets for Fiscal Year 2021-2022 are hereby adopted and shall consist of the following:

General Fund	\$ 53,119,486
Capital Projects Fund	\$ 8,051,100
Water Fund	\$ 8,296,170
Wastewater Fund	\$ 7,077,156
Power Fund	\$ 45,339,822
Parkway Fund	\$ 1,835,337
Telecommunications Fund	\$ 49,350
Solid Waste Fund	\$ 2,548,000

Storm Water Fund	\$ 2,747,743
Central Garage Fund	\$ 488,416
Retained Risk Fund	\$ 1,701,671
Cemetery Perpetual Care Fund	\$ 18,500

- B. The Final Budgets also include, in an addendum, allocations to non-profit entities under Section 10-8-2 of the Utah Code.
- C. The Document of Council Intent regarding Fiscal Year 2021-2022 Budgets is hereby adopted.

Section 3. Special Revenue Funds.

The Final Budgets of the Library and the Redevelopment Agency are as follows:

Library	\$ 2,678,184
Redevelopment Agency	\$ 4,113,462
The Municipal Building Authority	\$21,263,650

The Redevelopment Agency Board and Municipal Building Authority shall, in separate actions, ratify the Redevelopment Agency and Municipal Building Authority Final Budgets.

Section 4. Compliance with Title 59, Chapter 2 of the Utah Code. Since the Final Budgets include a tax levy that is less than or equal to the certified tax rate, no Truth in Taxation hearing is required under Title 59, Chapter 2 of the Utah Code.

Section 5. Adjustments.

- A. The Budgets are subject to adjustments, if any, that need to be made when the Murray City Municipal Council adopts the tax levies based on the certified tax rate.
- B. The Library and General Fund Budgets are subject to adjustments, if any, that need to be made following compliance with UTAH CODE ANN. Title 59, Chapter 2.
- C. The Director of Finance is hereby authorized to adjust the budgets to reflect the actual certified tax levies provided to the City at a later date.

Section 6. Transfer of Unencumbered or Unexpended Appropriated Funds.

The Director of Finance is authorized to make such transfer of any unencumbered or unexpended appropriated funds pertaining to the 2020-2021 Fiscal Year budget at the close of the 2021-2022 fiscal year in conformity with provision of UTAH CODE ANN. Section 10-6-124, as amended.

Section 7. Effective Date.

This Ordinance shall take effect on July 1, 2021.

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

Council Action Request

Community & Economic Development

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

Council Meeting

Meeting Date: June 15, 2021

Department Director Melinda Greenwood	Purpose of Proposal Zone Map Amendment to R-1-6 for 6556, 6562, and 6566 South
Phone # 801-270-2428	Action Requested Discussion in committee of the whole
Presenters Melinda Greenwood Jared Hall	Attachments Presentation Slides
Required Time for Presentation 20 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item 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. 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.
Mayor's Approval  Date May 18, 2021	

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 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.

NOTICE IS FURTHER GIVEN that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents a serious risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. For further information, see the Council Chair determination attached to the Notice of Meeting for June 15, 2021.

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

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

DATED this 27th day of May 2021.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

Date of Publication: May 30, 2021
UCA § 10-9a-205

- (1) Mail (applicant; surrounding property owners)
- (2) Post (city's website)
- (3) Post (Utah Public Notice Website)

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 scootering 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.

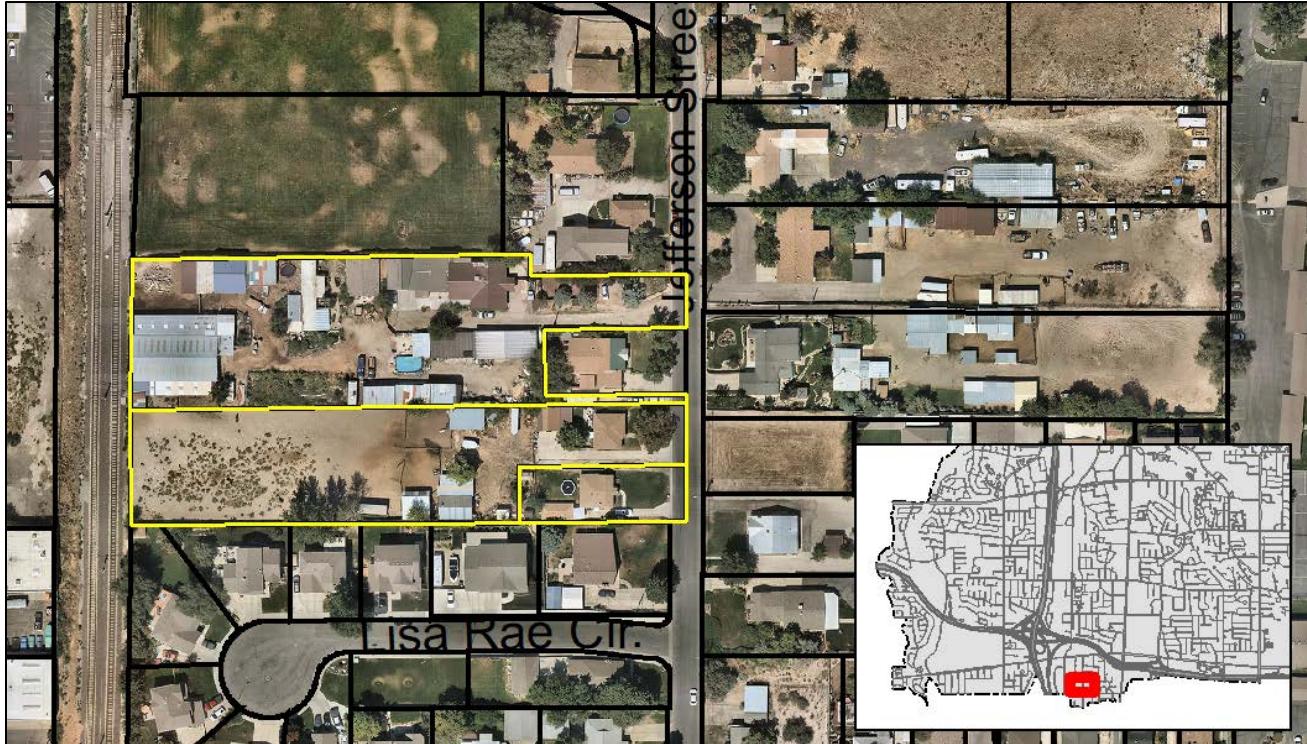
Jared Hall, Planning Division Manager

DRAFT



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.

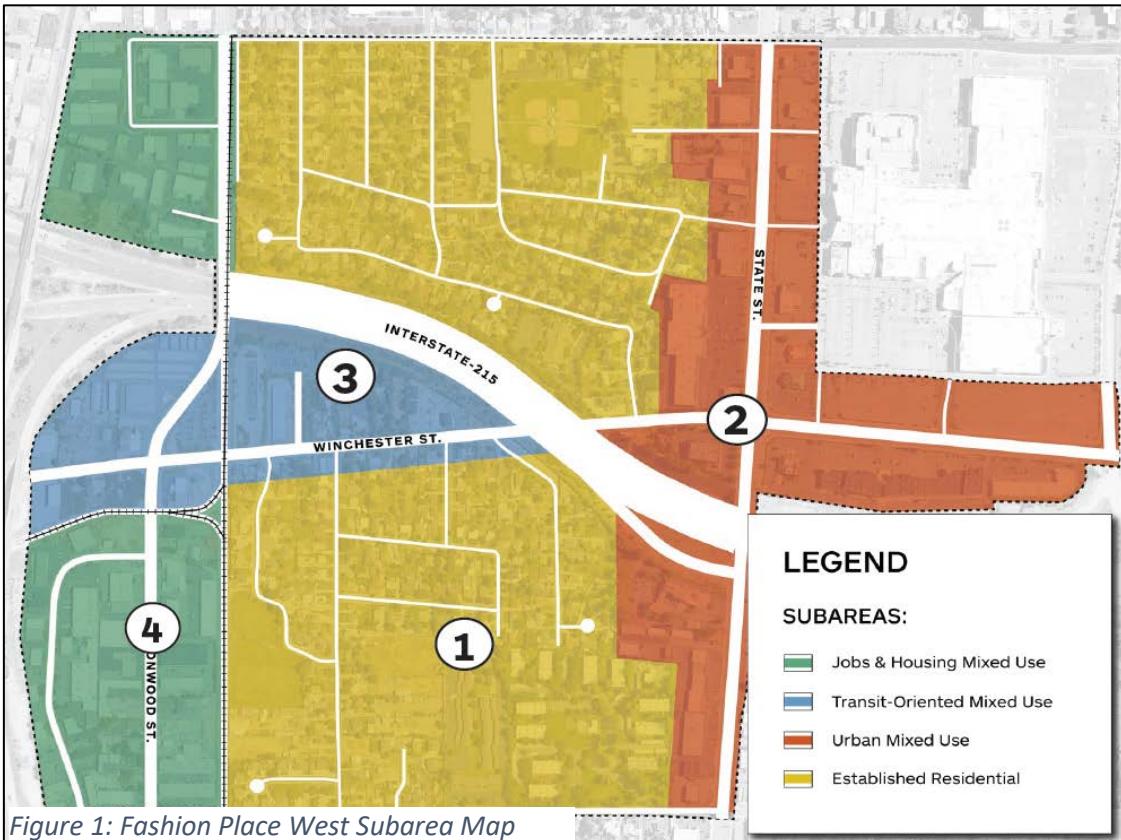
Zoning Regulations

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.

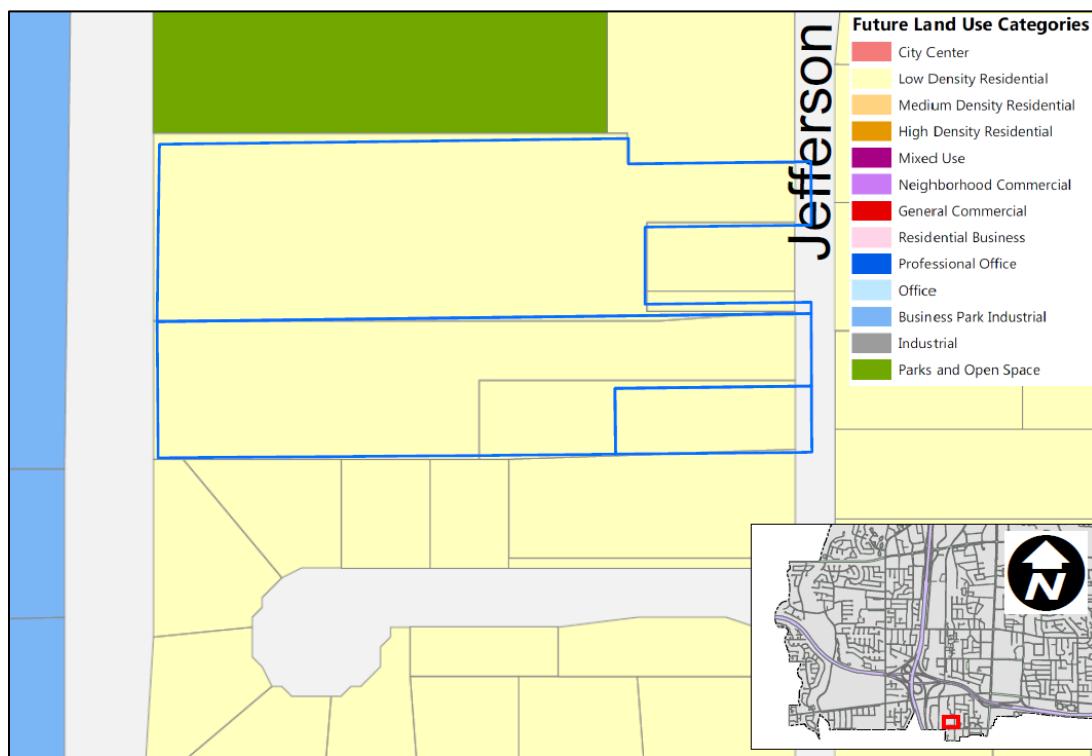


Figure 2: Future Land Use Map

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: _____



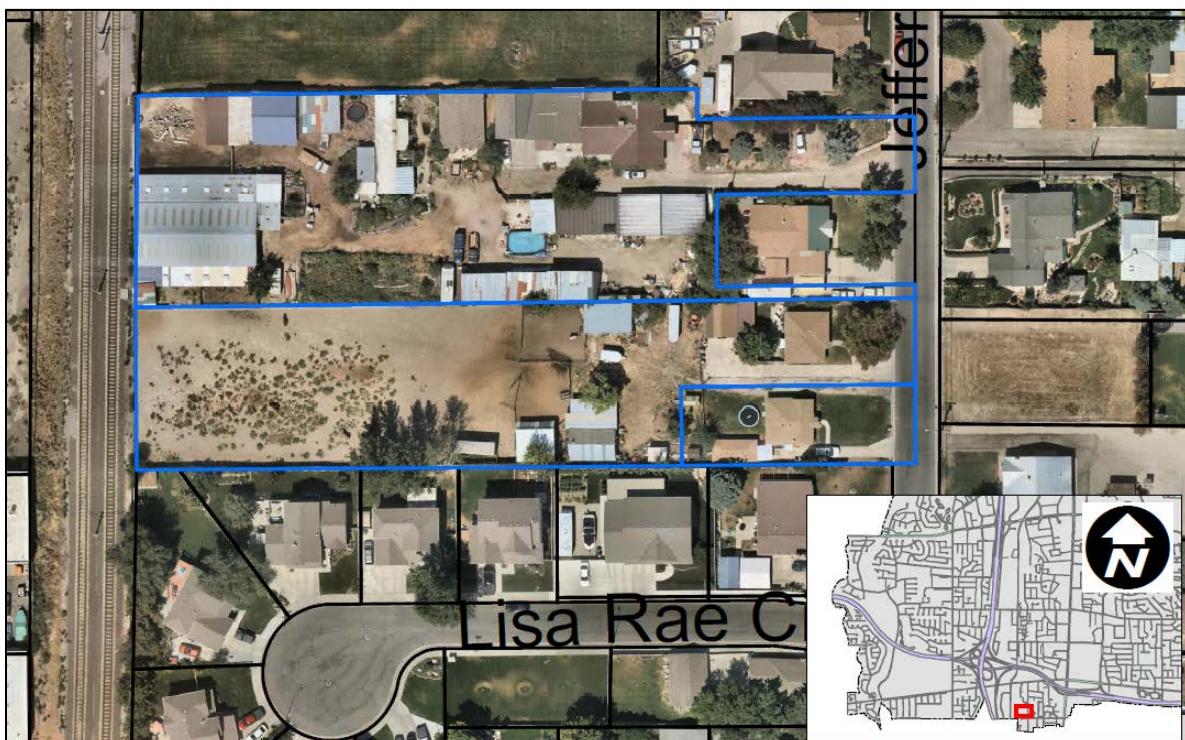
NOTICE OF PUBLIC MEETING

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.

From: legals@deseretnews.com
To: [Susan Nixon](mailto:Susan.Nixon@utahmediagroup.com)
Cc: ltapuso@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](mailto:Susan.Nixon@sltrib.com)
Cc: sithe@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](#)

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

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

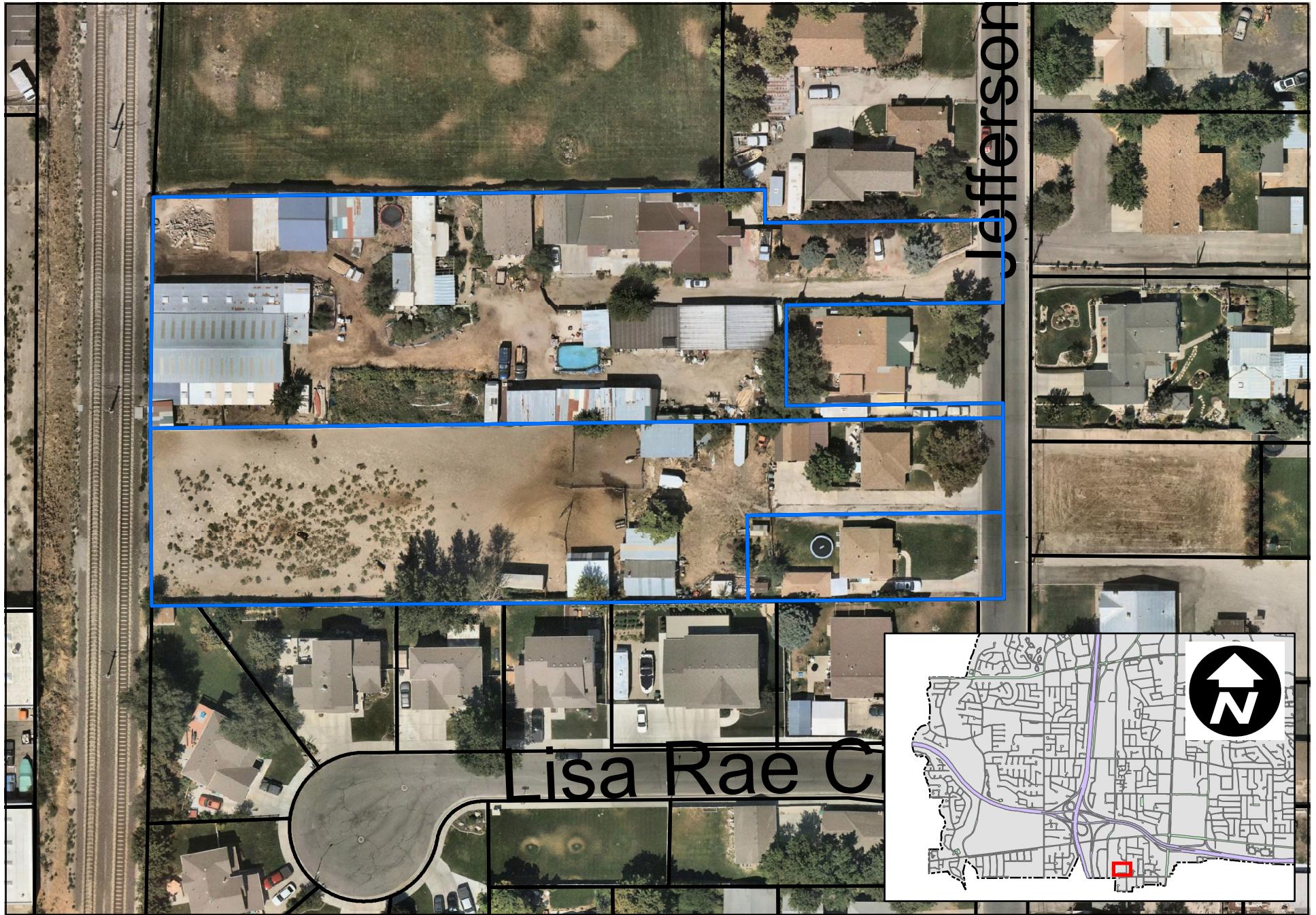
Aggregate Legal Description for Parcels: 403-054, 403-059, and 403-056

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:

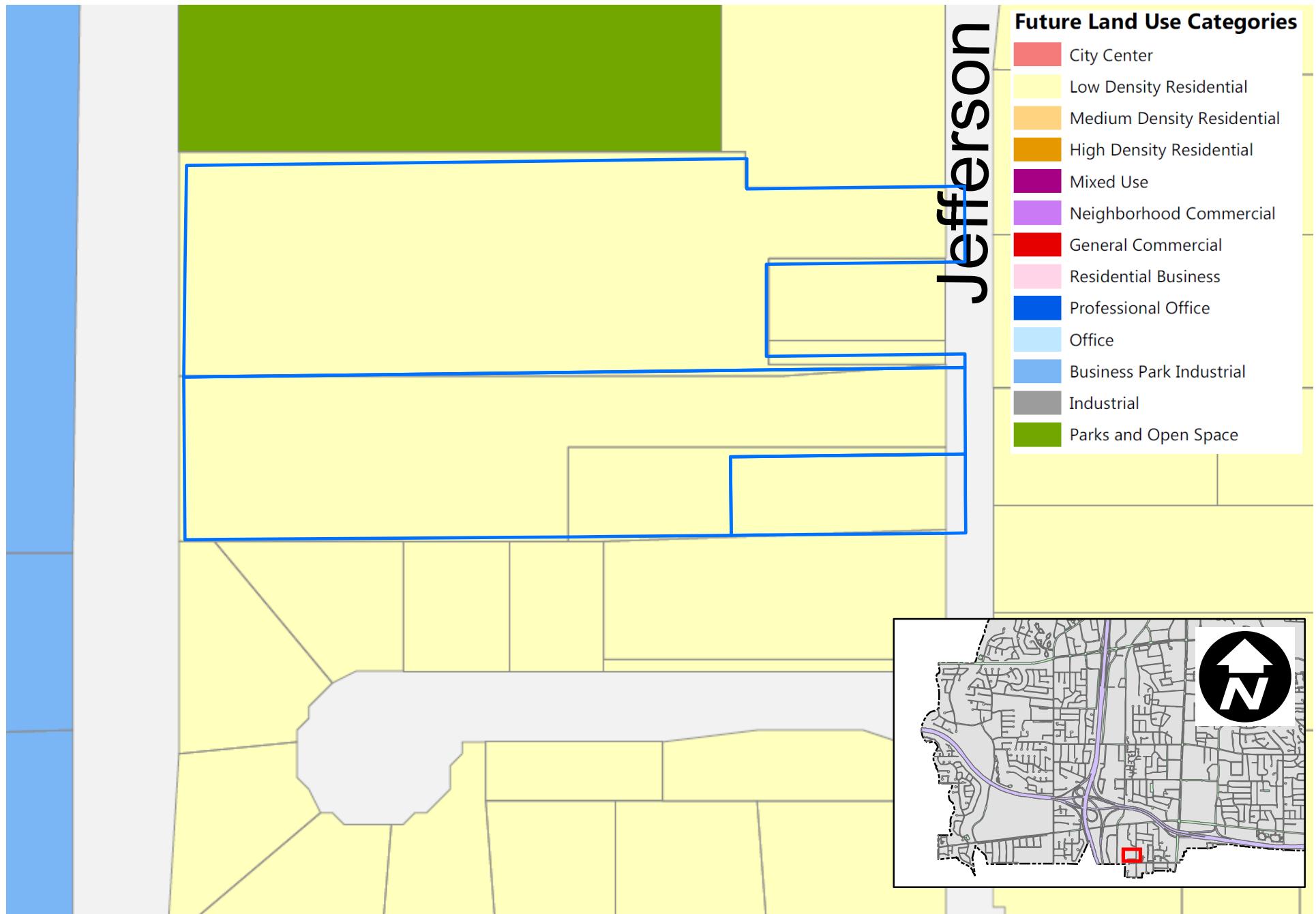
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT; SAID POINT BEING NORTH 00°17'04" EAST 1669.73 FEET ALONG THE SECTION LINE, AND NORTH 89°42'56" WEST 1427.93 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°22'55" WEST 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 Sharett 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

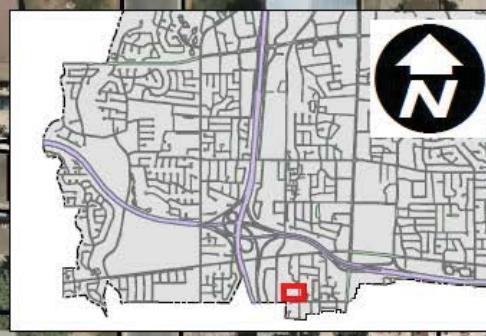
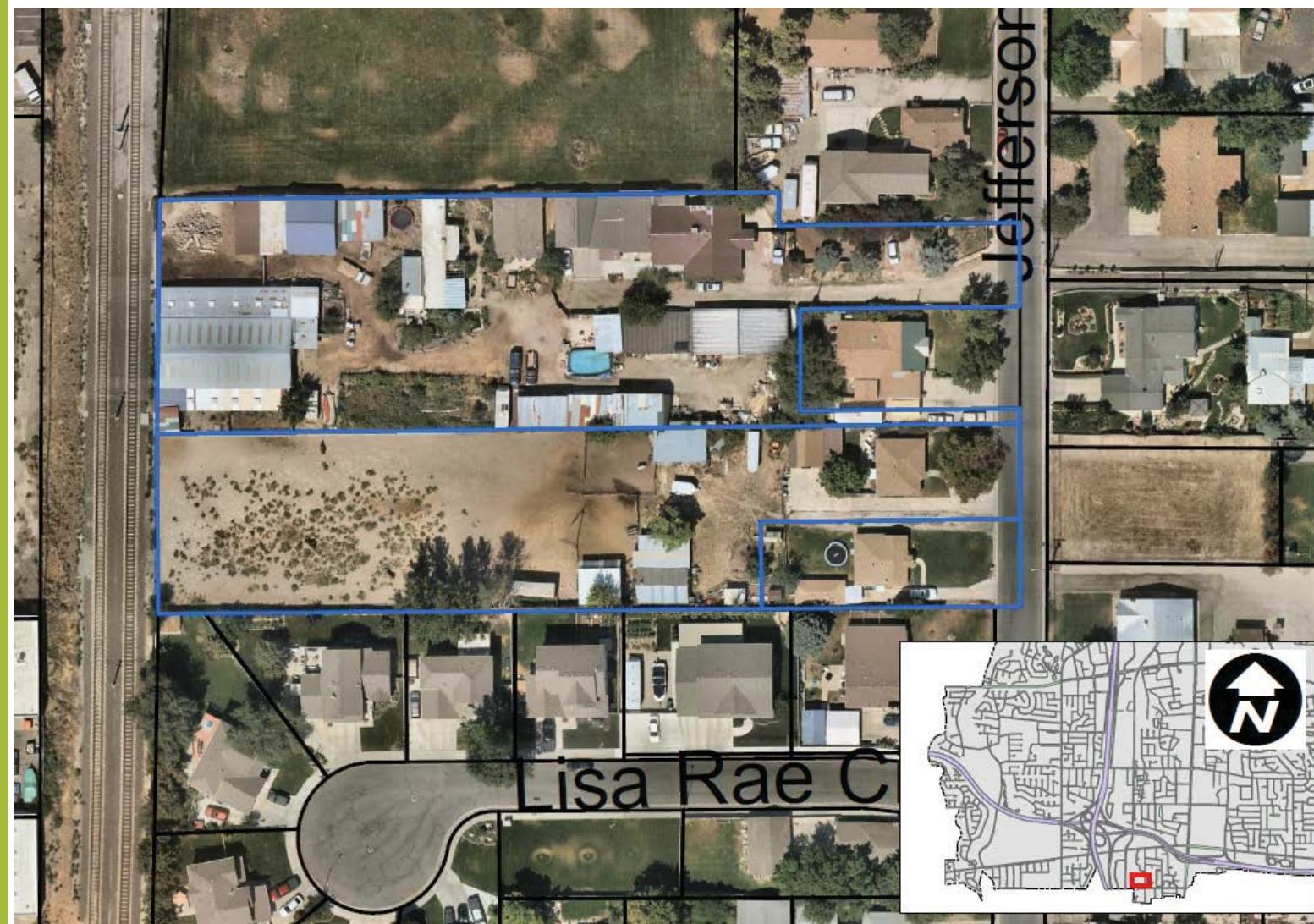
Zoning Map Amendment

Landforge Inc.

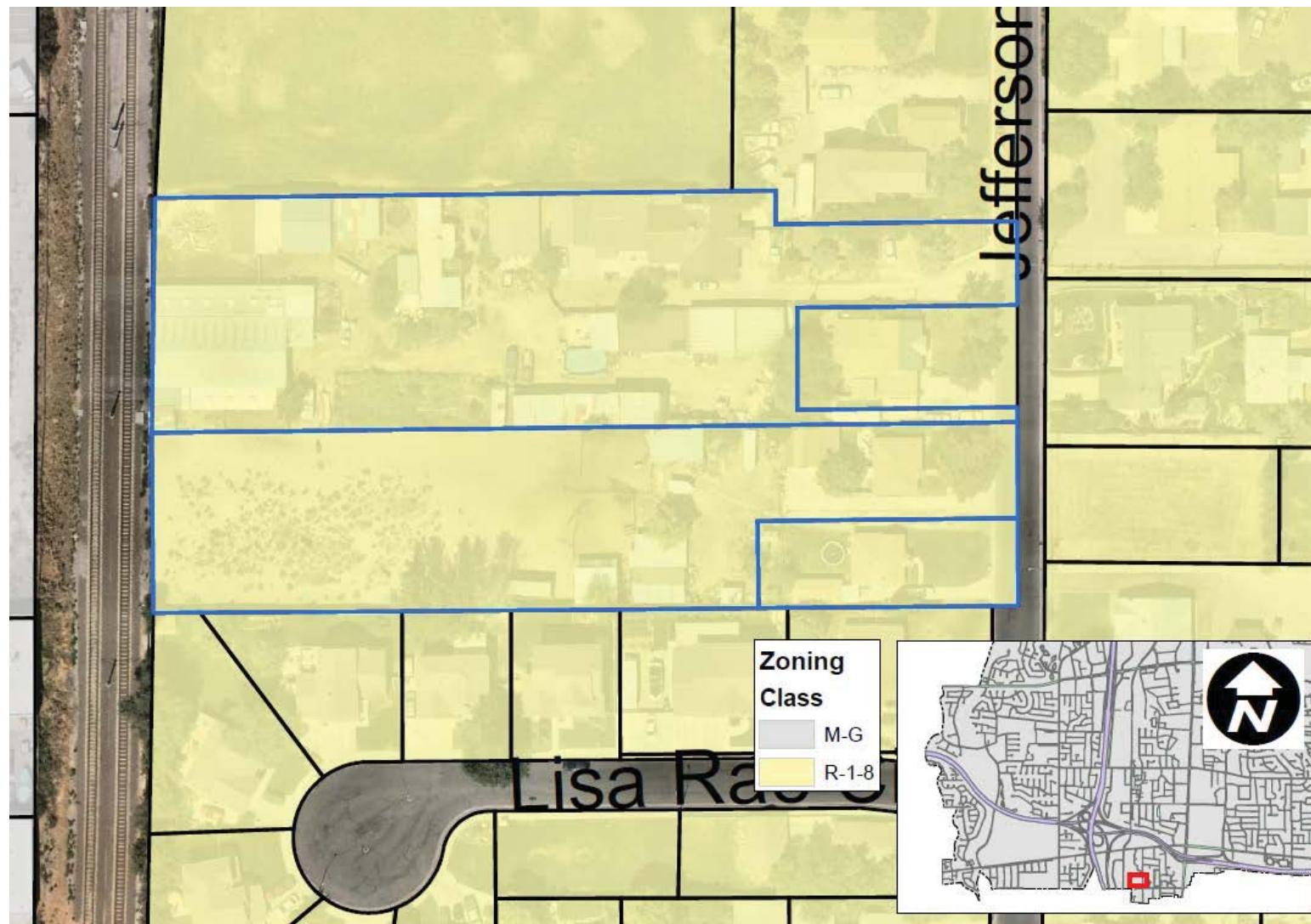
6556, 6562, and 6566 South Jefferson Street



Aerial View



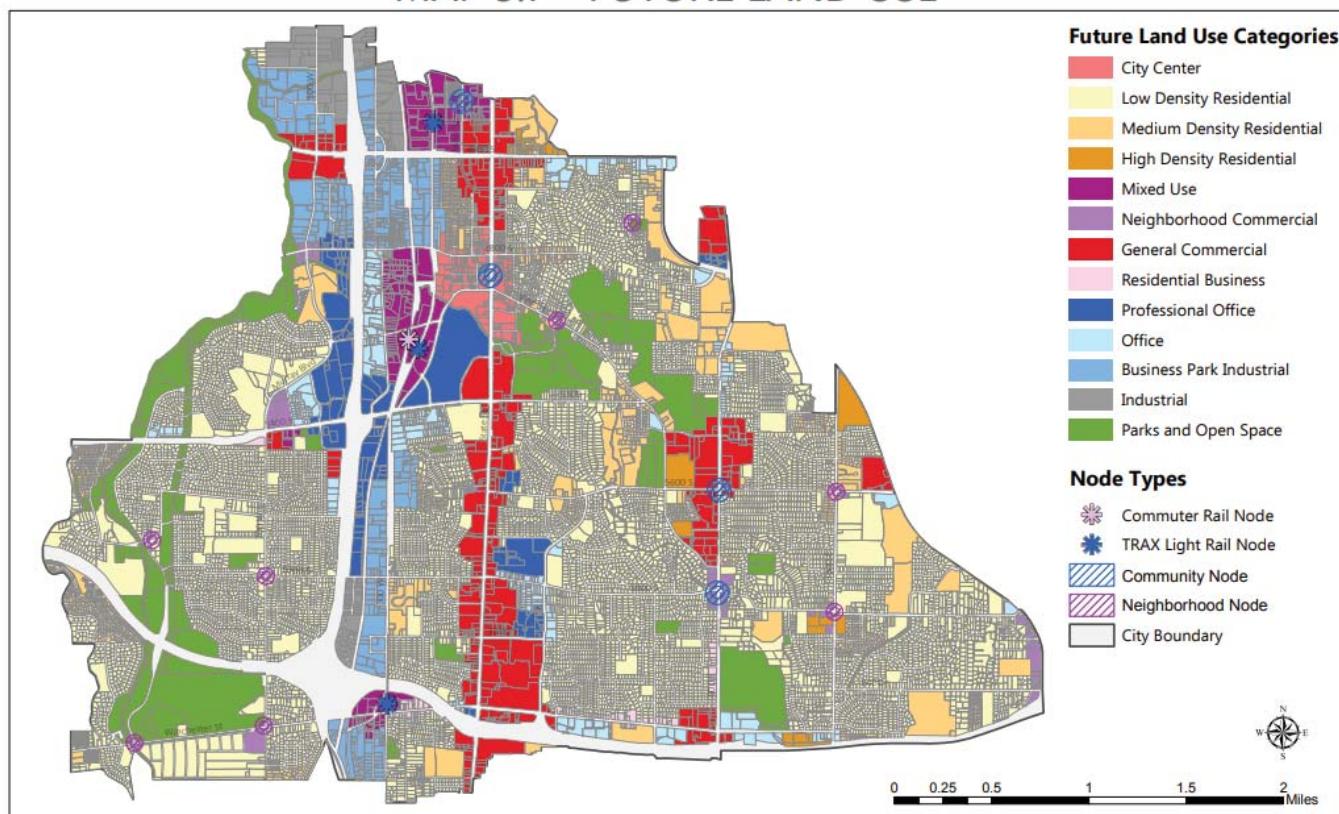
Current Zoning
R-1-8

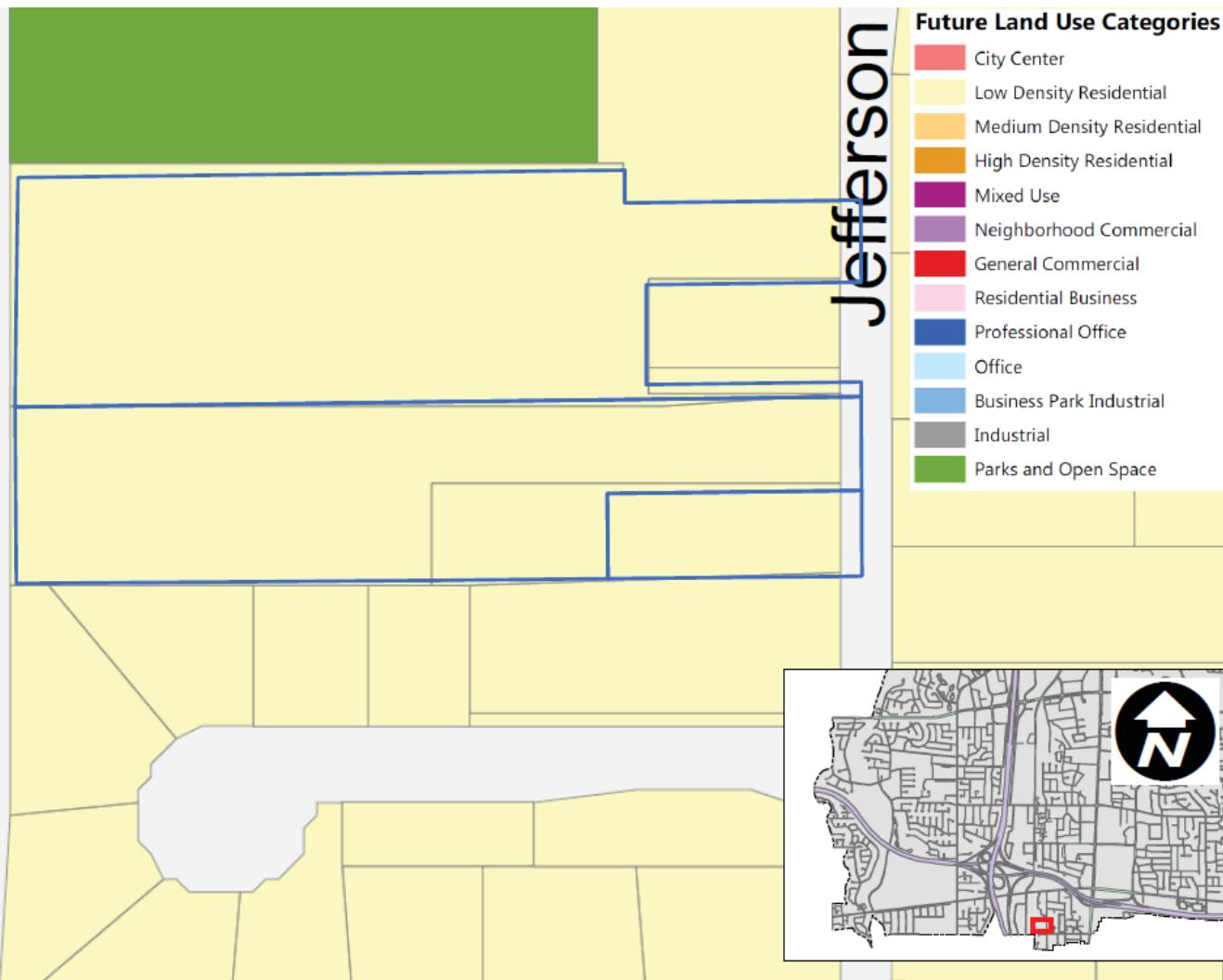


The General Plan

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



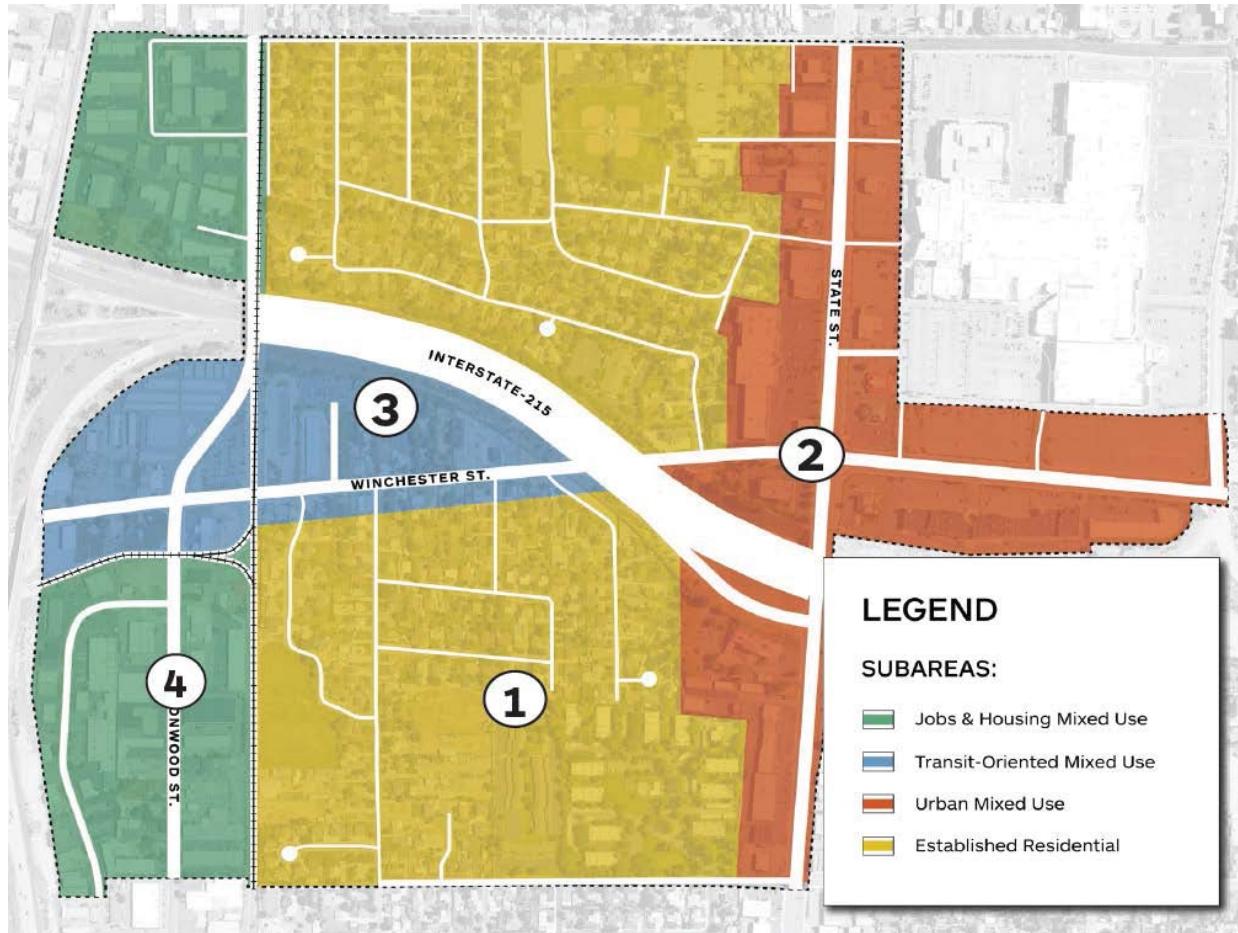
Existing Zoning: R-1-8
Proposed Zoning: R-1-6

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

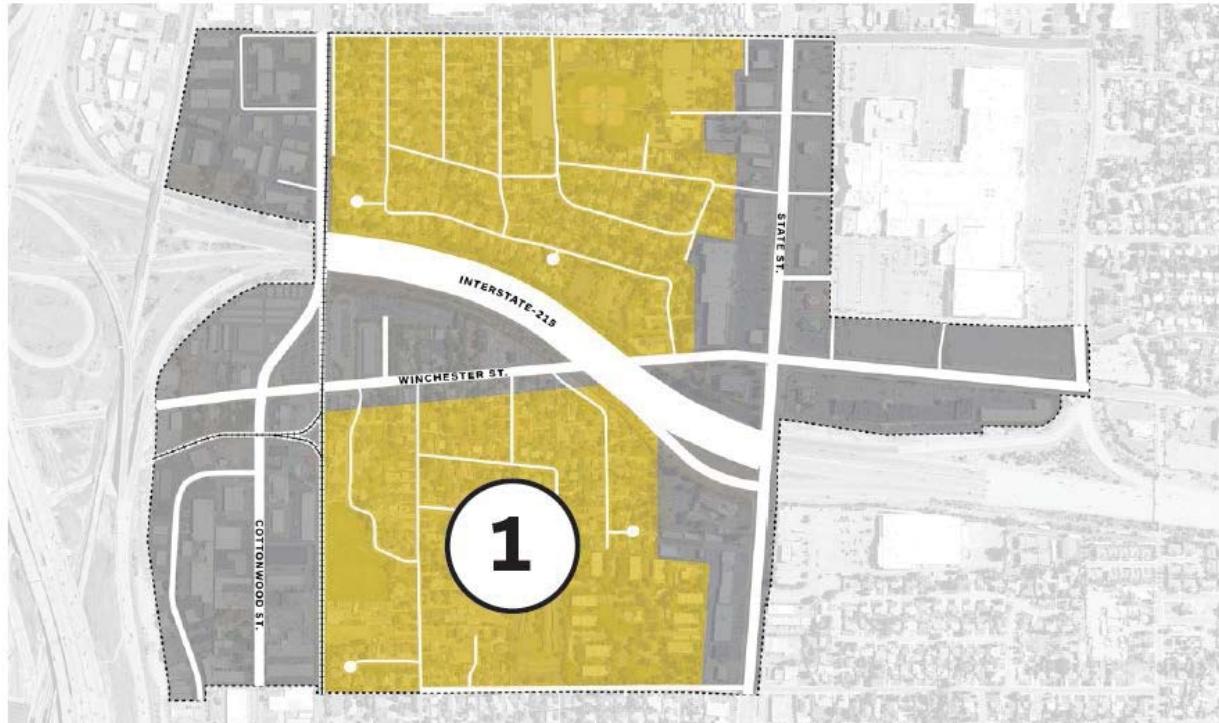


Figure 3.20 The single-unit neighborhoods within the Fashion Place West study area are well established and are an asset of great value to the City. These neighborhoods should be preserved, with the exception of infill development where underdeveloped parcels exist within the neighborhoods. Using development 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

Public Hearings

4



MURRAY

Council Action Request

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

Council Meeting

Meeting Date: June 15, 2021

Department Director Melinda Greenwood	Purpose of Proposal Amend the Future Land Use Map designation and Zoning of the subject properties to facilitate residential development
Phone # 801-270-2428	Action Requested Approval of General Plan & Zone Map Amendment for 935 West Bullion Street
Presenters Melinda Greenwood Jared Hall	Attachments Presentation Slides
Required Time for Presentation 30 Minutes	Budget Impact None.
Is This Time Sensitive No	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.
Mayor's Approval  Date May 18, 2021	

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 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 (Multi-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.

NOTICE IS FURTHER GIVEN that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents a serious risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. For further information, see the Council Chair determination attached to the Notice of Meeting for June 15, 2021.

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

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

DATED this 27th day of May 2021.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

PH21-17 Public Hearing Notice
Date of Publication: May 30, 2021
UCA § 10-9a-205

- (1) Mail (applicant; surrounding property owners)
- (2) Post (city's website)
- (3) Post (Utah Public Notice Website)



PH21-17

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

A Travis Nay
A Sue Wilson
A Ned Hacker
A Jeremy Lowry
A Jake Pehrson

Motion passed 7-0.

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

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 happened last night that has caused 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 remarked that whenever these high-density developments come into Murray the crime in those areas DO RISE. He went on to say that Murray keeps telling the PD that they won't do anymore because 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's 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 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 hallow 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.

A Maren Patterson
A Lisa Milkavich
A Travis Nay

Planning Commission Meeting

May 6, 2021

Page 14

N Sue Wilson
N Ned Hacker
A Jeremy Lowry
N 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.

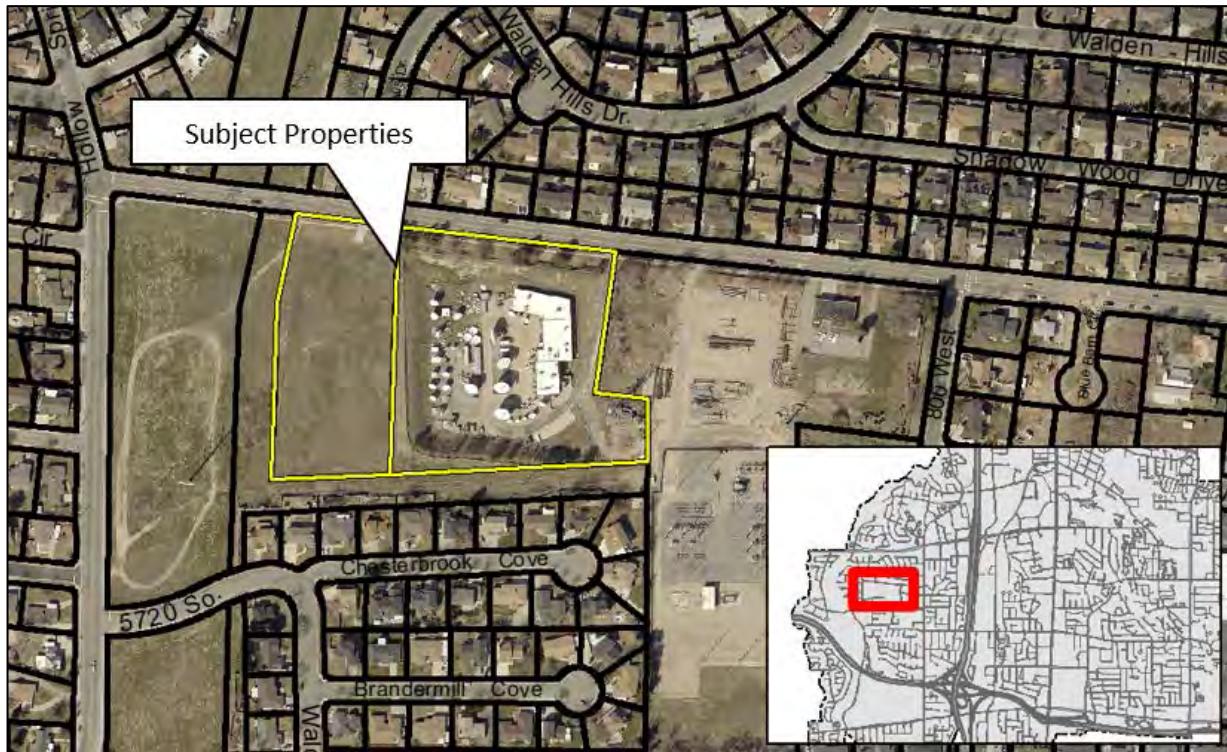
Mr. Nay made a motion to adjourn. Motion seconded by Ms. Wilson. A voice vote was made, motion passed 7-0. The meeting was adjourned at 9:42 p.m.


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.

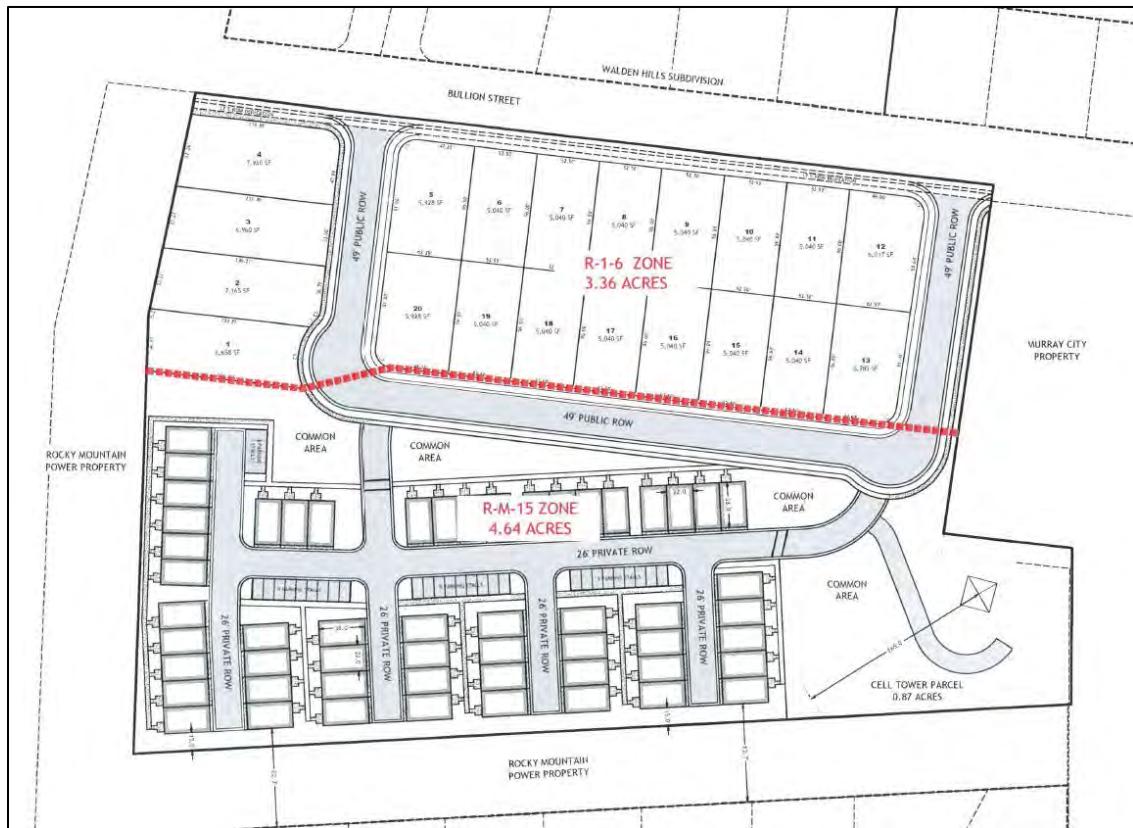


Figure 1: two-zone plan exhibit

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, 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

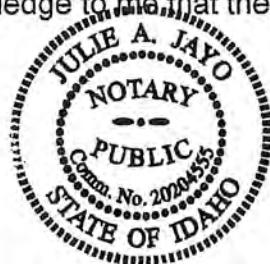
I (we), US Satellite Corporation, the owner(s) of the real property located at 935 Bullion Street, in Murray City, Utah, do hereby appoint Hamlet Development Corporation, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize 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, 20 21, 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: BELIEVE, 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 _____.

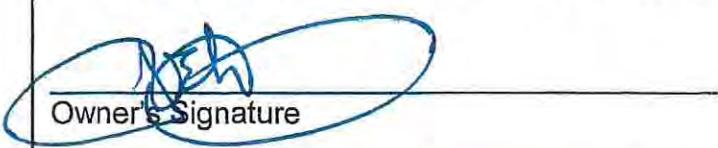
Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

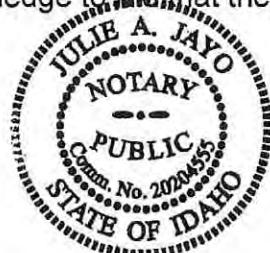
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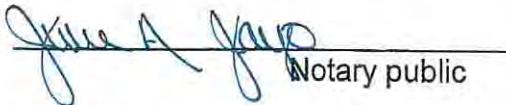

Owner's Signature

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

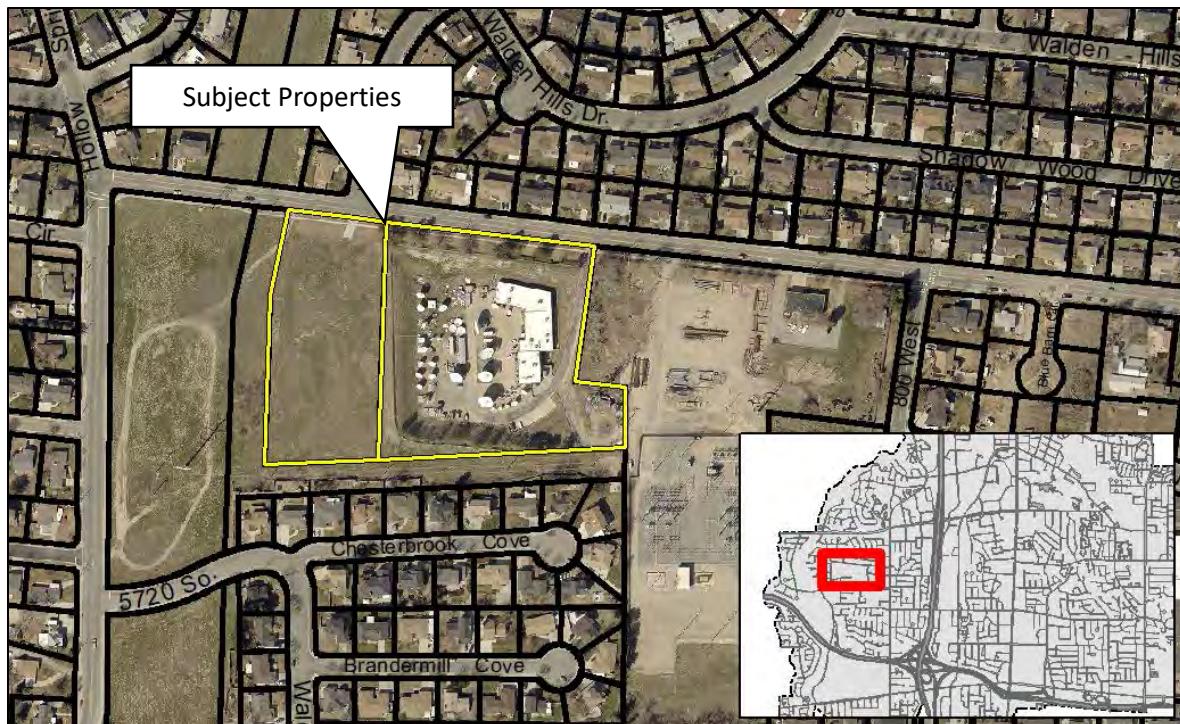
Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair has determined that conducting a meeting with an anchor location presents 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.



Figure 1: Existing Zoning designation, A-1 Agriculture



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

MURRAY CITY CORPORATION
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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

EDM
Partners

101 West 3rd Street, Suite 100, Fort Collins, CO 80524
(970) 221-4479
www.edmpartners.com

SCALE: 1" = 400'

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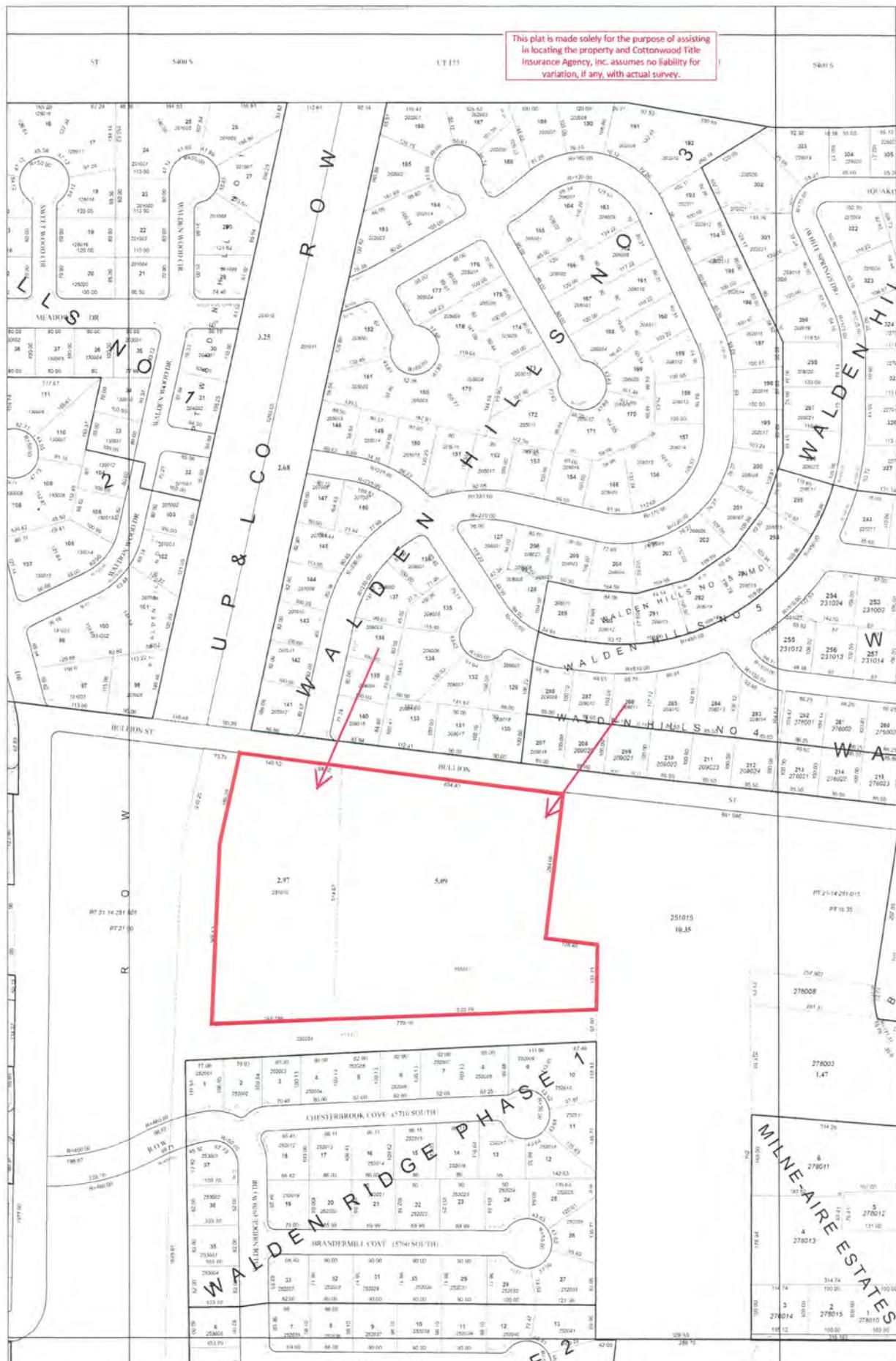
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MURRAY/BULLION HAMLET EXHIBIT

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



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



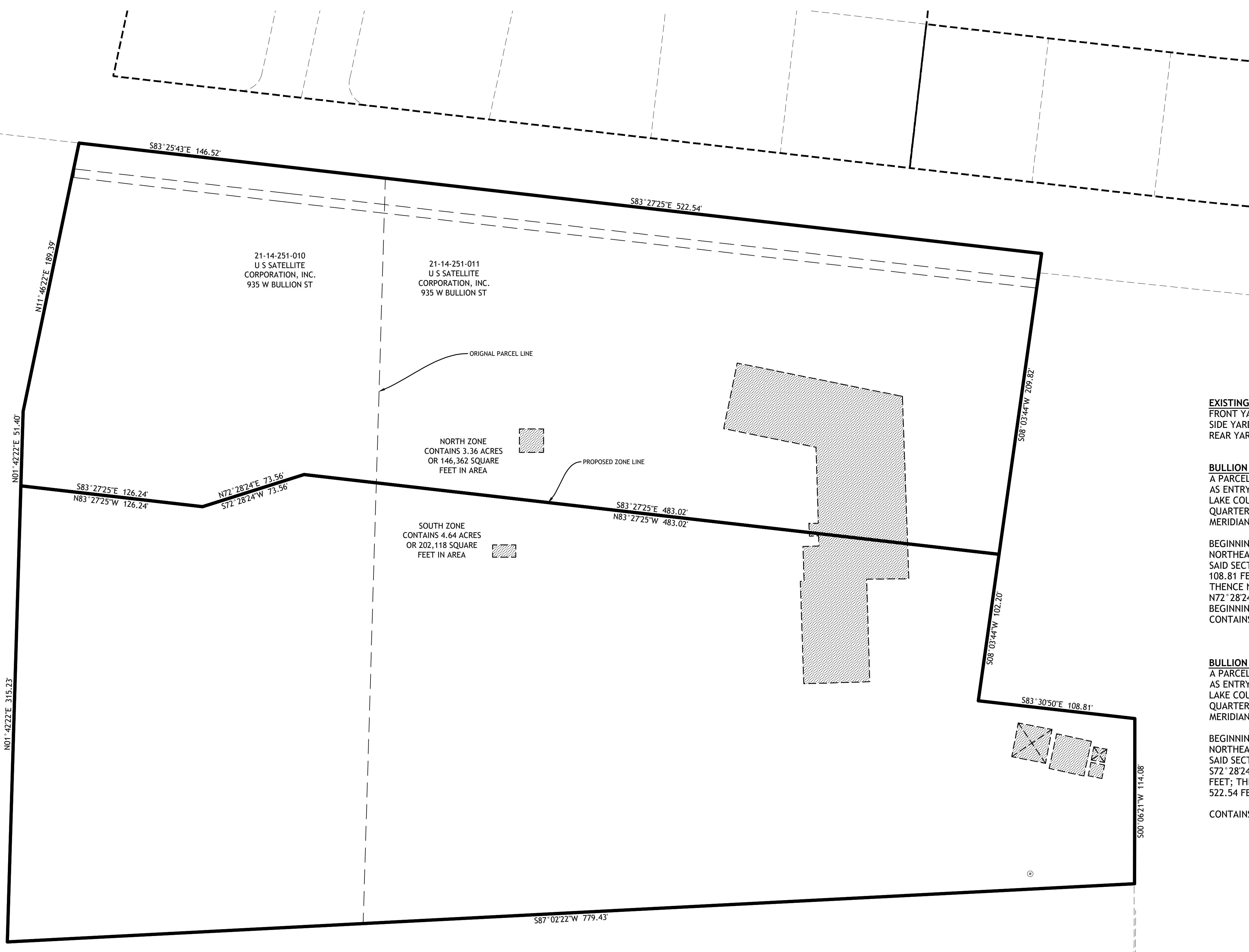
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CLIENT: HAMLET DEVELOPMENT

LOCATION:

SLCO 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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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

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	Caprin Family Trust 04/15/2020 910 W Walden Hills Dr Murray , UT, 84123-5423	Thomas A Merrill; Vaunda G Merrill (Jt) 904 W Walden Hills Dr Murray , UT, 84123-5423
Scott E Peppler; Vicki M Peppler (Jt) 1750 S 2600 E Salt Lake City , UT, 84108-3330	T Ryan Jorgensen; Susan Jorgensen (Jt) 876 W Walden Hills Dr Murray , UT, 84123-5423	My Total Investor, Llc 5728 S River Park Dr Murray , UT, 84123-7956
Thomas W Aldrich; Betty J Aldrich (Jt) 909 W Walden Meadows Dr Murray , UT, 84123-5426	Andrew John Walkington; Amelia Walkington (Jt) 5565 S Walden Meadows Dr Murray , UT, 84123-5467	Shaunna L Muir 18284 Midbury St Brea , CA, 92821-7200 **returned in mail**
Joel M Kjar; Anne S Kjar (Jt) 5589 S Walden Meadows Dr Murray , UT, 84123-5467	Dean Dominguez 5599 S Walden Meadows Dr Murray , UT, 84123-5467	Larry Farnworth; Linda C Farnworth (Jt) 931 W Walden Hills Dr Murray , UT, 84123-5424
H Larry Hardwick; Karen C Hardwick (Jt) 927 W Walden Hills Dr Murray , UT, 84123-5424	Lory Jewett 921 W Walden Hills Dr Murray , UT, 84123-5424	Mark Whitley; Jana Whitley 911 W Walden Hills Dr Murray , UT, 84123-5424
Joanna Laongdao Wiberg; Matthew Bryon Wiberg (Jt) 903 W Walden Hills Dr Murray , UT, 84123-5422	Stephen B Walker; Caroline N Walker (Jt) 891 W Walden Hills Dr Murray , UT, 84123-5422	Kevin K Liu; Stella L Liu (Jt) 2232 E High Ridge Ln Sandy , UT, 84092-4859
David Lyddall; Elizabeth A Lyddall (Jt) 869 W Walden Hills Dr Murray , UT, 84123-5422	Christopher J Mackintosh 859 W Shadow Wood Dr Murray , UT, 84123-5581	John G Emery; Karen Emery (Jt) 849 W Shadow Wood Dr Murray , UT, 84123-5581
Jeffrey W Hilton 942 W Bullion St Murray , UT, 84123-5402	Harry M Davis 932 W Bullion St Murray , UT, 84123-5402	Kwp Fam Liv Tr 922 W Bullion St Murray , UT, 84123-5402
D&Jc Liv Tr 912 W Bullion St Murray , UT, 84123-5402	Kerry Smithson 902 W Bullion St Murray , UT, 84123-5402	Trust Not Identified 890 W Bullion St Murray , UT, 84123-5544
Jason S Trowbridge; Kenneth E Guthrie (Tc) 878 W Bullion St Murray , UT, 84123-5544	Sondra L Fair; Christopher E Fair 868 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@utah.gov; Jeremy.Lowry@utah.gov; lismilk3@gmail.com; Maren.Patterson@utah.gov; Ned.Hacker@utah.gov; Sue.Wilson@utah.gov; Travis.Nay@utah.gov
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 Kaye.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

**Agenda item #5
Hamlet Dev**

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

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

**Agenda item #5
Hamlet Dev**

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 Commision 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 Commision 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 to 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

**Agenda item #5
Hamlet Dev**

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

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

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:

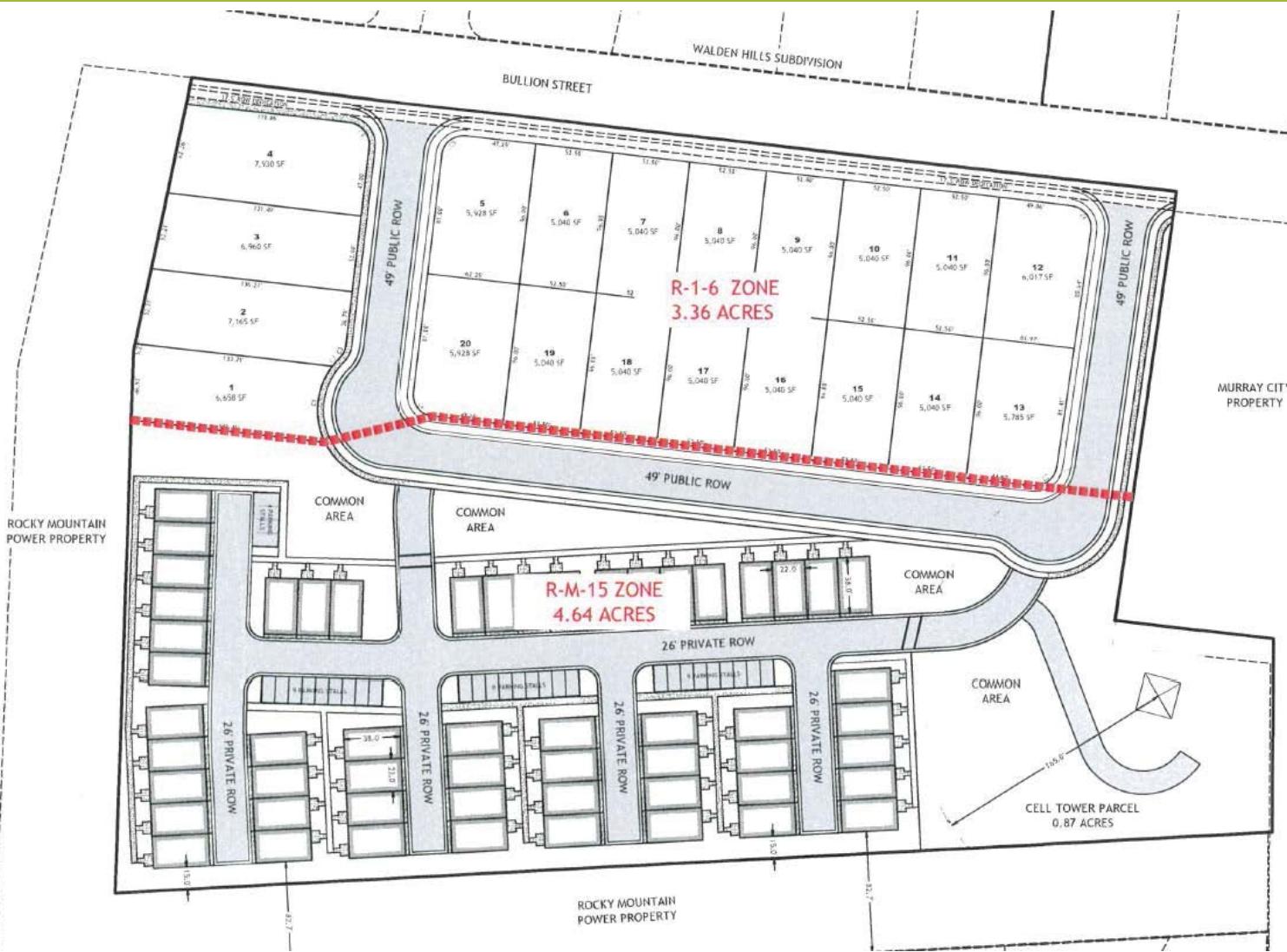
Parks & Open Space,
Low Density
Residential



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.

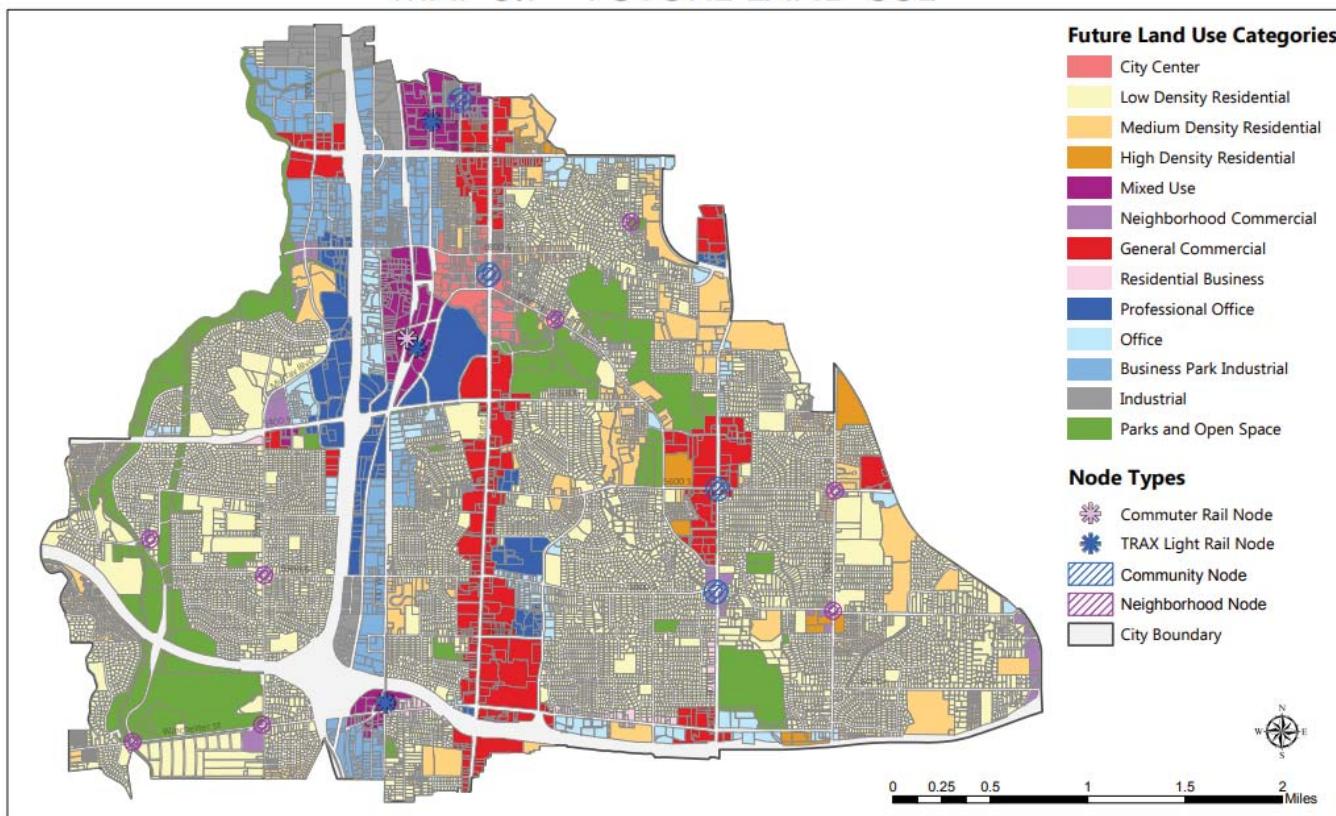
Comparison: 2020 Future Land Use Map amendments and Zone Map amendments in other Wasatch Front cities.

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 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.



8.3 NEIGHBORHOODS & HOUSING GOAL, OBJECTIVES, & STRATEGIES

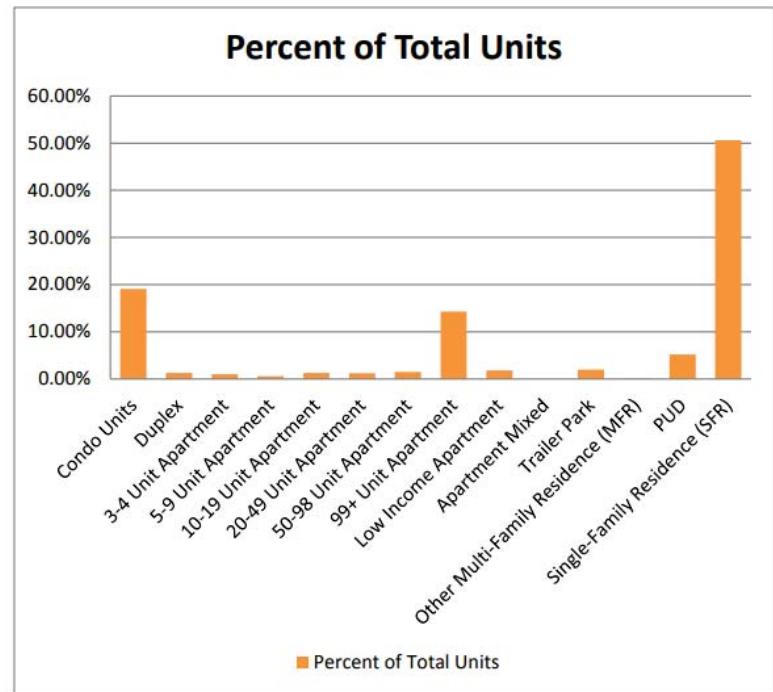
NEIGHBORHOODS & HOUSING OVERALL GOAL

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.

Graph 8.1: Housing Types Distribution



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.

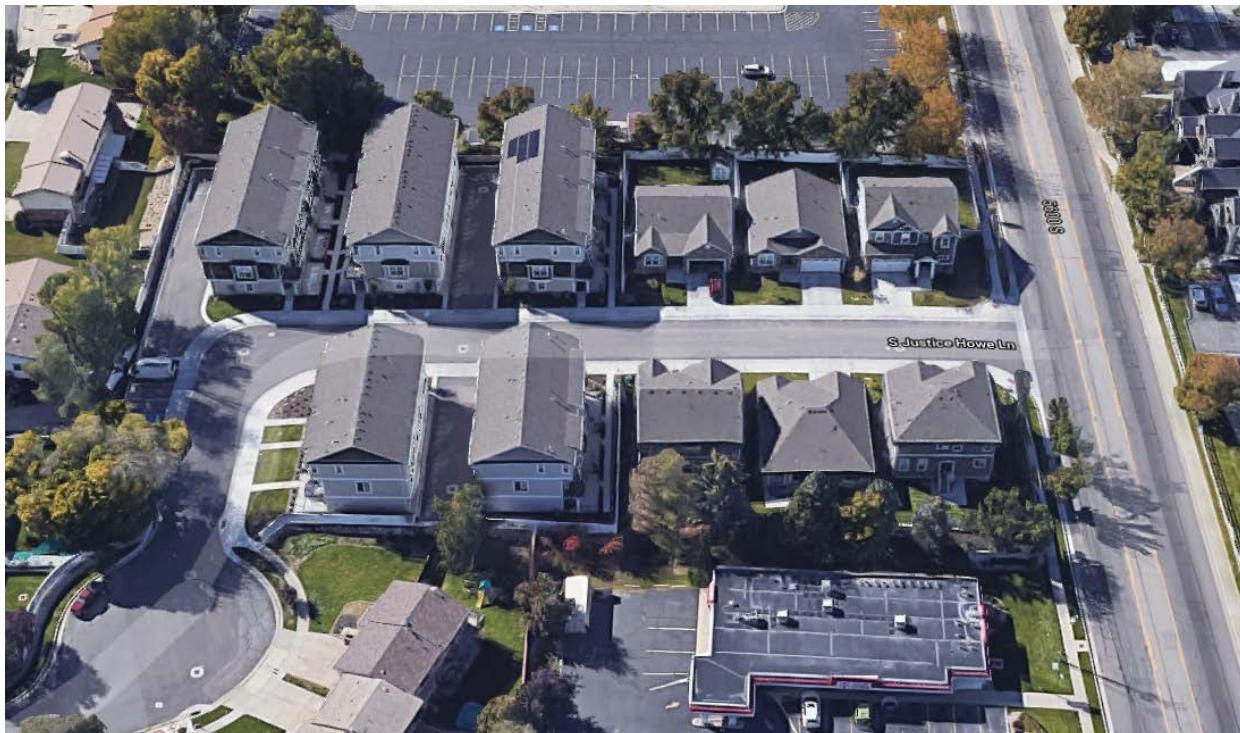
Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

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.*







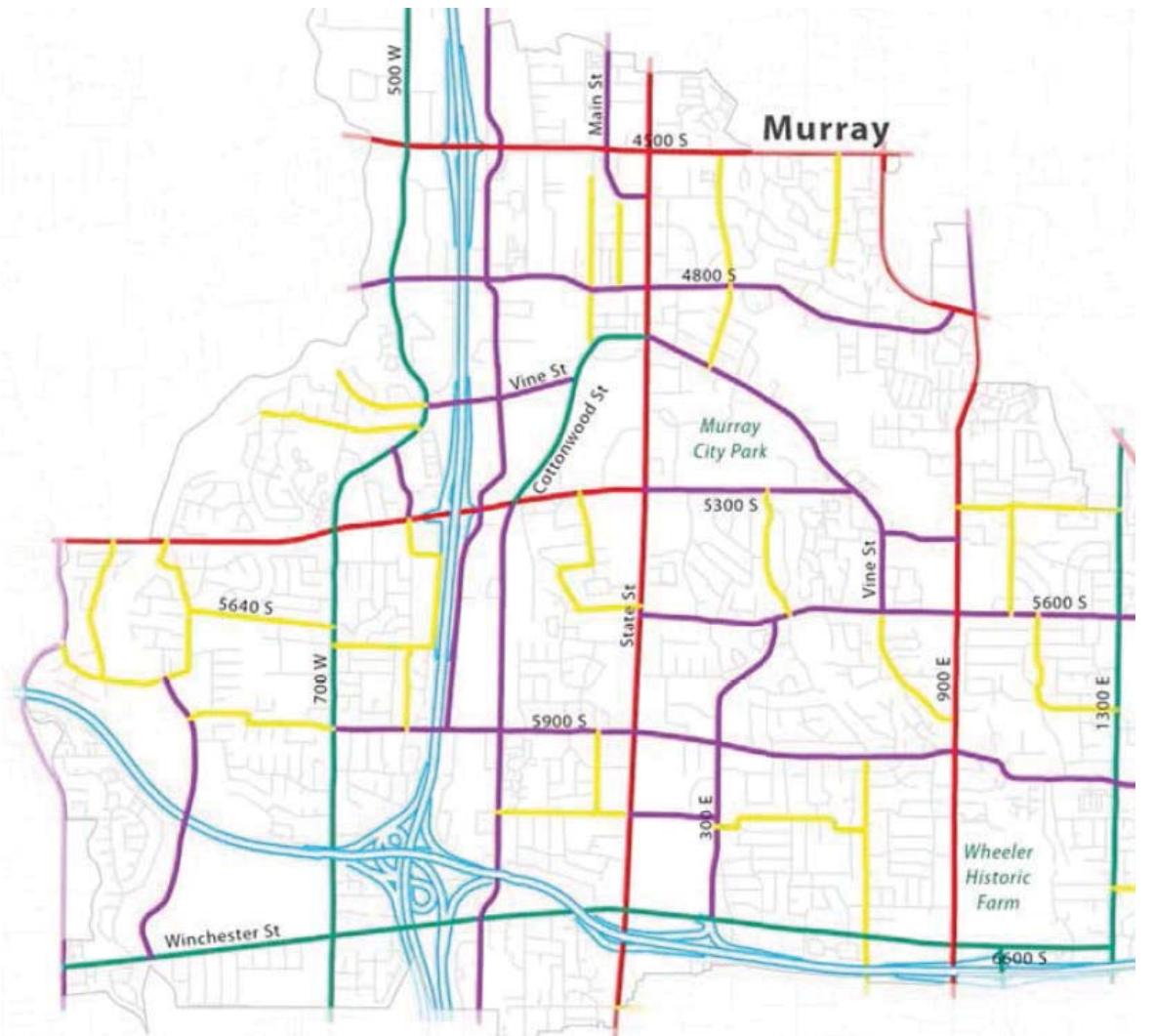
12 units per acre, mixed housing types:
Balintore Subdivision, 5600 South



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.

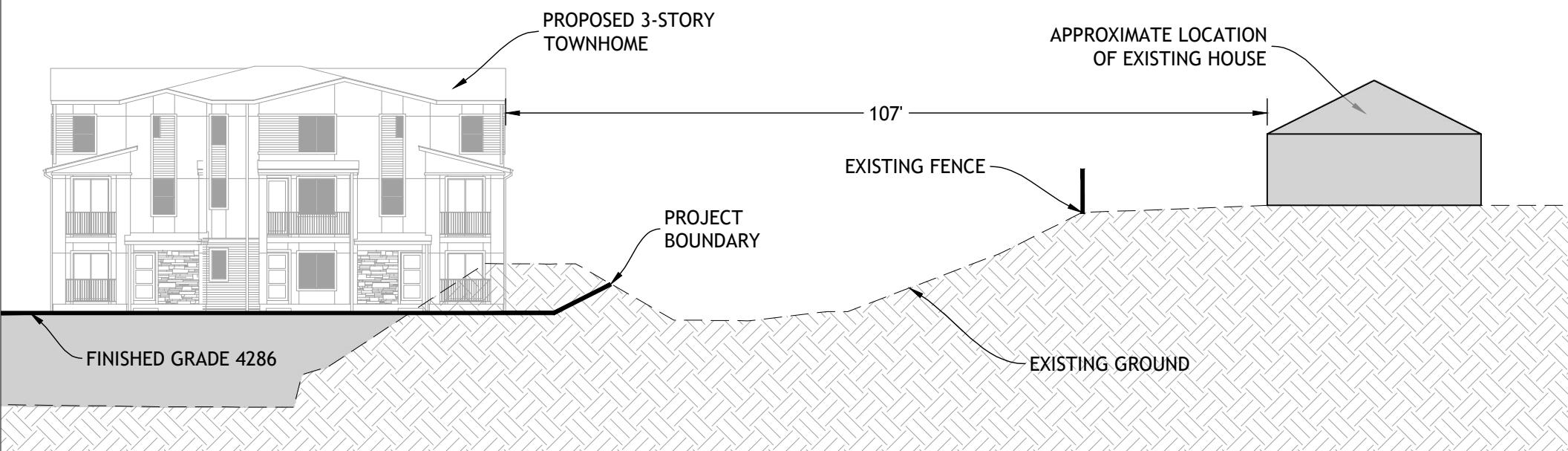
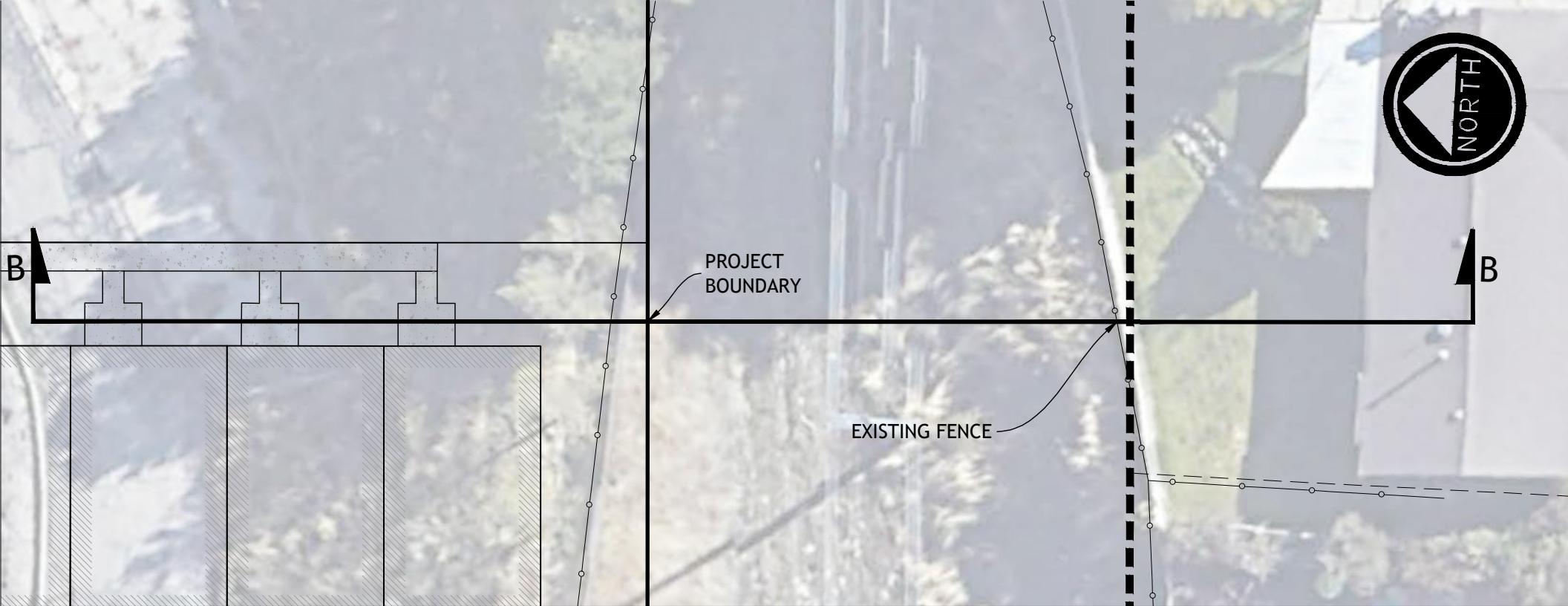
Zone Map Amendment

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.

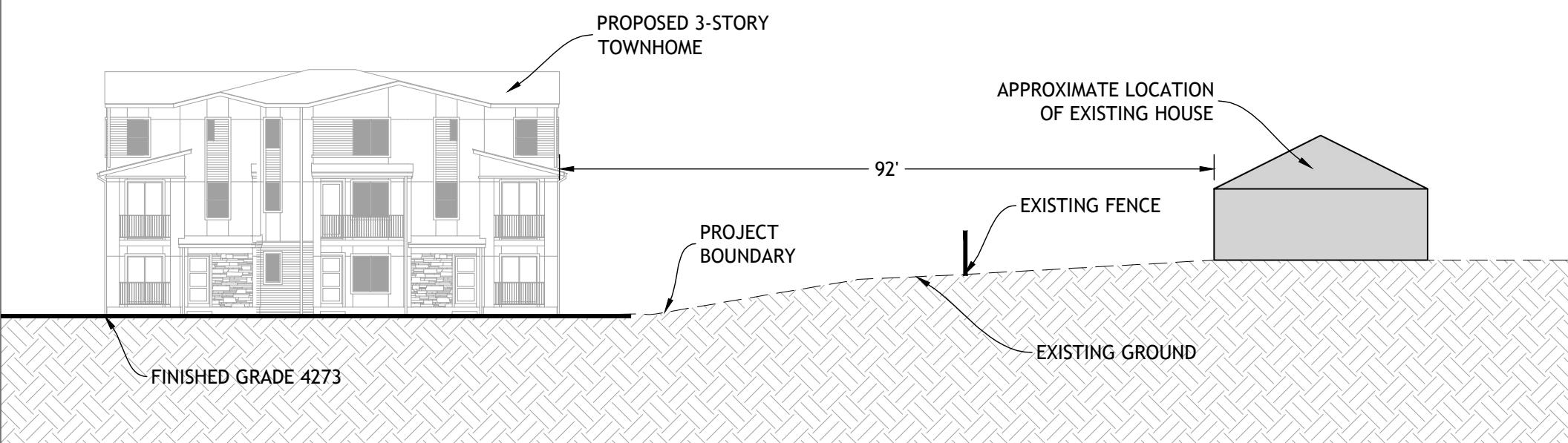
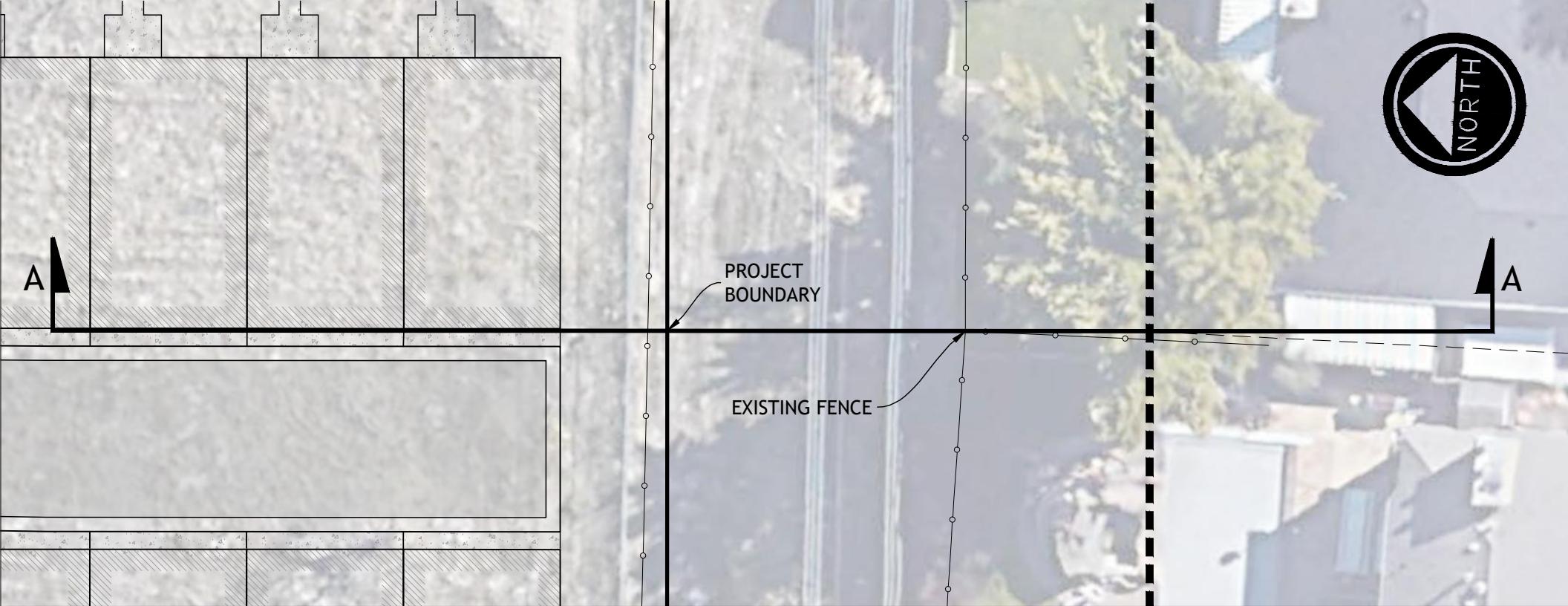


Bullion Street
Info from
Hamlet
Development





EAST SECTION A-A
NOT TO SCALE



WEST SECTION B-B
NOT TO SCALE



MURRAY
CITY COUNCIL

Public Hearing Comments Hamlet Development

Jennifer Kennedy

From: Bryan Romney <bmromney@gmail.com>
Sent: Friday, May 28, 2021 9:13 PM
To: Council Citizen Comments; Kat Martinez; Dale Cox; Rosalba Dominguez; Diane Turner; Brett Hales
Cc: Lorelei Romney
Subject: [EXTERNAL] Comments re: the rezoning of the property at 938 W. Bullion Street

Categories: Purple Category

Dear Murray City Council Members:

We appreciate that Hamlet Development has modified its previous zoning request and development plans for this specific property in an effort to be more amenable to the neighboring residents. Proposing owner occupied residences governed by an HOA is certainly a positive and needed parameter to maintain the continued quality of the development, and the efforts to include more single-family homes and more aesthetically pleasing townhomes should be applauded.

Our concerns are the following:

- 1) Murray City currently appears to be interested in complying with only one portion of the Murray City Master Plan -- emphasizing multiple housing types in established neighborhoods — while the stated goals concerning traffic impact in surrounding neighborhood streets, ensuring housing suitable for singles, young couples and retirees to live and grow in the same community, and the concern for integrating small multi-unit projects into neighborhoods that are in scale with single family homes — are not even being considered.
- 2) Because speculative developments such as this are often either abandoned or are enlarged in scope after the fact to meet financial goals, a lower zoning designation should be 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 once the zoning is changed, allowing no recourse for the neighborhood, or for Murray City, for that matter.
- 3) Whatever is built on this property will obviously impact traffic, not only on Bullion Street, but also on the other residential streets, such as those through the Walden Hills neighborhood as drivers look for other outlets to 7th West or 53rd South. Less density in this development would mitigate some of this traffic impact, in addition to whatever solutions the Murray traffic department could offer.
- 4) If the object is to provide housing suitable for retirees to downsize, most older retired persons 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. And none of what is currently planned even approaches affordable housing.

In sum, it seems that the general objection is not so much that these plans include multi-family homes. There is some 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 townhomes. The neighborhood is willing to work with Hamlet Development to find a workable solution for all parties in the development of this property.

Thank you.

Bryan Romney
Architect and ICC Certified Building Official

784 W. Shadow Wood Drive
Murray, UT 84123
(801) 263-2052 or 801-550-8329
bmromney@gmail.com

Jennifer Kennedy

From: Susan Nixon
Sent: Tuesday, June 1, 2021 8:32 AM
To: Jennifer Kennedy
Subject: FW: [EXTERNAL] Fw: Questions about plans

I am forwarding these comments regarding the Hamlet Dev agenda item on the COW tonight.

From: Lora Beatie <lkinsman1@live.com>
Sent: Sunday, May 30, 2021 9:25 AM
To: Planning Commission Comments <planningcommission@murray.utah.gov>; Lora Beatie <lkinsman1@live.com>; sbeatie7 <sbeatie7@gmail.com>
Subject: [EXTERNAL] Fw: Questions about plans

From: Lora Kinsman <lkinsman1@live.com>
Sent: Saturday, March 20, 2021 9:31 PM
To: planningcommission@murray.utah.gov <planningcommission@murray.utah.gov>; sbeatie7@gmail.com <sbeatie7@gmail.com>
Subject: Questions about plans

Please forward to the committee that is in charge of the rezoning for the 935 Bullion Street project.

I would like to know on the 935 Bullion Street project will consist of.

Will it be single residential homes?
Or Condominiums?
Or apartment rentals? Or mixed?

How many homes, apartments or condo permits have been applied for?

How many of each type will built?

How many levels, if building

Who will repair the roads once the construction trucks have torn them up?

Will there be any green space left? Or be mixed in?

What about the huge power lines that run to the west of it? What are the health hazards to the people buying/renting?

With many people working from home. How is noise level going to impact those of us who are on the phone for our jobs in. Customer support/work meetings/ customer service?

This is already a busy road with many people who are speeding. Can we do speed bumps? Or other traffic control, this will double with homes built, triple or more with condos or apartments.

If apartments, will they be low-income apartments? Or mixed use?

What are the statistics for increased crime rate? How will issues be resolved?

If apartments, how will this affect our schools? Increased funding?

When excavating, how do they plan to contain dust, & noise? Will they block the roads or sidewalks?

Will the building/home be landscaped at completion?

What will be the cost to the city budget, now and going forward?

IS THIS PART OF MURRAY CITY'S MASTER PLAN?

Thank you

Lora Beatie

Additional
Public Hearing
Comments
Hamlet
Development

Jennifer Kennedy

From: Lindsay Ross <linzross77@gmail.com>
Sent: Monday, June 7, 2021 9:58 PM
To: Jennifer Kennedy
Subject: [EXTERNAL] Comments for 935 West Bullion Street Development

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 (and other peoples children) 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.

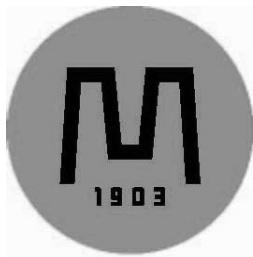
I appreciate what the Council Office does to help improve the City for the betterment for all, regardless of income, status or political views.

Thank you,
Lindsay Ross
Bullion Street resident



MURRAY
CITY COUNCIL

Business Item



MURRAY

Finance & Administration

FY2021-2022 Tax Levy Adoption

Council Action Request

Council Meeting

Meeting Date: June 15, 2021

Department Director Brenda Moore	Purpose of Proposal Adopt the FY2021-2022 tax levy rate
Phone # 801-264-2513	Action Requested Consideration of an ordinance adopting the FY2021-2022 tax levy
Presenters Brenda Moore	Attachments Copy of the ordinance is attached
Required Time for Presentation	Budget Impact
Is This Time Sensitive Yes	Description of this Item This action sets the property tax levy rate which changes year to year. Murray City's tax rate adjusts to ensure it receives the same property tax dollars each year, unless the city holds a truth in taxation hearing and raises property taxes. The city will also receive increased property tax based on growth (new development) within the city.
Mayor's Approval 	The Murray City FY2022 rate is .001608, down from .001689. The library rate is .000418, down from .000439. There are some new developments that will start paying property tax this year. The property tax budget line for the City will increase \$127,673 and the library will increase \$33,496.
Date June 1, 2021	

ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE RATE OF TAX LEVIES FOR THE
FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022.

PREAMBLE

Chapter 2, Title 59 of the Utah Code states that each year, the governing body of each city shall, by ordinance or resolution, adopt final tax levies for its General and Library Funds. UTAH CODE ANN. Chapter 2, Title 59 provides for certain notice and hearing requirements if the proposed total tax rates exceeds the certified tax rate. The City needs to reserve the power to amend the tax rates to guarantee, after final appraisal figures have been determined, that they have the amount required for its governmental operations.

The Murray City Municipal Council wants to adopt final levies for fiscal year 2021-2022 subject to the requirements of UTAH CODE ANN. Chapter 2, Title 59.

BE IT ENACTED by the Murray City Municipal Council as follows:

Section 1. Purpose. The purpose of this Ordinance is to adopt the tax levies for fiscal year 2020-2021 subject to the requirements of UTAH CODE ANN. Chapter 2, Title 59.

Section 2. Enactment.

1. The Murray City Municipal Council hereby levies, upon property within the City, made taxable by law in the year 2021 for the fiscal year of the City ending June 30, 2022, a tax of .001608 on each dollar of taxable valuation of said property as revenue in the General Fund and a tax of .000418 on each dollar of taxable valuation of said property as revenue in the Library Fund for a combined total tax of .002026 on each dollar of taxable valuation of said property.

2. The total tax levy for the General and Library Funds does not exceed the certified tax rate. Since the total tax levy for the General and Library Funds does not exceed the certified tax rate, the budgets are not subject to the notice, hearing and other requirements of UTAH CODE ANN. Chapter 2, Title 59.

3. The Murray City Municipal Council hereby further levies a tax to cover the costs of mandates by the Utah State Legislature or judicial or administrative orders under UTAH CODE ANN. Chapter 2, Title 59 as determined by the Utah State Tax Commission and the Salt Lake County Auditor.

4. The tax levies herein above determined and levied shall be certified by the City Recorder to the Salt Lake County Auditor pursuant to the provisions of UTAH CODE ANN. Chapter 2, Title 59.

5. The City hereby expressly reserves the power and right to amend any tax levy made herein as it may deem just and appropriate under the law.

Section 3. Effective Date. This Ordinance shall take effect immediately on its passage.

PASSED, APPROVED AND ADOPTED, 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

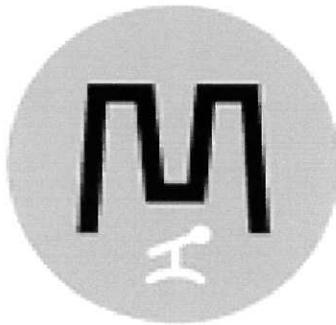
ATTEST:

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



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment