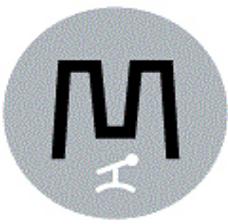




MURRAY
CITY COUNCIL

**Council Meeting
January 18, 2022**



Murray City Municipal Council Notice of Meeting

January 18, 2022

Murray City Center

5025 South State Street, Murray, Utah 84107

Meeting Agenda

4:00 p.m. **Committee of the Whole** – Council Chambers
Kat Martinez conducting

Approval of Minutes

None scheduled.

Discussion Items

1. Update on the Murray Theater. – Kim Sorensen (20 minutes)
2. Discussion on a Zone Map amendment from A-1 (Agricultural) to the R-1-8 (Low Density Single Family) Zoning District for the property located at approximately 606 East Sunny Flowers Lane, Murray City, Utah. – Jared Hall (20 minutes)
3. Discussion on an ordinance related to land use; amends the General Plan from Neighborhood Commercial to Residential Multi-Family Medium Density and Amends the Zoning Map from C-N (Commercial Neighborhood) to R-M-15 (Residential Multi-Family) for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah. – Jared Hall (20 minutes)
4. Discussion on the City Council's appointment of representatives to Boards and Committees. – Kat Martinez (15 minutes)
5. Reports from City Representatives to Interlocal Boards and Commissions (5 minutes each)
 - a. Wasatch Front Waste and Recycling District - Diane Turner and Pam Roberts (10 minutes)
 - b. Association of Municipal Councils - Rosalba Dominguez
 - c. ULCT Legislative Policy Committee – Kat Martinez
 - d. Murray City Library - Kim Fong
 - e. Jordan River Commission - Kim Sorensen
 - f. Central Valley Water Reclamation – Danny Astill

Announcements

Adjournment

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

6:30 p.m. **Council Meeting** – Council Chambers

Diane Turner conducting.

Opening Ceremonies

Call to Order

Pledge of Allegiance

Approval of Minutes

Council Meeting – December 7, 2021

Special Recognition

1. Murray City Council Employee of the Month, Kim Sorensen, Parks and Recreation Director—Diane Turner and Mayor Hales presenting.

Citizen Comments

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

Consent Agenda

None scheduled.

Public Hearings

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

1. Consider an ordinance amending the City's Fiscal Year 2021-2022 budget. – Brenda Moore presenting.

Business Items

1. Consider a resolution approving the City Council's appointment of representatives to Boards and Committees. Council Chair 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.

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

On Friday, January 14, 2022, at 10:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov, and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Parks and Recreation

Murray Theater Renovation Update

Council Action Request

Committee of the Whole

Meeting Date: January 18, 2022

Department Director Kim Sorensen	Purpose of Proposal Update City Council on status of Murray Theater renovation
Phone # 801-264-2619	Action Requested Informational only
Presenters Kim Sorensen Lori Edmunds	Attachments None
Required Time for Presentation 20 Minutes	Budget Impact Murray Theater renovation is partially funded. The City will need to budget funds to complete renovation.
Is This Time Sensitive No	Description of this Item Discussion is to update city council members on theater renovation and future operation of the theater. Items to discuss include fundraising report, architect progress, projected construction timeline, funding of renovation, future funding of theater operations, and parking.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.01.04 16:36:25 -07'00'	
Date January 4, 2022	

+



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Community & Economic Development

Zone Map Amendment from A-1 (Agricultural) to R-1-8 (Low Density Residential) for a small portion of the property located at approximately 606 East Sunny Flowers Lane.

Committee of the Whole

Meeting Date: January 18, 2022

Department Director Danny Astill	Purpose of Proposal Amend the Zoning Map of a described portion of the subject property to facilitate residential development
Phone # 801-270-2404	Action Requested Approval of General Plan & Zone Map Amendment for the subject properties.
Presenters Danny Astill Susan Nixon, Associate Planner	Attachments Power Point Slides
Required Time for Presentation 10 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Background The request is to change the zoning of a small, triangular portion (2,540 ft ²) of the subject property addressed 606 East Sunny Flowers Lane from A-1 to R-1-8. The adjacent neighbor to the west at 5357 South Ridge Creek Road wishes to purchase this isolated portion of the subject property and combine it with their own. The exchange of property creates no issues, but the zoning of the triangular portion should be changed from A-1 to match the zoning of the property to which it will be combined, R-1-8.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.01.07 15:45:49 -07'00'	The request was reviewed at the December 16, 2021 Planning Commission meeting. The proposed Zone Map Amendment is supported by the General Plan and Future Land Use Map. The Planning Commission voted unanimously, 6-0 to recommend approval to the City Council.
Date January 4, 2022	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1st day of February, 2022, 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 A-1 (Agricultural) zoning district to the R-1-8 (Low Density Single Family) zoning district for the western portion of the property addressed 606 East Sunny Flowers Lane, Murray, Utah.

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

DATED this 20th day of January 2022.



MURRAY CITY CORPORATION

A handwritten signature in blue ink that appears to read "Brooke Smith".

Brooke Smith
City Recorder

DATE OF PUBLICATION: January 21, 2022
PH22-02

Notice under UCA §10-9a-205:

At least 10 days prior to hearing:

- Mail to each affected entity
- Post on City's website
- Post on Utah Public Notice Website
- Mailed to each property owner within distance parameters (*City Code 17.04.140*)

24 hours prior to hearing:

- Post in 3 locations within city
- Post on City's website

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT APPROXIMATELY 606 EAST SUNNY FLOWERS LANE, MURRAY CITY, UTAH FROM A-1 (AGRICULTURAL) TO THE R-1-8 (LOW DENSITY SINGLE FAMILY) ZONING DISTRICT

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

WHEREAS, the owners of the real property located at approximately 606 East Sunny Flowers Lane, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-8 (Low Density Residential) 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 approximately 606 East Sunny Flowers Lane, Murray, Salt Lake County, Utah from the A-1 (Agricultural) zone district to the R-1-8 (Low Density Single Family) zone district:

A TRACT OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION, SAID POINT BEING NORTH 131.19 FEET AND WEST 931.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING BETWEEN THE SOUTHWEST CORNER AND THE WITNESS CORNER FOR THE EAST QUARTER CORNER OF SAID SECTION 18, BEING NORTH 00°08'26" WEST) AND RUNNING THENCE SOUTH 19°07'41" WEST 12.28 FEET TO A POINT ON THE BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 69°00'00" WEST 84.45 FEET TO THE NORTHEAST CORNER OF LOT 15, RIDGE CREEK SUBDIVISION; THENCE NORTH 25°00'00" WEST 46.20 FEET TO THE NORTHWEST CORNER OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION; THENCE EAST 102.39 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 2540 SQ. FT. OR 0.058 ACRES, MORE OR LESS.

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 , 2022.

MURRAY CITY MUNICIPAL COUNCIL

, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2022.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the _____ day of _____, 2022.

Brooke Smith, City Recorder

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

Motion passed 6-0.

BRANDON STRINGHAM – 606 East Sunny Flowers Lane – Project #21-134

Susan Nixon presented the request. The applicant is requesting a Zone Map Amendment from A-1 to R-1-8 on property located approximately at 606 East Sunny Flowers Lane. This is a large parcel of property at 3.5 acres that fronts Oxford Hollow Drive and the portion in this request is on the westerly portion of that property which is only a 2,540 ft². The property owners to the west would like to purchase this portion from Mr. Stringham. In order to do so, the zoning would need to be the same as the adjacent property owners' zone on Ridge Creek Drive and then would need to come back later and amend that subdivision to include the small parcel. The request is for the small portion of property that is currently A-1 to change to R-1-8. The General Plan and Future Land Use Map call for this area to be a low density residential which includes the A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10 zones. The property is not very accessible for Mr. Stringham's property and not very usable and the Johnston's wish to purchase it. This is the Bradley Development Subdivision. Shawn Bradley is the original owner of this property and developed the property and made a one lot 3.5-acre subdivision. If the property zoning is changed, the new owner would need to come back and request to amend the Ridge Creek subdivision and include this parcel as part of the subdivision. The property by itself is 2500 ft² and is virtually useless, nobody could build anything on it and is basically landlocked. Typically, the zoning should correspond with boundary lines, but since this is such a small portion they could get the zoning changed then include it later on. The findings for this request state the General Plan allows for flexibility in the implementation and execution of goals and policies based on individual circumstances. The requested zone change has been considered and has the characteristics of the surrounding area and is in line with the policies and objectives of the General Plan that was adopted in 2017 and the proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map. Ms. Nixon stated that 74 Notices were sent out to surrounding residences within 500' because of the large size of the parcel and only one response from the neighbors questioning why they are not changing the entire zoning of the property. It was explained that there are some benefits to Mr. Stringham to keep the rest of the property at A-1, Agricultural in which property taxes are different and there is a barn that does exceed the R-1-8 height limitation. Staff is recommending that the Planning Commission forward an approval to the City Council for the property generally addressed 606 East Sunny Flowers Lane.

Applicant, Brandon Stringham, 606 East Sunny Flowers Lane thanked Susan for her presentation. He stated across the stream from his property there is a big hill and they live up on the hill and this little section of land is also up on the hill making it inaccessible from his property but is accessible to the neighbors to the west.

Ms. Patterson opened the meeting for public comment.

Sam Johnston, 5753 Ridge Creek Road

Mr. Johnston stated he is representing his parents who built their home at 5753 Ridge Creek Road in 1988 and have lived there ever since. It was the third house on the street in the development. It has always made sense that it would have been part of their property it's a strange triangular portion that is land locked and has a very steep hill on one side and they have cultivated an abundant garden back there and so there is no intention to do any construction there other than to extend that garden and to preserve the sightline. There are a number of large historic trees that predate the development that are on the ridge side and they would like to keep the view.

No further comments were made. The public comment portion was closed.

Sue Wilson made a motion to forward a recommendation of approval to the City Council for the Zone Map Amendment for the small westerly portion of property generally addressed 606 East Sunny Flowers Lane from A-1 to R-1-8. Seconded by Lisa Milkavich.

Call vote recorded by Ms. Nixon

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

Motion passed 6-0.

OTHER BUSINESS

Ms. Patterson stated that this is Sue Wilson's last meeting to serve on the planning commission and wanted to recognize her. She expressed appreciation for her service and efforts on the commission. She has been an incredible resource and researcher and presents great questions and has done such a great job and she will be very missed.

Ms. Wilson expressed her thanks to the staff and commission members, she explained that the commission reads all of the publics comments and takes them very seriously and do a lot of studying of those requests and trying to do what is best for the City of Murray while also abiding by the City, State and Federal Law. She expressed pride in being a member of the Murray community and for having this opportunity where she has learned a lot and being a former builder developer has come in handy in this service role.

Mr. Hall expressed his thanks to Sue Wilson and the commissioners for the hard work they put in and their service on the commission. He added that a new planner has been hired and will be starting in January.

There was no other business.

Sue Wilson made a motion to adjourn. Motion seconded by Lisa Milkavich. A voice vote was made, motion passed 6-0. The meeting was adjourned at 7:34 p.m.



MURRAY CITY CORPORATION

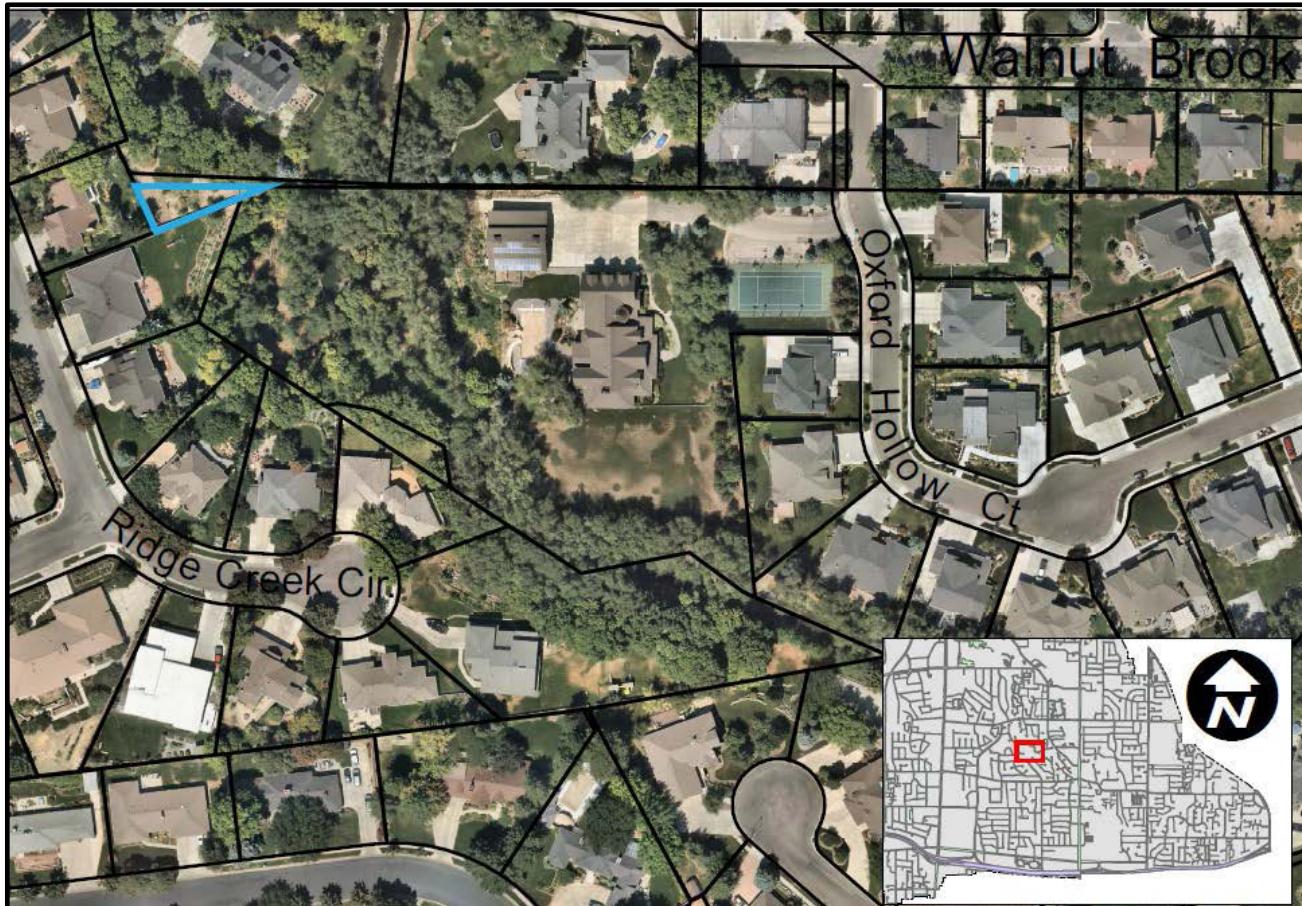
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400

Planning Division 801-270-2430

AGENDA ITEM #7

ITEM TYPE:	Zone Map Amendment - Public Hearing		
ADDRESS:	606 East Sunny Flowers Lane	MEETING DATE:	December 16, 2021
APPLICANT:	Brandon Stringham	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	22-18-426-027	PROJECT NUMBER:	21-134
CURRENT ZONE:	A-1, Agricultural	PROPOSED ZONE:	R-1-8, Low Density Single Family
SIZE:	.058-acre portion (2,540 ft ²) of the 3.46 acre (150,718 ft ²)		
REQUEST:	Zone Map Amendment from A-1 to R-1-8		



I. BACKGROUND & REVIEW

The request reviewed in this report involves re-zoning a small, triangular shaped area on the westerly portion of the 3.46-acre property located at 606 East Sunny Flowers Lane. The larger parcel, with a single-family dwelling and large barn, is a one-lot subdivision called the Bradley Development Subdivision. A first amendment was recorded in November of 2012 to include what was Lot 101 of the Oxford Place Subdivision, in order to accommodate a large sports court.

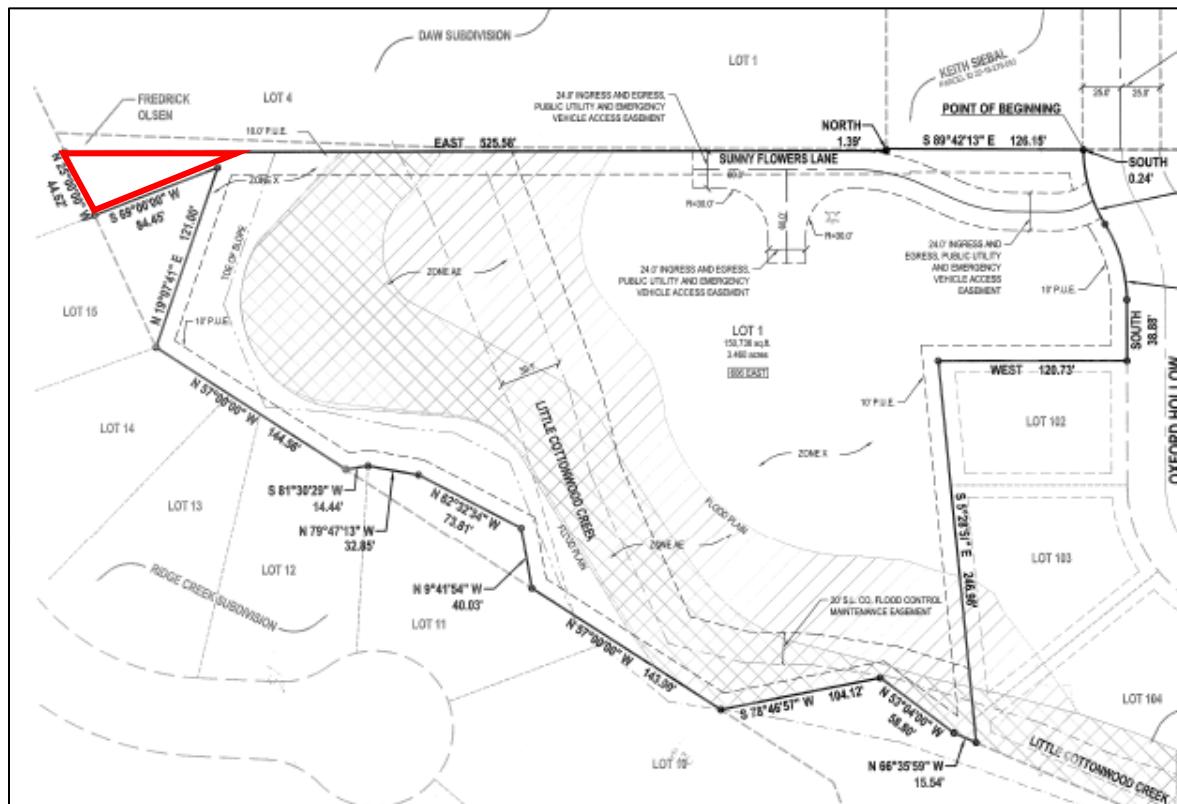


Figure 1: Bradley Development 2nd amended subdivision

The applicant owns the large parcel and intends to sell 2,540 ft² to the adjacent owners to the west, Clark & Susan Johnston. Upon sale of the property, the 2,540 ft² parcel will need to be combined into the property owned by the Johnston's which is Lot #16 of the Ridge Creek Subdivision. Transferring the property from the subject property to the Johnston's lot will require amendments to both the Bradley Development Subdivision and the Ridge Creek Subdivision. The requested zone change is necessary because the subject property is located in the A-1, Agriculture Zone, and the property it will be combined with is located in the R-1-8 Zone.

Surrounding Land Uses & Zoning

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

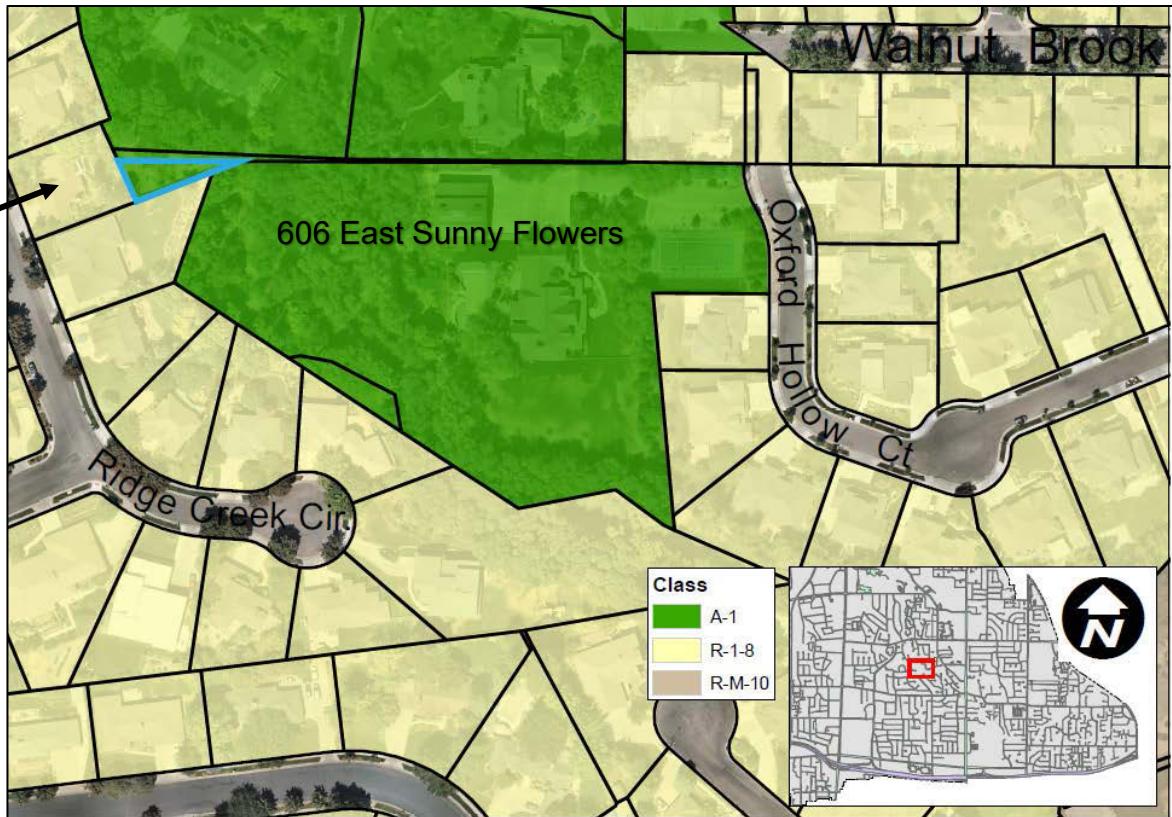


Figure 2: Proposed Zone Changes

Zoning Districts & Allowed Land Uses

- The existing R-1-8 Zone (adjacent properties to the west and south) : allows for single family residential development and accessory uses associated with them and requires minimum lot sizes of 8,000 square feet. Maximum height for main dwellings is 35 feet. Public and quasi-public uses such as schools, libraries, churches, and utilities are allowed subject to Conditional Use approval.
- The existing A-1 Zone (adjacent property to the north and east): allows for single-family residential development and agricultural uses with a minimum 1 acre (43,560 ft²) lot size. Maximum height for main dwellings is 35 feet. Additional height may be granted by the planning commission under conditional use permit review but in no case can the height exceed forty feet.

General Plan & Future Land Use Designations

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

The designation for the property is: “Low-Density Residential”. Low Density Residential is intended to encourage residential development which is single-family detached in character. Corresponding zoning designations include the A-1, R-1-12, R-1-10, R-1-8, R-1-6, and R-2-10 zones. Because both the existing and the proposed zoning designations of the subject properties correspond to the Future Land Use Map, no changes or amendments to the General Plan are required. Additionally, the applicant’s intended subdivision amendment would not impact the

property's contribution to development that is "single-family detached in character"; as stated in the General Plan.

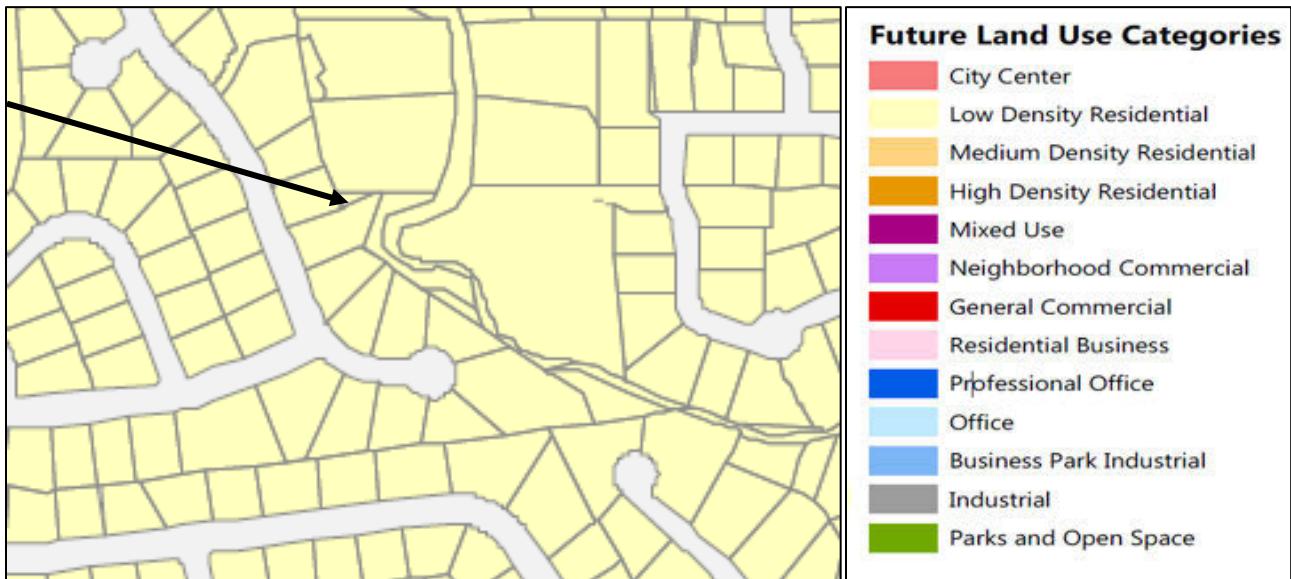
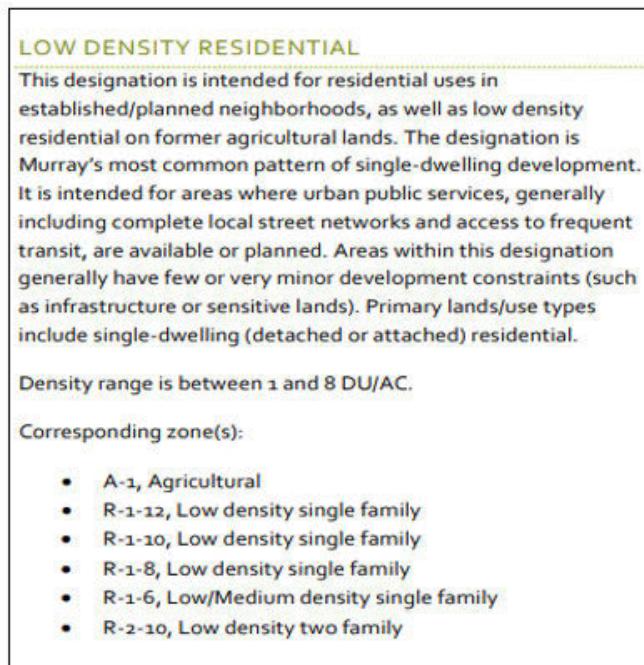


Figure 3: Future Land Use Map

The prevailing designation of properties and of development in the surrounding area is "Low Density Residential". The zoning of most properties in this area are R-1-8 to the west and south.



II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on November 29, 2021 where the application and information on the proposed amendments was shared with City Staff from various departments. The following comments were received from the various City Departments:

- Engineering Division indicated they have no concerns and that they are in support of the request.
- Water Division indicated they have no concerns.

- Wastewater Division commented that if there is to be an additional dwelling, the will need to have a pumped lift station.
- Power Department indicated that the subsequent plat should be updated showing a power easement to a transformer located on the property, but this should not interfere with the rezone.

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

III. PUBLIC INPUT

74 notices were sent to all property owners within 300 feet of the subject property and affected entities on December 2, 2021. As of the date of this report there have been no comments or inquiries made.

IV. ANALYSIS & CONCLUSIONS

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

With regards to the parcel of property generally addressed 606 East Sunny Flowers Lane, the Future Land Use Map identifies the subject property as “Low Density Residential”. This designation generally supports rezoning to A-1, R-1-12, R-1-10, R-1-8, R-1-6, or R-2-10. Considering the Future Land Use Map designation and the surrounding land use patterns and zoning, Staff finds that the proposed R-1-8 Zone is supported by the General Plan and is compatible with the surrounding neighborhood. The proposed zone change will facilitate the property owner to the west to combine the parcel with the adjacent lot located within the Ridge Creek Subdivision.

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

The requested changes would not impact the allowed range of uses. The requirements of the proposed R-1-8 Zone will support the residential subdivision of the property. The zone change is too small to allow for additional dwellings.

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

Staff would not expect adverse direct impacts to utilities, public services, or facilities to result from a change to the R-1-8 Zone. It is expected that the property owners will subsequently apply to amend the Bradley Development Subdivision and the Ridge Creek Subdivision to combine the parcel with Lot #16 of the Ridge Creek Subdivision.

V. FINDINGS

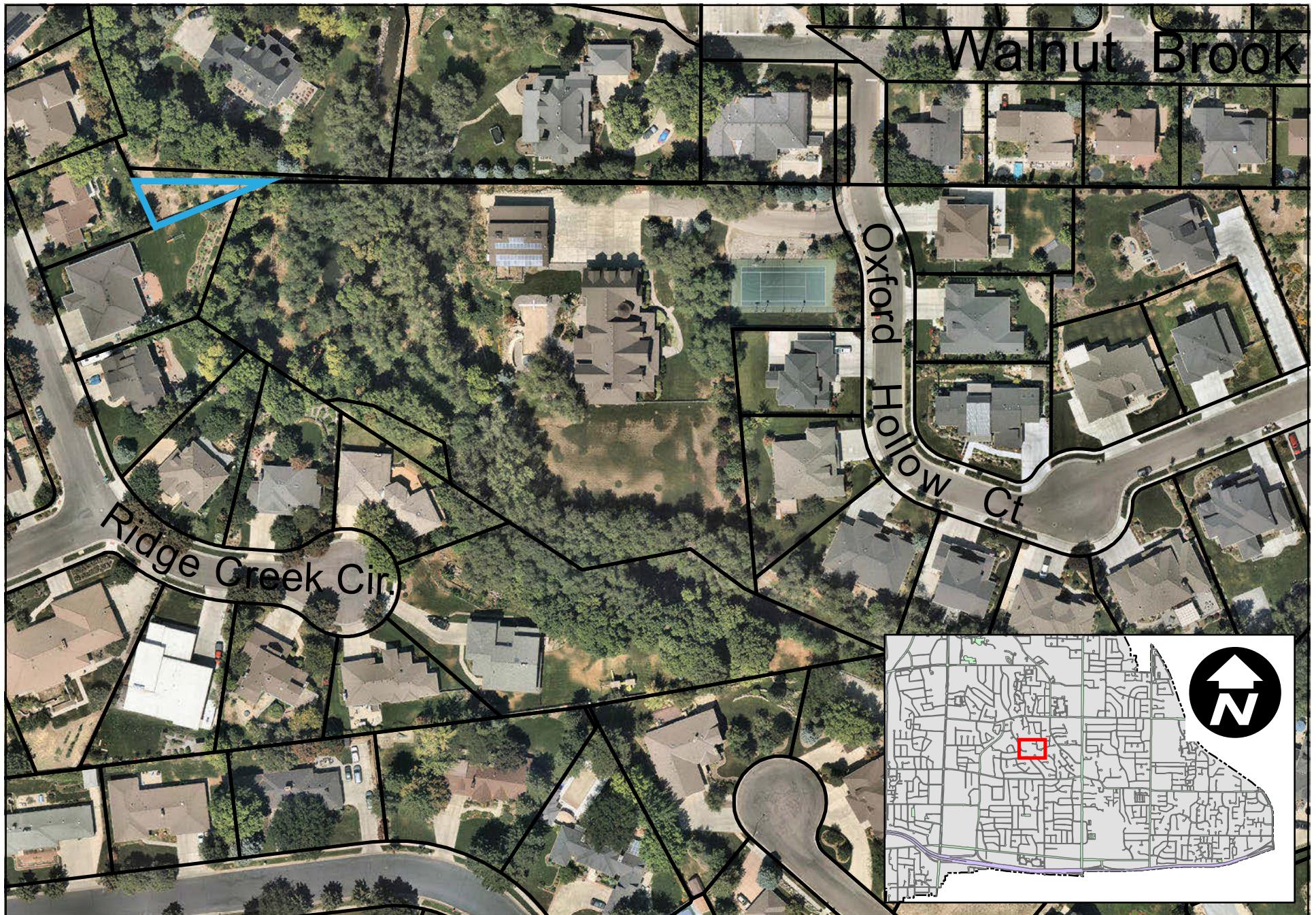
1. The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the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

VI. STAFF RECOMMENDATION

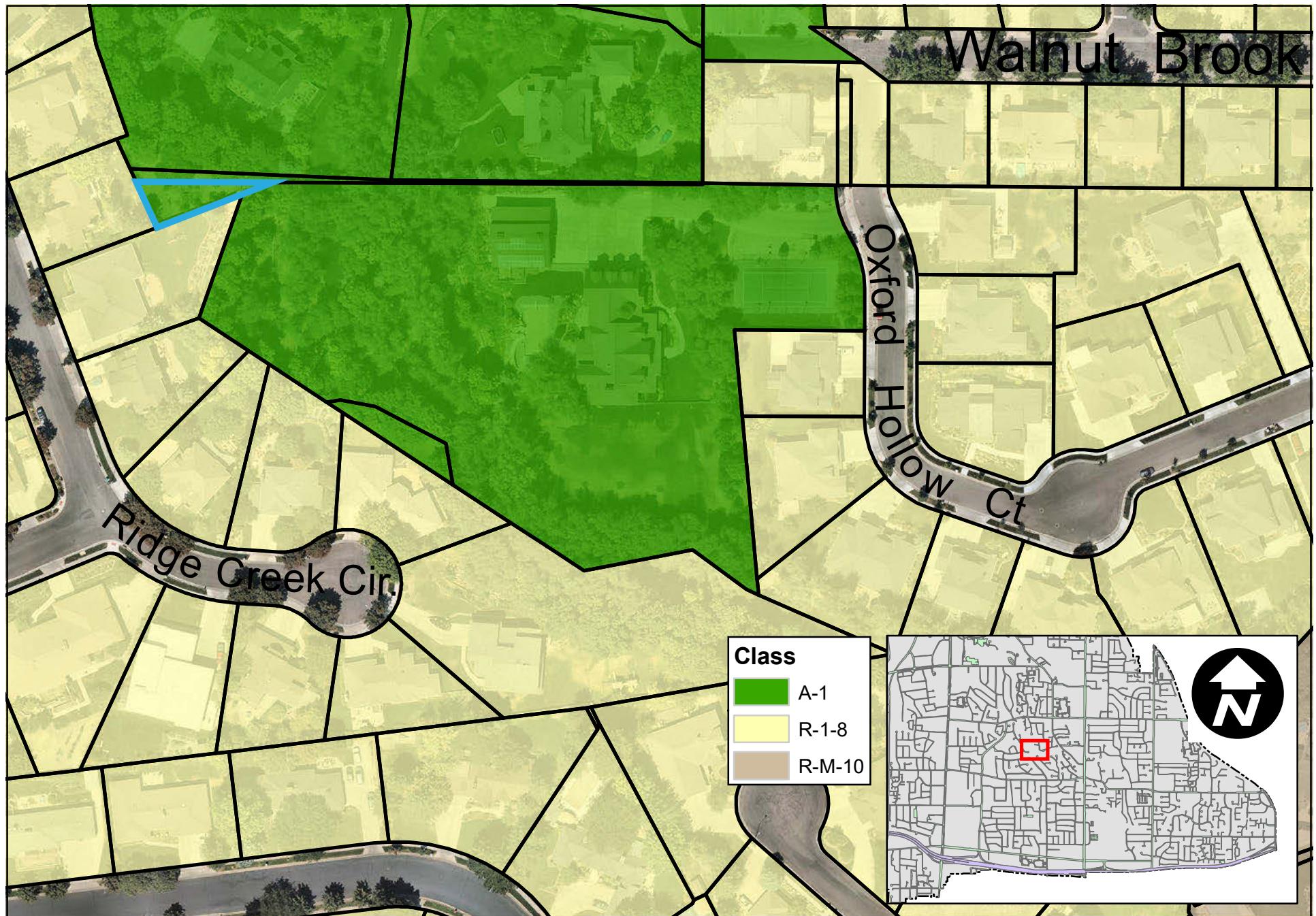
Based on the background, analysis, and the findings within this report, Staff recommends:

1. The Planning Commission **forward a recommendation of APPROVAL to the City Council for the Zone Map Amendment for the small westerly portion of property generally addressed 606 East Sunny Flowers Lane.**

606 East Sunny Flowers



606 East Sunny Flowers





NOTICE OF PUBLIC HEARING

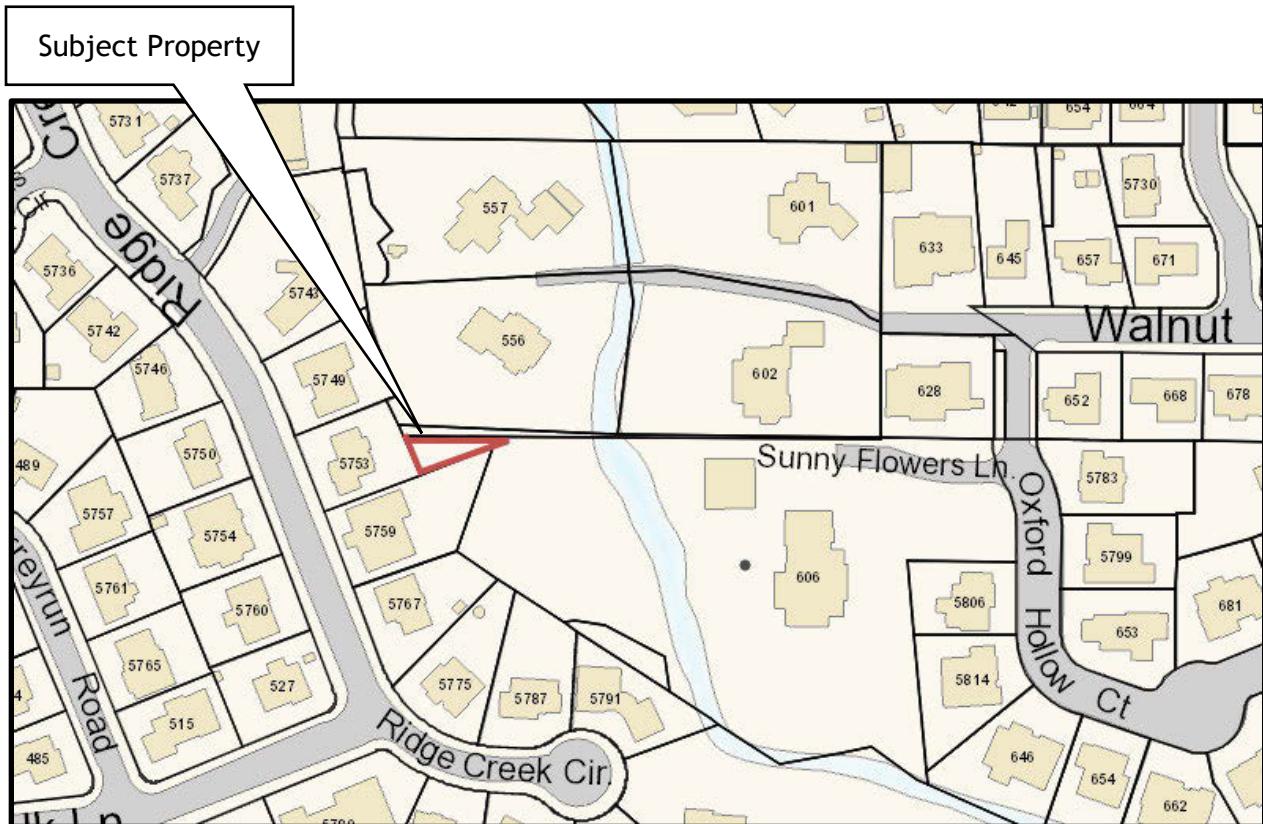
December 16, 2021, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application made by Brandon Stringham to amend the Zoning Map from A-1 (Agricultural) to R-1-8 (Residential Single-Family Low Density) for the westerly triangular portion of property addressed 606 East Sunny Flowers Lane (see map below).

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.

This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please contact Susan Nixon in the Murray City Planning Division at 801-270-2423, or e-mail snixon@murray.utah.gov.



MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16th day of December 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. 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 A-1 (Agricultural) to R-1-8 (Single Family Low Density Residential) for the property generally addressed: 606 East Sunny Flowers Lane. You may attend the meeting or 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/.

Jared Hall, Manager
Planning Division

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- Zoning Map Amendment
- Text Amendment
- Complies with General Plan

Yes No

Project # _____

Subject Property Address: 606 E. Sunny Flowers Lane, Murray, UT 84107

Parcel Identification (Sidwell) Number: Portion of 22-18-426-027

Parcel Area: 0.058 Acres Current Use: Residential, but portion is unimproved field

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

Applicant
Name: Brandon Stringham

Mailing Address: 606 E. Sunny Flowers Lane

City, State, ZIP: Murray, UT 84107

Daytime Phone #: 801-231-1013 Fax #: _____

Email address: brandon@tomnox.com

Business or Project Name : _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: _____ Fax #: _____ Email: _____

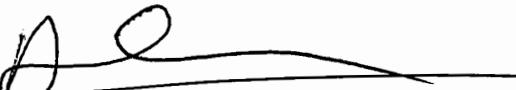
Describe your reasons for a zone change (use additional page if necessary):

Brandon Stringham is seeking a zoning change of a triangular portion ("Sale Portion") of 606 E. Sunny Flowers Ln. The Sale Portion is described with a legal description attached to this application. The purpose of the zoning change is to conform the zone of the Sale Portion with the zone of 5753 S. Ridge Creek Road, Parcel #22-18-278-007, incident to a sale. The Sale Portion is contiguous with 5753 S Ridge Creek Road. If the zoning change is successful, the parties' intention is for the Sale Portion to be transferred from Brandon Stringham to Clark and Susan Johnston and annexed to 5753 S. Ridge Creek Road through plat and subdivision amendments. Susan Nixon, Murray City Associate Planner, advised as to this procedure.

Authorized Signature: OC

Date: 11/23/2021

I (we) Brandon Stringham, 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)

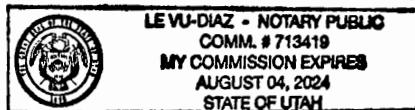
State of Utah
§

County of Salt Lake

Subscribed and sworn to before me this 23 day of November, 20 21.

Notary Public

Residing in 6099 S. State Street
Murray, UT 84107



My commission expires: August 04, 2024

Agent Authorization

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

Owner's Signature

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: _____

A TRACT OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

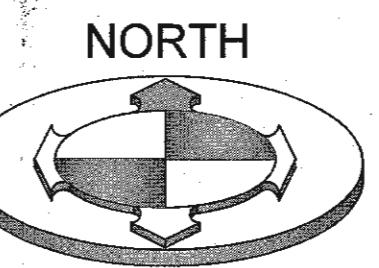
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION, SAID POINT BEING NORTH 131.19 FEET AND WEST 931.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING BETWEEN THE SOUTHWEST CORNER AND THE WITNESS CORNER FOR THE EAST QUARTER CORNER OF SAID SECTION 18, BEING NORTH 00°08'26" WEST) AND RUNNING THENCE SOUTH 19°07'41" WEST 12.28 FEET TO A POINT ON THE BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 69°00'00" WEST 84.45 FEET TO THE NORTHEAST CORNER OF LOT 15, RIDGE CREEK SUBDIVISION; THENCE NORTH 25°00'00" WEST 46.20 FEET TO THE NORTHWEST CORNER OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION; THENCE EAST 102.39 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 2540 SQ. FT. OR 0.058 ACRES, MORE OR LESS.

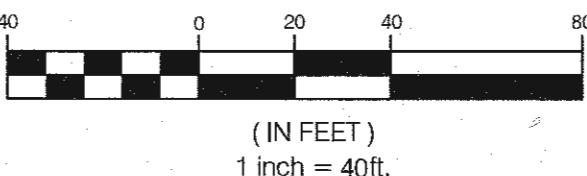


BOUNDARY SURVEY

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF
SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



(IN FEET)
1 inch = 40ft.

SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



DRAWN BY		
NO.	DATE	DESCRIPTION
KO		
CHECKED BY		
FIELD CREW		
ASST. STAFF		
DATE	12-12-2021	
DIGITAL	2108254b	
0	0.5	

SCALE MEASURES INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

RECORD DESCRIPTION:

22-18-278-007
LOT 16 RIDGECREEK SUBDIVISION

22-18-426-027
LOT 1, BRADLEY DEVELOPMENT 2ND AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY CLARK & SUSAN JOHNSTON TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°08'26" WEST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS

R1) BRADLEY DEVELOPMENT 2ND AMENDED, RECORDED AS ENTRY NO. 11511176, IN BOOK 2012P AT PAGE 163 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R2) RIDGE CREEK SUBDIVISION, RECORDED AS ENTRY NO. 4220756, IN BOOK 86-3 AT PAGE 32 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R3) SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 6052886, IN BOOK 7126 AT PAGE 2325 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R4) WARRANTY DEED, RECORDED AS ENTRY NO. 12889185, IN BOOK 10731 AT PAGE 3516-3518 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NARRATIVE

THIS SURVEY WAS PREPARED TO AMEND THE NORTHWESTERLY CORNER OF BRADLEY DEVELOPMENT 2ND AMENDED. DISCREPANCIES BETWEEN RIDGE CREEK SUBDIVISION AND BRADLEY DEVELOPMENT WERE DISCOVERED.

THE POSITION OF THE RIDGE CREEK SUBDIVISION IS BASED ON THE MONUMENT LOCATED AT THE INTERSECTION OF SURVEY RUN ROAD AND BRIDLEWALK LANE. LEAD PLUGS WERE FOUND ALONG THE TOP BACK OF CURB IN SOUTH RIDGE CREEK ROAD WHICH LINED UP WITH THE EXTENSION OF PROPERTY LINES LOTS 15, 16, AND 17 OF RIDGE CREEK SUBDIVISION.

THE POSITION OF BRADLEY DEVELOPMENT 2ND AMENDED IS BASED ON A REBAR AND CAP LABELED "ENSIGN ENG." AND A LEAD PLUG FOUND IN THE TOP CURB OF OXFORD HOLLOW COURT. AN OVERLAP IN THE COURSES OF BRADLEY DEVELOPMENT 2ND AMENDED AND RIDGE CREEK WAS FOUND. BRADLEY DEVELOPMENT HAS BOUNDS CALLS TO RIDGE CREEK, AS SUCH THE BOUNDARY OF RIDGE CREEK WAS HELD.

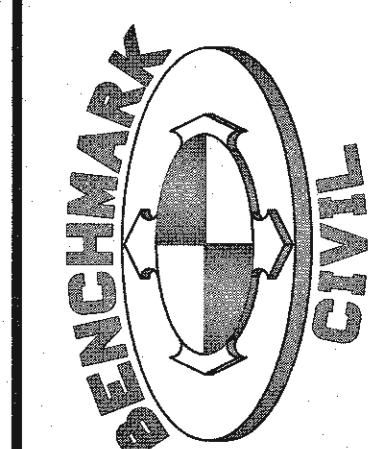
THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WAS NOT FOUND. THE WITNESS CORNER FOR SAID MONUMENT WAS FOUND. THE SOUTHEAST AND NORTHEAST CORNERS OF SAID SECTION 18 WERE FOUND. THE BEARINGS AND DISTANCES MEASURED AS PART OF THIS SURVEY ARE SHOWN HEREON. THE CALCULATED POSITION OF THE EAST QUARTER CORNER DOES NOT MATCH WITH THE REBAR & CAP, AND LEAD PLUGS THAT WERE LOCATED AND UPON WHICH THE LOCATION OF BRADLEY DEVELOPMENT 2ND AMENDED WAS ESTABLISHED.

LEGEND AND ABBREVIATIONS:

SECTION CORNER & LINE (FOUND)	ADJACENT PL or LOT LINES
SECTION CORNER (NOT FOUND)	EXISTING RIGHT-OF-WAY LINE
WITNESS CORNER (FOUND)	CENTERLINE of ROAD
STREET MON. (FOUND)	CURB & GUTTER
PROPERTY CORNER (PLAT NOTED)	FENCE, CHAIN
FOUND PL MARKER (PLAT NOTED)	FENCE, IRON
	FENCE, VINYL
	FENCE, WOOD
	POB POINT OF BEGINNING

CLARK & SUSAN JOHNSTON
5753 SOUTH RIDGE CREEK ROAD
MURRAY CITY, UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 300 STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcl.com



PROJECT NO. 2108254
BOUNDARY SURVEY
SVB.01
1 OF 1

Applicant: Brandon Stringham

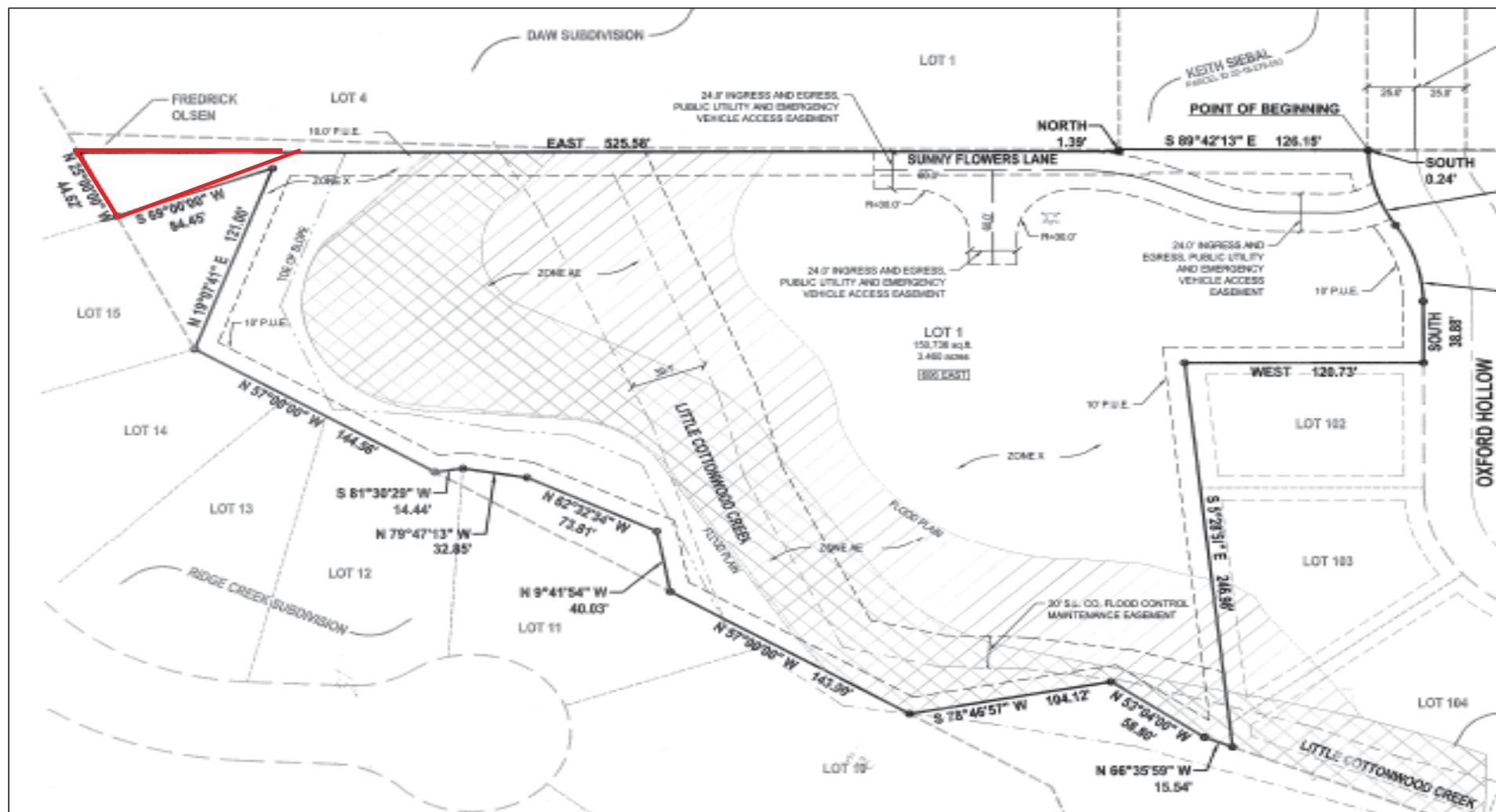
Request: Zone Map Amendment from A-1 to R-1-8

Address: 606 East Sunny Flowers Lane (2,540 sf portion)



606 East Sunny Flowers





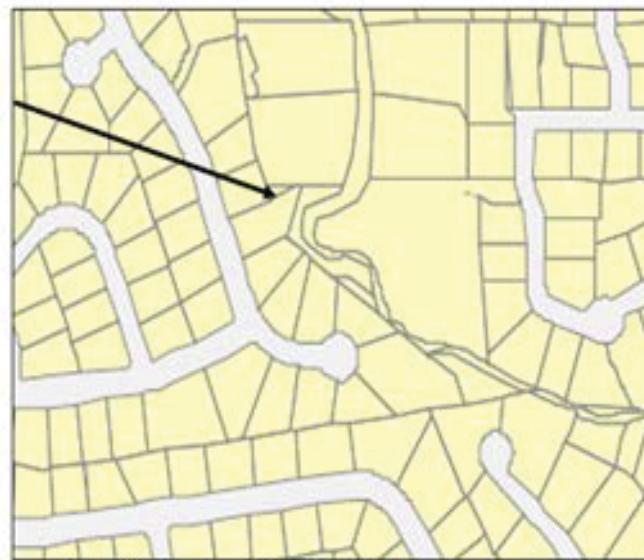
LOW DENSITY RESIDENTIAL

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



Future Land Use Categories

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

Planning Commission

- A public hearing was held by the Planning Commission on December 16, 2021.
- 74 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

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.
2. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
3. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the described 2,540 square foot portion of the property located at 606 East Sunny Flowers Lane from A-1 Agricultural to R-1-8, Low Density Residential.



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Council Action Request

Community & Economic Development

General Plan Amendment from Neighborhood Commercial to Medium Density Residential & Zone Map Amendment from C-N to R-M-15 for 662 W 5300 S and 5322 S Allendale Drive

Committee of the Whole

Meeting Date: January 18, 2022

Department Director Danny Astill	Purpose of Proposal Amend the Future Land Use and Zoning Maps of the subject properties to facilitate residential development
Phone # 801-270-2404	Action Requested Approval of General Plan & Zone Map Amendment for the subject properties.
Presenters Danny Astill Zachary Smallwood	Attachments Presentation Slides
Required Time for Presentation 30 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Background On November 15, 2018, the Planning Commission approved a CUP for Stellar Senior Living, an assisted living facility on the subject properties. The developers also obtained subdivision approval to separate the land into two pieces so that one could be used as commercial on 5300 South. The developer went through the process of obtaining a building permit but due to market conditions was not able to move the project forward. The existing owners are looking to sell contingent upon a change in zoning.
Mayor's Approval Brett A Hales Date: 2022.01.07 15:44:59 -07'00'	On November 18, 2021 Mr. Reynolds filed a new application to amend the zoning of the two properties from C-N to R-M-15. He also filed an application to amend General Plan's Future Land Use designation of the properties from Neighborhood Commercial to Medium Density Residential in order to support the R-M-15 Zone on the properties.
Date January 3, 2022	

Continued from Page 1:

CITY DEPARTMENT REVIEW

Murray City Engineering: The Public Works Department/Engineering Division both support the proposed General Plan Amendment and Zone Map Amendment. We think the zone change is consistent with the overall area and will compliment and ensure the long-term viability of the adjacent neighborhoods.

Murray City Power: There are pre-existing primary underground power facilities in the development, if they need to be relocated the process will be extensive. The developer will need to meet with Murray City Power to discuss planning the new power service(s) and equipment placement to the building(s) when the time comes, with additional line extension costs to provide electrical service. Developer must meet all Murray City Power Department requirements and provide required easements for equipment and Power lines.

Murray City Sewer: Sewer depth on Allendale drive is very shallow, only approximately 4 feet deep. Sewer depth on 5300 south is approximately 9 feet deep. Will be hard to get basements in units if sewer is coming out to Allendale. Approve of the overall change.

Murray City Water: This property is only served by a 6" cast iron water main, may need to be upsized to 8" from Murray Boulevard to meet required fire flows.

PUBLIC COMMENTS & PLANNING COMMISSION

154 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. The Planning Commission held a public hearing for this item on December 16, 2021, One (1) comment was received and wanted to express their feeling of being impacted. He did not oppose the project and respected Mr. Reynold's products.

FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-15 Zones.
3. The proposed Zone Map Amendment from C-N to 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

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the staff review, background, and findings within this report, Staff and the Planning Commission recommends that the City Council APPROVE the requested amendment to the Future Land Use Map, re-designating the properties located at 662 W 5300 S & 5322 S Allendale Drive from Neighborhood Commercial to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the staff review, background and Planning Commission recommendation, Staff recommends that the City Council APPROVE the requested amendment to the Zoning Map of the properties located at 662 W 5300 S & 5322 S Allendale Drive from C-N, Neighborhood Commercial to R-M-15, Multi-family Medium Density Residential.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1st day of February, 2022, 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 General Commercial to Residential Multi-Family Medium Density and amending the Zoning Map from the C-D (Commercial) zoning district to the R-M-15 (Residential Multi-Family) zoning district for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah.

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

DATED this 20th day of January 2022.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATE OF PUBLICATION: January 21, 2022
PH22-01

UCA §10-9a-205

- Mail to each affected entity
- Post on City's website
- Post on Utah Public Notice Website
- Mailed to each property owner within distance parameters (*City Code 17.04.140*)

24 hours prior to hearing:

- Post in 3 locations within city
- Post on City's website

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY AND AMENDS THE ZONING MAP FROM C-N (COMMERCIAL NEIGHBORHOOD) TO R-M-15 (RESIDENTIAL MULTI-FAMILY) FOR THE PROPERTIES LOCATED AT 5322 SOUTH ALLENDALE DRIVE AND 666 WEST 5300 SOUTH, MURRAY, UTAH. (Ryan Reynolds & Brad Reynolds – Applicants)

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

WHEREAS, the owner of the real properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as a Residential Multi-Family and to amend the zoning map to designate the property in an R-M-15 zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Murray City General Plan be amended to show a Village and Centers Mixed Use projected use for the following described properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Salt Lake County, Utah:

Parcel 1:

Lot 1, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-021

Parcel 2:

Lot 2, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-022

Section 2. That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the C-N zone district to 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 _____ day of _____, 2022.

MURRAY CITY MUNICIPAL COUNCIL

ATTEST:

_____, Chair

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of _____, 2022.

MAYOR'S ACTION:

DATED this _____ day of _____, 2022.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the _____
day of _____, 2022.

Brooke Smith, City Recorder

Motion passed 6-0.

BRAD REYNOLDS CONSTRUCTION – 5322 South Allendale Drive & 666 West 5300 South –
Project #21-132 & 21-133

Zachary Smallwood presented the request. The applicant would like to amend the Future Land Use Map designation and zoning of the subject properties to facilitate a residential development at 5322 South Allendale Drive and 666 West 5300 South. The total area is about 5.66 acres located north of 5300 South and slightly east of 700 West. It is located in the C-N Zone, Commercial Neighborhood Zone which allows smaller retail establishments. The Planning Commission previously approved a senior living facility at the subject location but unfortunately those property owners were not able to obtain financing, so they are selling the property. Brad Reynolds Construction is looking to re-zone this property to allow for a townhome project in the R-M-15 Zone which allows up to 12 units per acre as a base density. The General Plan calls this Neighborhood Commercial and the applicants are requesting a General Plan Amendment. The staff report lays out the basis of why staff supports this change. One, is that the neighboring properties are within the same density but may not be in the same zone. The Applegate Condominiums are in R-M-15 and the apartments to the north are in R-1-8 zone but they are about the same density as well. The requested change is consistent with the neighborhood. Any additional housing in this area would help stabilize the single-family neighborhood that is to the east of the subject property that have 27 homes. The Neighborhood Commercial Future Land Use category allows for mixed use development and small neighborhood centers and along neighborhood corridors to preserve or cultivate local serving commercial areas. The requested medium density residential will allow for a mix of housing types which are smaller multi-family structures like townhomes. Residential is not allowed in the C-N Zone currently except for assisted or retirement facilities. The R-M-15 would allow for single family homes at 8,000 ft² per lot or 12 dwelling units per acre for multi-family units with height up to 40'. Front yard and rear yard setbacks are 25' and side yard setback is 8' on one side for a total of 20' on both sides. The parking requirement is 2.5 off street spaces per dwelling unit. Staff found that the General Plan provides for flexibility and implementation and execution of the goals and policies based on individual circumstances. The amendment from C-N to R-M-15 has been carefully considered based on the characteristics of the site and surrounding area and potential impacts can be managed within the densities allowed in the R-M-15 Zone. The zone map amendment conforms to important goals and objectives of the General Plan and will allow for future development of the property. This will require two motions: one for the General Plan and one for the Zone Map Amendment. Staff is recommending that the Planning Commission forward a recommendation of approval for both.

Ms. Milkavich commented it would be nice to keep the one lot that fronts on 5300 South as possibly an R-N-B Zone. If residential homes are built on this property, she expressed concern for a solid fence along the frontage which would create a bit of a tunnel and would not be very walkable. Mr. Smallwood stated UDOT owns 5300 South Street and they are very strict about what access is allowed on their streets and they don't allow access unless you already have an access. This property is locked in unless you use the existing drive. Ms. Patterson proposed if all traffic has to go through Allendale there is concern for traffic impact. Mr. Smallwood declared only certain zones or projects require traffic studies. The city engineer may require a traffic study before the project. The road is pretty wide making the traffic impact less significant. Ms. Patterson asked about site overview in terms of orienting the buildings along 5300. Mr.

Smallwood stated the applicant would propose a development and then staff can make suggestions based on their proposal.

Ms. Milkavich asked about the road on the northside that is incomplete and if that road could be opened. Mr. Smallwood verified it is a private access but may be able to connect. Mr. Hall added there is some access potential and easement which could go out on 700 West not just Allendale. This would be multi-family attached with lower density with townhomes and that requires a Conditional Use Permit in the R-M-15 Zone. The commission is allowed to propose conditions to mitigate impacts. The tunnel like view on 5300 South is a potential issue. He stated the commission can impose a condition to have a 6'-7' sidewalk for safety and better buffering. The orientation is also a potential condition. Ms. Milkavich asked if there is a requirement for a wider sidewalk and park strip. Mr. Hall verified 100 units or 30 lots requires a traffic study and stated the developer intends to make these ownership lots. There aren't enough units to dictate under the policy normally used that would absolutely indicate a traffic study. Mr. Nay asked if Allendale Drive connects to 700 West. Mr. Smallwood clarified it does. Mr. Pehrson asked if it could be required to connect to the private road on the north end. Ms. Nixon relayed some history about the access easement when the rehab center project was approved one of the requirements they imposed was access on the north end for a potential future road.

Applicant, Brad Reynolds, 2500 East Haven Lane, stated his willingness to comply with the suggested conditions. He thanked staff for being very responsive and helping in making his projects more successful. He stated they recently finished a project off of 1000 West and Winchester and are currently working on a project at 525 East Winchester just east of Fashion Place Mall. When that project was proposed there were a lot of neighbors with concerns and now it is almost complete and all sold out, the neighbors are very happy with the finished product. He stated he has been building for over 35 years and can't recall a time more challenging with shortages, supply chain issues and increased costs that seem to change daily. This type of product is in huge demand and will serve a great need in the community. The surrounding area between the commercial, the retail, the elderly care facility, apartments, and the residential homes to the east we think this will provide a nice transition to the residential neighborhood. The units will be high end quality with granite countertops and two-tone paint with brick or stone.

Ms. Wilson asked about the potential unit count and amenities. Mr. Reynolds stated he anticipates having 66-68 units and there will be a playground, gazebos, benches but his plans are not final. Ms. Milkavich asked about the south side of the property possibly having a park strip and wider sidewalk and asked about the easement. Mr. Reynolds stated they would be happy to discuss and implement their suggestions and he is looking into the easement and whether it will be allowed to be used. He stated they are open to any suggestions for this and future projects.

Ms. Patterson opened the meeting for public comment.

Clint Gaither, 5341 South Allendale Drive

I dare say I would be the person most impacted by the project. Me and my neighbors are right across the street from this. I welcome development as all the neighbors do, we are owner occupied people on the street. Currently on Allendale Drive between Spartan Way and Murray Boulevard there are only 30 residents. This development has the potential to increase the number of people living on that street by 400%. That is a sizable increase in human activity.

Not necessarily bad but will definitely change my life. I am very interested in what you are proposing, I have looked at some of your developments and you appear to be a very reputable builder and I hope that is what we get. I fear that because we are not in the phase where we are looking at the project itself but we are going to blanket this out as an R-M-15 and then you could back out and were going to end up with 40' high square box apartments full of Section 8 residents. I hope that is understood by all of you. I am an elderly man and I cannot afford to move anywhere else especially given the current real estate market. I am very concerned with what gets planned and I want to be included in any of the planning that goes into this project.

No further comments were made and the public comment portion was closed.

Ms. Patterson asked if there are any protections for residents if a zone is changed and builder backs out of a project. Mr. Smallwood explained Brad Reynolds integrity and how he has been in the past. He stated the sale of the property is contingent upon the zone change and General Plan amendment being approved. If the zone does get changed and Brad Reynolds does back out, there would be potential for someone else to build with a similar medium density project, with 12 units to the acre and would still need to come before the commission for Conditional Use Permit and/or PUD. Mr. Nay stated there would still be multiple opportunities to see what they are proposing through the CUP and Subdivision approval process. Ms. Patterson the way it is currently zoned has not brought any development in any feasible way. The commissioners discussed possible commercial projects with its current C-N zoning and that the Future Land Use Map and could have a bigger impact potentially.

Mr. Pehrson asked for clarification of the height for R-M-15, it states the planning can approve up to 40' in height. Mr. Smallwood specified there is an allowance by right and then the commission can grant additional height, up to 40'.

Travis Nay made a motion to forward a recommendation of approval to the City Council for the requested General Plan amendment redesignating the properties located at 666 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential. Seconded by Sue Wilson.

Call vote recorded by Mr. Smallwood

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

Motion passed 6-0.

Ned Hacker made a motion to forward a recommendation of approval to the City Council for the requested amendment to the Zone Map of the properties located at 666 West 5300 South and 5322 South Allendale Drive from C-N, Commercial Neighborhood to R-M-15, Multi-Family Residential, Medium Density. Seconded by Jake Pehrson.

Call vote recorded by Mr. Smallwood

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

Motion passed 6-0.

BRANDON STRINGHAM – 606 East Sunny Flowers Lane – Project #21-134

Susan Nixon presented the request. The applicant is requesting a Zone Map Amendment from A-1 to R-1-8 on property located approximately at 606 East Sunny Flowers Lane. This is a large parcel of property at 3.5 acres that fronts Oxford Hollow Drive and the portion in this request is on the westerly portion of that property which is only a 2,540 ft². The property owners to the west would like to purchase this portion from Mr. Stringham. In order to do so, the zoning would need to be the same as the adjacent property owners' zone on Ridge Creek Drive and then would need to come back later and amend that subdivision to include the small parcel. The request is for the small portion of property that is currently A-1 to change to R-1-8. The General Plan and Future Land Use Map call for this area to be a low density residential which includes the A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10 zones. The property is not very accessible for Mr. Stringham's property and not very usable and the Johnston's wish to purchase it. This is the Bradley Development Subdivision. Shawn Bradley is the original owner of this property and developed the property and made a one lot 3.5-acre subdivision. If the property zoning is changed, the new owner would need to come back and request to amend the Ridge Creek subdivision and include this parcel as part of the subdivision. The property by itself is 2500 ft² and is virtually useless, nobody could build anything on it and is basically landlocked. Typically, the zoning should correspond with boundary lines, but since this is such a small portion they could get the zoning changed then include it later on. The findings for this request state the General Plan allows for flexibility in the implementation and execution of goals and policies based on individual circumstances. The requested zone change has been considered and has the characteristics of the surrounding area and is in line with the policies and objectives of the General Plan that was adopted in 2017 and the proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map. Ms. Nixon stated that 74 Notices were sent out to surrounding residences within 500' because of the large size of the parcel and only one response from the neighbors questioning why they are not changing the entire zoning of the property. It was explained that there are some benefits to Mr. Stringham to keep the rest of the property at A-1, Agricultural in which property taxes are different and there is a barn that does exceed the R-1-8 height limitation. Staff is recommending that the Planning Commission forward an approval to the City Council for the property generally addressed 606 East Sunny Flowers Lane.

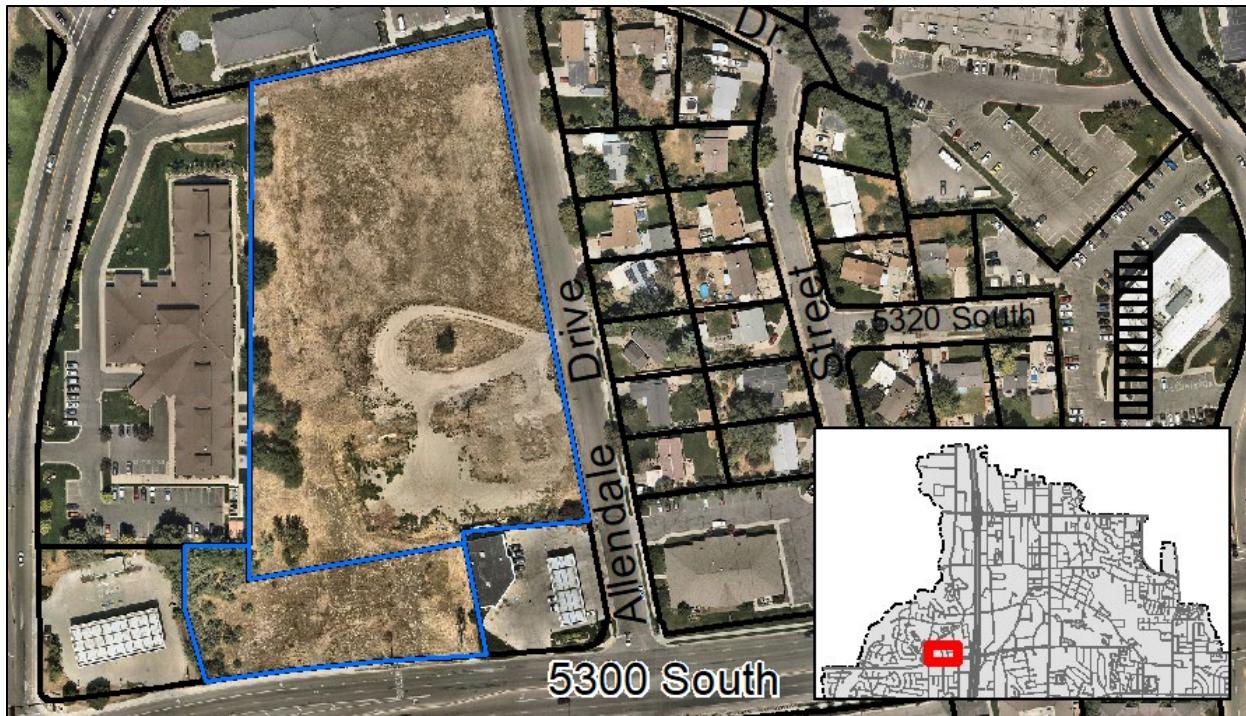
Applicant, Brandon Stringham, 606 East Sunny Flowers Lane thanked Susan for her presentation. He stated across the stream from his property there is a big hill and they live up on the hill and this little section of land is also up on the hill making it inaccessible from his property but is accessible to the neighbors to the west.

Ms. Patterson opened the meeting for public comment.



AGENDA ITEM # 6

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	662 West 5300 South 5322 South Allendale Drive	MEETING DATE:	December 16, 2021
APPLICANT:	Brad Reynolds Construction	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	21-12-351-022 21-12-351-021	PROJECT NUMBER:	21-132 & 21-133
CURRENT ZONE:	C-N, Commercial Neighborhood	PROPOSED ZONES:	R-M-15, Multi-Family Residential, Medium Density
Land Use Designation	Neighborhood Commercial	PROPOSED DESIGNATION	Medium Density Residential
SIZE:	5.66 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a residential development		



I. BACKGROUND & REVIEW

On November 15, 2018, the Planning Commission approved a Conditional Use Permit (CUP) for Stellar Senior Living, a 139 unit assisted living facility on the subject properties. In addition to the CUP the developer obtained subdivision approval to separate the land into two pieces; one that faces 5300 South that could be used as a commercial development and the larger piece that allowed for the assisted living facility, see figure one.

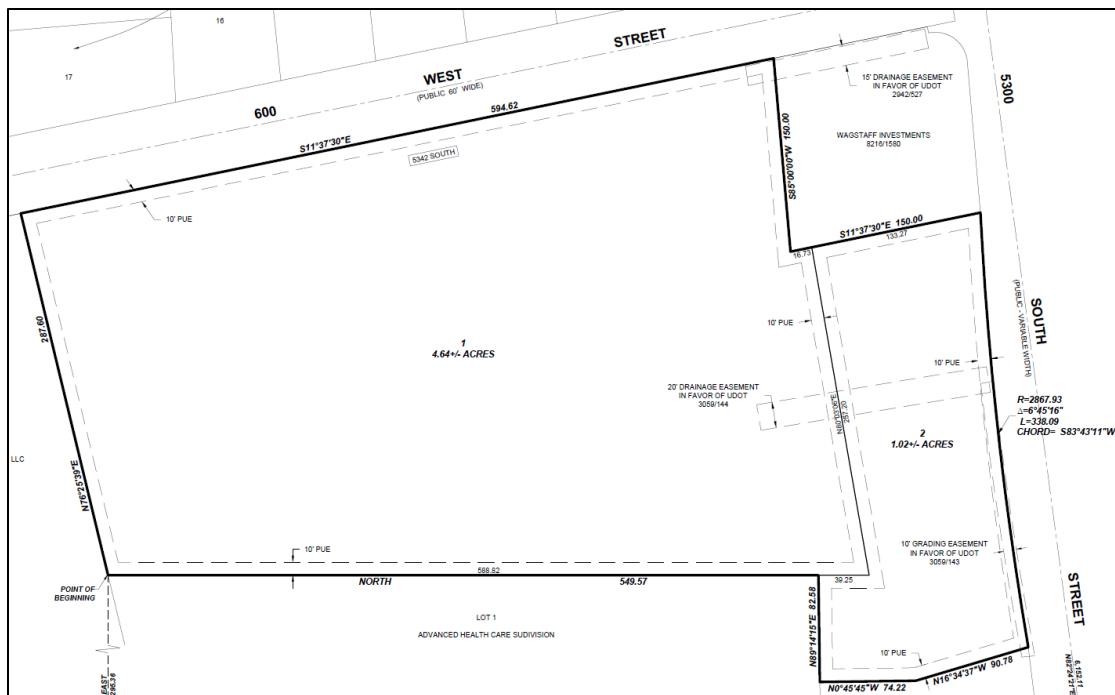


Figure 1: Approved Subdivision

The developer had gone through the process of obtaining a building permit, but due to market conditions Stellar has not begun to build the project. They are looking at potentially selling the property to Brad Reynolds Construction contingent upon a change in zoning.

On November 18, 2021 Mr. Reynolds filed a new application to amend the zoning of the two properties from C-N to R-M-15. He also filed an application to amend General Plan's Future Land Use designation of the properties from Neighborhood Commercial to Medium Density Residential in order to support the proposed R-M-15 Zone on the properties. The intent is to develop a townhome project on the site.

Surrounding Land Uses & Zoning

The subject property is comprised of two parcels totaling 5.66 acres in the C-N Zone located on the north side of 5300 South, on the west side of Allendale Drive. There is a rehabilitation

facility to the west and a small single-family neighborhood to the east. 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 5.66-acre subject property.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial/Rehabilitation	G-O
South	Commercial/Retail	C-D
East	Single Family Residential	R-1-8
West	Commercial/Rehabilitation	C-N

Zoning Considerations

The subject property is in the C-N, Neighborhood Commercial Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There has been redevelopment of the offices to the east and immediately adjacent are single-family homes. There are a mix of townhomes, condominiums and apartments located to the north and west, and some rehabilitation facilities adjacent to the subject properties. Staff supports the proposed zone map amendments noting that the potential development into a townhome project would help to stabilize the adjacent single-family neighborhood, and that there is precedent for this type of use in the immediate area. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

Allowed Land Uses

The existing C-N Zone largely allows for commercial uses and is flexible on the types of uses. They are to be built at a more “neighborhood” type scale. The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-M-15 Zone allows for multi-family housing at a base density of twelve units per acre. This is a medium density, multi-family zone.

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

Permitted Uses in the C-N Zone include variety stores, various retail establishments, financial, and real estate businesses, banking, massage, and other professional level businesses.

Conditional Uses in the C-N Zone include retirement homes, department stores, convenience stores, gasoline service stations, gunsmiths, libraries, and other service oriented businesses.

- **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 C-N and proposed R-M-15 zones are summarized in the table below.

	C-N (existing)	R-M-15
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot 12 units per acre
Height	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	None	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2.5 spaces per unit

Figure 2: Compared Regulations in existing and proposed zones

General Plan Considerations

In order to support the Zone Map amendment to R-M-15, the applicant has also made an application for General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Neighborhood Commercial 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 Neighborhood Commercial. The applicant proposes to amend the Future Land Use designations described above to “Medium Density Residential”.



Figure 3: Future Land Use Map segment

- Existing: The existing properties are currently designated as “Neighborhood Commercial”. This category is intended for “smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character.” Figure 4 is an illustration below from page 5-15 of the General Plan.
- Proposed: 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 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

The Medium Density Residential categories assume that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).” Staff finds that the impacts of the change to Medium Density Residential

can be adequately overcome through conditional use permit review combined with stabilizing the existing single-family development around the subject property. The illustration below is from pg. 5-13 of the 2017 General Plan.

NEIGHBORHOOD COMMERCIAL

This designation allows mixed-use development in smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented (or are desired to be) and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented to the sidewalk.



Corresponding zone(s):

- RNB, Residential Neighborhood Business
- C-N, Commercial neighborhood
- New/Updated Neighborhood Commercial zone

Figure 4: p. 5-15, Murray City General Plan 2017

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

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-M-15 Zone. The primary goal of the Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”.

There are a number of strategies in this section of the General Plan that would support the change, including the first objective to “Preserve and protect the quality of life for a range of viable residential neighborhoods”. A strategy under this objective is to “prioritize infill and redevelopment for commercial development over expansion into residential neighborhoods”. Allowing medium-density residential development of the subject properties can help to stabilize the single-family residential neighborhood to the east, which is smaller, and has become isolated from other residential neighborhoods by office and commercial development. The medium-density residential development may encourage re-investment by property owners and at the very least can prevent further isolation of the neighborhood that would result from the commercial development of the subject property.

Within the Neighborhoods & Housing element, objective 3 (below), states that the city should “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.”

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 zone amendment, which is supported by the amended land use designation, will result in a development that helps to stabilize the surrounding communities, including the apartments, existing condominiums, and the single-family neighborhood with a mix of housing types and densities. The overall density will be consistent with the surrounding area and 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.

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. Staff has compiled their comments below:

- Murray City Engineering:
 - The Public Works Department/Engineering Division both support the proposed General Plan Amendment and Zone Map Amendment. We think the zone change is consistent with the overall area and will compliment and ensure the long-term viability of the adjacent neighborhoods.
- Murray City Power:
 - There are pre-existing primary underground power facilities in the development, if they need to be relocated the process will be extensive. The developer will need to meet with Murray City Power to discuss planning the new power service(s) and equipment placement to the building(s) when the time comes, with additional line extension costs to provide electrical service. Developer must meet all Murray City Power Department requirements and provide required easements for equipment and Power lines.
- Murray City Sewer:
 - Sewer depth on Allendale drive is very shallow, only approximately 4 feet deep. Sewer depth on 5300 south is approximately 9 feet deep. Will be hard to get basements in units if sewer is coming out to Allendale. Approve of the overall change.
- Murray City Water:
 - This property is only served by a 6" cast iron water main, may need to be upsized to 8" from Murray Boulevard to meet required fire flows.

These comments are provided for the benefit of the applicant; as this application is not for a specific project, they are provided to make the applicant aware of potential issues if/when they receive the General Plan and Zone Map Amendment.

III. PUBLIC COMMENTS

154 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 and mailed on Thursday, December 2nd, 2021. No comments have been received as of 2:00 p.m. on Friday, December 10, 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 C-N to R-M-15 will allow medium density residential development at a scale and density that is similar to the surrounding area. Though the properties are vacant, redevelopment will provide a stabilizing effect 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?

The R-M-15 Zone provides an allowed base density of twelve (12) units per acre, most of the developed parcels to the north and west of the subject properties are built at that density or above, the application of the R-M-15 zone would allow for the development of housing that is more affordable than what is normally found in the area and will contribute to the stabilization of the existing single-family housing located to the east.

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. There are some concerns regarding depth and sizing that can be addressed during further development of a potential project.

V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-15 Zones.
3. The proposed Zone Map Amendment from C-N to 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 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 Future Land Use Map, re-designating the properties located at 666 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and 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 666 West 5300 South and 5322 South Allendale Drive C-N, Commercial Neighborhood to R-M-15, Multi-Family Medium Density Residential as described in the Staff Report.



NOTICE OF PUBLIC HEARING

December 16, 2021, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following applications made by representatives of Brad Reynolds Construction regarding the properties located at 662 West 5300 South and 5322 South Allendale Drive.

- **Amend the Future Land Use Map designation of the properties from Neighborhood Commercial to Medium Density Residential.**
- **Amend the Zoning Map for the properties from C-N, Commercial Neighborhood to R-M-15, Medium Density Multiple Family.**

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please contact Zachary Smallwood in the Murray City Planning Division at 801-270-2407, or e-mail zsmallwood@murray.utah.gov.

Public Notice Dated | December 2, 2021

Murray City Public Works Building | 4646 South 500 West | Murray | Utah | 84123

MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16th day of December 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. 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 Neighborhood Commercial to Residential Multi-Family Medium Density and a Zone Map Amendment from C-N (Commercial Neighborhood) to R-M-15 (Medium Density Residential) for the properties addressed: 666 West 5300 South and 5322 South Allendale Drive. You may attend the meeting or 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/.

Jared Hall, Manager
Planning Division

GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

Text Amendment

Map Amendment

Project # 21-B2

Subject Property Address: 5300 S. 666 W.

Parcel Identification (Sidwell) Number: 21123510190000

Parcel Area: 5.68 Acres Current Use: Empty field

Land Use Designation: C-N Proposed Designation: Residential multi-family medium density

Applicant Name: Ryan Reynolds

Mailing Address: P.O. Box 17958

City, State, ZIP: Salt Lake City, Utah, 84117

Daytime Phone #: 801-842-9090 Fax #: N/A

Email Address: ryan@bradreynoldsconstruction.com

Business Name (If applicable): Brad Reynolds Construction

Property Owner=s Name (If different): Adam Benton - Allendale Real Estate LLC

Property Owner=s Mailing Address: 800 E. Ft Union Blvd.

City, State, Zip: Midvale Utah 84047

Daytime Phone #: 801-787-7363 Fax #: _____ Email: _____

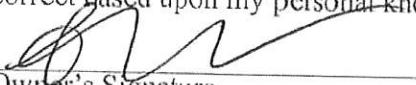
Describe your request in detail (use additional page if necessary): Change zone

from Commercial Neighborhood to Residential Multi Family medium density (R-M-15).

Authorized Signature: Ryan Reynolds Date: 11/18/2021

Property Owners Affidavit

I (we) Adam Benton, ^{member of} Altendale Real Estate LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

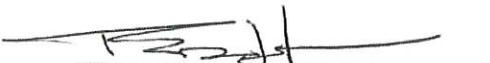

Owner's Signature

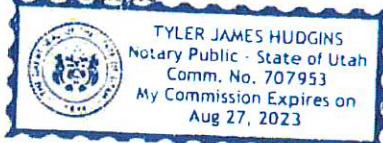
Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 22 day of November, 20 21.

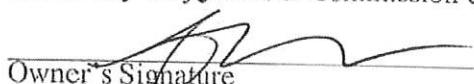

Notary Public



Residing in SALT LAKE COUNTY, UT
My commission expires: AUG 27, 2023

gent Authorization

I (we), Adam Benton, the owner(s) of the real property located at 5322 Altendale, Parcel 21123510190000, in Murray City, Utah, do hereby appoint Brad Reynolds, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brad Reynolds, Ryan Reynolds to appear on my (our) behalf before any City board or commission considering this application.


Owner's Signature

Owner's Signature (co-owner if any)

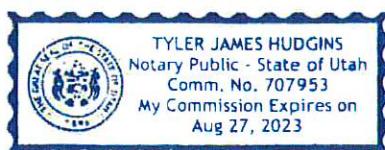
State of Utah

County of Salt Lake §

On the 22 day of November, 20 21, personally appeared before me ADAM BENTON the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.


Notary public

Residing in: SALT LAKE COUNTY, UT
My commission expires: AUG 27, 2023



ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-133

Zoning Map Amendment

Text Amendment

Complies with General Plan

Yes No

Subject Property Address: 5300 S. 666 W.

Parcel Identification (Sidwell) Number: 21123510190000

Parcel Area: 5.68 Acres Current Use: Empty Field

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

Applicant

Name: Ryan Reynolds

Mailing Address: P.O. Box 17958

City, State, ZIP: Salt Lake City, Utah, 84117

Daytime Phone #: 801-842-9090 Fax #: N/A

Email address: ryan@bradreynoldsconstruction.com

Business or Project Name: Brad Reynolds Construction

Property Owner's Name (If different): Adam Benton - Allendale Real Estate LLC

Property Owner's Mailing Address: 800 E Ft. Union Blvd.

City, State, Zip: Midvale Utah 84047

Daytime Phone #: 801-787-7363 Fax #: _____ Email: _____

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

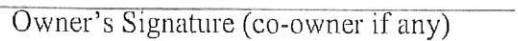
Looking for a zone change to accommodate a multi-family townhome development

Authorized Signature: Ryan Reynolds Date: 11/18/2021

Property Owners Affidavit

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


Owner's Signature

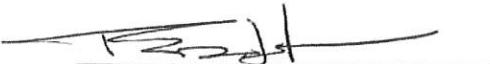

Owner's Signature (co-owner if any)

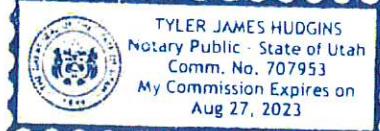
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 22 day of November, 20 21.


Notary Public

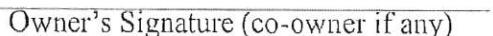


Residing in SALT LAKE COUNTY, UT
My commission expires: AUG 27, 2023

Agent Authorization

I (we), Adam Benton, the owner(s) of the real property located at 5322 Attendale, Parcel 21123510190000, in Murray City, Utah, do hereby appoint Brad Reynolds, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brad Reynolds, Ryan Reynolds to appear on my (our) behalf before any City board or commission considering this application.


Owner's Signature


Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 22 day of November, 20 21, personally appeared before me ADAM BENTON the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.


Notary public

Residing in: SALT LAKE COUNTY, UT
My commission expires: AUG 27, 2023

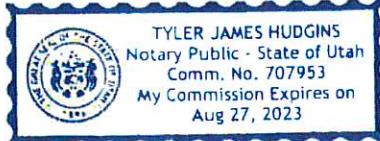


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 51297

Parcel 1:

Lot 1, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-021

Parcel 2:

Lot 2, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-022



NORTH ELEVATION SD
14 x 10



DIMPLE DELL - 14TH EAST TOWNHOMES - BUILDING TYPE 2

1405 EAST 10600 SOUTH, SANDY, UTAH

EXTERIOR ELEVATIONS

D201

JUNE 30, 2021











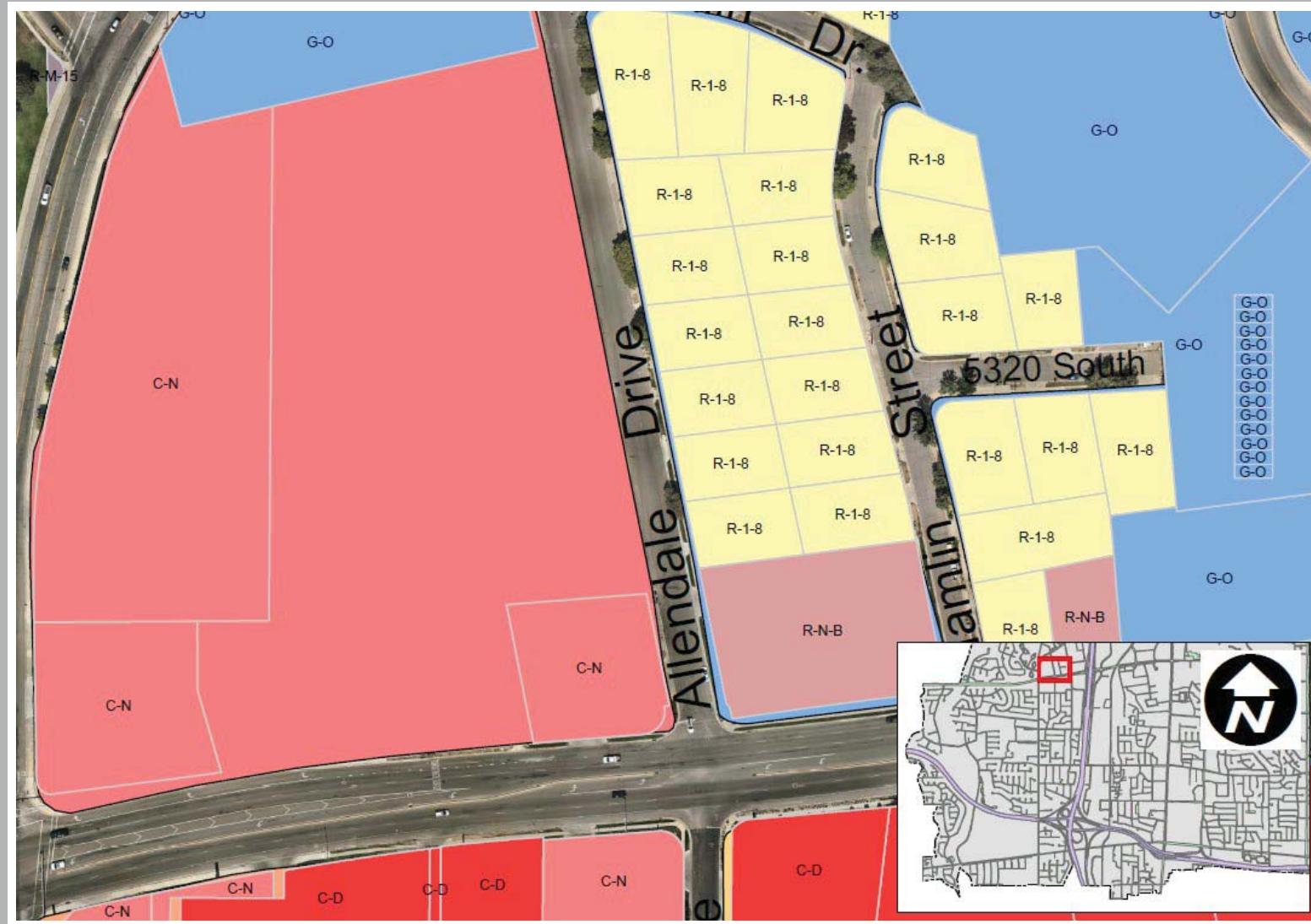
Applicant: Brad Reynolds

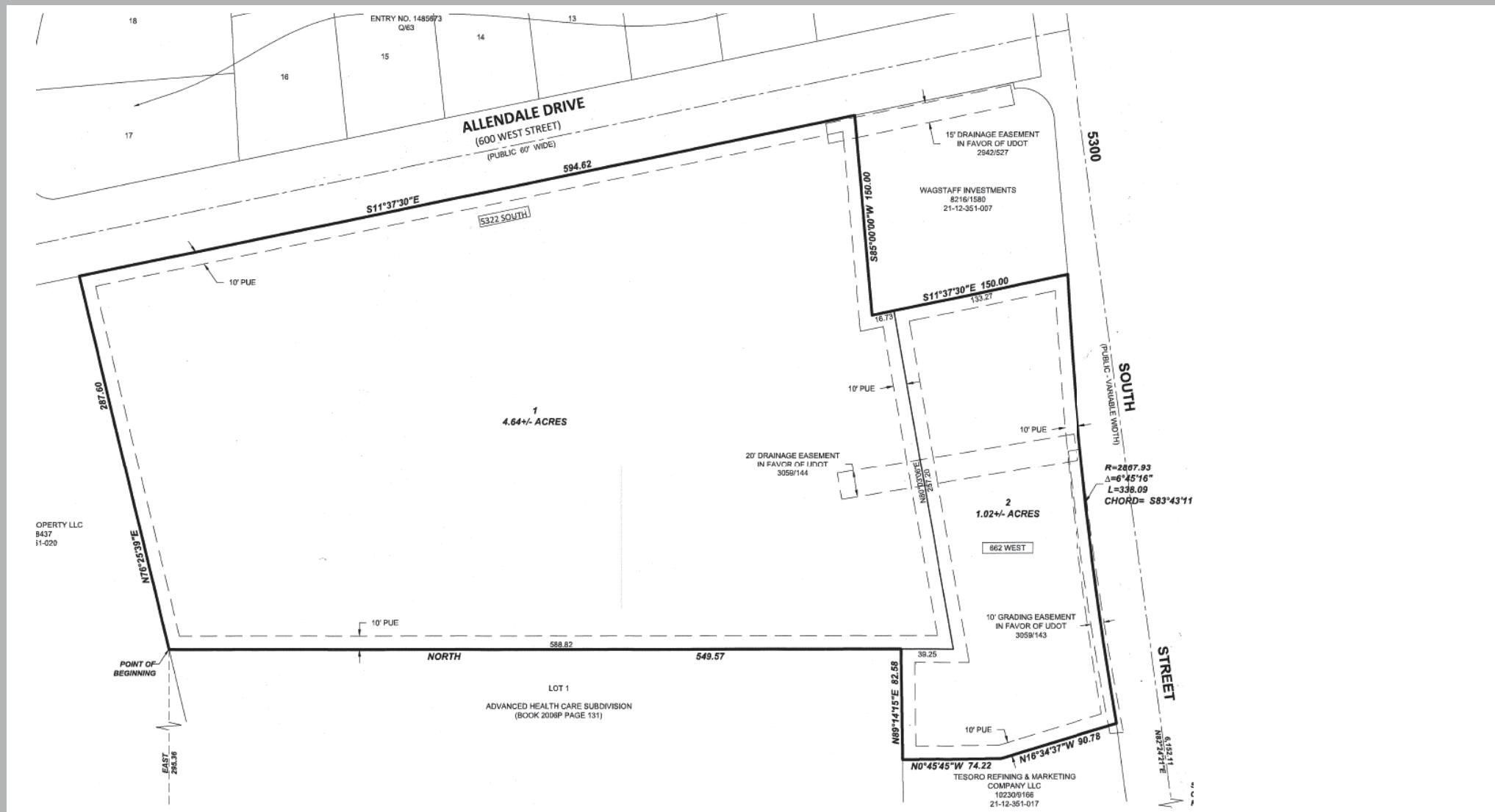
Request: General Plan Amendment from Neighborhood
Commercial to Medium Density Residential and Zone Map
Amendment from C-N to R-M-15

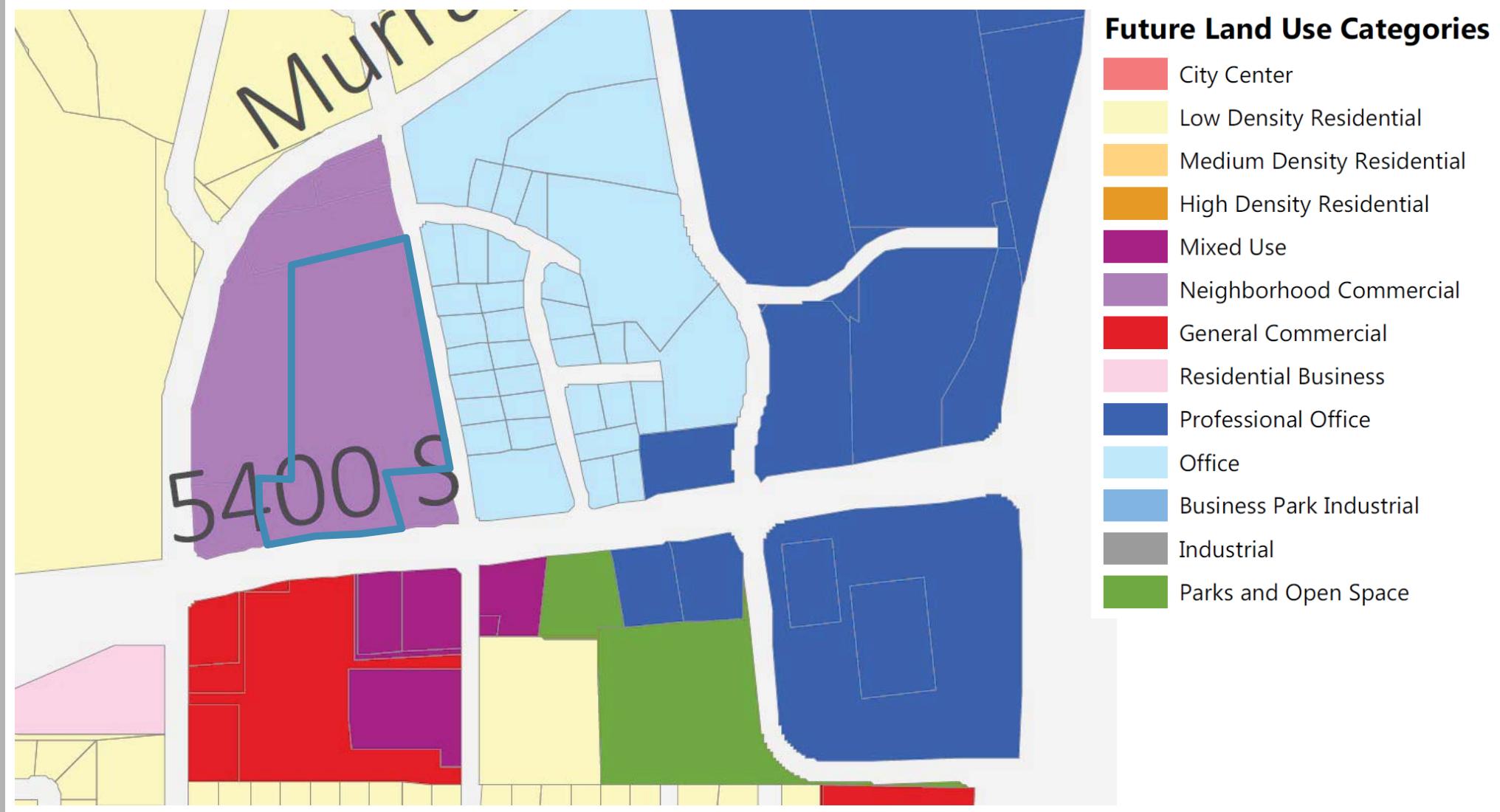
Address: 662 West 5300 South & 5322 South Allendale Drive











NEIGHBORHOOD COMMERCIAL

This designation allows mixed-use development in smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented (or are desired to be) and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented to the sidewalk.

Corresponding zone(s):

- RNB, Residential Neighborhood Business
- C-N, Commercial neighborhood
- New/Updated Neighborhood Commercial zone



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



Zone Comparison

	C-N (existing)	R-M-15
Residential Density	Residential not allowed except for assisted/retirement facilities.	8,000 sq ft min per lot 12 dwelling units per acre
Height	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	Minimum 8' total of 20'
Corner Yard setback	None	20'
Parking Required	4-5 spaces for 1,000 square feet	2.5 off-street spaces per unit



Planning Commission

- A public hearing was held by the Planning Commission on December 16, 2021.
- 154 notices were sent to all property owners within 500' of the subject property and to affected entities.
- One public comment was received which expressed concern on the impact but was not opposed due to the developer's reputation.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed with the densities and uses allowed by the proposed R-M-15 zone.
3. The proposed Zone Map Amendment from C-N to 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.
4. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

Staff Recommendations

General Plan Amendment

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Future Land Use Map, re-designating the properties located at 662 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential.

Zone Map Amendment

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 662 West 5300 South and 5322 South Allendale Drive C-N, Commercial Neighborhood to R-M-15, Multi-Family Medium Density Residential.



MURRAY
CITY COUNCIL

Discussion Item #4



MURRAY

Murray City Council

Council Boards and Committees

Council Action Request

Committee of the Whole

Meeting Date: January 18, 2022

Department Director Jennifer Kennedy Council Director	Purpose of Proposal Appointment of Councilmembers to Boards and Committees for calendar year 2022.
Phone # 801-264-2622	Action Requested Approval of attached resolution
Presenters Kat Martinez	Attachments Resolution
	Budget Impact None
Required Time for Presentation	Description of this Item Appointment of Councilmembers to Boards and Committees
Is This Time Sensitive No	
Mayor's Approval	
Date January 7, 2022	

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY COUNCIL'S APPOINTMENT
OF REPRESENTATIVES TO BOARDS AND COMMITTEES.

WHEREAS, the City Council ("Council") annually appoints Council members to the Association of Municipal Councils, the Capital Improvement Program, the Utah League of Cities and Towns Legislative Policy Committee, the Chamber of Commerce Board, and the Economic Task Force; and

WHEREAS, the Council has discussed appointments to these boards and committees; and

WHEREAS, the Council wants to formally approve the appointments.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Councilmember _____ as the to the Association of Municipal Councils.
2. Councilmember _____ and Councilmember _____ to the Capital Improvement Program.
3. Councilmember _____ to the Utah League of Cities and Towns Legislative Policy Committee.
4. Councilmember _____ to the Chamber of Commerce Board.
5. ~~Councilmember _____ to the Economic Task Force.~~

These appointments shall take effect immediately.

DATED this day of 2022.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Commented [JK1]: The Economic Task Force is no longer.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Discussion Item #5



MURRAY

Council Action Request

City Council and Administration

Interlocal Boards and Committee Reports

Committee of the Whole

Meeting Date: January 18, 2022

Department Director Jennifer Kennedy	Purpose of Proposal Reports from Murray City representatives to interlocal boards, committees and commissions.
Phone # 801-264-2622	Action Requested Informational only.
Presenters As Listed	Attachments None
Required Time for Presentation 35 Minutes	Budget Impact N/A
Is This Time Sensitive No	Description of this Item Biennial reports from City representatives to Interlocal Boards and Commissions (5 minutes each) a. Wasatch Front Waste and Recycling District - Diane Turner and Pam Roberts (10 minutes) b. Association of Municipal Councils - Rosalba Dominguez c. ULCT Legislative Policy Committee - Kat Martinez d. Murray City Library - Kim Fong e. Jordan River Commission - Kim Sorensen f. Central Valley Water Reclamation - Danny Astill
Mayor's Approval	
Date January 7, 2022	



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting

6:30 p.m.

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Council Meeting Minutes

Murray City Municipal Council Chambers

Murray City, Utah

DRAFT

Tuesday, December 7th, 2021

The Murray City Municipal Council met on Tuesday, December 7th, 2021, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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 in Attendance:

Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3 – Conducting
Diane Turner	District #4 – Council Chair
Brett Hales	District #5 – Council Vice-Chair
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

Administrative Staff in Attendance:

Blair Camp	Mayor
Doug Hill	Chief Administrative Officer
Jennifer Heaps	Chief Communication Officer
Brooke Smith	City Recorder
GL Critchfield	City Attorney
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Doug Roberts	Deputy Police Chief
Jon Harris	Fire Chief
Jared Hall	Community & Economic Development Supervisor
Zach Smallwood	Associate Planner
Blaine Haacke	General Manager of Power
Justin Larsen	Line Crew Supervisor
Rob White	IT Director
Danny Hansen	Senior IT Technician

Others in Attendance:

Ashley Larsen	Renee Fasbender	Pam Cotter	Adam Hock	Linda Harris
Belinda Johnson	Jeremiah Johnson	Michael C.	Nancy Christoffersen	Gregg Christoffersen
Delynn Barney	Jayson Argyle	Jessica Comstock	Carl Oldham	Dave Foster
Kate Sturgeon	Allison Trease	Adam Jensen	Jeff Collette	Gary Howland
Dana Howland	Angela Hruza	Peter Hruza	Citizens	

Opening Ceremonies

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

Pledge of Allegiance – The Pledge of Allegiance was led by Zach Smallwood.

Approval of Minutes

Council Meeting – November 16, 2021

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

1. Murray City Council Employee of the Month, Justin Larsen, Line Crew Supervisor.

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

Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Justin Larsen would receive a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. Justin Larsen has worked for the city for the past 17 years and he expressed his appreciation to Larsen for all he does for the City.

Blaine Haacke, General Manager of Power said Justin Larsen works as a Line Crew Forman Supervisor where he manages a crew of line personnel. His job includes distribution line construction and maintenance, transmission maintenance, troubleshooting, and general system upkeep. His most important duty is to keep himself and his workers safe while working in a very

unforgiving environment. Larsen came to Murray City seventeen (17) years ago (2004) from Ephraim City as a Journey Lineworker. He was promoted to Line Crew Supervisor ten (10) years ago (2011) and has been one of our three crew supervisors. He also works at the lineman school and teaches in his free time. Justin's immediate supervisor is Bruce Turner. Larsen is a loyal, dedicated employee and is someone they can call at two (2) am to respond to an outage.

Larsen said working for Murray City is a big deal and it has been a pleasure to work with Murray and expressed gratitude for the opportunity to work at Murray City with his crew and the people he teaches.

Councilmembers thanked Larsen for his service, and they appreciate him being a part of Murray City.

2. **Consider a Joint Resolution of the Mayor and Municipal Council of Murray City expressing gratitude and appreciation to Dale Cox for his contributions to the community as a City Council Member.**

Presenting: Diane Turner, Councilmember

Councilmember Turner read Resolution number 21-35 into the record.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Councilmember Cox expressed his thanks to the Mayor, city council, department directors, administrative staff, city employees, and the people he had the opportunity to work and volunteer with. He is very proud of what he was able to do for Murray City and the employees.

Councilmembers thanked Councilmember Cox for the tremendous help he provided to the city council during his tenure.

3. **Consider a Joint Resolution of the Mayor and Municipal Council of Murray City expressing gratitude and appreciation to Brett Hales for his contributions to the community as a City Council Member.**

Presenting: Diane Turner, Councilmember

Councilmember Turner read Resolution number 21-34 into the record.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Councilmember Hales expressed his thanks to the Mayor, city council, department directors, administrative staff, city employees, and the people he had the opportunity to work with and for all their hard work and support. Hales looks forward to serving Murray City over the next four (4) years.

The Councilmembers thanked Councilmember Hales for the tremendous help he provided to the city council during his tenure and look forward to working with him in his new capacity.

Citizen Comments

Delynn Barney – District 3

Expressed appreciation to those who have served and have protected this country. He expressed his thanks to the Mayor and staff in their response to a parking issue near where he lives. He also shared concerns about parking throughout the city and in future developments in the city.

Kate Sturgeon – District 5

Expressed concern about future development in Murray and the process the city takes to prepare for a decision. She has concerns about the drought and cutting water usage down at the same time the City is approving future residential development. She also has concerns about the waste of radiopharmaceutical manufacturing. She knows growth will happen but wants smart and safe growth.

Beverly Crangle – District 5

Expressed concerns about the increase in traffic with future development and the lack of details about the safety guidelines that are not being addressed by the city. She shared several news articles about traffic safety and concerns.

Richard Crangle – District 5

Richard Crangle affirms everything his wife (Beverly) expressed and adds his concerns with the widening of Vine St. and recommended speed bumps on the road. He does not want to see another pedestrian injured due to speeding vehicles and insisted that the speed be reduced.

Mike Caggiano – District 3

Expressed concerns about the influx of students as a result of rezoning to include high density. The rezoning will have a negative impact on an already struggling school system. Parkside Elementary is the school that will be most impacted, and it is currently ranked 580 out of 607 in the state.

Renee Fasbender – District 4

Expressed concerns about Public Hearing item four (4). In addition, Murray needs to be concerned about rezoning to high-density on some of Murray's prime retail estate and how it will impact the schools, city parks, and the parking.

Rachel Morot – District 4

Expressed thanks for the opportunity to meet with Mayor-Elect Hales and Doug Hill moving forward. She has been involved with city planning more than she thought she would. She has met with the owner and developer for the property at the Pointe of 53rd and found Gary Howland very receptive to her concerns about high density and additional apartments being built by Murray City Park. Her main concern in Murray is not the overbuild of apartments and high-density property but also the preservation of historical property. Murray City has the opportunity to do smart development and incorporate historical buildings that can address affordable housing. She thinks the Master Plan needs to be reviewed and updated.

Ryan Brimway – District 3

Expressed concerns about high-density housing and the impact on it with the school districts. The issue that hasn't been addressed is the culture when you have high-density areas. How can we spread the population across other schools? He also expressed safety concerns about the stone pillars off of Vine Street into the park and request those be torn down since they serve no purpose.

Leann Parker Reed – District 3

Expressed concerns about the schools and low staff and increased population. Kids need good education and to do that Murray City needs a good growth plan and recommended an updated Master Plan.

The public comments were closed.

Consent Agenda

None scheduled.

Public Hearings

Staff, sponsor presentations, and public comments will be given prior to Council action on the following matter. The Council Meeting Agenda Packet can be found [HERE](#).

1. Consider an ordinance amending the Murray City Standard Land Use Code related to adding a land-use category for Radiopharmaceutical Manufacturing and Products; and amending sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 of the Murray City Municipal Code identifying radiopharmaceutical Manufacturing and products as permitted uses in specified zoning districts.

Presentation: Susan Nixon, Associate Planner, and Jessica Comstock, PharmD, BCNP, PharmaLogic
PowerPoint Presentation Attachment A- Applicant IHC Health Services
PowerPoint Presentation Attachment B- PharmaLogic Utah Facility Overview
Committee of the Whole Presentation on November 16, 2021
Planning Commission Presentation on October 7, 2021

Presentation

Susan Nixon shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the Murray City Standard Land Use Code related to adding a land-use category for Radiopharmaceutical Manufacturing and Products; and amending sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 of the Murray City Municipal Code identifying radiopharmaceutical Manufacturing and products as permitted uses in specified zoning districts.

In September 2021, Intermountain Healthcare Company (IHC) Health Services has requested to add Radiopharmaceutical Manufacturing and Products (LU # 2834) as an allowed use in order to operate a facility that will produce radiopharmaceuticals to diagnose and treat cancerous lesions. The type of activity and the facilities needed to accommodate this use does not fall under the current land use categories. IHC Health Services proposed a text amendment to add a definition for radiopharmaceuticals to the Standard Land Use Code and to then be added as a permitted use to the G-O, H, C-D, and P-O Zones and changes to Section 17.144.020, 17.148.020, 17.160.020, and 17.174.020, respectively.

The request is to add as a subcategory under #2800 the following:

Proposed Land Use # 2834 and definition for Radiopharmaceutical Manufacturing is preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, and practice of pharmacy, processing, packaging, repackaging, or labeling of pharmaceutical drugs containing radioactive isotopes.

The land uses within category #2800 include activities involved in the processing of materials that produce material of higher value than that of the original material. All activities are usually in establishments that would most often be identified as plants, factories, or mills.

Nixon shared the reasons for the Land Use request highlighting these four reasons:

- Access to radiopharmaceuticals is necessary to diagnose and treat prostate cancer (and other cancers) in patients.
- There are three (3) radio-pharmacy centers located in Utah. There is currently a cyclotron at the Huntsman Cancer Clinic, but it is not pharma-enabled and capable of producing these new drugs.
- None of the existing facilities are capable of producing new non-invasive cardiac imaging drugs with a short shelf life.
- If the Land Use Text amendment is adopted, the applicants will propose a project intended to be an FDA-registered drug manufacturing facility, as well as a licensed pharmacy in the State of Utah.

The final product of a manufacturing establishment may be "finished" in the sense that it is ready for utilization or consumption, or it may be "semi-finished" to become raw material for an establishment engaged in further processing.

Staff recommends approval of the proposed Text Amendment to Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020, in the G-O, H, C-D, and P-O Zones respectively; and addition of Land Use Category #2834, Radiopharmaceutical Manufacturing and Preparations, to the Standard Land Use Code.

PharmaLogic Presentation

Time was turned over to Jessica Comstock, PharmD, BCNP, a representative for the company PharmaLogic who shared a PowerPoint presentation (Attachment B). Comstock is a board-certified nuclear pharmacist, holds a degree in Radiation Health Physics, and is a Professor. Comstock shared information about the company's vision and mission and the purpose for the request.

Councilmember Cox asked about the radioactive waste and where it goes.

Comstock explained about the materials used and federal oversight to ensure safety procedures are being followed for active and inactive material.

Councilmember Turner expressed appreciation to PharmaLogic's presentation and shared some of her safety concerns. Comstock clarified that the City's approval to update the Land Zone Code is the first step in many approvals from several other state and federal agencies. Operations cannot begin until all local, state, and federal licenses have been secured and once in operations, there is continuous oversight that will be conducted.

Councilmembers asked for clarification on why four different zoning districts are being proposed instead of only one, the G-O Zone.

Nixon responded when reviewing the application, they tried to look to the future for potential locations where similar business uses might be developed, the majority of which are owned by Intermountain Healthcare (IHC). During the review, they recommended these four zones.

Jason Arguile, Assistant Vice-President of Imaging Services, from IHC, came up to the podium and shared why IHC needs to have PharmaLogic provide these treatments for their patients. PharmaLogic can offer new therapy that Utah does not currently have access to today. It also will help the medical professionals diagnose and treat patients and there are no plans to expand from the one area they are requesting for tonight.

Councilmember Turner would recommend approving PharmaLogic's specific area instead of the four recommended by city staff.

Councilmember Martinez asked for the timeline for a building. Comstock answered that an existing building will be remodeled in less than a year and then they will wait for licenses from different governing bodies.

Citizen Comments

The public hearing was open for public comment.

Janice Strobell – District 3

Shared concerns about the shelf life of these drugs and wonders if a transportation plan has been thought of. Strobell works near the hospital and drives past the hospital every day. Occasionally, she will get stuck at the tracks or frontrunner crossing and she wonders if the applicant has thought about that since the medication does have a short shelf life.

Clark Bullen – District 3

Recommended the specific property in question be rezoned to the hospital zone and that only the hospital zone be approved for the text amendment and rezoning. Then that would limit where this type of business would be allowed.

Richard Crangle – District 5

Shared concerns about the potential for radioactive leakage during an earthquake, since we are on a fault line.

No other comments were given, and the public hearing was closed.

DISCUSSION

The council invited Comstock back up to talk about the transportation and fault line.

Comstock shared that PharmaLogic has a delivery path plan that they feel comfortable moving forward. Regarding the fault line, when they design their facilities, they bring in engineering experts who look at the structural integrity of the facility, the environment, location, and also including water tables, air flows, flight plans, fault lines. Before any license can be given, they have to have multiple agencies approve their design plans and be in compliance throughout the life of the facility.

Councilmembers expressed thanks for the presentation and for answering questions.

Councilmember Turner requested the council only approve the specific zone requested for PharmaLogic's building and asked Susan to clarify what zone will need to be approved if the council only wants to approve one zone verse the four requested.

MOTION

Councilmember Cox moves to adopt an ordinance amending the Murray City Standard Land Use Code related to adding a land-use category for Radiopharmaceutical Manufacturing and Products; and amending section 17.144.020 of the Murray City Municipal Code identifying radiopharmaceutical Manufacturing and products as permitted uses in specified zoning districts and directs staff to exclude the following section 17.148.020, 17.160020, and 17.174.020. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance relating to land use; amends the Zoning Map for the property located at approximately 5700 South 800 West, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District.

Presentation: Zachary Smallwood, Associate Planner

Requester: Joe Colosimo

PowerPoint Presentation Attachment C- Zone Map Amendment from A-1 to R-1-8

Committee of the Whole Presentation on November 16, 2021

Planning Commission Presentation on October 21, 2021

Zach Smallwood presented an ordinance request relating to land use; amending the Zoning Map for the property located at approximately 5700 South 800 West, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District. Smallwood shared a PowerPoint that described the subject property as a single-family home on 1.62 acres within the A-1 zone. The A-1 zone requires a minimum of 1-acre sized lots. The lot is located on the west side of 800 west next to Viewmont Elementary. The applicant would like to develop the property into a single-family subdivision and is requesting the R-1-8 zone, as it is the more prominent zoning designation in the area. The 2017 General Plan supports the change from agricultural uses to single-family dwellings.

Smallwood shared a zoning comparison. 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 pastureland. 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 is allowed subject to Conditional Use approval.

The proposed R-1-8 Zone allows for single-family dwellings on 8,000 ft² lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

Carl Oldham, a representative for the property was introduced.

Councilmember Cox shared concerns about parking problems in the area and hopes this rezone will resolve some of the issues.

Citizen Comments

No comments were received. The public hearing was closed.

MOTION

Councilmember Hales moved to adopt an ordinance relating to land use; amending the Zoning Map for the property located at approximately 5700 South 800 West, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

3. Consider an ordinance relating to land use; amends the Zoning Map for the properties located at approximately 871 West Tripp Lane, Murray City, Utah from R-1-8 (Low-Density Single Family) to R-1-6 (Low/Medium Density Residential).

Presentation: Zach Smallwood, Senior Planner

Applicant: Salt Lake Neighborhood Housing Services (NeighborWorks)

PowerPoint Presentation Attachment D- Salt Lake Neighborhood Housing Services

Committee of the Whole Presentation on November 16, 2021

Planning Commission Presentation on October 21, 2021

Zach Smallwood presented an ordinance request relating to land use; the subject property is vacant and is approximately 2.9 acres within the R-1-8 zone and was rezoned from A-1, Agricultural to R-1-8, Low-Density Single Family in September 2019. Smallwood shared a PowerPoint that described in July of 2020, NeighborWorks obtained preliminary subdivision approval with a road connecting Tripp Lane to Willow Grove Lane. However, a small portion of privately held property necessitated Council action for the road extension to take place. At the time, the City Council was unwilling to use eminent domain to acquire the property, making the

planned Tripp Lane extension impossible. Given this, the subdivision was re-designed to be a cul-de-sac.

The applicant would like to develop the property into a single-family subdivision. As a result of the time and money used to develop a new subdivision design and the difficulties of designing lots with the cul-de-sac and utility connections that are still required through to Willow Grove Lane, the applicants are requesting to change the zoning to R-1-6 to allow for the potential of three additional lots. Smallwood shared that if the zone changes are approved, the applicant would need to obtain a new preliminary and final subdivision approval.

The most significant difference between the allowable uses in the existing R-1-8 Zone and the proposed R-1-6 zone is the required lot size. The permitted and conditional uses themselves are nearly identical.

Based on the background, staff review, and the Planning Commission recommendation, staff recommends approval of the proposed zone map amendment for the properties located at 871 West Tripp Lane from R-1-8, Low-Density Single Family to R-1-6, Medium Density.

Councilmember Turner asked for clarification on the difference in housing units with the zoning change.

Smallwood answered that there would be three additional homes built.

Time was turned over to Allison Trease NeighborWorks. Trease shared a written statement with the council. The goal of NeighborWorks is to create single-family homes for first-time home buyers. The total homes in the area will be thirteen (13) instead of ten (10).

Citizen Comments

No comments were received. The public hearing was closed.

DISCUSSION

Councilmember Martinez disclosed she is a recipient of a NeighborWorks down-payment assistance loan.

MOTION

Councilmember Turner moved to adopt the ordinance relating to land use; amends the Zoning Map for the properties located at approximately 871 West Tripp Lane, Murray City, Utah from R-1-8 (Low-Density Single Family) to R-1-6 (Low/Medium Density Residential). The motion was SECONDED by Councilmember Hales.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

4. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to CMU for the properties located at 5283, 5217, 5157 and 5177 South State Street and 151 East 5300 South, Murray, Utah.

[Presentation: Jared Hall, Community & Economic Development Supervisor](#)

[Applicant: Howland Partners](#)

[PowerPoint Presentation Attachment E- Howland Partners, Inc.](#)

[PowerPoint Presentation Attachment F – The Pointe at 53rd](#)

[Committee of the Whole Presentation on January 19, 2021](#)

[Planning Commission Presentation on October 21, 2021](#)

Jared Hall presented an ordinance request relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to CMU for the properties located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South, Murray, Utah. Hall shared a PowerPoint that described Howland Partners have submitted applications for a General Plan Amendment from General Commercial to Village & Centers Mixed Use and a Zone Map Amendment from C-D, Commercial Development to CMU, Centers Mixed Use for their properties in the Pointe at 53rd shopping center located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South.

The subject property is an active, 13+ acre shopping center with a mix of "box" retail stores, restaurants, and offices with both surface and structured parking. Because the property is close to Murray's downtown, the Murray City Park, Intermountain Medical Center, and transit opportunities at the Murray Central Station, the property owners are interested in redevelopment opportunities as a true mixed-use project. A potential mixed-use redevelopment would require the requested amendments to the Future Land Use Map and the Zoning Map.

The existing C-D Zone allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The proposed CMU Zone, adopted in July 2020, was specifically designed to allow the addition of residential uses to existing commercial properties. The CMU Zone allows developments at lower densities and with higher parking requirements which are in this particular area. The CMU Zone allows a base residential density of 35 units per acre, which can be increased to 40 and 45 units per acre based upon a matrix of requirements for additional open space and amenities, affordable housing, and additional commercial square footage.

DISCUSSION

Councilmember Cox asked if the request is approved tonight, what is the next step for the applicant.

Hall responded that if it is approved then the applicant would need to apply for a Master Site Plan. Approval of the Master Site Plan can not be given until the applicant fulfills several steps that are required. Including a traffic study, parking evaluation, etc.

Councilmember Hales asked if the council could put a limit on the number of apartment units that would be approved for the area.

Hall responded that the council's responsibility is to approve the zoning and the Planning Commissions' responsibility is to approve the Master Site Plan application. The Master Site plan will include several analysts, with recommendations or improvement requests for potential impacts to the surrounding areas.

Councilmember Turner asked if the zoning is approved, how many units could be put on the site.

Hall responded that the units are based on the acres and what is allowable. This zone would allow 35 units per acre and there are 12 acres so the base density could be 420 units. If the applicant wanted to go higher than 35 acres per unit, they would need to add additional incentives to minimize impact. With this zoning request, the city wants to encourage re-investment into their commercial properties that are already doing well and keep them viable moving forward.

Howland Presentation

Time was turned over to Gary Howland, owner, and representative of the property located at the Pointe and 53rd who shared a PowerPoint presentation (Attachment F). Howland shared information about the history of the development, the company's future vision, and the purpose/need for the request right now.

Howland shared that approval is important now because they have two years to get a plan in place with their lender. Howland's goal is to get the community involved and wants their input on the design. They can't do that until they know what the density will be moving forward.

Councilmember Cox asked what would happen with the office tower since most of the commercial tenants are almost gone.

Howland answered that he was able to find the original (Computer-Aided Design) CAD drawings of the office towers and the towers now can be repurposed to a studio or one-bedroom apartment complex without major changes or new CAD drawings.

Citizen Comments

Clark Bullen – District 3

Shared information about previous developments and parking concerns throughout the city. Growth could have an impact on schools, traffic, water, fire, and police resources. Bullen mentioned the last Master Plan was done five years ago and recommend the council make a budget amendment to pay for an official revision of the Master Plan and not approve any more zoning changes that would increase density until a thorough evaluation is done.

Rachel Morot – District 4

Shared similar concerns as Clark Bullen but also knows the shopping has changed. She does not think it is right that someone invested in the community be denied but she also does not think it is right that zoning can be changed based on acres. She hopes citizens and the council can make recommendations for density levels in future development requests.

Janice Strobell – District 3

Expressed appreciation to Gary Howland and his proposed project however she reminded the public the council is not looking at his project and should only consider the zoning request. Strobell suggested that more needs to be addressed with all zoning changes before a project is presented and approved.

Jeff Kollet- District 5

Expressed concerns about parking increasing because of the rezoning density allotments however during the presentation Howland indicated that the traffic will decrease.

Kate Sturgeon – District 5

Shared concerns about the “city models” that say a project will or won’t work. She said there may be a problem with the software or whoever is interpreting the data and requested the city stop using the process to recommend projects because it doesn’t work. Sturgeon wonders if there is a different program that can be used.

Delynn Barney – District 3

Shared concerns about how the apartments will impact Murray City Park, parking, and traffic.

Beverly Crangle – District 5

Shared concerns about Power resources and safety concerns for Murray students and citizens as new developments are approved. Crangle encourages an in-depth look at transportation programs.

Mike Caggiano- District 3

Shared that an increase in rentals would have a negative impact on the surrounding schools and general congestion. Caggiano shared pride of ownership however none of the models showed an impact on public schools. Would like the council to take a look at the intangibles (like impact on schools) before the council decides on a number of units that will be approved.

Ryan Brimley – District 3

Requested that infrastructure development is in place before a project so that the city doesn't have to unravel the unforeseen issues after they develop. Brimley also shared the impact on schools and invited the council and public to go to the schools and ask employees what their concerns are.

Leanne Parker Lee – District 3

Shared concerns about elder residents and would like the council to take into consideration that they like to shop in person and not online.

No other comments were received. The public hearing was closed.

Gary Howland was invited back up to the podium to clarify a few points and why it is important for approval now. Howland went on record that he would not go above 365 units and reiterated that his goal is to create a walkable, livable area.

Dana Howland, the brother and business partner to Gary, shared that they listen to neighbors and have had community meetings. If zoning changes are not allowed, then this shopping center will be empty. Regarding the traffic, a study was done and there is not a better area to create a mixed-used zone. Regarding traffic control, they have plans in place to mitigate the impact and he requested approval of the proposed land changes.

DISCUSSION

Councilmember Hales asked if the council can allow a range of density with the new zoning request.

Hall said there is a range of densities however the Master Site Plan allows entitlement and what can be done after a thorough analysis is done. Schools, Fire, Police, Traffic will all be analyzed before final site plans and densities are approved.

Councilmember Hales asked what would happen if the Master Site Plan had a negative recommendation (for example from the school district).

Hall said entitlement can mitigate the impact in the Master Site Plan Agreement. In this zoning request, you can mitigate impact before density is approved in the site plan.

Attorney GL Critchfield clarified that the council cannot put conditions on density tonight. That is a different process.

Councilmember Turner requested staff and council go back to the drawing board to decide what to do before approvals on future developments are passed.

Hall clarified, if the council approves the rezoning request, then the zoning approved for Howland's property would be CMU as it stands today.

Councilmember Cox recommends the council re-look at zoning amendments moving forward because the council did not get what they asked for during the moratorium. He reminded the council and citizens that the applicant, Gary Howland is trying to save his business model and we have asked him to postpone his project already, so it is imperative for the council to move forward with his project.

Attorney Critchfield stated that Gary Howland is entitled to a decision without additional constraints.

Councilmember Martinez thanked the citizens who represented Parkside in attendance. The city needs to support an involving retail community and develop more middle-income housing opportunities. Mixed-use is designed to be a walkable community and allowing this change, improves our city.

MOTION

Councilmember Martinez moved to adopt an ordinance relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to CMU for the properties located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South, Murray, Utah. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox,

Nays: Councilmember Turner, Councilmember Dominguez

Abstentions: None

Motion passed 3-2

5. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to VMU for the properties located at 861 East Winchester Street and 6520, 6550, and 6580 South 900 East, Murray, Utah.

Presentation: Jared Hall, Community & Economic Development Supervisor

Applicant: Boyer Company

Committee of the Whole Presentation on January 5, 2021

Planning Commission Presentation on October 21, 2021

This item was postponed.

Business Item

[Councilmember Hales was excused.]

1. Consider a resolution to acknowledge completion and receipt of the Annual Comprehensive Financial Statement (ACFR) for the Fiscal Year 2020-2021 and direct the notice to be published pursuant to section 10-6-152 of the Utah Code.

Presentation: Brenda Moore, Finance and Administration Director
Committee of the Whole Presentation on (same day) December 7, 2021

Brenda Moore acknowledged the completion and receipt of the fiscal year 2020-2021 independent audit. Moore said the final step in the audit is for the Council to approve the resolution that acknowledges the City has had an audit. The audit was performed by Hansen, Bradshaw, Malmrose & Erickson (HBME). The resolution states that the Council has received the audit and the financial statements.

Councilmember said they received the ACFR and it looks great.

MOTION

Councilmember Martinez moved to adopt a resolution to acknowledge completion and receipt of the Annual Comprehensive Financial Statement (ACFR) for the Fiscal Year 2020-2021 and direct the notice be published pursuant to section 10-6-152 of the Utah Code. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Martinez, Councilmember Cox,
Councilmember Dominguez.*

Nays: None

Abstentions: Councilmember Hales

Motion passed 4-0

2. Consider a resolution approving an Interlocal Cooperation Agreement between the City, Salt Lake County ("County"), and Salt Lake City Corporation ("SLC") for a Brownfields Assessment Grant.

Presentation: Susan Nixon, Associate Planner
PowerPoint Presentation: Attachment G: Interlocal Agreement (ILA) with Brownfield
Committee of the Whole Presentation on November 16, 2021

Susan Nixon presented a resolution request asking for approval of an Interlocal Cooperation Agreement between the City, Salt Lake County ("County"), and Salt Lake City Corporation ("SLC") for a Brownfields Assessment Grant. Nixon shared a PowerPoint with the council.

In 2019, Murray City Council approved an interlocal agreement with the County and SLC after a \$600,000 Brownfield Assessment Grant award was received. The partners have spent the last two years performing environmental assessments to facilitate the redevelopment of properties.

On May 11, 2021, the EPA announced that the Coalition was awarded another \$600,000 in grant funding. As a result, the staff is asking the City Council to approve the second Interlocal Cooperation Agreement. These funds can be used for site selection, criteria development, environmental site assessment, clean-up plans, and other eligible activities as agreed to by Coalition Members.

MOTION

Councilmember Cox moved to adopt a resolution approving an Interlocal Cooperation Agreement between the City, Salt Lake County ("County"), and Salt Lake City Corporation ("SLC") for a Brownfields Assessment Grant. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Martinez, Councilmember Cox,
Councilmember Dominguez.*

Nays: None

Abstentions: Councilmember Hales

Motion passed 4-0

Mayor's Report and Questions

Mayor Camp did not share any updates.

Council members shared their appreciation to the staff and audience.

Adjournment

The meeting was adjourned at 10:15 p.m.

Brooke Smith, City Recorder

Attachment A

Murray City Council Meeting

December 7, 2021



Applicant: IHC Health Services, Inc.

Land Use Text Amendment: Add New Land Use Category #2834 –
Radiopharmaceutical Manufacturing & Products to:

- G-O (General Office) Zone
- H (Hospital) Zone
- C-D (Commercial Development) Zone
- P-O (Professional Office) Zone



Radiopharmaceuticals, or medicinal radiocompounds, are a group of pharmaceutical drugs containing radioactive isotopes. Radiopharmaceuticals can be used as diagnostic and therapeutic agents.

The proposed Land Use number and definition is:

2834 Radiopharmaceutical Manufacturing, Preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, practice of pharmacy, processing, packaging, repackaging, or labeling of pharmaceutical drugs containing radioactive isotopes.

Existing Land Use number and definition:

2800 CHEMICALS AND ALLIED PRODUCTS

2810 Industrial Inorganic and Organ Chemicals
2810 Industrial inorganic and organic chemicals.

2820 Plastic Materials and Synthetic Resins, Synthetic Rubber, Synthetic and other Man-made Fibers, except Glass
2821 Plastic materials, synthetic resins and nonvulcanizable elastomers.
2822 Synthetic rubber (vulcanizable elastomers).
2823 Cellulosic man-made fibers.
2824 Synthetic organic fibers, except cellulosic.

2830 Drugs
2831 Biological products (includes serums, toxins, vaccines, bacterins).
2832 Medicinal chemicals and botanical products.
2833 Pharmaceutical preparations. (Includes analgesics, anesthetics, antacids, cold remedies, soap, etc.)

Regulation & Oversight:

- Radiopharmacy activity is regulated on a federal level by the Food & Drug Administration (FDA), Department of Transportation (DOT), Nuclear Regulatory Commission (NRC), and on a state level by the Board of Pharmacy and the Utah Department of Environmental Quality.
- The manufacturing of Positron Emission Tomography (PET) radiopharmaceuticals are performed in a cyclotron radiochemistry lab or "vault." PET is a diagnostic technique in which computer-assisted x rays are used to track a radioactive substance inside a patient's body.
- The radiopharmacy is staffed by trained nuclear pharmacists.
- Radiopharmaceuticals are compounded specifically for patients in hospitals and clinics in the Intermountain region.

Reasons for Request:

- Access to radiopharmaceuticals is necessary to diagnose and treat prostate cancer (and other cancers) in patients.
- There are three (3) radiopharmacy centers located in Utah. There is currently a cyclotron at the Huntsman Cancer Clinic, but it is not pharma enabled and capable of producing these new drugs.
- None of the existing facilities are be capable of producing new non-invasive cardiac imaging drugs with a short shelf life.
- If the Land Use Text amendment is adopted, the applicants will propose a project intended to be an FDA-registered drug manufacturing facility, as well as a licensed pharmacy in the State of Utah.

Proposed Amendment As “Permitted Use” to Land Use Code Sections:

17.144.020 G-O Zone
17.148.020 H Zone
17.160.020 C-D Zone
17.174.020 P-O Zone

Note: LU# 2800 is currently allowed as a Permitted Use in the B-P (Business Park) Zone, Section 17.173.020 and as a Conditional Use in the M-G (Manufacturing General) Zone, Section 17.152.030. This proposal would fall under this broader category for the B-P & M-G Zones.

Planning Commission

- The Planning Commission held a public hearing on October 7, 2021
- Public Notices were mailed to effected entities
- No public comments were received
- The Planning Commission voted 4-0 to forward a recommendation approval to the City Council, with one commissioner abstaining

Findings

1. The proposed text amendment has been carefully considered and provides additional opportunity and flexibility for the potential development of properties in the G-O, H, C-D & P-O Zones.
2. The proposed text amendment supports the goals and objectives of the General Plan by facilitating office, professional office, commercial, retail, and business park industrial use development that will promote and facilitate growth with medical facilities, the IHC facilities, the Intermountain Medical Center, and TOSH.
3. The proposed text amendment is consistent with the purpose of Title 17, The Murray City Land Use Ordinance.
4. The Planning Commission voted 4-0 to recommend approval of the proposed text amendment.

Staff Recommendation

Staff recommends **APPROVAL** of the proposed text amendment to Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 as reviewed in the Staff Report and addition of Land Use Category #2834, Radiopharmaceutical Manufacturing and Preparations, to the Standard Land Use Code.

Attachment B

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PharmaLogic Utah Facility Overview

Scott Holbrook MS, FSNNMI-TS
General Manager, CSO
October 7, 2021



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Our Mission and Vision

To provide access to the most advanced, clinically relevant PET and SPECT radiopharmaceuticals *with emphasis on supporting translational activities* to ultimately improve clinical outcomes.

To become a global leader and the *central point of entry for breakthrough radiopharmaceuticals* in the United States.

To be the leading advocate for better **patient care**. Recognized as the most Trusted Quality Care partner, PharmaLogic is dedicated to provide leading innovations and solutions to U.S./Global practitioners with unwavering *commitment to safety, reliability and compliance*.

Confidential

What We Do

Radiopharmaceutical manufacturing

- Radioactive drugs used to diagnose and treat diseases
- Sterile injectable products administered by a physician in a hospital or clinic
- FDA-registered facility

Oncology, cardiovascular disease, Alzheimer's disease

- FDA approved drugs
- Investigational drugs for clinical trials

Just-in-time manufacturing

- Short half-life products (10 minutes – several hours)
- Delivered to clinics same day; not stored on site

Regulatory Agencies

- FDA, Board of Pharmacy
- NRC, DOT, FAA, State of Utah dept. of Rad health

3

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Industry Leading Multi-disciplinary Team

Multidisciplinary team with more than 600 employees in the US

Radiochemistry,
Development, and
Manufacturing

Quality and
Regulatory

Commercialization
and Project
Management

Radiopharmacy

Clinical Medical
Affairs and
Research

Engineering

Logistics

Sales and
Marketing

Financial, Billing,
Collections, and
HR

Legal

4

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Vertically-Integrated Provider

- Founded in 1993
- Fastest growing radiopharmaceutical company and leader in over thirty markets
- Over 20 years of service in:
 - Radiopharmacy
 - Drug manufacturing
 - Clinical and translational research
- International supplier of SPECT and PET drugs
- Strong financial backing through 2 private equity partners
 - Webster Capital and MedEquity
 - Combined, the two firms have invested >\$2BN in healthcare



Current and Additional proposed expansion 2022
(Salt Lake City, San Francisco, Los Angeles, Atlanta)

5

Confidential

Current and Near-Term Profile



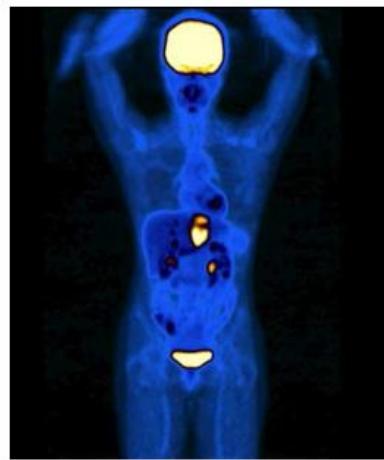
oncology drugs



cardiovascular drugs



neurology drugs

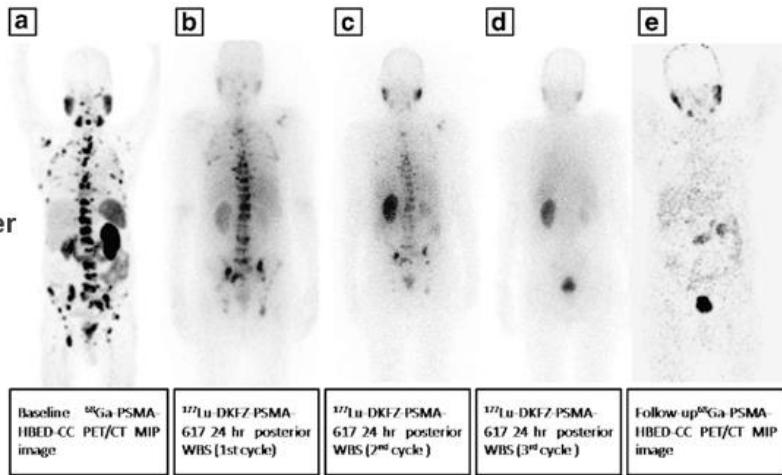


<https://radiology.wsu.edu/patient-care/sections/nuclear-medicine>

6

Theranostics in Recurrent Prostate Cancer

**68Ga PSMA-11 and
177Lu PSMA in
Recurrent Prostate Cancer**

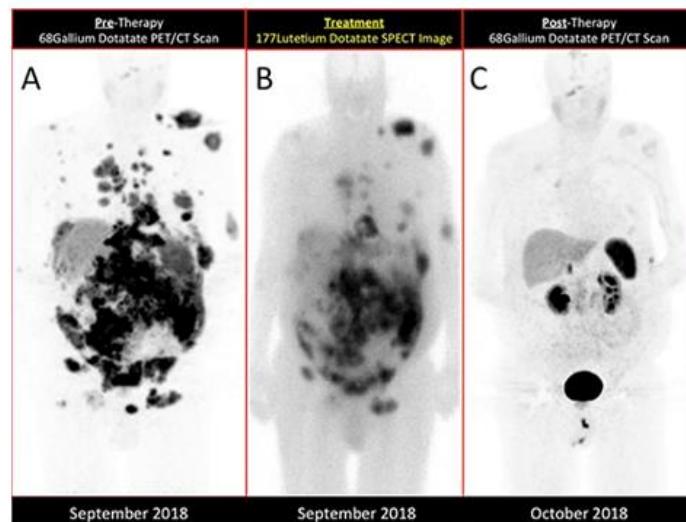


<https://pubmed.ncbi.nlm.nih.gov/27506431/>

7

Theranostics in Neuroendocrine Tumor

**68Ga DOTA (NETSPOT) and
177Lu DOTA (Lutathera) in
Neuroendocrine Tumor**



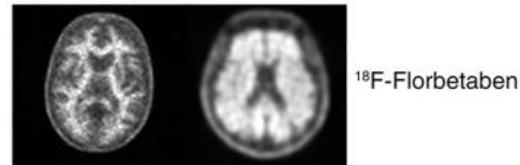
<https://pubmed.ncbi.nlm.nih.gov/31043945/>

8

Alzheimer's Diagnostic Agents

Amyloid-negative Amyloid-positive

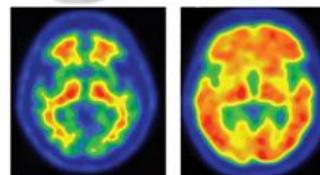
Comparison of 3 FDA-approved amyloid tracers measuring amyloid plaques



¹⁸F-Florbetaben



¹⁸F-Florbetapir



¹⁸F-Flutemetamol

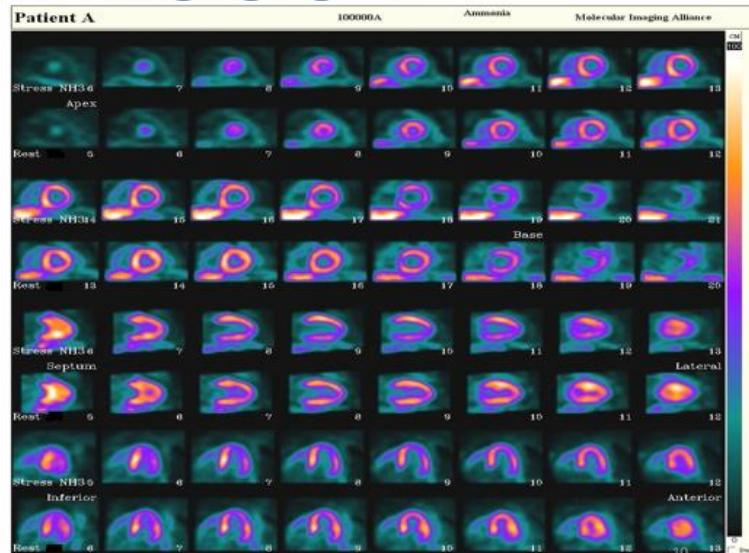
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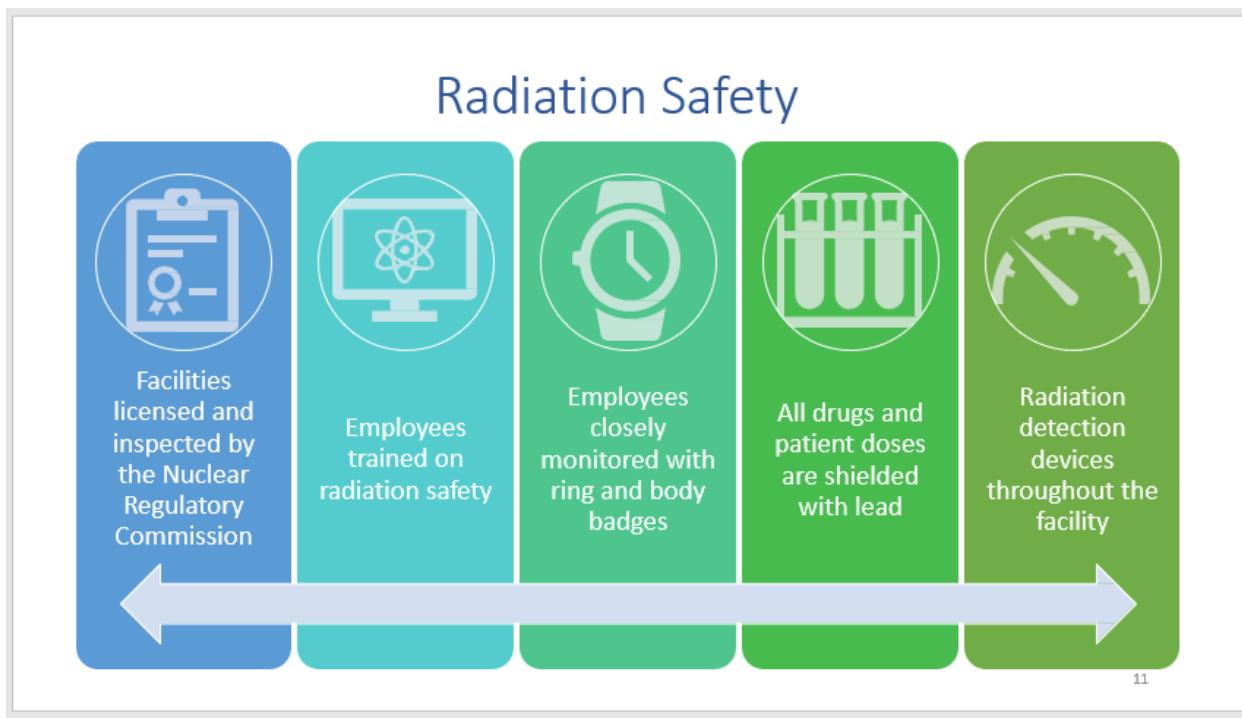
9

Cardiac Imaging Agents

Significantly improve detection of cardiac disease in as little as 35 minutes

10-min half-life requires close proximity to cardiology clinic





Radiopharmacies in the Metro SLC Area

Health-tech company Nusano to open an office in Utah

by Press Release / July 9, 2021 / 1216

Salt Lake City — The Utah Governor's Office of Economic Opportunity is pleased to announce that Nusano, Inc. will open an office in Utah, adding up to 92 new high-paying Utah jobs in the next 15 years.

"Nusano will be an awesome addition to Utah's growing life science industry," says Dan Hemmert, the Office of Economic Opportunity's executive director. "This growth will support almost 100 high-paying jobs, and we look forward to all that Nusano will bring to the state."

Nusano is a health-tech company aiming to revolutionize uranium-free radioisotope development and production in a broad range of diagnostic and therapeutic medical applications. The technology has been developed by the world's leading experts in nuclear medicine, physics, radioisotope production, and radiation management. It represents a disruptive, patented technology that solves significant industry supply issues.

None of the planned facilities can produce new cancer, cardiovascular, and Alzheimer's drugs, which results in a significant unmet need in the region

12

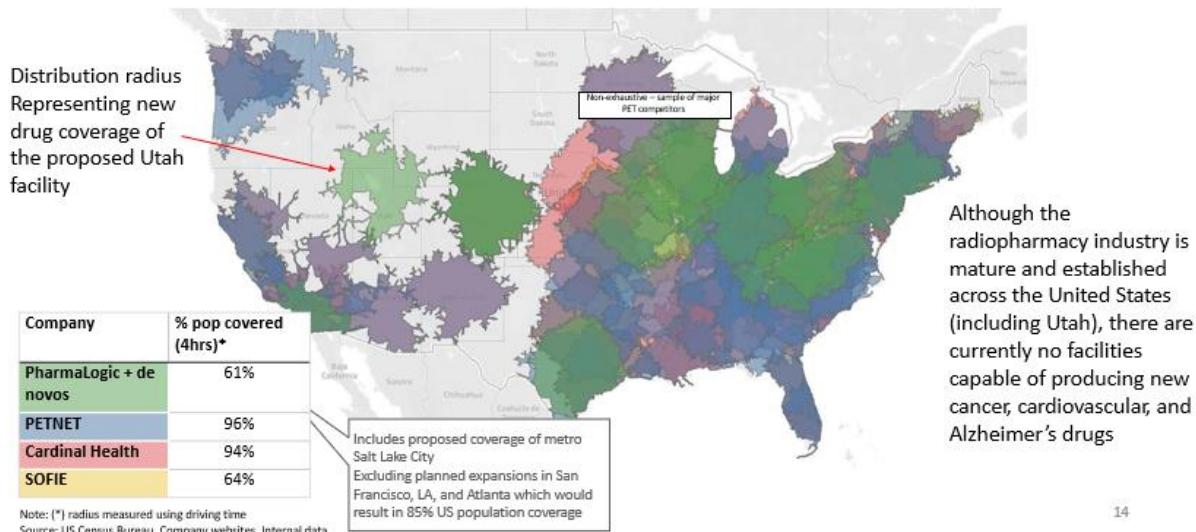
US Pharma-Enabled Cyclotron Facilities



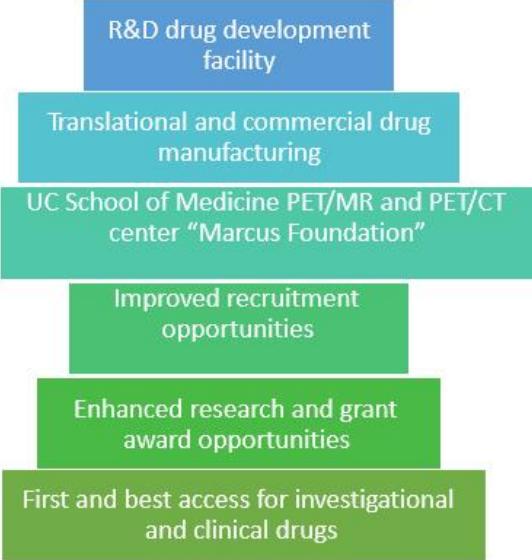
Existing cyclotron facility at Huntsman Cancer Clinic is
unable to produce the new generations of imaging agents

13

Utah Lacks Coverage for New PET Drugs



PharmaLogic Colorado – Bioscience 3



Absent the proposed facility in Utah, new and future drugs must be flown from Denver each day increasing cost and reducing access

15

PharmaLogic Colorado – Bioscience 3

Fitzsimons Innovation

Community:

- Bioscience
- Medical
- Residential
- Restaurants
- Lodging
- Retail, etc

"live, learn, work, relax, and play"



Confidential

Thank you

Scott Holbrook MS, FSNNMI-TS
General Manager, CSO
sholbrook@radiopharmacy.com
Cell: 423-737-4166



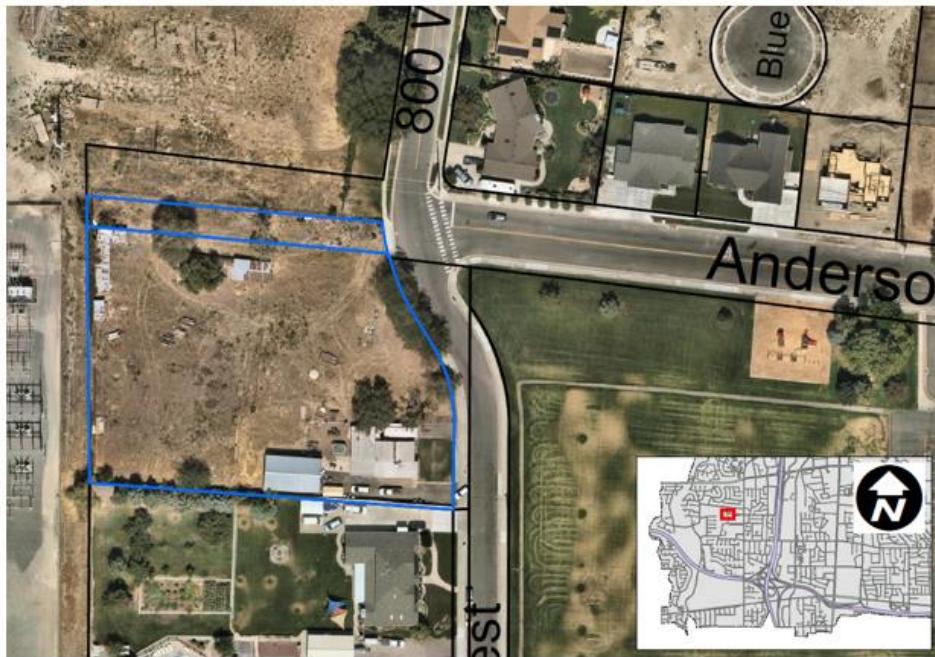
Dra'

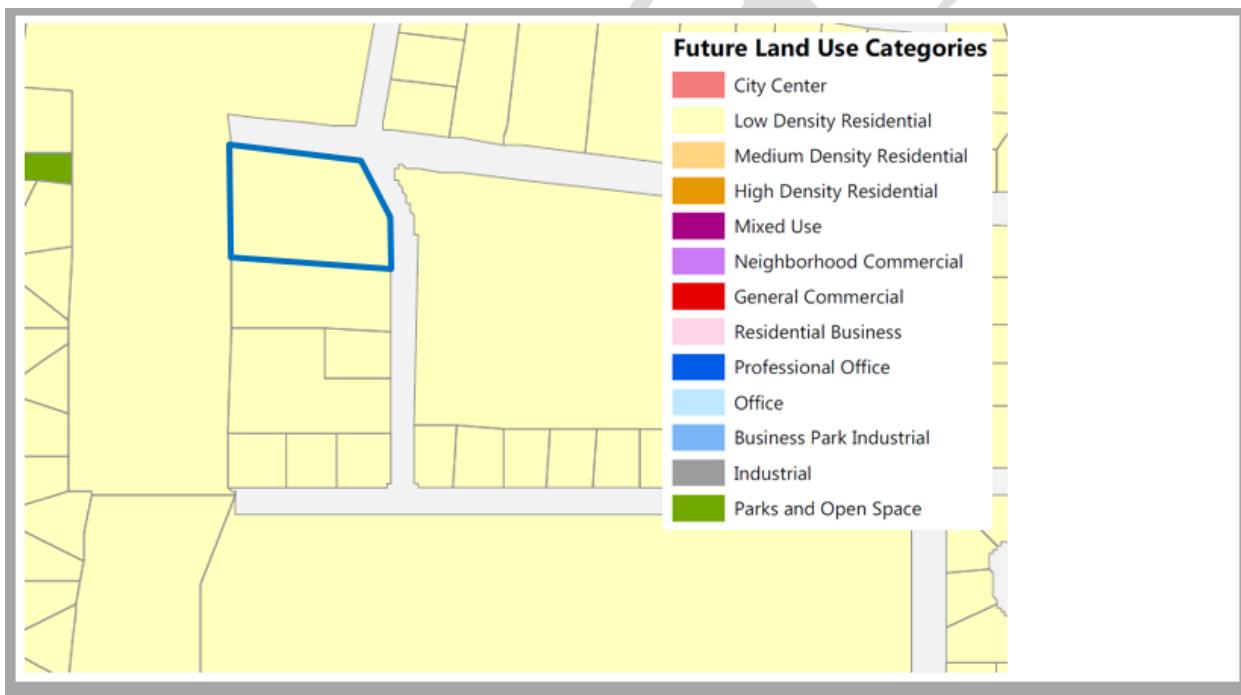
Attachment C

Applicant: Joe Colosimo

Request: Zone Map Amendment from A-1 to R-1-8

Address: 5700 South 800 West





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: A-1

Proposed Zoning: R-1-8

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

Zone Comparison

	A-1 (existing)	R-1-8
Single-Family Lot Size	1 acre min per lot	8,000 ft ² min per lot
Lot Width	100'	80' (90' for corner lot)
Height	35' or 40' with CUP	35'
Front yard setback	30'	25'
Rear Yard setback	25'	25'
Side Yard setbacks	10'	Minimum 8' total of 20'
Corner Yard setback	20'	20'
Parking Required	2 off-street spaces	2 off-street spaces

Planning Commission

- A public hearing was held by the Planning Commission on October 21, 2021
- Thirty-nine (39) notices were sent to all property owners within 300' of the subject property and to affected entities
- One public comment was received which centered around traffic and parking when school events are held
- The Planning Commission voted 7-0 to forward a recommendation of approval to the City Council

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from A-1 to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed with the densities and uses allowed by the proposed R-1-8 zone.
3. The proposed Zone Map Amendment from A-1 to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
4. The Planning Commission voted 7-0 to forward a recommendation of approval to the City Council on 10/21/2021.

Staff Recommendation

Staff and the Planning Commission recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 5700 South 800 West from A-1, Agriculture to R-1-8, Low Density Single Family as described in the Staff Report.

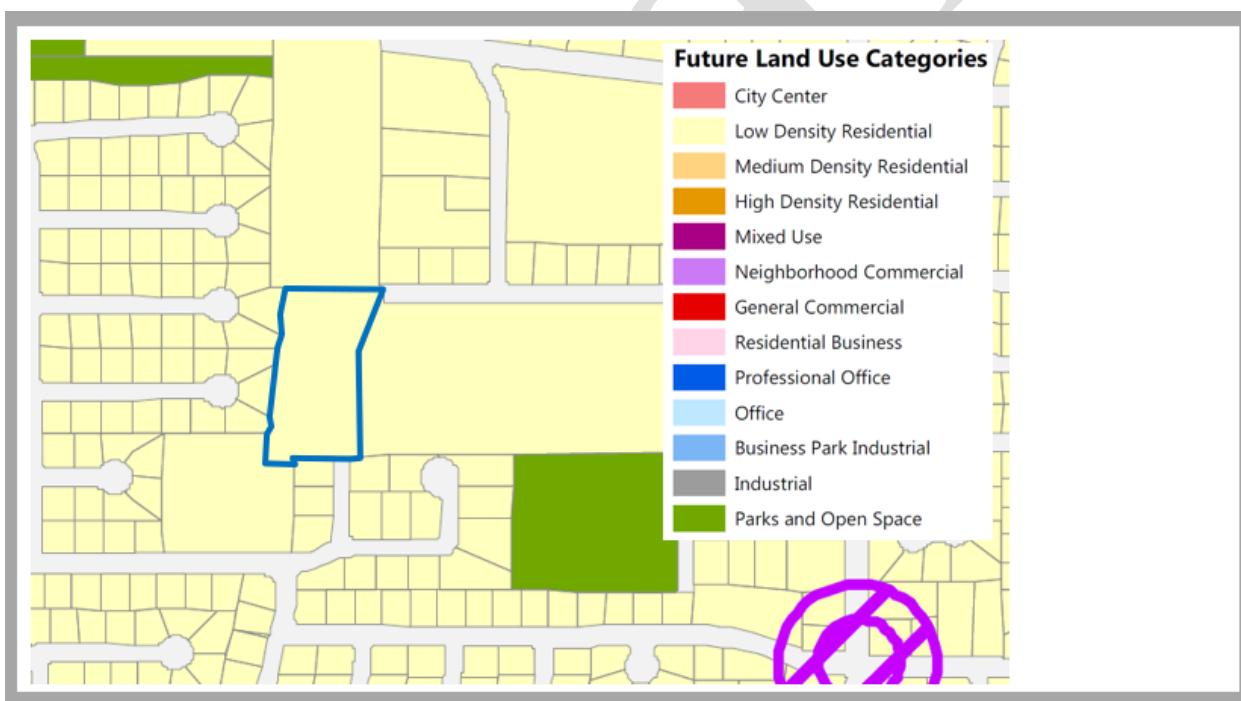
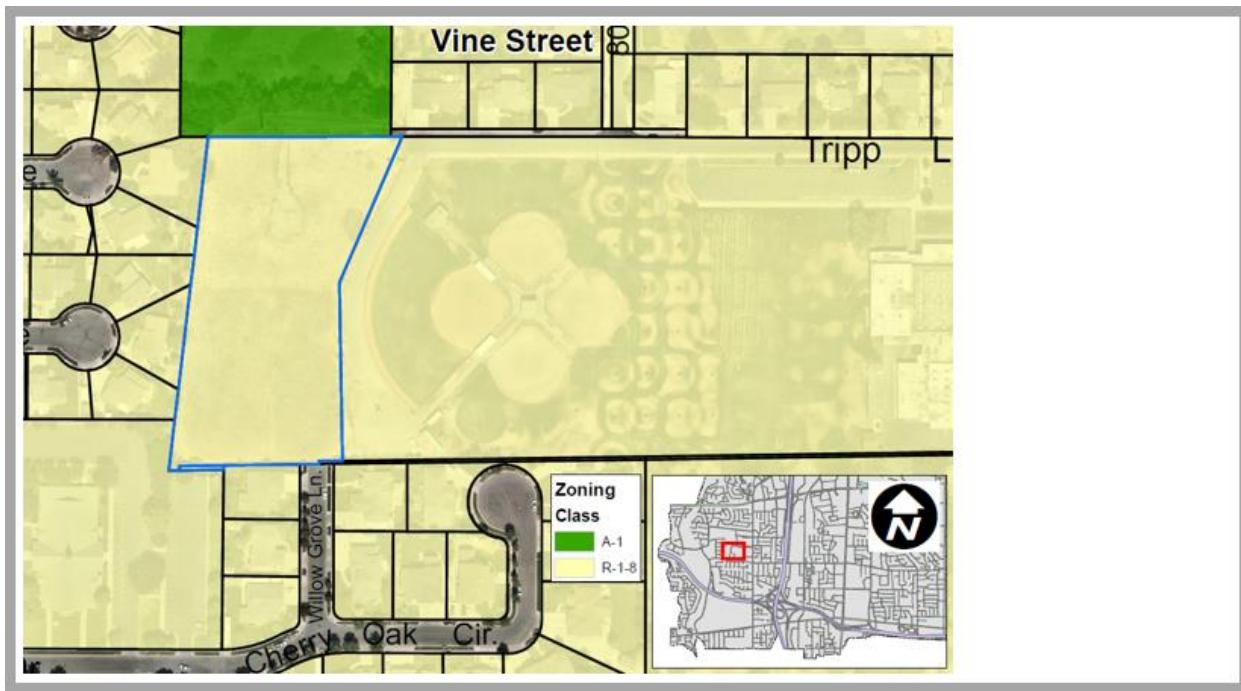
Draft

Attachment D

Salt Lake Neighborhood Housing Services, Inc. Zone Map Amendment from R-1-8 to R-1-6

871 West Tripp Lane





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.

Zone Comparison

	R-1-8	R-1-6
Single-Family Lot Size	8,000 ft ² min per lot	6,000 ft ² min per lot
Lot Width	80' (90' for corner lot)	60' (70' for corner lot)
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	Minimum 8' total of 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 off-street spaces	2 off-street spaces

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 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 zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
4. The Planning Commission voted 6-1 to forward a recommendation of approval to the City Council on 10/21/2021.

Staff Recommendation

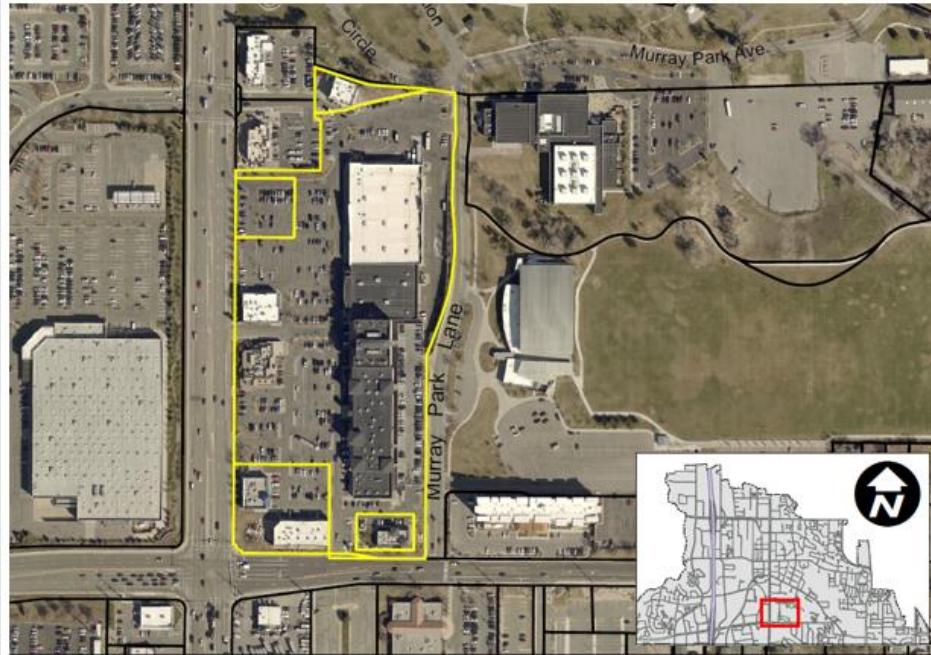
Staff and the Planning Commission recommend that the City Council APPROVE the requested amendment to the Zoning Map designation of the property located at 871 West Tripp Lane from R-1-8, Low Density Single Family to R-1-6, Medium Density Single Family as described in the Staff Report.

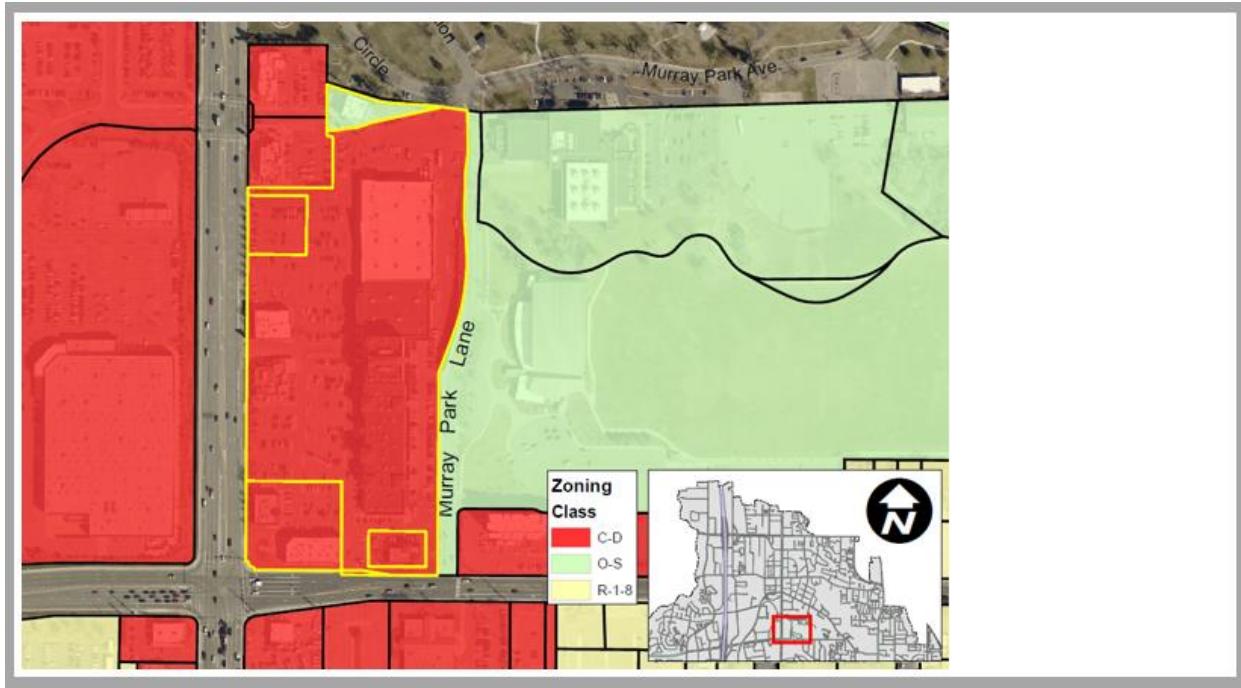
Attachment E

Applicant: Howland Partners, Inc.

Request: General Plan and Zone Map Amendment
from C-D to CMU

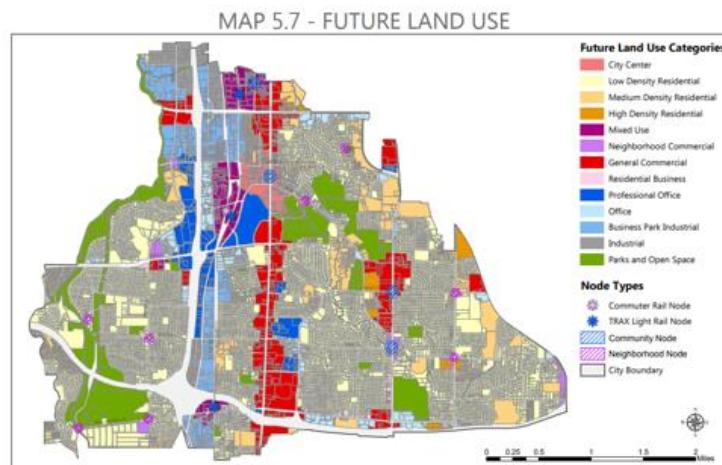
Address: 5157, 5177, 5217, 5283 South State Street
and 151 East 5300 South

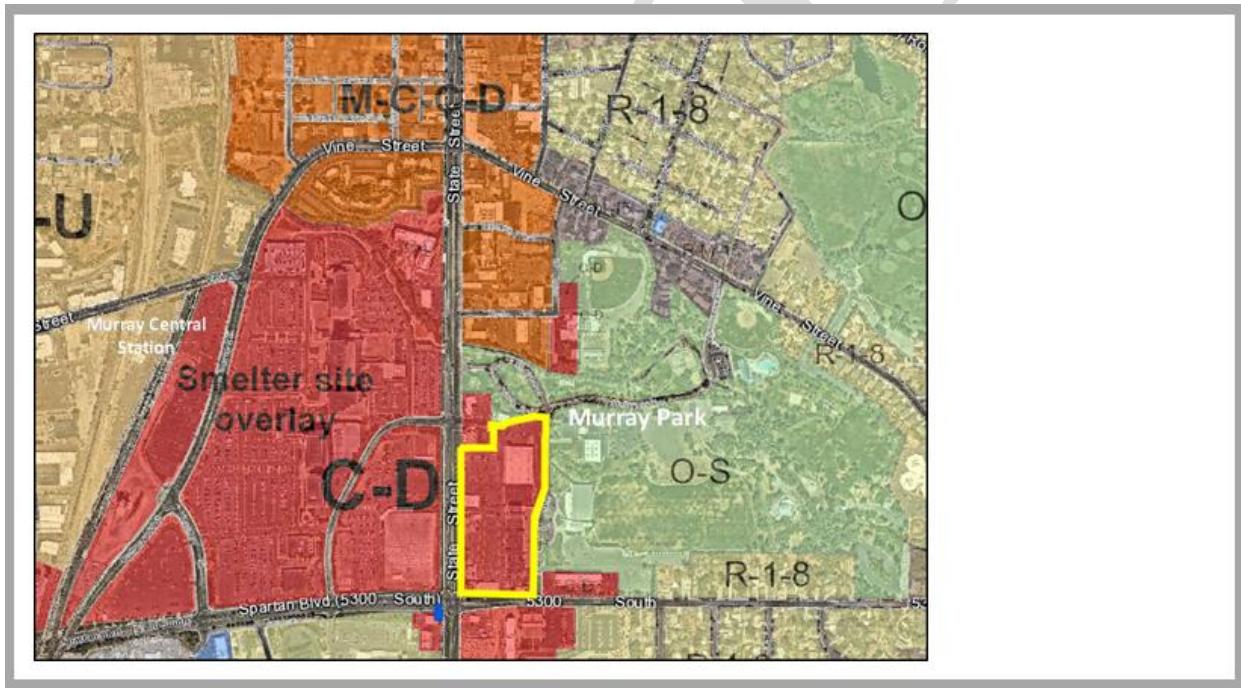
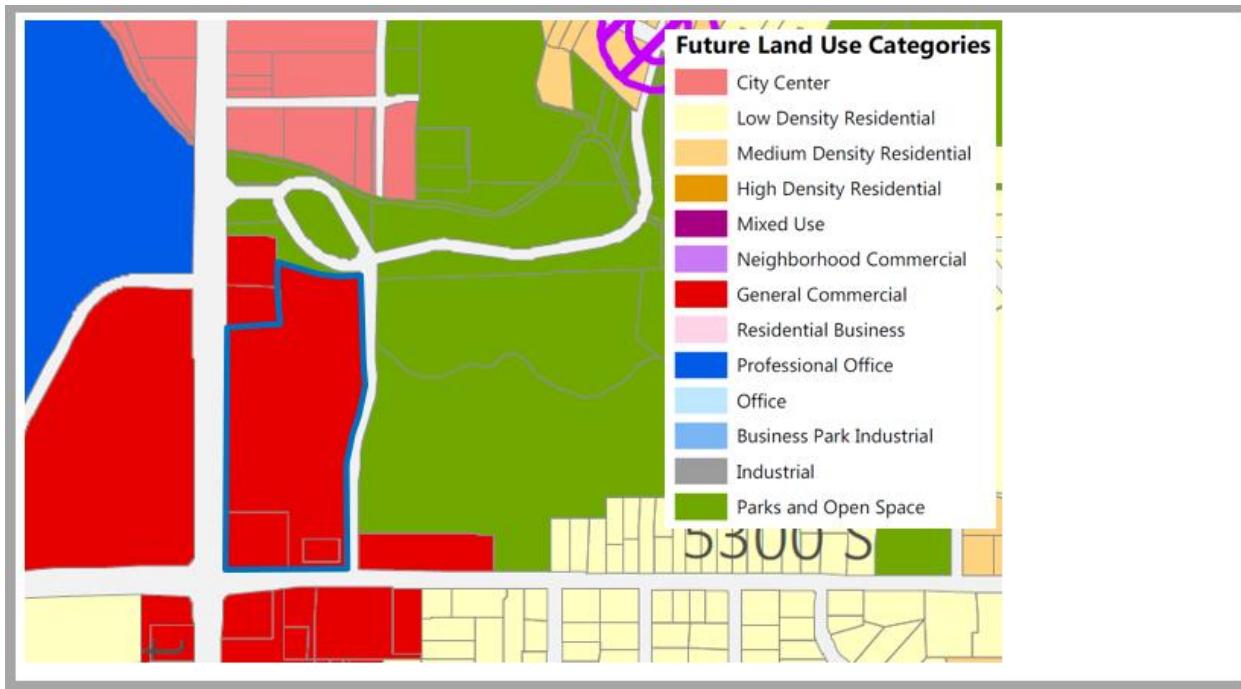




The General Plan

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.





General Plan Considerations

GENERAL COMMERCIAL

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



Corresponding zone(s):

- C-D, Commercial development



General Plan Considerations

VILLAGE & CENTERS MIXED USE

The Village & Centers Mixed Use Designation is intended to provide an opportunity for the measured, context sensitive addition of residential housing to existing commercial properties and developments along major transportation corridors and in and around retail and commercial centers and neighborhood nodes. Allowing the introduction of residential uses to these areas is intended to support the goals and principles of mixed-use development by facilitating a more compact, sustainable, and pedestrian oriented land use pattern as these existing commercial centers and corridors redevelop over time.



Density range is between 25 and 45 DU/AC.

Corresponding zone(s):

- Centers Mixed Use, CMU
- Village Mixed Use, VMU



General Plan Considerations

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

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

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

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

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

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

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

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

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



Considerations for the CMU Zone

1. Considered for property and developments "along major transportation corridors and in and around retail and commercial centers identified by the 2017 Murray City General Plan"
2. Considered for property or properties which are:
 - 3-acres or more
 - Zoned or used for non-residential purposes



The 2017 General Plan identifies this area as a BRT Station Village

Considerations for the CMU Zone

CMU Zoning should be considered where the City finds that mixed use zoning will result in land use patterns and development that will meet at least 5 of 9 established goals.

- Result in high quality development of commercial properties.
- Retain and/or rehabilitate the commercial use of a significant portion of the property area.
- Increase local access to commercial services for in-project residents as well as for residents of the surrounding area.
- Promote a greater variety of housing options within Murray neighborhoods.



- Promote opportunities for life-cycle housing and for moderate income households.
- Provide increased walkability on the project site and result in walkable connections to the surrounding residential neighborhoods.
- Create and contribute to a sense of place and community.



Staff recommends that the property meets **7** of the **9** required findings

The CMU Zone

Residential Density: 35 units per acre, base.

Table C: Residential Density Increase in the CMU Zone

Additional Maximum Residential Density	Open Space & Project Amenities	Affordable Housing	Commercial Space
40 units per acre: meet the requirements for one of the 3 categories	10% increase in total 2 additional project amenities	15% reserved for tenants at <80% AMI (area median income)	15% above required commercial
45 units per acre: meet the requirements for two of the three categories	10% increase in total with public availability of 25% of the total, or: 20% increase in total area 4 additional project amenities	15% reserved for tenants at <80% AMI 10% reserved for tenants at <60% AMI	30% above required commercial



Required Parking

Residential – Studio	1.15 spaces per unit
Residential – 1 bedroom	1.5 spaces per unit
Residential – 2 bedroom	1.85 spaces per unit
Residential – 3+ bedroom	2.5 spaces per dwelling unit
Office uses	1 space per 350 ft ² net usable
Medical / Dental Offices and Clinics	1 space per 350 ft ² net usable
Retail / Commercial	1 space per 300 ft ² net usable
Restaurants / Eating & Drinking Establishments	1 space per 300 ft ² net usable

Master Site Plan

Applicant for Master Site Plan approval MUST provide:

- Traffic Impact Study
- Parking Analysis
- Adequate Public Utilities & Facilities Review
- Public Services Review (may be required) – Police, Fire, Parks, Schools, or other services.



Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed amendment to the Future Land Use Map of the 2017 Murray City General Plan has been considered based on the circumstances of the subject property and is in harmony with the purpose and intent of the proposed Village & Centers Mixed Use designation.
3. The proposed Zone Map Amendment from C-D to CMU has been considered based on the characteristics of the site and surrounding area, the potential impacts of the changes, and supports the policies and objectives of the 2017 Murray City General Plan.
4. The proposed amendment of the Zoning Map from C-D to CMU is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed-use redevelopment of commercial property.
5. The Planning Commission voted 7-0 to forward a recommendation of approval to the City Council on 10/21/2021.

Staff Recommendations

General Plan Amendment

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the properties located at 5283, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from General Commercial to Village & Centers Mixed Use.

Zone Map Amendment

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 5238, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from C-D, Commercial Development to CMU, Centers Mixed Use.



Attachment F



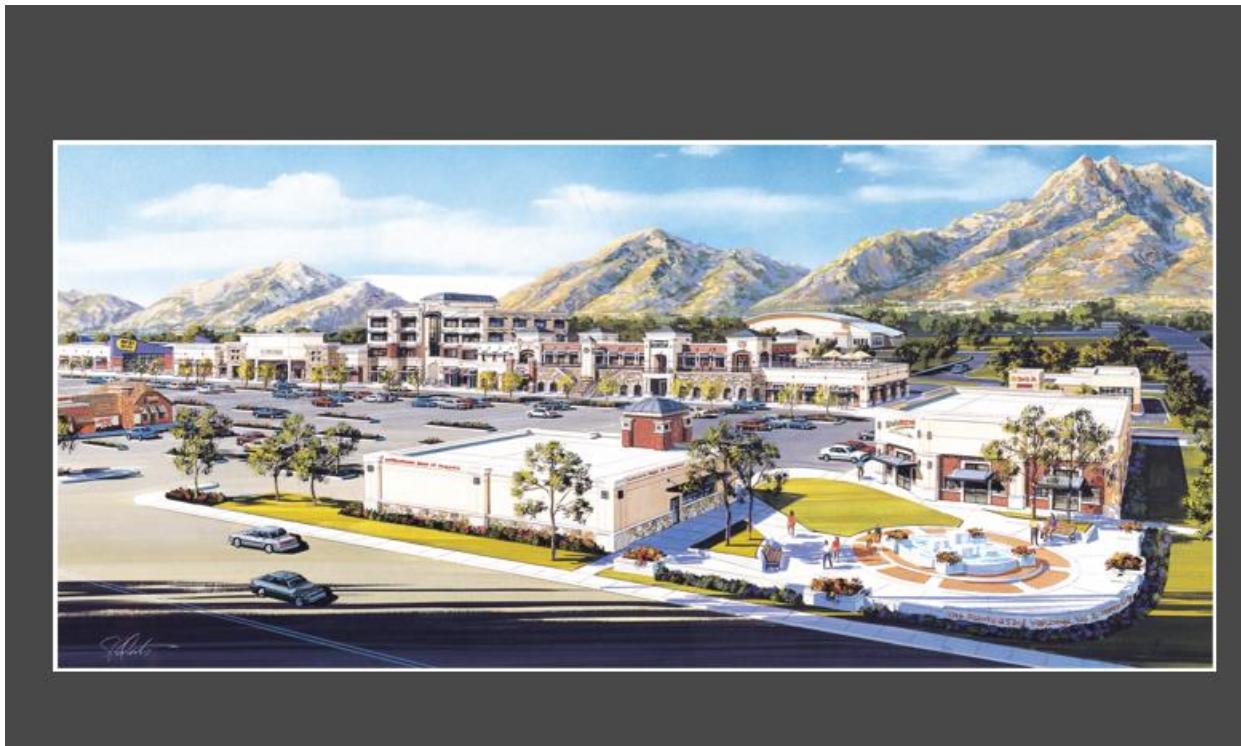
The Past





The Present





The Future



Retail is Changing



1. Quicker, quicker!

Speed and convenience will be the two core qualities defining a top shopping experience.

2. Up close and personal

Personalization will be the key differentiator in the retailing of the future.

3. Easy buy, easy pay

Frictionless payment is a key component in a seamless shopping experience.

4. Social networks: share, buy, connect

"Buy" buttons have been invading social media.

5. Mobility, in and out of the store

Over 5 billion people globally are using smartphones every day. Customers are increasingly more mobile, and use their phones as shopping devices while on the go.

6. Small is beautiful

Small-format stores have been popping up everywhere in the past couple of years; the trend will continue to consolidate, experts predict. Many retailers, rather than trying to compete with online stores' large catalog and endless aisles, are taking an inverse approach: survive by becoming small and nimble.

7. From omni-channel to omni-experience

Expect increasingly blurred lines between online and offline sales.

8. Getting in line with the millennial mentality

Millennials are the largest customer group at the moment, so forward-thinking retailers had better listen to what this generation has to say. We might see a decline in brand loyalty, as Millennials shift from big brands to local shops, boutiques and smaller brand name stores.

Source: LS Retail

Sample of Closing Retailers



- Pier 1 Imports
- Borders Books
- Gordmans
- Christopher & Banks
- Sports Authority
- Dress Barn
- Toys R Us
- Sears
- K-Mart
- American Apparel
- Payless Shoes
- Blockbuster Video
- CVS – Closing 900 stores

7800 South Redwood (former Target)



90th South Redwood



Advantages of Mixed-Use Development

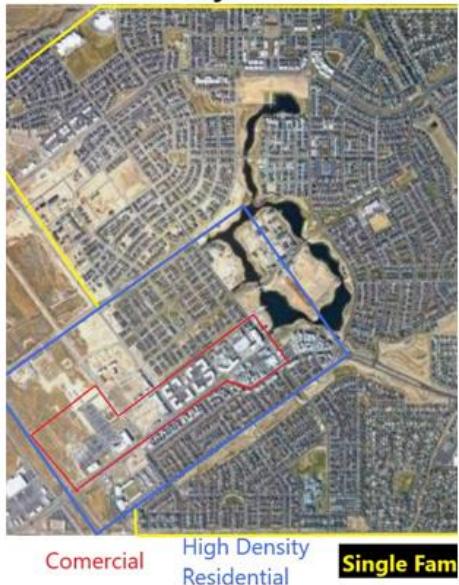


- Energy conservation-mixed-use development inherently conserves energy because it promotes efficient land use, reduced reliance on the use of vehicles, and establishes walkable communities based on Smart Growth principles.
- Create a sense of place in a community.
- Achieve higher densities while creating more amenities, and usable and pleasant public open space, which sometimes cannot easily be achieved by single-purpose projects.
- Can result in shared infrastructure (ex. parking), thereby making possible economies of scale in development and operating costs.
- Stimulate revitalization by encouraging redevelopment activity in downtowns, and urban and suburban infill locations.
- Provide a focus for growth in more suburban communities.
- Provides opportunities for increased use of public transit.
- Promote growth in the most appropriate areas in conjunction with existing or planned infrastructure including, but not limited to public water and sewer facilities.

Source: Chester County Planning Commission

The Pointe @ 53rd

Daybreak



The Pointe @ 53rd



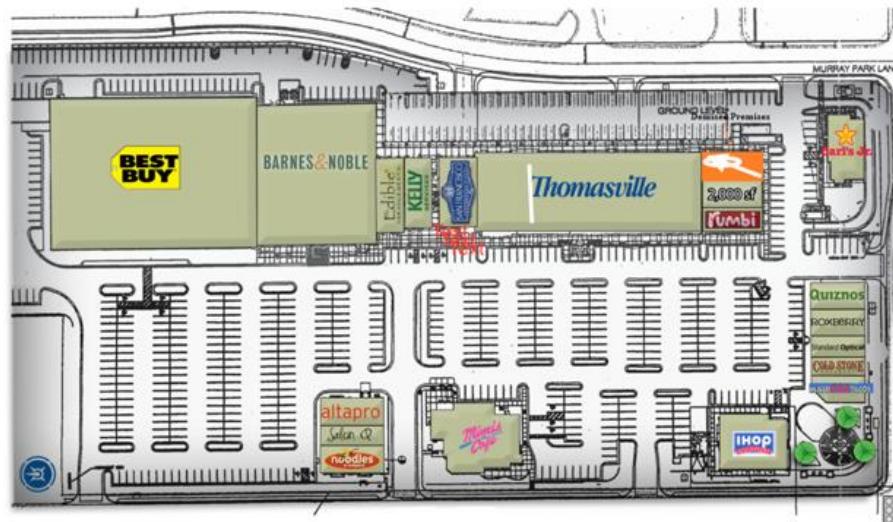
The Pointe @ 53rd

Mixed Use



The Pointe @ 53rd

Mixed Use



Staff Recommendations

General Plan Amendment

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the properties located at 5283, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from General Commercial to Village & Centers Mixed Use.

Zone Map Amendment

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 5238, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from C-D, Commercial Development to CMU, Centers Mixed Use.



Attachment G

Applicant: Murray City Staff

Request for: Interlocal Agreement (ILA) between Salt Lake City, Salt Lake County, and Murray City for a Brownfields Assessment Grant in the amount of \$600,000



Reasons for Interlocal Agreement

- EPA Brownfield Assessment Grant funds may be used to fund activities within each jurisdiction related to environmental cleanup; and for inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) related to brownfield sites, and outreach materials and implementation, and other eligible activities.
- The County would be the Lead Coalition Partner and be responsible to the EPA for management of the cooperative agreement and to ensure that all coalition partners are in compliance with the terms and conditions of the grant award.
- The Parties want to enter into an interlocal cooperation agreement to administer the EPA Brownfields Assessment Grant.
- ILA time period from October 1, 2021 – September 30, 2024

Objective

The Salt Lake Brownfields Coalition (the “Coalition”) plans to target Brownfield areas within Salt Lake County to create a cleaner, healthier environment and revitalize land while preventing further contamination.

The Coalition seeks to target properties that have a high likelihood of redevelopment within the grant period and to focus on properties that could utilize the Brownfields Revolving Loan Fund administered by Salt Lake County in order to further incentivize redevelopment.

Coalition Board Duties & Policies

- The purpose of the grant is to facilitate the reuse and redevelopment of environmentally contaminated sites by performing environmental assessments on eligible properties.
- The Coalition has 7 voting members, 2 members from each agency; 1 program manager from SL County.
- The primary duties of the Board are to review property applications for environmental studies.
- Key players in the administration of the Program: Coalition Board, EPA, the Program Manager, and the Qualified Environmental Professional (QEP).
- The Program Manager is responsible for administering the budget, coordinating with the EPA on site eligibility, managing the activities of the QEP, and complying with EPA reporting requirements.

Coalition Board Process

The Board will fund up to 18 Phase I environmental site assessments (ESA), 12 Phase II ESAs, and 6 cleanup planning documents. Priority will be given to properties in priority areas as outlined in the grant application (Camp Kearns, Murray Central Business District, and Jordan River/Glendale, and magna Main Street). However, properties outside of these areas may also be awarded. For purposes of this Section, the County's jurisdiction does not include the jurisdiction of Murray City or Salt Lake City and vice versa.

The Program Manager is responsible for receiving all Site Eligibility Determination forms from Coalition partners. The Program Manager will submit forms to EPA for eligibility determination. Program Manager will inform Coalition partners, property owners, and QEP of eligibility determination from EPA.

Environmental work conducted by Terracon, the QEP for the Coalition.

Funds Allocated for 2019-2022 Grant

SALT LAKE COUNTY COALITION BROWNFIELDS GRANT Invoiced costs and funds remaining

	<i>overall budget (contractual only)</i>	\$570,200.00
Name	Budget	Billed 11/16
13 Think Architecture ESA	3000	3000.00
14 Think Architecture SAP	6002	6002.00
15 Starwood / Fireclay ESA	3000	3000.00
16 Starwood / Fireclay SAP	6000	6000.00
17 Satellite Property ESA	1500	1500.00
18 Satellite Property SAP	450	450.00
20 Murray RDA Block ESA	7000	7000.00
24 Murray RDA Block SAP	9886.12	9886.12
27 Box Elder Apartments ESA	7000	7000.00
28 Box Elder Apartments SAP	6000	6000.00
31 Think Architecture Phase II	22941.9	22941.90
33 Murray RDA Phase II	45,833	44002.55
37 Box Elder Apartments Phase II	36182.55	36182.55
40 Think Architecture Cleanup Plan	7870.5	7870.50
42 Murray RDA Cleanup Plan	9000	8118.75
46 Murray RDA Block ACM/Pre-Demo	\$33,000	30166.90
Total Budget	204666.07	199121.27

Budget for 2021-2024 Grant

Budget Categories	Programmatic Support	Outreach	Site Inventory	Assessment	Remediation/Reuse Planning	Total
Personnel	\$20,500	\$1,000	\$0	\$0	\$0	\$21,500
Fringe Benefits	\$6,000	\$300	\$0	\$0	\$0	\$6,300
Travel	\$9,100	\$0	\$0	\$0	\$0	\$9,100
Supplies	\$0	\$500	\$0	\$0	\$0	\$500
Contractual	\$0	\$6,000	\$40,000	\$451,100	\$65,500	\$562,600
Total	\$35,600	\$7,800	\$40,000	\$451,100	\$65,500	\$600,000

Murray City Coalition Members request that the City Council approve the City Resolution in support of an Interlocal Cooperative Agreement for a Brownfields Assessment Grant in the amount of \$600,000.





MURRAY
CITY COUNCIL

Special Recognition



MURRAY

City Council

Employee of the Month - Kim Sorensen

Council Action Request

Council Meeting

Meeting Date: January 14, 2022

Department Director Jennifer Kennedy	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2622	Action Requested Informational only
Presenters Diane Turner Mayor Hales	Attachments Recognition Form
Required Time for Presentation	Budget Impact None
Is This Time Sensitive No	Description of this Item Kim has been working at the City since graduating from High School. He started as a maintenance worker, worked up to becoming the Parks Superintendent, and eventually took over as the Parks and Recreation Director.
Mayor's Approval	
Date January 14, 2022	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

NAME of person to be recognized:

Submitted by:

DIVISION AND JOB TITLE:

YEARS OF SERVICE:

REASON FOR RECOGNITION:

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearing



MURRAY

Council Action Request

**Department/Agency
Finance & Administration
FY 2021-2022 Budget Amendment**

Council Meeting

Meeting Date: January 18, 2022

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2021-2022 budget
Phone # 801-264-2513	Action Requested Public Hearing and Consideration of the Ordinance
Presenters Brenda Moore	Attachments Memo outlining changes to the budget Proposed Ordinance
Required Time for Presentation 15 Minutes	Budget Impact Budget Amendment
Is This Time Sensitive Yes	Description of this Item A budget opening public hearing has been scheduled for January 18. The opening will request funds and budget adjustments for the following purposes: <ul style="list-style-type: none">• City Hall in-progress at FY 2021 year-end• Receive and allocate several grant awards• Receive and allocate proceeds from the sale of bonds.• Receive and allocate funds received for providing California firefighting assistance.• Receive and allocate state alcohol funds received. The details of the budget opening can be found in the attached memo.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.01.04 16:35:51 -07'00'	
Date January 4, 2022	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th day of January 2022, 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 to receive public comment concerning amending the City's fiscal year 2021–2022 budget. A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 115, Murray City Center, Murray, Utah, (801) 264-2660 during normal business hours beginning January 7, 2022.

DATED this 6th day of January 2022.



MURRAY CITY CORPORATION

A blue ink signature of the name Brooke Smith.

Brooke Smith
City Recorder

DATE OF PUBLICATION: January 10, 2022
PH22-03

1. in three public places within the city;
2. on the Utah Public Notice Website;
3. on the home page of the Murray City website.



TO: Murray City Municipal Council
From: Brenda Moore, Finance & Administration Director
Date: December 30, 2021
Re: Fiscal Year 2022 Budget Opening #2 - Meeting

A budget opening public hearing has been scheduled for January 18. The opening will request funds and budget adjustments for the following:

Grants/Reimbursements Received (All General Fund unless indicated otherwise)

1. Receive and appropriate \$1,660 in the victims advocate miscellaneous expense received for beard growing donations.
2. Receive \$90,000 ZAP grant funding and appropriate to reserves.
3. Receive and appropriate a \$7,500 EMPG grant for emergency preparedness. Total grant amount was \$15,500, \$8,000 had previously been budgeted. Offsets a small portion of Assistant Fire Chief Mittelman salary for time spent on emergency preparedness.
4. Receive and appropriate \$18,404 from State Alcohol funds received. Total receipt for FY2022 was \$88,403.68, the original budget was \$70,000, additional received is \$18,404.
5. Receive and appropriate \$15,000 Utah Division of Arts and Museums for programming
6. Receive and appropriate \$20,000 from Utah Humanities ARPA grant for museum staffing.
7. Receive and appropriate \$516,286 reimbursement for California firefighting. We are reimbursed \$6,409 travel expenses, \$366,467 payroll costs including overtime incurred due to personnel being away, and \$143,410 rental on our equipment. The rent received for the use of our apparatus will be transferred to the Capital Projects Fund to save for future replacement of the equipment.
8. In the Library Fund, receive and appropriate \$4,800 from Utah State Department of Cultural and Community Engagement ARPA hot spot grant.

From Reserves

9. In the Capital Projects fund, allocate \$135,000 from reserves to complete pavilion number 5 and surrounding park landscaping.
10. In the Capital Projects fund, allocate \$75,000 for fire equipment. In FY2021 the fire department was reimbursed for equipment use. This will move the funds to fire's equipment to save for future equipment replacement.
11. In the MBA Fund roll forward \$8,330,469 for the City Hall building. \$20,000,000 was rolled forward as part of the original budget. This is the remaining budget plus the interest earned on bond proceeds during fiscal year 2021.

Bonding Activity

12. In the General Fund receive and appropriate \$6,533,000 of bond proceeds. \$43,046 will be appropriated in the to pay the cost of issuance and \$6,489,954 will be transferred to the capital projects funds for road projects.

Please contact me if you would like further explanation of any of these items.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2021-2022 BUDGET

On June 15, 2021, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2021-2022. It has been proposed that the Fiscal Year 2021-2022 budget be amended as follows:

1. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$1,660 Beard growing donation for victims advocate miscellaneous expenses, and;
 - b. \$7,500 EMPG grant for emergency preparedness salaries, and;
 - c. \$15,000 from the Utah Division of Arts and Museums for arts and history programming, and;
 - d. \$20,000 Utah Humanities ARPA grant for museum staffing, and;
 - e. \$18,404 State Alcohol funds for Police DUI related equipment and expenses, and;
 - f. \$516,286 reimbursements from California and Oregon firefighting and appropriate \$366,467 for personnel costs, \$6,409 for travel costs, and transfer \$143,410 to the Capital Projects Fund for equipment replacement.
2. Receive \$90,000 from the Zoo Arts and Parks grant and appropriate to General Fund reserves.
3. Receive \$6,533,000 from the sale of bonds, appropriate \$43,046 cost of issuance and transfer \$6,489,954 to the capital projects fund for road projects.
4. In the Library Fund receive \$4,800 Utah State Department of Cultural and Community Engagement ARPA hot spot grant for hot spot expenses.
5. In the Capital Projects Fund receive \$6,489,954 from the General Fund and appropriate for various road projects.
6. In the Capital Projects Fund receive \$143,410 from the General Fund and appropriate for Fire Equipment.
7. In the Capital Project Fund appropriate \$75,000 from reserves for fire equipment.

8. In the Capital Project Fund appropriate \$135,000 from reserves to complete Pavilion #5 and surrounding improvements.
9. Appropriate \$8,330,469 from the Municipal Building Authority Fund reserves for the City Hall construction project.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on January 18, 2022 to consider proposed amendments to the Fiscal Year 2021-2022 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2021-2022 budget.

Section 1. Enactment. The City's Fiscal Year 2021-2022 budget shall be amended as follows:

1. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$1,660 Beard growing donation for victims advocate miscellaneous expenses, and;
 - b. \$7,500 EMPG grant for emergency preparedness salaries, and;
 - c. \$15,000 from the Utah Division of Arts and Museums for arts and history programming, and;
 - d. \$20,000 Utah Humanities ARPA grant for museum staffing, and;
 - e. \$18,404 State Alcohol funds for Police DUI related equipment and expenses, and;
 - f. \$516,286 reimbursements from California and Oregon firefighting and appropriate \$366,467 for personnel, \$6,409 for travel costs, and transfer \$143,410 to the Capital Projects Fund for equipment replacement.
2. Receive \$90,000 from the Zoo Arts and Parks grant and appropriate to General Fund reserves.
3. Receive \$6,533,000 from the sale of bonds, appropriate \$43,046 cost of issuance and transfer \$6,489,954 to the capital projects fund for road projects.
4. In the Library Fund receive \$4,800 Utah State Department of Cultural and Community Engagement ARPA hot spot grant for hot spot expenses.

5. In the Capital Projects Fund receive \$6,489,954 from the General Fund and appropriate for various road projects.
6. In the Capital Projects Fund receive \$143,410 from the General Fund and appropriate for Fire Equipment.
7. In the Capital Project Fund appropriate \$75,000 from reserves for fire equipment.
8. In the Capital Project Fund appropriate \$135,000 from reserves to complete Pavilion #5 and surrounding improvements.
9. Appropriate \$8,330,469 from the Municipal Building Authority Fund reserves for the City Hall construction project.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____, 2022.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2022.

Brett Hales, 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 , 2022.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Business Item



MURRAY

Murray City Council

Council Boards and Committees

Council Action Request

Council Meeting

Meeting Date: January 18, 2022

Department Director Jennifer Kennedy Council Director	Purpose of Proposal Appointment of Councilmembers to Boards and Committees for calendar year 2022.
Phone # 801-264-2622	Action Requested Approval of attached resolution
Presenters Kat Martinez	Attachments Resolution
	Budget Impact None
Required Time for Presentation	Description of this Item Appointment of Councilmembers to Boards and Committees
Is This Time Sensitive No	
Mayor's Approval	
Date January 7, 2022	

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY COUNCIL'S APPOINTMENT
OF REPRESENTATIVES TO BOARDS AND COMMITTEES.

WHEREAS, the City Council ("Council") annually appoints Council members to the Association of Municipal Councils, the Capital Improvement Program, the Utah League of Cities and Towns Legislative Policy Committee, the Chamber of Commerce Board, and the Economic Task Force; and

WHEREAS, the Council has discussed appointments to these boards and committees; and

WHEREAS, the Council wants to formally approve the appointments.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Councilmember _____ as the to the Association of Municipal Councils.
2. Councilmember _____ and Councilmember _____ to the Capital Improvement Program.
3. Councilmember _____ to the Utah League of Cities and Towns Legislative Policy Committee.
4. Councilmember _____ to the Chamber of Commerce Board.
5. ~~Councilmember _____ to the Economic Task Force.~~

These appointments shall take effect immediately.

DATED this day of 2022.

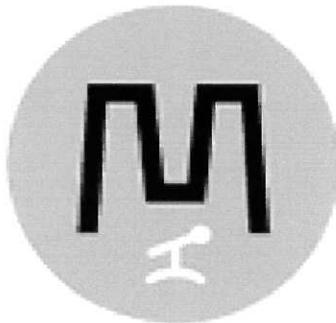
MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Commented [JK1]: The Economic Task Force is no longer.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment