



**MURRAY**  
CITY COUNCIL

# Council Meeting February 15, 2022



# Murray City Municipal Council

## Notice of Meeting

**February 15, 2022**

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

### **Meeting Agenda**

**5:00 p.m.**      **Committee of the Whole** – Council Chambers  
Kat Martinez conducting

#### **Approval of Minutes**

Committee of the Whole – January 4, 2022.

#### **Discussion Items**

1. Discussion on an ordinance amending sections 12.28.030 and 12.28.040 of the Murray Municipal Code related to golf course fees. - Kim Sorensen (15 minutes)
2. Legislative Update – Rosalba Dominguez (15 minutes)
3. Open and Public Meetings Act Training – G.L. Critchfield (15 minutes)
4. Harassment Training – G.L. Critchfield (15 minutes)

#### **Adjournment**

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

**6:30 p.m.**      **Council Meeting** – Council Chambers  
Kat Martinez conducting.

#### **Opening Ceremonies**

Call to Order  
Pledge of Allegiance

#### **Approval of Minutes**

Council Meeting – January 18, 2022

#### **Special Recognition**

1. Murray City Employee of the Month - Pattie Johnson, City Council, Administrative Assistant III – Jennifer Kennedy 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**

1. Consider confirmation of the Mayor's reappointment of Andrea Washburn to the Public Safety Advisory Board for a term from February 1, 2022 – January 31, 2025.
2. Consider confirmation of the Mayor's reappointment of Wayne Manu to the Public Safety Advisory Board for a term from February 1, 2022 – January 31, 2025.
3. Consider confirmation of the Mayor's reappointment of Maren Patterson to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
4. Consider confirmation of the Mayor's reappointment of Lisa Milkavich to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
5. Consider confirmation of the Mayor's reappointment of Andy Hulka to the MCCD Review Committee for a term from January 15, 2022 – January 15, 2025.
6. Consider confirmation of the Mayor's appointment of Kiersten Davis to the MCCD Review Committee for a term from January 15, 2022 – January 15, 2025.
7. Consider confirmation of the Mayor's appointment of Darren Rasmussen to the Parks and Recreation Advisory Board for a term from January 2022 - January 2025.
8. Consider confirmation of the Mayor's reappointment of Peter Klinge to the Arts Advisory Board for a term from January 2022 - January 2025.
9. Consider confirmation of the Mayor's reappointment of Christy Anderson to the Arts Advisory Board for a term from January 2022 – January 2025.
10. Consider confirmation of the Mayor's reappointment of Matt Jacobson to the Arts Advisory Board for a term from January 2022 – January 2025.
11. Consider confirmation of the Mayor's appointment of Michael Richards to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
12. Consider confirmation of the Mayor's reappointment of Christine Clark to the Murray Senior Recreation Center Advisory Board for term from February 2022 – January 2025.

### **Public Hearings**

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

1. Consider an ordinance relating to land use; amends the zoning map for the property located at 1079 East Vine Street, Murray City, Utah from A-1 (Agricultural Zoning District) to R-1-8 (Low density single family) (Nathan Sheppick/Randy Krantz) – Jared Hall presenting
2. Consider an ordinance amending section 17.112.020 of the Murray City Municipal Code relating to accessory dwelling units – Jared Hall presenting.
3. Consider an ordinance amending section 13.32.060 of the Murray City Municipal code to increase the sewer service charge and to enact a central valley water reclamation fee – Danny Astill presenting.

### **Business Items**

1. Consider a resolution providing advice and consent to the Mayor's appointment of Joseph B. Mittelman II as the City's Fire Chief – Mayor Hales presenting.

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

## Adjournment

### NOTICE

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

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

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 Thursday, February 10, 2022, at 2:00 p.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.

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

Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council





**MURRAY**  
CITY COUNCIL

# Committee of the Whole



**MURRAY**  
CITY COUNCIL

# Committee of the Whole Minutes



# MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

## Meeting Minutes

**Tuesday, January 4, 2022**  
**Murray City Center**

5025 South State Street, Conference Room #107, Murray, Utah 84107

**Attendance:** Council Members and others:

Diane Turner – Chair	District #4
Kat Martinez	District #1
Pam Cotter	District #2
Rosalba Dominguez	District #3
Open position not filled	District #5

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Rob White	IT Director
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Blaine Haacke	Power Manager	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Camron Kollman	IT
Brenda Moore	Finance Director	Russ Kakala	Streets Superintendent
Jared Hall	CED Division Supervisor	Residents	

**Conducting:** Ms. Turner called the meeting to order at 5:16 p.m.

**Approval of Minutes:** Committee of the Whole November 16, 2021 – Ms. Dominguez moved to approve the minutes. Ms. Martinez seconded the motion. All in favor 4-0.

**Discussion items:**

- **Amend the FY 2021-2022 budget.** – Ms. Moore indicated this would be the second budget opening of the fiscal year. She provided a memo to the Council outlining the request for funds and budget adjustments and a PowerPoint was shared to review grants, reimbursements received, allocations from reserves, and bond activity. (See Attachment #1) The Council will consider the proposed ordinance for the budget amendment during a public hearing scheduled for the January 18, 2022, council meeting.
- **Moderate Income Housing Report for 2021.** – Mr. Hall reminded Council Members that each year the State of Utah requires that cities and counties file a report on moderate income housing. The report must be filed by December 1, 2021 that provides an estimate of the city's housing needs at the recognized income limits of 80%, 50%, and 30% of the area median income.

A PowerPoint was shared that explained calculations were based on Salt Lake County's area median income of \$78,828. This amount was provided by the State and used to gauge Murray's progress on

providing housing for those levels of income by unit numbers. Mr. Hall said the trend has remained the same for the last 5-7 years, where several hundreds of units are usually available for the 80% income level because townhomes and two- and three-bedroom apartments are what developers are currently constructing. Murray is several thousand units short to meet households at the 50%- and 30%-income levels. The report also reviews modern income housing elements that the City already has, responds to questions related to how Murray will strategize to provide more affordable housing, and what steps are being taken to meet those demands. He said because of a State requirement Murray does not get to choose whether or not to have a moderate-income housing element within the GP (General Plan) but Murray has always attempted to face housing challenges. In 2019 when the City officially became a "Transit-City" in State Code, Murray implemented two strategies to reduce residential parking and to implement mixed-use zoning for properties around transit stations, placing Murray in full compliance. Mr. Hall noted the City's moderate income housing section is located in chapter nine of the GP.

Ms. Martinez asked if there were any elements that Murray has historically avoided or thought not appropriate in the past, for whatever reason. Mr. Hall said no. The report was merely an accounting to the State that the City is in full compliance of all requirements related to affordable housing. He assured the Council they are constantly trying to better address housing challenges which is a significant regional challenge in Utah and nationwide.

- **Interlocal Board and Committee Reports:**

- **UAMPS** (Utah Association of Municipal Power Systems). - Mr. Haacke reviewed functions of UAMPS and was grateful that he would continue serving as a 2022 UAMPS board member. He explained executive board member duties, shared details about city membership, discussed how power is purchased by the group and spoke about current projects that UAMPS is involved in. Available resources are large scale solar, waste heat, wind, a carbon-sequestered plant, nuclear, and natural gas plants. Cost options and possible generation interest was noted for some of these resources. Ms. Dominguez inquired about whether buying into the rebuilt San Juan coal plant would become a similar situation like the nuclear project that was dropped by Murray City. Mr. Haacke clarified the difference between ownership in the nuclear plant option and contracting with a resource like the San Juan Plant to purchase a specific amount of energy. He said they are cautiously optimistic that the San Juan plant would work out to be one of the least expensive UAMPS resources.
- **IPA** (Intermountain Power Agency) – Mr. Haacke was grateful that he would continue serving as Chair of the IPA Board in 2022. He reviewed that there are 23 Utah cities, 6 California cities and 6 Co-op utilities involved with the Delta, Utah coal fired plant known as IPP (Intermountain Power Project). He discussed how the plant is undergoing a fuel change from coal to natural gas, then eventually to hydrogen. California entities are pushing the fuel change forward due to California legislation, so they are paying costs to upgrade the plant. He confirmed the only way that Murray Power would pay for the upgrade would be within the next five decades should Murray decide to call back energy. The cost to purchase power would include the financial bonding and mortgage of the plant. He reiterated that California alone is paying for all reconstruction and pushing for the 2.5-billion-dollar conversion project to become 100% hydrogen because it is the only way energy can be sold to the California market. As of 2025 IPP will no longer be a coal plant but instead offer 70% natural gas and 30% hydrogen mix.

Mr. Haacke said controversy was underway since Utah's Governor Cox called a special session for Quasi-government debates in November of 2021. IPA is not happy with the outcome because unexpected legislation SB (Senate Bill) 2002 was passed through quickly, placing hundreds of millions of dollars on hold for Utah entities and the IPA project. During the debate IPA representatives were given only three minutes to refute the bill before the House of Representatives voted on it. Mr. Haacke and others felt the bill was handled with less importance. He believed the item would be addressed again sometime during the 2022 Utah State Legislative Session but in the meantime the project is now delayed and IPA is very concerned.

Mr. Haacke will continue to strategize the next move for IPA and stressed that education is key. He gave packets of flashcards to Council Members which contained valuable information intended to help council members and mayors belonging to the IPA group. Information conveys that IPP is a super economic power in Central Utah with over 400 full-time employees. Since 1985 IPP has contributed over \$600 million to Millard County alone by ad valorem taxes. Council Members were urged to study the material regarding issues like coal, water, and SB2002 to gain correct knowledge about IPA in hopes of educating senators and representatives from our area to make a good vote on the situation. He said after legislation was passed, he contacted Murray's political representatives who voted against SB2002 because it was so hurried; he received positive responses. He stressed that the matter was extremely important because for the first time since 2012, Murray Power would need to call back energy this summer from IPA.

Ms. Turner agreed it was unfair to Murray the way legislation was pushed through. Ms. Dominguez stressed the importance of continuing the conversation and working in tandem to push support forward. Mr. Haacke reported other cities like Bountiful and Logan would also rally for support.

- **Trans-Jordan** – Mr. Kakala reported the following:
  - Due to a lightning strike a trash compactor caught fire and was a total financial loss. They would receive \$560,000 from insurance coverage to help replace it. The cost for a new compactor is approximately \$1.2 million and would be delivered this month; Trans-Jordan landfill operates three compactors all day every day.
  - The inbound scale stopped working, which was expected to fail so bids were already prepared. The station will be back in operation next Tuesday.
  - The design phase of the new transfer station in Sandy City is underway with a completion date sometime in 2024.
  - Earlier this year, Trans-Jordan entered into an agreement with a company named Zipline, which is a service that delivers medicine by small plane. Zipline will lease a small area of unused ground from Trans-Jordan to use for a landing pad. Medicine weighing up to four pounds can be dropped to individuals in urgent need by small parachute from planes similar to a drone.
  - The Public Convenience Center was falling apart on one end, so reconstruction now includes plans to extend the facility.
  - The landfill is struggling to attain, retain, and recruit employees. A \$250 hiring bonus did not incentivize well, so wages were adjusted higher effective this month. It was during the last board meeting that approved raises were decided affecting the budget. Normally they have

14 part-time employees who clean up roadway garbage at the landfill, and even with temporary hires, those positions have not been filled. As a result, the board also decided to increase those types of wages slightly; there is one potential new hire so far.

- There will be no annual breakfast meeting this year so Executive Director Jaren Scott is offering a 30-minute presentation to interested entities.
- **UTOPIA (Utah Telecommunications Open Infrastructure Agency).** – Ms. Moore reported that the UTOPIA board authorized a contract with Bozeman Fiber in Montana to receive fiber. This means expertise, engineering, and NOX media assistance will be provided but Bozeman Fiber will have their own technicians to conduct the installation. The new contract means more revenue for UTOPIA without having to hire employees or take any risk. The same thing occurred in Idaho Falls, Idaho, so the thought is that when both units are completely built-out intake will be over \$100,000 per month.
- **UIA (Utah Infrastructure Agency).** – Ms. Moore reported that bond parameters were approved during the December board meeting. One for building a fiber network in Santa Clara, Utah, where they will backstop a bond of \$7.8 million. If take-rates are low, Santa Clara will make the bond payments. The same occurred for Cedar Hills, Utah with a bond of \$7.2 million. Ms. Moore said once these areas are completely online extra revenue will go to funding new builds and help pay down UIA/UTOPIA debt.

Murray will continue to make UIA/UTOPIA debt payments of \$1.8 million per year. She said the organization is receiving an additional \$40,000 each month in new revenue, in addition to approximately \$3 million per month from UIA income. Murray's take-rate is approximately 34% which is a decrease due to building out other cities. The hope is that by June 30, 2022, all of Murray City will be built out and all Murray residents will have access. The Midvale City buildout is complete, take-rates remain low, but they expect that to increase. Higher take rates of 50% and 60% are located in Morgan and Lindon, Utah. She said the UIA budget is doing well and is encouraged that Murray's annual payment will not increase during the next budget cycle.

- **VECC (Valley Emergency Communications Center).** - Mr. Hill said VECC is one of two 9 1 1 emergency answering call centers in Salt Lake County and the largest call center by volume in the State of Utah. The organization is comprised of all cities within the county, except Salt Lake City and Sandy City. He reviewed how deficiencies were found following a State audit of VECC related to the response times that VECC answers 9 1 1 calls. In correlation with State Legislation adopted in 2020, VECC was one of the few centers in the State not able to meet the new standard that all 9 1 1 emergency call centers answer 90% of calls within 15 seconds and 95% of all calls within 20 seconds. Because of that, legislative pressure was put on VECC to resolve the matter. Since the audit, VECC made great effort to improve their performance and finally in November of 2021 reached the standard by answering 91.08% of calls within 15 seconds exceeding the 90% requirement.

Mr. Hill said improvements would not come without cost to Murray because VECC had to purchase new software to match that of Salt Lake City and Sandy City. Also, to continue meeting the standard a new phone system was purchased to help reduce call waiting time; significant wage increases occurred, more employees were hired, and with a shortage of applicants, it was felt that

paying employees more would incentivize people to work for VECC. In addition, because the current radio frequency cannot reach some remote areas, to interface with the 9 1 1 system, the State of Utah is requiring all call centers to implement a specific new radio system utilized for remote search and rescue operations for both fire and police. To accommodate all the necessary cabling and installation of consoles for the radio system, VECC will undergo significant upgrades to their facility. This will require bonding costs of \$5.4 million in the first quarter of this year where some of the money will also refund existing bonds. Mr. Hill indicated that the Council would see cost increases to the City's VECC expense account in the 2023 budget year associated with both police and fire departments. He thought most increases would be absorbed in the current budget, but a significant increase to Murray City is expected for utilizing VECC impacting Murray City's budget significantly

Ms. Dominguez asked if the State would provide any funding towards the expenses. Mr. Hill said the State would help pay for radio systems but not the needed upgrade to facilities.

Mr. Hill said the University of Utah recently joined VECC and that the Utah State Patrol would join in the next few months.

- **Metro Fire.** – Mr. Hill had nothing to report at this time.

**Announcements:** None.

**Adjournment:** 6:20 p.m.

**Pattie Johnson**  
**Council Office Administrator III**

## ATTACHMENT #1





**MURRAY CITY CORPORATION**  
**FINANCE & ADMINISTRATION**

Brenda Moore, Director  
801-264-2513

TO: Murray City Municipal Council

From: Brenda Moore, Finance & Administration Director

Date: December 17, 2021

Re: Fiscal Year 2022 Budget Opening #2– Committee of the Whole

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 \$15,000 Utah Division of Arts and Museums for programming
5. Receive and appropriate \$20,000 from Utah Humanities ARPA grant for museum staffing.
6. 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.
7. In the Library Fund, receive and appropriate \$4,800 from Utah State Department of Cultural and Community Engagement ARPA hot spot grant.

**From Reserves**

8. In the Capital Projects fund, allocate \$135,000 from reserves to complete pavilion number 5 and surrounding park landscaping.
9. 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.
10. 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**

11. 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.



# Discussion Items



# Discussion Item #1



**MURRAY**

# Murray Parks and Recreation Department

## Discussion of Parkway Golf course fees

### Council Action Request

Committee of the Whole

Meeting Date: February 15, 2022

<b>Department Director</b> Kim Sorensen  <b>Phone #</b> 801-264-2614  <b>Presenters</b> Kim Sorensen          <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Brett A Hales <div>Digitally signed by Brett A Hales Date: 2022.02.01 16:42:17 -07'00'</div> <b>Date</b> February 1, 2022	<b>Purpose of Proposal</b> Discussion of golf course fees  <b>Action Requested</b> Discussion to increase fees charged at the Murray Parkway golf course.  <b>Attachments</b> Proposed ordinance  <b>Budget Impact</b> Slight increase in revenue  <b>Description of this Item</b> Discussion to increase fees charged at the Murray Parkway Golf Course. Golf course fees are currently below average when compared to other courses.
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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 12.28.030 AND 12.28.040 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO GOLF COURSE FEES.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this ordinance is to amend sections 12.28.030 and 12.28.040 of the Murray City Municipal Code to amend the Golf Course fees.

*Section 2. Amendment to sections 12.28.030 and 12.28.040 of the Murray City Municipal Code.* Sections 12.28.030 and 12.28.040 of the Murray City Municipal Code shall be amended to read as follows:

**12.28.030: GREEN FEES:**

The green fees shall be as follows:

User Type	9 Holes	18 Holes
User Type	9 Holes	18 Holes
10 round punch card	\$14 <del>6</del> 0.00	n/a
Juniors	9 <del>1</del> 1.00	\$48 <del>2</del> 2.00
<del>Juniors annual pass (age 17 or younger)</del>	<del>300.00</del>	-
Murray High School and Cottonwood High School golf teams	6 <del>9</del> .00	12 <del>8</del> .00
Other high school golf teams	8 <del>1</del> 1.00	46 <del>2</del> 2.00
Regular	16 <del>8</del> .00	32 <del>6</del> .00
Seniors (age 65 <del>0</del> or older)	13 <del>5</del> .00	26 <del>3</del> 0.00

All rates above include applicable Sales and Use Tax and are available during times as determined in writing by the Parks and Recreation Director, the Mayor, and the Director of Finance and Administration.

(Ord. 20-31: Ord. 19-05)

**12.28.040: GOLF COURSE OPERATION; RENTALS:**

Rental fees shall be as follows:

Rental Types	9 Holes	18 Holes
Golf clubs	\$ <del>6</del> 9.00	\$1 <del>2</del> 8.00
Pull cart	<del>4</del> 4.00	<del>2</del> 8.00
Range ball tokens	<del>3</del> 5.00	
Riding carts (per person)	<del>8</del> 10.00	<del>4</del> 6 <del>2</del> 0.00
Trail fee for private carts used for medical reasons	<del>7</del> 10.00	<del>4</del> 4 <del>2</del> 0.00

All rates above include applicable Sales and Use Tax and are available during times as determined in writing by the Parks and Recreation Director, the Mayor, and the Director of Finance and Administration.

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

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

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, 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



**MURRAY**  
CITY COUNCIL

# Discussion Item #2





**MURRAY**

# City Council

## Legislative Updates

### Council Action Request

**Committee of the Whole**

Meeting Date: February 15, 2022

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Rosalba Dominguez          <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>          <b>Date</b> February 2, 2022	<b>Purpose of Proposal</b> Update on the 2022 Legislative Session  <b>Action Requested</b> Information Only  <b>Attachments</b> None  <b>Budget Impact</b> None     <b>Description of this Item</b> Provide the council with an update on the 2022 Legislative Session.
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# Discussion Item #3



**MURRAY**

# Murray City Council

## Open and Public Meeting Act Annual Training

### Council Action Request

Committee of the Whole

Meeting Date: February 15, 2022

<b>Department</b> <b>Director</b> Jennifer Kennedy Council Director <b>Phone #</b> 801-264-2622 <b>Presenters</b> G.L. Critchfield	<b>Purpose of Proposal</b> To review the Open and Public Meeting Act requirements as it applies to municipal government. <b>Action Requested</b> Information only. <b>Attachments</b> Presentation Slides <b>Budget Impact</b> None <b>Description of this Item</b> This is an opportunity to review all aspects of the State of Utah Open and Public Meeting Act requirements as it applies to municipal government and elected officials.
<b>Required Time for Presentation</b> 15 Minutes <b>Is This Time Sensitive</b> Yes <b>Mayor's Approval</b>  <b>Date</b> February 2, 2022	

# OPEN AND PUBLIC MEETINGS ACT

2021 City Council Annual Training

- ▶ The presiding officer of the public body shall ensure that the members of the public body are provided with annual training on the requirements of this chapter.

## ANNUAL TRAINING REQUIRED

▶ **52-4-102 Declaration of public policy.**

- ▶ The Legislature finds and declares that the state, its agencies and political subdivisions, exist to aid in the conduct of the people's business.
- ▶ It is the intent of the Legislature that the state, its agencies, and its political subdivisions:
  - ▶ take their actions openly; and
  - ▶ conduct their deliberations openly.

# PUBLIC POLICY

- ▶ “Openly” refers to the fact that every portion of every City Council meeting must be open to **public observation**. While many entities have a “citizen comment” period, members of the audience may not participate in the deliberations of the Council without express invitation by the Council.

## ACTING AND DELIBERATING OPENLY”

- ▶ “Meeting” means the convening of the Council, with a quorum present whether in person or by electronic means, for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the Council has jurisdiction.
- ▶ Chance gatherings or social gatherings are not meetings

## WHAT IS A MEETING?



- ▶ “Quorum” means a simple majority of the membership of a public body, unless otherwise defined by applicable law.
- ▶ Three City Council members

# QUORUM DEFINED

- ▶ One annual notice published of regularly scheduled meetings
- ▶ Give at least 24 hours notice of each meeting
  - ▶ Agenda, date, time and place
- ▶ Post notice at principal office and on Utah Public Notice Website, and provide notice to media
- ▶ The 24-Hour notice requirement may be disregarded if:
  - ▶ due to unforeseen circumstances, an emergency meeting is necessary to consider matters of an emergency or urgent nature; and
  - ▶ Council gives the best notice practicable of the time, place, and topics to be considered at the emergency meeting.

## NOTIFYING THE PUBLIC

- ▶ reasonable specificity to notify the public as to the topics to be considered at the meeting
- ▶ each topic shall be listed under an agenda item
- ▶ topic raised by the public may be discussed during an open meeting, even if not included in the agenda; but no action may be taken

# AGENDA

- ▶ Closed Meeting may be held if:
  - ▶ A quorum is present, and
  - ▶ 2/3 of the Council Members, present at the Open Meeting, vote to approve closing the meeting.

The reasons for closing a meeting, the location of the Closed Meeting, and the vote by name of each Council Member either for or against the motion to hold the closed meeting, must be publicly announced and entered on the minutes of the open meeting at which the closed meeting was approved.

## CLOSED MEETINGS

- ▶ Discussion of the character, professional competence, or physical or mental health of an individual.
- ▶ Strategy sessions to discuss pending or reasonably imminent litigation.
- ▶ Strategy sessions to discuss the purchase, exchange, or lease of real property if disclosure of the transaction would disclose the appraisal or value of property, or prevent completion on best possible terms.
- ▶ Strategy sessions to discuss the sale of real property.
- ▶ Discussion regarding the deployment of security personnel, devices, or systems.
- ▶ Investigative proceedings regarding allegations of criminal misconduct.

## REASONS TO CLOSE A MEETING

- ▶ A closed meeting shall be recorded and may have detailed written minutes.
  - ▶ Exceptions: discussion of character, professional competence or physical or mental health of an individual or the discussion regarding the deployment of security personnel, devices, or systems need not be recorded. However, in such cases, a sworn affidavit needs to be signed regarding the purpose of the closed meeting.
  - ▶ Closed Meeting Minutes or the Recording are protected records under GRAMA, subject to disclosure by court order.

## MINUTES OF CLOSED MEETINGS

- ▶ Electronic Meetings With Anchor Location: Authorized if done pursuant to an adopted resolution, rule, or ordinance and is properly noticed.
- ▶ Electronic Meetings Without Anchor Location: Authorized if the chair of the City Council:
  - ▶ makes a determination that conducting the meeting in person presents a substantial risk to the health and safety of those who may be present at the meeting;
  - ▶ Includes in the public notice:
    - ▶ Statement describing Chair's determination;
    - ▶ Summary of the facts upon which Chair's determination is based; and
    - ▶ Information on how public may attend remotely/electronically.
  - ▶ Chair determination expires 30 days after the day chair makes determination.

# ELECTRONIC MEETINGS

- ▶ Disruptions of Meetings: Individuals can be removed from a public meeting if they willfully disrupt the meeting to the extent orderly conduct is seriously compromised.
- ▶ Final Actions Voidable: Any final action taken in violation of Section 52-4-201 (meeting not open but should have been), 52-4-202 (notice provisions, including closed meetings), or 52-4-207 (electronic meetings) is voidable by a court. Statute of limitations is 90 days, except challenge to approval of bonds is 30 days.
- ▶ Public Enforcement: Utah Attorney General and District Attorney may enforce chapter.
- ▶ Private Enforcement: A person denied any right under this chapter may commence suit in court to:
  - ▶ compel compliance with or enjoin violations of this chapter; or
  - ▶ determine the chapter's applicability to discussions or decisions of a public body.
- ▶ Closed Meeting Violations: Class B misdemeanor.

## ENFORCEMENT



- ▶ Transparency laws (open meetings, open records) are referred to as Sunshine Laws, meaning that the business of the public body is to be conducted “in the sunshine,” or in the open, and the public may attend, observe, and scrutinize.
- ▶ Utah enacted the very first Sunshine Law in 1898, the Utah Open and Public Meetings Act.

## UTAH'S HERITAGE OF TRANSPARENCY

- ▶ *When government begins closing doors, it selectively controls information rightfully belonging to the people. Selective information is misinformation.*
- ▶ *Without question, the events of September 11, 2001, left an indelible mark on our nation, but we as a people are united in the wake of the destruction to demonstrate to the world that we are a country deeply committed to preserving the rights and freedoms guaranteed by our democracy. Today, we reflect our commitment to those democratic values by ensuring that our government is held accountable to the people and that First Amendment rights are not impermissibly compromised. Open proceedings, with a vigorous and scrutinizing press, serve to ensure the durability of our democracy.*
- ▶ *Detroit Free Press v. Ashcroft* (6th Cir., 2002)

DEMOCRACIES DIE BEHIND CLOSED DOORS



# Discussion Item #4



**MURRAY**

# Murray City Council

## Annual Training on Harassment

### Council Action Request

Committee of the Whole

Meeting Date: February 15, 2022

<b>Department</b> <b>Director</b> Jennifer Kennedy Council Director <b>Phone #</b> 801-264-2622 <b>Presenters</b> G.L. Critchfield	<b>Purpose of Proposal</b> To review the City's Anti-Harassment Policy <b>Action Requested</b> Information only. <b>Attachments</b> Article IX of the Rules of the Murray City Municipal Council and Presentation Slides <b>Budget Impact</b> None <b>Description of this Item</b> This is an opportunity to review the City's Anti-Harassment Policy and how someone should report discrimination or harassment.
<b>Required Time for Presentation</b> 15 Minutes <b>Is This Time Sensitive</b> Yes <b>Mayor's Approval</b>  <b>Date</b> February 2, 2022	

## IX. COUNCIL RELATIONS

### A. Anti-Harassment Policy

1. It is City policy to foster and maintain a work environment that is free from discrimination and intimidation. Toward this end, the City will not tolerate harassment of any kind that is made by City Councilmembers toward fellow Councilmembers, City Staff or members of the public. City Councilmembers are expected to show respect for one another and the public at all times, despite individual differences.
2. Harassment is unwelcome conduct that is based on race, color, religion, sex (including pregnancy, childbirth and related medical conditions), national origin, age (40 or older), disability, genetic information, marital status, sexual orientation, honorably discharged veteran or military status or the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability. In some circumstances, it can be deemed unlawful discrimination that violates federal laws and/or state laws. The making of demeaning comments, whether verbally or in writing, or use of unwelcome epithets, gestures or other physical conduct, based on the above-referenced protected classes, toward employees, Councilmembers or members of the public are prohibited. Councilmembers are strongly urged to report all incidents of harassment.
3. Sexual harassment is a form of unlawful discrimination.

### B. Reporting Discrimination or Harassment

1. If the incident involves a city employee, or an appointee to an advisory board or a commission, the incident should be reported as soon as possible to the Mayor.
2. If the incident involves a Councilmember, the incident should be reported as soon as possible to the City Attorney.
3. All complaints will be investigated promptly. Upon receiving a complaint, an investigation shall be initiated within 24 hours, or as reasonably practicable, usually, by the end of the next business day.
4. All complaints will be kept confidential to the fullest extent possible and will be disclosed only as necessary to allow an investigation and response to the complaint. No one will be involved in the investigation or response except those with a need to know. Any special concerns about confidentiality will be addressed at the time they are raised.
5. Anyone who is found to have violated this policy is subject to corrective action. Corrective action will depend on the gravity of the offense. The City Council will take whatever action it deems necessary to prevent an offense from being repeated.
6. The City Council will not permit retaliation against anyone who makes a complaint or who cooperates in an investigation.
7. Both the person filing the complaint and the alleged offender shall receive a

written response that contains the findings of the investigation and any action taken. Unless extra time is needed for a thorough investigation, the response will normally be given within thirty (30) days of when the complaint was received. All parties will be notified of an extended investigation if such an extension is necessary to complete the findings.

# CITY COUNCIL HARASSMENT TRAINING

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# POLICY

- To foster and maintain a work environment that is free from discrimination and intimidation. Toward this end, the City will not tolerate harassment of any kind that is made by City Councilmembers toward fellow Councilmembers, City Staff or members of the public.



# Who is Covered By City Council Policy?

- Rule IX, Council Relations, Anti-Harassment Policy Applies to Councilmembers.

# Harassment Defined

- Harassment is unwelcome conduct that is based on race, color, religion, sex (including pregnancy, childbirth and related medical conditions), national origin, age (40 or older), disability, genetic information, marital status, sexual orientation, honorably discharged veteran or military status or the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability.

# What Conduct is Harassing Conduct?

- The making of demeaning comments, whether verbally or in writing, or use of unwelcome epithets, gestures or other physical conduct, based on the protected classes.
- Harassment does not have to be of a sexual nature in order to be illegal. Offending conduct based on a victim's gender that is severe or pervasive enough to create a hostile (abusive) work environment is also illegal.

# What is Sexual Harassment?

- Sexual harassment is a form of sex discrimination. EEOC guidelines define sexual harassment as unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:
- Submission to such conduct is a term or condition of an individual's employment. The requirement may be stated outright or may be implicit, or implied.
- Submission to or rejection of the conduct is a basis for employment decisions
- Conduct of a sexual nature has the purpose or effect of unreasonably interfering with work performance
- Conduct of a sexual nature creates an intimidating, hostile, or offensive working environment.

# Unwelcome Conduct

- Unwelcome means unwanted. Sexual conduct is unwelcome whenever the person subjected to it considers it unwelcome.

## Either Gender May Harass, Either Gender May be a Victim of Harassment

- To constitute harassment, the conduct does not need to be sexually motivated. The harassment just needs to be based on a victim's gender.

# Inappropriate Conduct

- What constitutes sexual harassment can vary depending on the situation and people involved.
- Examples of actions that could be sexual harassment if they happen often enough or are severe enough to make one uncomfortable, intimidated, or distracted enough to interfere with their work:
  - unwelcome sexual advances or requests for sexual favors
  - direct or indirect threats or bribes for sexual activity
  - sexual innuendos and comments, or sexually suggestive jokes may be sexual harassment in some contexts
  - unwelcome touching or brushing against a person

# Inappropriate Conduct (continued)

- compliments of an employee's appearance
- commenting on the attractiveness of others in front of an employee
- asking an employee about his or her sex life
- circulating nude photos or photos of women in bikinis or shirtless men in the workplace
- sexually suggestive text messages or emails
- leaving unwanted gifts of a sexual or romantic nature
- repeated hugs or other unwanted touching (e.g., a hand on an employee's back)
- Finally, attempted or completed sexual assault would be sexual harassment



# Laws that Apply

- These laws protect individuals from discrimination based upon sex.
  - Federal Law: Title VII of the Civil Rights Act of 1964. protects individuals from discrimination based upon sex.
  - State Law: Chapter 5 of title 34A of the Utah Code, known as the Utah Antidiscrimination Act.
- Council Rule IX.

# Reporting Inappropriate Conduct

- If the incident involves a city employee, or an appointee to an advisory board or a commission, the incident should be reported as soon as possible to the Mayor.
- If the incident involves a Councilmember, the incident should be reported as soon as possible to the City Attorney.

# Investigation

- Prompt investigation
- Confidential investigation to fullest extent possible

# Corrective Action

- Anyone who is found to have violated this policy is subject to corrective action. Corrective action will depend on the gravity of the offense. The City Council will take whatever action it deems necessary to prevent an offense from being repeated.

# No Retaliation

- The City Council will not permit retaliation against anyone who makes a complaint or who cooperates in an investigation.



**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, January 18<sup>th</sup>, 2022**

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The Murray City Municipal Council met on Tuesday, January 18<sup>th</sup>, 2022, 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](http://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
Pamela Cotter	District #2
Rosalba Dominguez	District #3 - Excused
Diane Turner	District #4 – Conducting
(Vacant)	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

**Administrative Staff in Attendance:**

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Jon Harris	Fire Chief
Danny Astill	Public Works Director
Kim Sorensen	Parks and Rec Director
Rob White	IT Director
Camron Kollman	Senior IT Technician

**Others in Attendance:**

Beverly Crangle	Jim Harland	Cindy Hales	Glo Merrill
Charles Turner	Adam Hock	Garry Hrechkosy	

**Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Adam Hock.

**Approval of Minutes**

Council Meeting – December 7<sup>th</sup>, 2021

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

Council roll call vote:

Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Turner

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 3-0

**Special Recognition**

**1. Murray City Council Employee of the Month, Kim Sorensen, Parks and Recreation Director**

Presenting: Brett Hales, Mayor and Diane Turner, Councilmember

Councilmember Turner shared that the special recognition program will have a name change. It is currently known as “Murray City Council Employee of the Month” and in the future, it will be called the “Murray City Employee of the Month”. The council and the mayor will share the opportunity to give out special recognition to city staff during future council meetings.

Councilmember Turner said introduced Kim Sorensen as the first recipient in 2022. Sorensen is the Parks and Recreation Director, and he would be receiving a certificate, a \$50 gift card and his name would appear on the plaque located in the Council Chambers.

Sorensen has worked for Murray city since graduating from High School. He started as a

maintenance worker and worked up to becoming the Parks Superintendent, and eventually took over as the Parks and Recreation Director.

Mayor Hales said, Sorensen has worked for the city for approximately 37 years, and he is grateful for all that Sorensen has done for the city over the years.

Sorensen thanked the council and Mayor for the special recognition. He said working in Murray City Parks and Rec is the best job and he appreciates the support and recognition.

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

### **Citizen Comments**

Beverly Crangle

Expressed her concerns about Vine Street being widened. She has concerns about the speed of vehicles that travel on Vine Street and has serious concerns about the safety of the school children crossing Vine Street. She would like additional safety measures put in place during the road construction plans.

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 City's Fiscal Year 2021-2022 budget**

Presentation: Brenda Moore, Finance and Administration Director  
PowerPoint Presentation Attachment A- Fiscal Year 2022 Budget Opening #2  
Committee of the Whole Presentation on [January 4, 2022](#)

#### **Presentation**

Brenda Moore shared a PowerPoint of the proposed ordinance amendments. The following changes are requested to be changed in the 2022 budget:

**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. The total grant amount was \$15,500, \$8,000 had previously been budgeted. Offsets a small portion of Assistant Fire Chief Mittelman's 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 two California and one Oregon firefighting call. We have 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 the future replacement of the equipment.
8. In the Library Fund, receive and appropriate \$4,800 from the 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 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 the fiscal year 2021.

**Bonding Activity**

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

**Citizen Comments**

The public hearing was open for public comment.

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

### **MOTION**

Councilmember Cotter moves to adopt an ordinance amending City's Fiscal Year 2021-2022 budget. The motion was SECONDED by Councilmember Martinez.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Turner*

*Nays: None*

*Abstentions: Councilmember Dominguez*

*Motion passed 3-0*

### **Business Item**

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

Presenting: Kat Martinez, Council Chair

Councilmember Martinez addressed the public and let them know that the positions filled tonight would be flexible once Council District 5 member is appointed.

The following nominations were made:

#### **Association of Municipal Councils**

Diane Turner for the Association of Municipal Councils.

#### **Capital Improvement Program**

Pam Cotter for the Capital Improvement Program.

Pending for the Capital Improvement Program.

It was decided that the second chair for Capital Improvement Program would not be filled until after the vacant council seat for District 5 is filled.

#### **Utah League of Cities and Towns Legislative Policy Committee**

Rosalba Dominguez for the Utah League of Cities and Towns Legislative Policy Committee.

#### **Chamber of Commerce Board**

Pam Cotter for the Chamber of Commerce Board.

**MOTION**

Councilmember Cotter moves to approve a resolution for the City Council's appointment of representatives to Boards and Committees. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Turner

Nays: None

Abstentions: Councilmember Dominguez

Motion passed 3-0

**Mayor's Report and Questions**

Mayor Hales expressed his appreciation to the council and staff.

**Council Announcement**

Councilmember Cotter shared First Lady Abby Cox's statewide movement as part of her SHOW UP UTAH initiative. First Lady Abby Cox is asking Utah residents to:

See 1: Recognize others who have served you in the past and share it online.

Serve 2: Find two ways you can serve others and share them online.

Invite 3: Challenge three people to do service and tag [#ShowUpForService!](#)

Council members shared their appreciation to the staff and audience.

**Adjournment**

The meeting was adjourned at 6:59 p.m.

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Brooke Smith, City Recorder

# Attachment A



## Fiscal Year 2022 Budget Openings # 2

Brenda Moore, Finance and Administrative Director  
January 18, 2022



## Meeting Schedule

Committee of the Whole – January 4, 2022

Municipal Council Meeting  
Public Hearing– January 18, 2022

## Grants/Reimbursements Received



(All General Fund unless indicated otherwise)

1. \$1,660 in the victim's advocate
2. \$90,000 ZAP grant funding
3. \$7,500 EMPG grant for emergency preparedness
4. \$18,404 from State Alcohol Funds
5. \$15,000 Utah Division of Arts and Museums for programming

[Slide 1 of 2]

## Grants/Reimbursements Received



(All General Fund unless indicated otherwise)

6. \$20,000 from Utah Humanities ARPA grant
7. \$516,286 reimbursement for California firefighting
8. \$4,800 Library Fund from Utah State Department of Cultural and Community Engagement ARPA hot spot grant

[Slide 2 of 2]





## From Reserves

9. Capital Projects - \$135,000 to complete pavilion number 5 and surrounding park landscaping
10. Capital Projects - \$75,000 for fire equipment
11. MBA Fund - \$8,330,469 for the City Hall building



## Bonding Activity

12. In the General Fund receive and appropriate \$6,533,000 of bond proceeds.



# Special Recognition



**MURRAY**

# City Council

## Employee of the Month - Pattie Johnson

### Council Action Request

#### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b> Employee of the Month recognition
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only
<b>Presenters</b> Jennifer Kennedy	<b>Attachments</b> Recognition Form
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Pattie has been working for the City Council for six years. During that time she has become proficient at meeting minutes, setting up for council meetings, filing, and helping out where and whenever she is needed.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> February 2, 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
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**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



# Consent Agenda



**MURRAY**


# Mayor's Office

## Reappointment of Andrea Washburn to the Public Safety Advisory Board

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Craig Burnett	<b>Purpose of Proposal</b> Reappointment of board member.
<b>Phone #</b> 801-264-2531	<b>Action Requested</b> Consider confirmation of the mayor's reappointment of Andrea Washburn the Public Safety Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Andrea Washburn will be reappointed to the Public Safety Advisory Board from February 1, 2022 - January 31, 2025.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> February 1, 2022	

# Andrea Washburn

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Murray, Ut, 84107 |

## Objective

To serve my community as a member of the Murray City Public Safety Advisory Board by applying my varied life experiences, along with excellent listening and problem-solving skills, toward building a more just and equitable community.

## Education

### UNIVERSITY OF UTAH- COMPLETED 90 CREDIT HOURS

Major: Environmental Studies

- Related coursework: Abnormal Psychology, Sociology, Environment and Behavior, Women's Studies

### LETTER OF COMPLETION 1998 SALT LAKE COMMUNITY COLLEGE

Major: General Studies

Related coursework: Psychology, Organizational and Interpersonal Communication, Sociology

## Volunteer Work

### BIG BROTHERS BIG SISTERS 2017- PRESENT

Providing leadership and guidance to an at-risk child by planning regular activities that help little build confidence and find what she is passionate about.

### THE INN BETWEEN 2015-2018

Served on the 11th Hour Team sitting bedside with dying persons, helping prepare meals and clean for critically ill unsheltered people. Tasked with organizing groups of volunteers for larger facility projects.

### VISIONS OF ALTITUDE 1996-1997

Receptionist for early homeless youth resource center, assisted unsheltered teens with meals and clothing.

## Skills & Abilities

### MANAGEMENT

- Small business owner for 14 years. Position requires managing multiple projects simultaneously through bidding, design, and installation of low-water landscapes, as well as organizing people, materials and time. Responsible for all aspects of business operations including estimating and invoicing.
- Management of 46,000 square foot facility, overseeing contractors from multiple construction trades, directing volunteers for facility improvement projects, overseeing and implementing federally funded capital improvement projects, ensuring repairs are completed and documented in a timely fashion. Ensuring compliance with Utah Administrative Code for Assisted Living Facilities.
- Responsible for managing and reporting on federally funded capital improvement projects, ensuring repairs are completed and documented in a timely fashion, ensuring compliance with Utah Administrative Code for assisted living facilities.

### COMMUNICATION

- Skilled interpersonal communicator with experience in a wide variety of contexts including public, commercial, and governmental applications. Communicates effectively with underserved populations, work clients, donors, contractors, and others.

### LEADERSHIP

- Lead teams of people to complete projects on time and budget. Working with employees to help them develop their talents and expand their knowledge.

## Experience

### OWNER | ANDREA WASHBURN LANDSCAPING | 2006-PRESENT

### FACILITY MANAGER | THE INN BETWEEN | 2018-PRESENT





**MURRAY**

# Mayor's Office

## Reappointment of Wayne Manu to the Public Safety Advisory Board

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Craig Burnett	<b>Purpose of Proposal</b> Reappointment of board member.
<b>Phone #</b> 801-264-2531	<b>Action Requested</b> Consider confirmation of the mayor's reappointment of Wayne Manu to the Public Safety Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Wayne Manu will be reappointed to the Public Safety Advisory Board from February 1, 2022 - January 31, 2025.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:36:17 -07'00'</small>	
<b>Date</b> February 1, 2022	

# Wayne P. Manu

Murray, Utah 84107

## SUMMARY

Highly motivated and skilled educator with 15+ years' experience in all phases of education and curriculum development, including work with at-risk and gifted youth, now seeks to move towards more challenging fields in personal motivation and development.

Successful activities include strengthening communication between home/family/school, collaboration on organizational policies and procedures with team building and leadership activities, and a passion for coaching and mentoring young people towards success in the classroom, athletic competition, the community, and life.

## QUALIFICATIONS

- Associates Degree, Liberal Arts (Long Beach City College) – December 1990.
- Bachelor's Degree, History (Southern Illinois University) – May 1994.
- 15+ years of Public School Teaching.
- 15+ years of Program development and implementation.
- Academic advising and adult student development.
- Learning theory and teaching methods.
- Career assessments and positive communications with clients.
- Social/educational resources and services available in the community
- Family counseling to help overwhelmed family members to cope with a loss.
- Preparing presentations at public events or clients' homes.
- Communicate effectively orally and in writing.
- Lead discussions and make presentations to large and small groups.
- Maintain open communication with colleagues and administrators.
- Plan and assess own work to meet given objective and processes.
- Advise students in developing life goals and educational plans.
- Demonstrate initiative, creativity, and attention to detail.
- Sensitive to the needs and concerns of diverse populations.
- Prioritize assignments to plan and carry out objectives.
- Computer literate in a variety of computer software, including the internet and the Microsoft Office Suite.
- An excellent advocate for children.
- Lesson planning, classroom management and creating projects for the students.
- Set activities and teaching programs designed to be conducive to the mental and emotional development of the youth.
- Excellent work ethic with great concern for confidential information.

## ACHIEVEMENTS

JC Gridwire Academic All-American 1990 (LBCC)

All-Mission Conference - Football 1990 (LBCC)  
All-Gateway Conference - Football 1992 (SIUC)  
Long Beach City College Scholar/Athlete Award 1990  
Long Beach City College/SIUC Football - Team Captain  
LDS Seminary Scholarship - 1985  
Dean's List - Long Beach City College - Spring 1990  
Football Scholarship – Southern Illinois University - 1991-1994  
Dean's List - Southern Illinois University - Spring 1992

## PROFESSIONAL EXPERIENCE

03/2018-Present	Assistant Medical Coordinator Chrysalis, Inc.-Salt Lake City, UT
02/2018-03/2018	6th Grade Schoolteacher Endeavor Hall Charter School-West Valley City, UT
09/2017-02/2018	Customer Service Rep UHaul, Inc.-Murray, UT
06/2017-09/2017	Direct Support Staff Chrysalis, Inc.-Salt Lake City, UT
<b>03/2017-6/2017</b>	<b>Instructional Assistant-</b> <b>Taylorsville High School</b> -Taylorsville, UT
<b>04/2013-03/2017</b>	<b>Family Service Counselor</b> <b>McDougal Funeral Home</b> – Taylorsville, UT
08/2012-04/2013	<b>Insurance Agent-</b> <b>Bankers Life &amp; Casualty</b> -Salt Lake City, UT
<b>09/2002 to 04/2012</b>	<b>Schoolteacher</b> <b>Salem Keizer Public Schools</b> – Salem, OR
06/2002 to 09/2002	Law Clerk Pierson, LaMont, Carlson, Gregg-Salem, OR
08/1994 to 06/2001	Schoolteacher Pattonville School District-St Louis County, MO

## EDUCATION AND TRAINING

High School Diploma-Paramount High School (CA)-1985  
AA Degree-Liberal Arts-Long Beach City College (CA)-1989-1990  
B.S. Degree-History-Southern Illinois University-1991-1994  
Some graduate work at University of Missouri at St. Louis  
Pacific Lutheran University (WA)  
Willamette University College of Law (OR)

## CERTIFICATIONS

Insurance License-state of Utah  
Pre-funeral insurance license-State of Utah  
Teacher licenses-States of Oregon, Missouri, and Illinois (not current)  
High School Football Federation training on First Aid and CPR (current)

## COMMUNITY INVOLVEMENT

Merit Badge Counselor-Boy Scouts of America  
Assistant Football coach-Taylorsville High School  
Church leader

## AFFILIATIONS

Utah High School Football Coaches Association



**MURRAY**

# Mayor's Office

**Reappointment of Maren Patterson to the Planning Commission**

## Council Action Request

**Council Meeting**

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-264-2404  <b>Presenters</b> Mayor Hales	<b>Purpose of Proposal</b> Reappointment of board member  <b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Maren Patterson to the Planning Commission.  <b>Attachments</b> resume  <b>Budget Impact</b> No budget impact  <b>Description of this Item</b> Maren Patterson will be reappointed to the Planning Commission from 1/15/2022-1/15/2025.
<b>Required Time for Presentation</b>   <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:39:02 -07'00'</small>  <b>Date</b> February 1, 2022	

Maren Patterson  
Murray UT 84107

My name is Maren Patterson and I am so excited to have this opportunity to serve on the Planning Commission. I had the opportunity to be on it a little over a year ago and loved learning so much and being involved in this great city. I recently moved to my third house in Murray, so we are devoted to the close-knit community and small town feeling this city offers. Some of my favorite things about Murray are the park, parade, and I especially love its convenience as well as its potential to grow and become even greater. I am a mom of two adorable kids, my oldest is a 2nd grader learning Spanish in the dual immersion program. I've loved getting more involved in the schools and am currently in charge of the Reflections program for the PTA at Horizon.



**MURRAY**

# Mayor's Office

**Reappointment of Lisa Milkavich to the Planning Commission**

## Council Action Request

**Council Meeting**

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-264-2404  <b>Presenters</b> Mayor Hales          <b>Required Time for Presentation</b>       <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b> Brett A Hales <div>Digitally signed by Brett A Hales Date: 2022.02.01 16:38:42 -07'00'</div> <b>Date</b> February 1, 2022	<b>Purpose of Proposal</b> Reappointment of board member  <b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Lisa Milkavich to the Planning Commission.  <b>Attachments</b> resume  <b>Budget Impact</b> No budget impact    <b>Description of this Item</b> Lisa Milkavich will be reappointed to the Planning Commission from 1/15/2022-1/15/2025.
--	--

# Lisa Milkavich, PT, DPT

Murray, UT 84107

## Education

Undergrad:      **Southwestern University**

Georgetown, TX

*Degree:* Psychology & Kinesiology, 1996

*Minor:* Special Education

*Special Interest:* Academic all American in cross country

Women's Basketball

Alpha Phi Omega- service fraternity, fellowship officer

Alpha Delta Pi- sorority

Graduate:      **University of Texas at El Paso**

El Paso, TX

*Degree:* Master in Physical Therapy, 2001

*Special Interest:* Class President all 3 years

Nominating Committee chair of the student assembly of the APTA

Competitive road cyclist

**University of Utah**

Salt Lake City, UT

*Degree:* Doctorate in Physical Therapy, 2008

*Special Interest:* Pediatric Physical Therapy

Numerous outdoor activities (skiing, backpacking, fly fishing, cycling, etc.)

## Employment Experience

**Oct. 2002 - Present**

**Physical Therapist (Full-time)**

Granite School District- Health Related Services

2589 South Main Street

Salt Lake City, UT 84115-3110

**May 2004 - May 2008**

**Physical Therapist (PRN)**

Primary Children's Medical Center

Salt Lake City, UT

**Jan. 2001 - Oct. 2002**

**Physical Therapist (Full-time)**

CORE Rehabilitation

Las Cruces, NM

## Academic Experience

<b>2012</b>	Published in <i>From Science to Practice (FSTP)</i> Rennie et al. (2012). Social and Behavioral Individual Education Program (IEP) Goals: An Exploration of Practice. <i>FSTP</i> , 10.
<b>2011-2012</b>	Utah Regional Leadership Education in Neurodevelopmental Disabilities (URLEND) - trainee
<b>Spring '10, '11, '13,'15</b>	Guest lecture for Pediatric course, University of Utah Physical Therapy program
<b>Spring '13</b>	Guest lecture for Pediatric course, Rocky Mountain University of Healthcare Professionals
<b>Fall '09- present</b>	Chair of the UPTA Pediatric Special Interest Group (SIG) executive committee- helped organized the pediatric track for the UPTA Fall Conference

## Professional Organizations

<b>1998 - Present</b>	American Physical Therapy Association (APTA) member
<b>2001 - Present</b>	APTA Section on Pediatrics member
<b>2009 - Present</b>	Utah State Representative for the Section on Pediatrics of the APTA
<b>2009 - Present</b>	Utah Pediatric Special Interest Group, President and founding member
<b>2004 - Present</b>	Granite Education Association - member

## Community Service

<b>2004- Present</b>	Volunteer at Snowbird Ski Resort
<b>2012- Present</b>	Volunteer/ Assist with FFKR junior road racing team
<b>2007</b>	Medical Mission International- 2 week mission providing PT services in Peru





**MURRAY**

# Mayor's Office

**Reappointment of Andy Hulka to the MCCD Review Committee**

## Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Reappointment of board member
<b>Phone #</b> 801-270-2404	<b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Andy Hulka to the Murray City Center Review Committee.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> resume
	<b>Budget Impact</b> No budget impact
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Andy Hulka will be reappointed to the Murray City Center Review Committee 1/15/2022-1/15/2025.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:34:48 -07'00'</small>	
<b>Date</b> February 1, 2022	

# ANDY HULKA

## CITY PLANNER

### EDUCATION

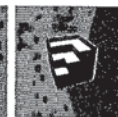
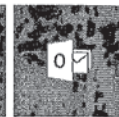
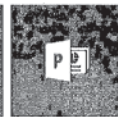
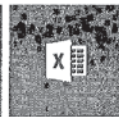
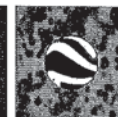
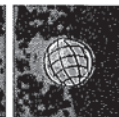
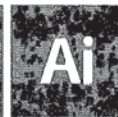


**UNIVERSITY OF UTAH**  
MASTER OF CITY AND METROPOLITAN  
PLANNING, 2015 - 2018



**BRIGHAM YOUNG UNIVERSITY**  
BACHELORS OF POLITICAL SCIENCE,  
2007 - 2013

### SKILLS



### EXPERIENCE

#### **Cottonwood Heights City, Associate Planner**

2016 - Current

- Assisted with long-range planning projects including the Wasatch Boulevard Area Master Plan, Fort Union Corridor Plan, and Open Space Master Plan.
- Project manager for planning applications including subdivisions, planned unit developments, conditional use permits, zone map amendments, and variances.
- Presented projects at public meetings before the City Council, Planning Commission, Board of Adjustment, and Administrative Hearing Officer.
- Reviewed projects for design compliance against the city's Architectural Design Guidelines and presented projects to the Architectural Review Commission.

#### **Bountiful City, Assistant Planner**

2014 - 2016

- Encouraged economic development by creating a business survey and assisting in the city's first business symposium.
- Facilitated neighborhood involvement by planning the Val Verda Neighborhood Open House.
- Researched and drafted new parking ordinance for the city's Downtown Zone.

#### **Office of Legislative Research and General Counsel, Legislative Intern**

2013

- Full-time assistant to state representatives Keith Grover and Doug Sagers.
- Responded to constituent emails, designed and wrote content for weekly newsletters, wrote talking points for proposed bills, tracked and summarized bills.
- Researched and summarized the Utah Code to evaluate proposed changes to the law.

### MEMBERSHIPS & AFFILIATIONS

- American Planning Association - Utah Chapter Member
- Utah Emerging Planner Group - Volunteer
- Congress for the New Urbanism - Member
- Bike Utah - Member
- Salt Lake County Bike Ambassador



**MURRAY**

# Mayor's Office

## Appointment of Kiersten Davis to the MCCD Review Committee

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Appointment of board member
<b>Phone #</b> 801-270-2404	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Kiersten Davis to the Murray City Center District Review Committee.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Kiersten Davis will be appointed to the Murray City Center District Review Committee from 1/15/2022 - 1/15/2025. She will be filling a vacant position.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:38:25 -07'00'</small>	
<b>Date</b> February 1, 2022	



# Kiersten Davis

## CAD DRAFTER

Self-motivated, high integrity, focused, hardworking, proven skills in organizing, prioritizing, and managing workload with maximum efficiency. Accustomed to a fast-paced environment where deadlines are priority and handling multiple jobs simultaneously is the norm. Take initiative to meet and resolve challenges.

## WORK EXPERIENCE

*Stay At Home Mom / Murray, Utah*

2014 - Present

- I'm a stay-at-home Mom currently, raising my four sons.

Draftsman II

2011 - 2013

*FFKR Architects / Salt Lake City, Utah*

- Lead drafter on Provo City Center Temple
  - Drew all Building Sections and Site Building Sections
  - Art Glass Windows
  - Recreated all interior historic details
  - Drew the plans for the Visitor Center at Provo City Center Temple
  - I work from the beginning of project until plans were submitted
- Created a picture library for documenting Tabernacle, Original Tabernacle, and new Provo City Center Temple.

Senior Cad Drafter

2010 - 2011

*Emergency Mobile Kitchen / Phoenix, Arizona*

- Created Pre-Fabrication drawings standard for high-end mobile kitchen, prep, shower, restroom, laundry and bunk trailers, brand new block library for appliances, trucks, ISO Containers.
- Created complex fabrication drawings for Electrical, Mechanical, Plumbing and Gas diagrams for all trailers.
- Created a picture library.
- Coordinated clients to create their custom design truck or trailer.

*Karen's Café / Ogden, Utah*

2009

- During the economy recession I helped out my Grandma during her time of need. While she recovered from a hip and knee replacement.
- Assisted with day to day running of Karen's Café and taking her to doctor appointments.

### ADDRESS:

Murray, Utah 84123

## SKILLS

### DESIGN SOFTWARE'S:

AutoCAD

### OFFICE TOOLS:

Microsoft Word, Excel, PowerPoint, Access

## EDUCATION

AAS Architectural Drafting

2009

Mesa Community College, Mesa, Arizona

- Introduced a way to hyper-link in excel files with Electrical calc's and redline logs into AutoCAD drawings that would update automatically if changes were made.
- Created Area Standard Details which are currently being used in four different western states.
- Organized weekly meetings with the architectural department and construction team to talk about details and get input from everyone, to find best solution to correct any issues there were construction of a detail.
- Created a photo library to go along with details. Showing the incorrect and correct steps for main details.
- Oversaw Tucson Product Division
  - Maintained and updated house plans for 15 community locations, to make sure they were current with Tucson strict building code so whole community wasn't shut down by the city.
  - Created a spreadsheet that tracked each Tucson plan status, redline logs, city submittals, approved dates, and plan expiration date. That all architecture and construction employees could track at any time.
  - Organized subdivision walk throughs during different construction phases, to make sure plans were current and up to date with construction supers.
- Oversaw the Area Disability Requests for western states.
  - Coordinated with sales agents to meet home buyer's specific needs.
  - Coordinated with city for any additional city permits.
- Coordinated with purchasing agents to order additional fixtures or materials for ADA request.

- In charge of drawing all building sections, details and Mechanical, Plumbing, Electrical drawings for all plans that were done at the company for 15 different Track Homes builders, Custom Homes and Commercial IT Projects.
- Coordinated activities between the structural and mechanical engineers.
- Coordinated with City Officials, to get city approval on plans.
- Contributed to department success by mentoring new employees.
- Managed smaller home builders with 1-3 communities.
  - Created, maintained, and updated all house plans
  - Create plat layouts and all plot plans.

In charge of all plotting for all my projects, city sets, bid sets, and bid cd's.  
(large scale projects)



**MURRAY**

# Mayor's Office

**Appointment of Darren Rasmussen to the Parks and Recreation Advisory Board.**

## Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Appointment of board member
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Darren Rasmussen to the Parks and Recreation Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> resume
	<b>Budget Impact</b> No budget impact
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Darren Rasmussen will be reappointed to the Parks and Recreation Advisory Board from January 2022 through January 2025. He will be replacing Dana Dimitrich, whose term has ended.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:37:46 -07'00'</small>	
<b>Date</b> February 1, 2022	





# Daren R Rasmussen

Murray, Utah 84107

## EXPERIENCE

Environmental Scientist, State of Utah Department of Natural Resources Division of Water Rights 1999-Current

Murray City Council Candidate, 2021

Ecclesiastical Youth Adult Leader, 2020-2021

Ecclesiastical Congregation Leader, 2014-2019

Ecclesiastical Youth & Boy Scouts of America Adult Leader 2004-2019

School Community Council, Murray School District, Hillcrest Junior High & Murray High School 2015-2018

American Cancer Society Relay for Life Committees, 2012-2017

Murray Haunted Woods/Trail Committee, 2011-2015

## EDUCATION

### Certificates & Licenses:

Amateur Ham Radio License  
Commercial UAS/Drone Pilot License  
First Aid & CPR Instructor  
C.E.R.T.  
Professional Geologist License  
Beekeeper License

Bachelor degree in Hydrogeology Engineering, Utah State University, June 1994  
German Minor, June 1994  
Anthropology Minor, June 1994

Associate degree in Mechanical Engineering, Ricks College (BYU-I), April 1990

## OTHER SKILLS & INTERESTS

Camping/Hiking/Fishing	Art/Photography/Literature	Anthropology/History/Cultural Studies
Interpersonal Relations	Public Relations & Policy	German & Spanish- Language & Culture
Computer Applications & Databases	Beekeeping	Ham Radio/Murray Amateur Radio Club
Emergency Preparedness	Genealogy/Family History	Health Fitness Coaching

## REFERENCES (Available upon request)



**MURRAY**

## Mayor's Office

### Reappointment of Peter Klinge to the Arts Advisory Board

#### Council Action Request

#### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Kim Sorensen  <b>Phone #</b> 801-264-2619  <b>Presenters</b> Mayor Hales          <b>Required Time for Presentation</b>          <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:41:10 -07'00'</small>  <b>Date</b> February 1, 2022	<b>Purpose of Proposal</b> Reappointment of board member  <b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Peter Klinge to the Arts Advisory Board.  <b>Attachments</b> Resume  <b>Budget Impact</b> None  <b>Description of this Item</b> Peter Klinge will be reappointed to the Arts Advisory Board from January 2022 - January 2025.
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## Peter L. Klinge, Jr.

Salt Lake City & New York

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### C-Level Executive

Revenue-Profitability: Results consistently deliver 10+ pp gain. Accomplished, innovative, critical thinker, and problem solver. Strong **Marketing & Business** development emphasis to drive profitable revenue growth. Various Leadership positions in F 500 public and private companies; experience with investor backed acquisition, & early stage growth expansion. Industries: **Advertising/Media, Consumer Goods, Manufacturing/Industrial, Technology**

Creative, Disciplined, & Entrepreneurial: Execution of **Strategic Plan; Team and Organization Leadership** to achieve next stage of growth; successful P&L management. Possess: *English, Spanish and French* skills; International postings and education with MBA.

### SELECTED ACCOMPLISHMENTS

- **Havas-Euro RSCG**- Led Center of Excellence creation for digital marketing and ecommerce services for global companies, i.e., Intel, Iomega Volvo, Nokia, IBM. Part of founding group for Euro RSCG Interaction (now HAVAS Digital) Enhanced market value for IPO position on NASDAQ
  - **Intel Inside Global Brand Development**- successive product launches; developed Web and e-commerce platform
  - **Compaq (Now HP) Presario Consumer Brand and retail product launch achieved \$1B+ sales**
  - **Pepsi-Cola Brand Advertising to increase sales of \$10B+ portfolio**
  - **IBM/Lexmark**- strategy and marketing execution for product & company spinoff with \$1B+ in sales
- 

### CAREER HISTORY

**Klinge Associates- 2004- Present**- Sole Proprietorship- Interim Executive, Project roles focused on Revenue Growth Outcomes. Client companies:

- **Sound Lounge** \$10MM+ sales **Revenue Director** and **Board Advisor**- developed account management sales program for a mature media services company: **Results:** increased sales 7+%
- **CAO Group** Technology in dental, lighting, forensics. As **director** defined strategy and drove execution in team to correct sales channel problems; streamlined products, marketing, and sales in year 1. **Results:** Doubled sales, reversed profit declines, developed sustainable forecast, reorganized team roles.
- **Boart Longyear** \$1.5B+ sales; WW drilling services and product manufacturer serving mining exploration, construction, environmental industries. Assignments supporting customer facing growth management issues as company transitioned through corporate divestiture, private to IPO. Products, WW positioning, High Performance Sales Training. **Results:** significant increase in account \$ sales, customer retention, and forecasting

## Klinge (continued page 2 of 2)

**Havas Worldwide** (HAVS; Nasdaq) - New York & Paris- '97- 2003- Leadership & P/L responsibility for global marketing services firm to F1000 companies; providing advertising, promotion, digital, CRM programs & campaigns; 8000+ employees; 200+ offices. **Co-founded Euro RSCG Interaction Worldwide** (now known as HAVAS Digital). Executive committee member, global business development leader and CMO helped:

- Drive WW network growth to #1 services ranking with more than \$230MM gross revenue
- Applied creative and marketing excellence to build multi-media & CRM campaigns for: IBM, Iomega, Intel, Nokia, Yahoo, Volvo

**Leader for growth** of Western U.S. technology marketing practice for Euro RSCG DSW Partners Salt Lake City, San Francisco. Helped establish:

- Salt Lake City as Center of Excellence for digital/interactive marketing, creative, & technology services
- Expanded Intel client relationship with interactive services: Web content, online media, ecommerce, ebusiness
  - **Intel Inside** ® - Led online development and global brand expansion into Internet leader: ecommerce storefronts, affiliate co-marketing, connected products HW/SW; Pentium 2P & P3P integrated communications WW launch with consumer WebOutfitter Service. Other highlights:
    - Produced **Super Bowl's first interactive television event** in 1998 featuring the famed Intel BunnyPeople™ in a Whodunnit? Vote online activity.
    - Intel named **"Internet Marketer of the Year" '98** by Internet Advertising Bureau.

Prior to '97 progressive career growth and management roles with increasing responsibility for major F500 clients in positions at New York advertising and marketing agencies, e.g. Interpublic and Omnicom. Client highlights:

**Compaq Computer Corporation- Interpublic- '94-95 launch of Compaq Presario Brand- Vice President**

- Achieved \$1B consumer US retail sales via consumer lifestyle positioning to address expanding multi-media market and SOHO segments. Among earliest product introductions using the Web combined with brand advertising, point of sale and merchandising programs

**Pepsi-Cola-BBDO/Omnicom- '90-93 repositioning/growth of \$4B+Diet Pepsi via Ray Charles - Vice President**

- Part of team driving the biggest and most widely acclaimed advertising campaign event(s) of the 1990's Super Bowls with Diet Pepsi's- Ray Charles "You Got the Right One Baby...UH HUH!" Developed high impact UH HUH!-month retail promotion. Included a One Million Ship-a-case of Diet Pepsi direct effort to diet Coke households. Drove case volume & share growth, trademark brand and consideration gains.

**IBM- Lintas/Interpublic- '88-90 brand development of PC division- Vice President**

- Launch of IBM LaserPrinter which was lead product for subsequent Lexmark spin off
- PS/2 with Windows launch

Other positions held: Account Executive P&G, Unilever brands; Media planning, buying Warner Bros.

## EDUCATION

**IMD International**, Switzerland - International Institute for Management Development Global Program

**MBA: Fordham University, Gabelli School of Business**, New York; marketing & management

**BS: Communications Management, Minor Spanish, Park School of Ithaca College**, Ithaca, NY

**Rotary Scholarship** to Mexico, attended **Universidad de Las Americas**



**MURRAY**

## Mayor's Office

### Reappointment of Christy Anderson to the Arts Advisory Board

#### Council Action Request

#### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Reappointment of board member
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Christine Anderson to the Arts Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Christine Anderson will be reappointed to the Arts Advisory Board from January 2022 - January 2025.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:37:22 -07'00'</small>	
<b>Date</b> February 1, 2022	

❁ **CHRISTY ANDERSON**  
**PRETTY, PRETTY WORDS**  
Murray UT 84107

EXPERIENCE

**Owner and Writer, AND Works, Salt Lake City, UT**

I help organizations define a recognizable brand and express it through concise, meaningful writing. Clients of mine and the agencies I partner with include The Church of Jesus Christ of Latter-day Saints, Hale Centre Theatre, BD Medical, 3M Health Information Systems, Waterford School, MHTN Architects, and Spoonful of Comfort, among many others.

From 2000-2005, my company worked with Mayor Dan Snarr and other Murray City officials to develop the current Murray City branding, including brand story, style guidelines, and graphic applications.

**Senior Copywriter, Dahlin Smith White, Salt Lake City**

Specialized in high-tech consumer and channel advertising for Intel, Iomega and other national clients. Work included creative and strategic development in advertising, direct mail, collateral, keynote presentations, annual reports, and corporate branding.

**Copywriter, Tracy-Locke/DDB Needham, Dallas, TX**

Head copywriter for national KinderCare and Budget Rent A Car accounts. Also worked on ad campaigns for Embassy Suites Hotels, Mrs Baird's Bread, Imperial Sugar, Phillips 66, Frito-Lay, Inc., and St. Jude Children's Hospital.

EDUCATION

**Brigham Young University, Provo, UT**

Bachelor of Arts in Communications/Advertising, Cum Laude.  
Minor, Piano Performance, studying with Dr. Paul Pollei.

COMMUNITY & ARTS

BYU Marriott School of Business, guest lecturer, 2007-present.  
Primrose Retirement Community, Gillette, WY. Volunteer, 2015-16.  
BYU Women's Conference Committee and presenter, 2010-12, 2017.  
Bikes for Kids, former board communications chair.  
Utah Symphony & Opera, season ticket holder.  
Various events for volunteer piano performance and accompaniment.





**MURRAY**

## Mayor's Office

### Reappointment of Matt Jacobson to the Arts Advisory Board

#### Council Action Request

#### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Kim Sorensen  <b>Phone #</b> 801-264-2619  <b>Presenters</b> Mayor Hales	<b>Purpose of Proposal</b> Reappointment of board member  <b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Matt Jacobson to the Arts Advisory Board.  <b>Attachments</b> Resume  <b>Budget Impact</b> None  <b>Description of this Item</b> Matt Jacobson will be reappointed to the Arts Advisory Board from January 2022 - January 2025.
<b>Required Time for Presentation</b>      <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:39:23 -07'00'</small>  <b>Date</b> February 1, 2022	

## **MATT JACOBSON**

[REDACTED], Murray, Utah 84107 [REDACTED]

### **SUMMARY**

Matt Jacobson has been a professional picture framer and art and design consultant for 33 years. He has worked with the Utah Arts Festival for the same length of time, starting out as a volunteer. He has traveled extensively and visited many of the worlds top museums including the Louvre, Prado, Hermitage, MOMA, Guggenheim NY and Bilbao as well as the Smithsonian.

### **SKILLS**

Gallery Management  
Multitasking and Prioritization  
Management of Artists  
Woodworking and Tools  
Design and Color  
Great People Skills

### **EXPERIENCE**

#### **MATT JACOBSON CUSTOM FRAMING AND DESIGN**

##### **2009 to Current**

Maintains a framing business in Murray offering all aspects of custom picture framing and design as well as concierge service including pick-up and delivery as well as in home or office consultation and hanging.

#### **UTAH ARTS FESTIVAL ARTIST MARKETPLACE COORDINATOR**

##### **2008 to Current**

Coordination of the 175+ Artists exhibiting at the UAF each year as well as overseeing the jury and jury process. Booth placement and aesthetics as well as management of load-in and the artists on-site.

#### **UTAH ARTS FESTIVAL GALLERY**

##### **2007 to 2016**

Curator of the gallery including selection of artists and themes for monthly shows. Receiving of artwork as well as designing and hanging of the shows. Hosting gallery stroll on the third Friday of each month. (November to May) each year.

#### **BRUSHWORKS GALLERY**

##### **1996 to 2009**

All aspects of framing and design as well as hanging of artwork and sales. Assisting in hanging of shows and participation in monthly gallery strolls.

#### **GALLERY AND FRAMEWORK**

##### **1986 to 2009**

Worked for:

**Z Gallerie (Los Angeles)**

**SULLIVAN SAXTON**

**FRAME IT**

**THE FRAME STATION**

**NORDSTROM (Seasonal Window Display) Christmas**

**FRAME IT, again**



**MURRAY**

# Mayor's Office

## Appointment of Michael Richards to the Planning Commission

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Appointment of board member
<b>Phone #</b> 801-270-2404	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Michael Richards to the Planning Commission.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Michael Richards will be appointed to the Planning Commission from 1/15/2022 - 1/15/2025. He will take the place of Sue Wilson.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:39:43 -07'00'</small>	
<b>Date</b> February 1, 2022	

## Michael S. Richards, MBA, MHA

Murray, UT 84123

### SUMMARY

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Principle and vision driven leader with collaborative leadership style and steadfast commitment to relationships, critical thinking, and fostering a culture of psychological safety. Proven success in operations, strategic planning, and empowering teams to drive improvement.

### EXPERIENCE

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#### **Director, Pediatric Pulmonary & Neuroscience Service Lines**

2016 - Present

Primary Children's Hospital, Intermountain Healthcare, Salt Lake City, UT

Accountable for strategy, clinic operations and \$20 million budget across multiple complex services lines. Responsible for large interdisciplinary teams and leading by influence (10 direct and 70 indirect reports) diverse caregivers from Primary Children's Hospital and the University of Utah Department of Pediatrics (UU DOP). These teams include physicians, nurse practitioners, nurses, psychologists, social workers, dietitians, respiratory therapists, technicians, and patient service representatives.

#### Selected Achievements:

##### *Pulmonary Service Line*

- Developed multi-year pulmonary services strategic plan, which includes increasing population management capabilities, expanding sleep services, physician expansion in Sleep and Cystic Fibrosis, and establishing a Primary Ciliary Dyskinesia Center.
- Led effort to move Cystic Fibrosis Center income statement (~\$1.1 million annual operating budget) from a loss to break-even in the first 18 months. This was achieved by consolidating all ancillary service costs into a place of service (POS) 22 facility fee and obtaining ~\$275k in grant funding.
- Worked closely with the Cystic Fibrosis Center medical director to foster a culture of psychological safety, caregiver empowerment and continuous quality improvement, which led to improvement in multiple national clinical outcome metrics (#1 ranking in lung function) and above average caregiver engagement.
- Increased bed and staff capacity for the Sleep Center leading to a volume increase of more than 109% over seven years. Improved first next available access from average of 72 days to average of 28 days.
- Partnered with the adult sleep program to expand pediatric sleep study capacity at Bear River Hospital and Cassia Regional Hospital.
- Used lean six sigma tools to improve patient flow and reduce spirometry testing time by 45% in the Pulmonary Function Testing (PFT) lab. Outcomes have been submitted for journal co-publication.
- Established performance boards to drive culture of continuous improvement, visual management, and value-based decision making.
- Partnered with Intermountain Healthcare's and UU DOP's TH teams to rapidly establish TeleHealth (TH) services for clinics and PFT during the initial months of the COVID19 pandemic.
- Established Asthma key performance indicators to help track and reduce the number of asthma readmissions and increase the number of follow-up outpatient visits post admission.

##### *Neuroscience Service Line*

- Established pediatric neuroscience service line and developed initial vision, aims, core strategies, and organizational structure. Aligned strategy with Intermountain Healthcare's service line strategy and operating model.



- Established pediatric neuromuscular program by instituting a multi-year institutional support services contract and established break-even pro forma income statement. Led large multidisciplinary team and launched clinic operations, which included access to physical therapy services—vital to showing efficacy of new game-changing treatment and gene therapy drugs such as Spinraza and Zolgensma.
- Transformed Epilepsy care by securing over \$7 million from hospital capital and philanthropy for navigated Trans-Magnetic Stimulation (nTMS), Robotic Stereotactic Assistance (ROSA Brain), and intraoperative MRI. This technology has elevated the standard of care for epilepsy and tumor patients by decreasing invasiveness of surgical procedures, reducing risk/increasing accuracy, and shortening length of stay (up to 5 days), and ultimately providing lower cost/higher value care (approx. \$500k in first year).
- Established Chronic Back Pain Clinic and laid groundwork for a comprehensive chronic pain clinic. In the first year, 77 back pain patients were triaged by APC/RN triage team and had access to multidisciplinary services in a single setting/time, including physical therapy, acupuncture/message therapies and behavioral health services.
- Helped enter the Las Vegas market by negotiating and executing a \$2 million annual Neurosurgery Physician Services agreement with University of Utah pediatric Neurosurgery department and Sunrise Hospital, Las Vegas.
- Worked with Intermountain Healthcare's physician contracting team and UU DOP to negotiate and maintain multi-year/multi-site Physician Services Agreements.

#### **Manager, Outpatient Clinics/Diagnostics**

2014 – Present

Primary Children's Hospital, Intermountain Healthcare, Salt Lake City, UT

Accountable for operations, strategy, and program development for outpatient diagnostic services, which included 29 direct reports and \$12 million annual budget.

- Increased net revenue for all EEG study types by 19 percent (32 percent for long-term EEGs).
- Elevated the quality of clinical and technical standards by obtaining 3 national accreditations for the EEG program. These included EEG outpatient lab, inpatient long-term monitoring unit, and intraoperative neuro-monitoring through the American Board of Registration of Electro-encephalographic and Evoked Potential Technologists (ABRET).
- Created education and incentive pathway for technicians resulting in 65 percent reduction in staff turnover over 4 years.
- Partnered with adult EEG program to replace and standardize all EEG equipment and software across the enterprise.
- Responded to year over year volume growth by expanding the neurodiagnostics team and partnering with an outside vendor to provide 24/7 EEG monitoring.
- Established enterprise wide (6 facilities and growing) pediatric neurodiagnostics physician interpretation services contract. Also built Tableau dashboard to track volume and payments.
- Developed IS triage support team for EEG hardware, software, and connectivity issues.
- Established intraoperative neuromonitoring (IONM), electromyography (EMG), and navigated trans-magnetic stimulation (nTMS) programs.
- Expanded EEG services at Layton and Riverton hospitals.

#### **Administrative Fellow**

2013 - 2014

Rady Children's Hospital-San Diego, CA

Provided primary strategic support to executive leadership team, including business growth analyses, project management, development of operational plans, executive dashboard, and ensuring leadership accountability to the organization's strategic initiatives.

- Directed successful launch of Proton Therapy program for pediatric and young adult patients through hospital's Neuro-Oncology program.

- Responsible for operations and business development of four satellite neonatal intensive care units (NICU's). Prepared, analyzed, and communicated volume, financial, statistical, patient satisfaction and budget reports to hospital and physician leadership.
- Co-wrote a \$21.8 million grant proposal through the Center of Medicare and Medicaid Innovation aimed at reducing the overall cost of care and improving clinical outcomes for children with epilepsy, cerebral palsy, and complex congenital heart defects.
- Led a policy team to bring 48 hospital policies in compliance with HIPAA/HITECH requirements.

#### **Administrative Resident**

2012 – 2012

Children's Hospital Colorado, Aurora, CO

- Worked closely with continuous improvement team to evaluate the Neurology clinic access and scheduling process, compared to other national programs, and delivered summary recommendations for improvement.

#### **Lead Electroneurodiagnostic Technician**

2005 - 2009

University of Utah Neurosciences Center, Salt Lake City, UT

- Supervised and trained eight electroneurodiagnostic technicians.
- Performed electroencephalograms, transcranial doppler studies, evoked potential studies, and neuro-intraoperative monitoring for Epilepsy, Oncology, and Spine patients.

### **EDUCATION**

#### **Master of Healthcare Administration**

2013

University of Minnesota-Twin Cities, School of Public Health, Minneapolis, MN

- Emphasis in health finance and health economics

#### **Master of Business Administration**

2011

University of Utah, David Eccles School of Business, Salt Lake City, UT

#### **Bachelor of Science, Neuroscience**

2006

Brigham Young University, Provo, UT

- Spanish Minor

### **OTHER EXPERIENCE**

- Graduate of Intermountain Healthcare's Advanced Training Program (2016) and Continuous Improvement Certification Course (2021).
- Pianist for 30+ years. Accompanist for choirs and soloists.
- 20+ years of landscape design and planning experience.
- Endurance sports (run, bike, swim) for 14+ years.



**MURRAY**

# Mayor's Office

## Reappointment of Christine Clark to the Senior Center Board

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Reappointment of board member
<b>Phone #</b> 801-270-2619	<b>Action Requested</b> Consider confirmation of the Mayor's reappointment of Christine Clark to the Senior Recreation Center Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Biography
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Christine Clark will be reappointed to the Senior Recreation Center Advisory Board from February 2022 - January 2025.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.02.01 16:36:43 -07'00'</small>	
<b>Date</b> February 1, 2022	

**Chris - Murray** resident since 1974 (43 years). Chris grew up in the Sugar House area of Salt Lake City and graduated from South High School in 1969. While attending the "U" she car pooled with and later married her husband, Richard Clark, in 1972. Chris graduated in 1973 with a Bachelor's degree in Elementary Education. After graduation she taught in the Salt Lake School District as a Title I teacher and left teaching to raise five children (two girls and three boys), all of which attended Grant Elementary, Riverview Junior High and graduated from Murray High School. Chris loves her family, enjoying many hours with her children, 12 grandchildren and extended family. Chris currently volunteers at the Murray Heritage Center where she enjoys teaching Pickleball, a game she loves for both exercise and the friendships she has developed. Other volunteer opportunities Chris is involved in include service as a local Cub Scout leader and as an office volunteer at LDS Welfare Square Corrections Office where she responds to letters from inmates nationwide.



**MURRAY**  
CITY COUNCIL

# Public Hearings



**MURRAY**  
CITY COUNCIL

# Public Hearing #1



**MURRAY**

# Community & Economic Development

Zone Map Amendment from A-1 (Agricultural) to R-1-8 (Low Density Residential) for the property located at 1079 East Vine Street.

## Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill Jared Hall     <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>     <b>Date</b> January 18, 2022	<b>Purpose of Proposal</b>  Amend the Zoning of the subject property to allow a portion of the property to be sold to an adjoining property.  <b>Action Requested</b>  Approval of a Zone Map Amendment for the subject property from A-1 to R-1-8.  <b>Attachments</b>  Power Point Slides  <b>Budget Impact</b>  None.    <b>Description of this Item</b>  The subject property is a single-family home on 0.89 acres in the A-1 Zone. The applicant would like to sell a portion of their property to an adjoining neighbor to the east, who could then add it to their existing lot. The exchange of property can be approved with a boundary line adjustment, but the subject property does not conform to the current lot size standards of the A-1 Zone (1-acre minimum.) The applicant has requested the R-1-8 Zone because it is the more common zone in the area, and because the 2017 Murray City General Plan anticipates and supports the transition of agricultural to residential zones. The Planning Commission reviewed the request at a public hearing on July 15, 2021, and voted 5-0 to recommend approval of the Zone Map Amendment to the City Council.
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# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> 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 property located at approximately 1079 East Vine Street, Murray, Utah.

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

DATED this 2<sup>nd</sup> day of February 2022.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith", written over a horizontal line.

Brooke Smith  
City Recorder

DATE OF PUBLICATION: February 4, 2022  
PH22-06

UCA §10-9a-205(2)

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



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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 1079 EAST VINE STREET, MURRAY CITY, UTAH FROM A-1 (AGRICULTURAL ZONING DISTRICT) TO R-1-8 (LOW DENSITY SINGLE FAMILY) (Nathan Sheppick/Randy Krantz)

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

WHEREAS, the owner of the real property located at 1079 East Vine Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-8 (Low Density Single Family) 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 1079 East Vine Street, Murray, Salt Lake County, Utah from the A-1 (Agricultural) zone district to the R-1-8 (Low Density Single Family) zone district:

**Legal Description**

COMMENCING IN THE CENTER OF VINE STREET 749.3 FEET NORTH AND 417 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 128 FEET; THENCE NORTH 342.6 FEET; THENCE WEST 128 FEET; THENCE SOUTH 342.6 FEET TO THE PLACE OF BEGINNING.

LESS STREET.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO RICHARD M. DEVERALL AND CYNTHIA A. DEVERALL IN QUIT CLAIM DEED RECORDED MARCH 28, 1988, AS ENTRY NO. 4602278, IN BOOK 6014 AT PAGE 1413.

BEGINNING AT A POINT ON THE NORTH LINE OF EAST VINE STREET; SAID POINT BEING NORTH, 770.662 FEET AND EAST 418.348 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH, 110.455 FEET; THENCE SOUTH 06°58'08" EAST 111.266 FEET; THE SAID NORTH LINE OF EAST VINE STREET; THENCE SOUTH 89°57'15" WEST, 13.5 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 05, 2018 AS ENTRY NO. 12898046 IN BOOK 10736 AT PAGE 1742 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE CONSTRUCTION OF IMPROVEMENTS INCIDENT TO THE VINE STREET 900 EAST TO 1300 EAST PROJECT, KNOWN AS PROJECT NUMBER F-LC35(242).

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VINE STREET, WHICH POINT IS ALSO 749.30 FEET NORTH AND 417.00 FEET EAST AND 21.37 FEET NORTH AND 24.83 FEET EAST FROM THE RECORD LOCATION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17, WHICH POINT IS ALSO 1,823.51 FEET WEST AND 33.00 FEET NORTH FROM SALT LAKE COUNTY MONUMENT 2S1E171C LOCATED AT THE INTERSECTION OF SAID VINE STREET AND 1300 EAST STREET, WHICH POINT IS ALSO 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 115+95.59; THENCE NORTH 85° 16'37" EAST 30.36 FEET TO A POINT WHICH IS 35.30 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 116+25.85; THENCE EAST 72.91 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS ALSO 35.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 116+90.69; THENCE ALONG SAID BOUNDARY LINE SOUTH 2.50 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VINE STREET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID RIGHT OF WAY LINE WEST 103.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 22-17-451-056

*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

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Kat Martinez, Chair

ATTEST:

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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

NATHAN SHEPPICK – 1079 East Vine Street – Project #21-076

The applicant would like to amend the Zoning Map designation of the property from A-1, Agricultural to R-1-8, Low Density Single-Family at property addressed 1079 East Vine Street. The request is supported by the 2017 General Plan. Zachary Smallwood presented the request. Staff is recommending Planning Commission forward an approval to the City Council for the proposed change from A-1 to R-1-8.

Randy Krantz, agent for the applicant was present to represent the request and stated their address as 5330 South 900 East. He indicated their willingness to comply with all the conditions. He specified that the person buying the back half is not planning to redevelop, but is wanting to increase the size of their lot. Everything around there is R-1-8 with exception of three A-1 lots remaining. The Master Plan shows R-1-8 which is what would be desired there and A-1 allows for horses.

Ms. Milkavich asked if they are buying half the lot or just a portion and if it will still meet the setback requirements of the existing home. Mr. Krantz verified the portion of land being sold and stated it would maintain the required setbacks.

Ms. Patterson opened the meeting for public comment. No public comments were made. The public comment portion for this agenda item was closed.

Travis Nay made a motion that the Planning Commission forward a recommendation an approval to the City Council for the requested amendments of the Zoning Map designation of the property addressed 1079 East Vine Street from A-1, Agricultural to R-1-8, Low Density Single-Family.

Seconded by Lisa Milkavich.

Call vote was recorded by Mr. Smallwood.

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

Motion passed 5-0.

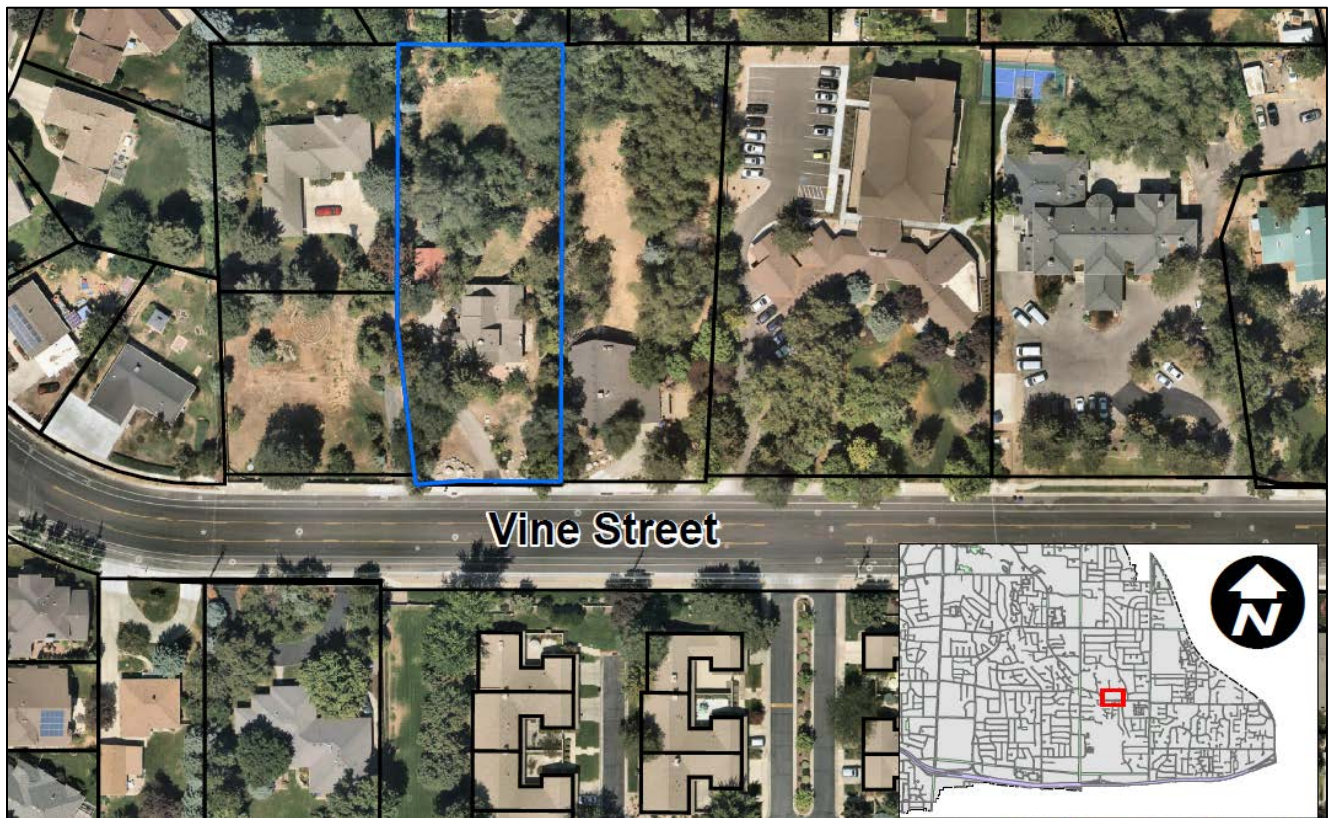
LAND USE TEXT AMENDMENT – Project #21-060

Murray City proposes to amend the text of Chapters 17.146, Mixed-Use, 17.168, Transit Oriented Development, and 17.170, Murray City Center District. Murray City also proposes to add proposed Chapters 17.162, Centers Mixed Use, and 17.164, Village Mixed Use. Jared Hall presented the request. Mr. Hall identified the Moratorium (TLUR) was put in place in February to allow the city to consider some issues related to mixed use zoning. The concerns revolved around parking, residential densities allowed, commercial requirements, and other design considerations such as buffering, landscaping, and open space. The existing Mixed-Use Zones



## AGENDA ITEM # 5

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	1079 East Vine Street	MEETING DATE:	July 15, 2021
APPLICANT:	Nathan Sheppick & Randy Krantz	STAFF:	Zachary Smallwood, Associate Planner
PARCEL ID:	22-17-451-056	PROJECT NUMBER:	21-076
CURRENT ZONE:	A-1, Agricultural	PROPOSED ZONE:	R-1-8, Low density single-family
SIZE:	0.89-acre parcel		
REQUEST:	The applicant would like to amend the Zoning Map designation of the property from A-1, Agricultural to R-1-8, Low Density Single-Family. The request is supported by the 2017 General Plan.		



## I. BACKGROUND & REVIEW

### Background

The subject property is a single-family home on 0.89 acres within the A-1 zone. The A-1 zone requires a minimum of 1-acre sized lots. The lot is located on the north side of Vine Street at 1079 East. Vine Street was recently widened to accommodate sidewalks and bike lanes and a portion of the subject lot was purchased that made it non-conforming to the lot size requirement.

The applicant would like to sell a portion of their property to their neighbor to the east, who could then add it into their existing lot. The proposed exchange of property can be approved with a boundary line adjustment, but only if the subject property is re-zoned from A-1 to a zoning district that would allow for a smaller lot size. The applicant 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.

To allow for a thorough, unbiased evaluation, City Staff, the Planning Commission, and the City Council do not include potential development plans in the review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map is appropriate based on the allowed uses and development potential of the proposed zone.

### Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential	A-1
South	Multi-Family Residential	R-M-10
East	Single-Family Residential	A-1
West	Single-Family Residential	R-1-8

### Zoning Districts & Allowed Land Uses

- Existing: The existing A-1 Zone allows for single-family dwellings on 1-acre minimum lots, parks, and non-commercial agricultural uses as permitted uses. Schools, communication stations, and commercial agricultural uses are allowed subject to Conditional Use approval.
- Proposed: The proposed R-1-8 Zone allows for single-family dwellings on a minimum of 8,000 square foot lots. Charter schools, home based businesses and in-home daycares are permitted uses in this zone. Utility infrastructure, public and private schools, libraries, churches and parks are allowed subject to Conditional Use approval.

## General Plan & Future Land Use Designations

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

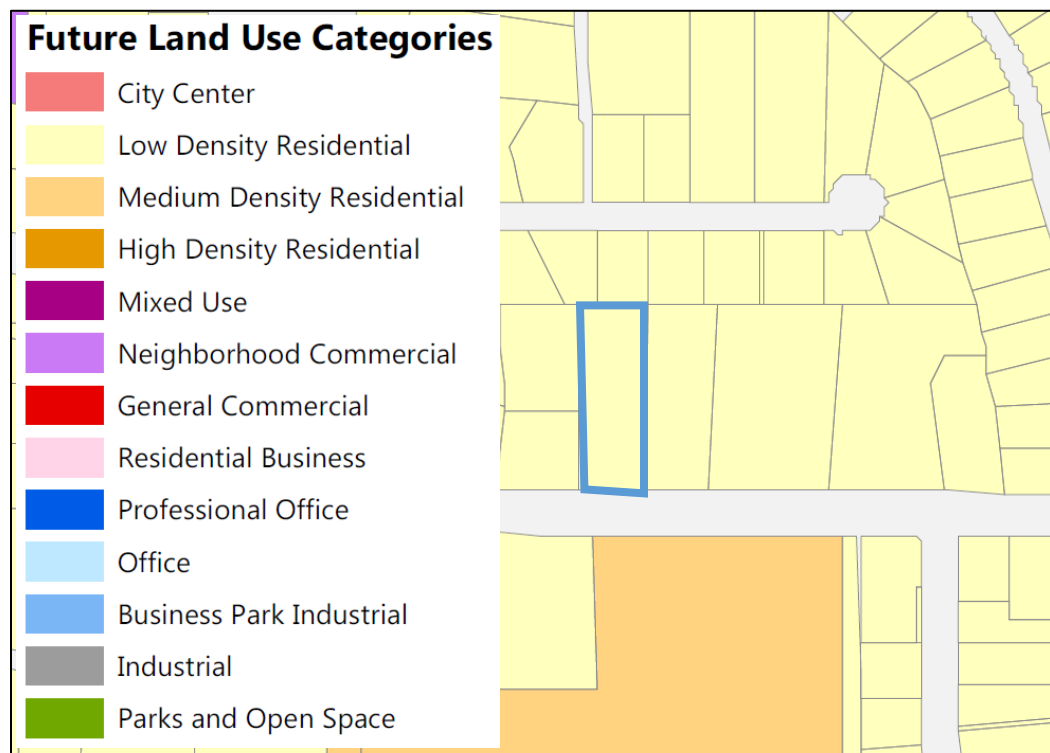


Figure 1: Future Land Use Map

The subject property is designated “Low Density Residential”. The Low Density Residential designation corresponds to six zoning districts including both the existing A-1 Zone and the proposed R-1-8 Zone. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, Low Density Residential is primarily intended to be used for low density residential and conversion of agricultural lands.

## II. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on June 28<sup>th</sup>, 2021. There were no comments from the City Departments and all recommended approval.

### III. PUBLIC INPUT

Sixty-one (61) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, Staff has not received any comments regarding this application.

### IV. ANALYSIS & CONCLUSIONS

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

The proposed change in zoning from A-1 to R-1-8 is in harmony with the Future Land Use designation of the subject property and with goals of the General Plan. The General Plan identified the subject property as Low Density Residential as agricultural uses continue to decline within the city. This area is primarily residential and city staff believes a change in zoning district to be warranted for the property owner's desired will to sell a portion off.

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

The residential uses allowed by the proposed R-1-8 zoning are appropriate for the location of the subject property in relation to the other zoning classifications and existing land use patterns in the immediate and larger area. The property is located along a major collector and is currently used as single-family home. The proposed rezone will allow the property owner to sell a piece of land to a neighbor.

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

Utilities and services are available at this location. During the Planning Review Meeting that was held on June 28, 2021, staff reviewed the application with representatives from Murray City Power, Water/Sewer, Fire and Engineering. The representatives did not object to the zone change or provide any information that would indicate that those departments could not provide adequate services to any future development at the subject properties.

### V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.



2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
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 that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 1079 East Vine Street from A-1, Agricultural to R-1-8, Low density single-family.**

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☒ Yes

☐ No

Project # 21-076

Subject Property Address: 1079 E. Vine St

Parcel Identification (Sidwell) Number: 22-17-451-056

Parcel Area: 1.89 acres Current Use: SFD

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

Applicant

Name: Nathan Sheppick - (Randy Krantz)

Mailing Address: 1079 E. Vine St.

City, State, ZIP: Murray, Utah 84107

Daytime Phone #: 801-694-3503 Fax #: 801-746-0098

Email address: rkrantz@effunding.com

Business or Project Name: Sheppick

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):

To conform with master plan

Authorized Signature: Randy Krantz Date: 6-23-2021

Property Owners Affidavit

I (we) Nathan Sheppick, 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.

Nathan Sheppick  
Owner's Signature

\_\_\_\_\_  
Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 16th day of June, 20 21.

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

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

My commission expires: \_\_\_\_\_

\* See attached  
Jurat \* AC

Agent Authorization

I (we), Nathan Sheppick, the owner(s) of the real property located at  
1079 E. Vine St. Murray UT., in Murray City, Utah, do hereby appoint

84121 Randy Krantz, as my (our) agent to represent me (us) with  
regard to this application affecting the above described real property, and authorize

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

Nathan Sheppick  
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.

\* See attached  
Jurat \* AC

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

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

My commission expires: \_\_\_\_\_

**CALIFORNIA JURAT WITH AFFIANT STATEMENT****GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

*Nathan T Sheppick*  
Signature of Document Signer No. 1

~~AC~~  
Signature of Document Signer No. 2 (if any)

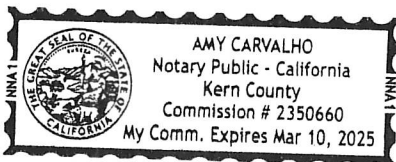
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Kern

Subscribed and sworn to (or affirmed) before me  
on this 16th day of JUNE, 2021  
by Date Month Year

(1) Nathan T Sheppick  
(and (2) ~~AC~~),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.



Signature *Amy Carvalho*  
Signature of Notary Public

Seal  
Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Property Owners Affidavit Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**CALIFORNIA JURAT WITH AFFIANT STATEMENT****GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

Nathan T Sheppick  
Signature of Document Signer No. 1

X AC  
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

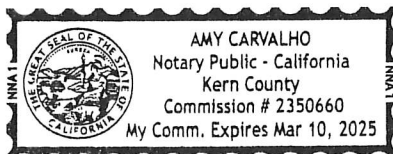
Subscribed and sworn to (or affirmed) before me

on this 16<sup>th</sup> day of June, 2021  
by Date Month Year

(1) Nathan T Sheppick

(and (2) X AC),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.



Signature Amy Carvalho  
Signature of Notary Public

Seal  
Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Agent Authorization Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_





## NOTICE OF PUBLIC MEETING

July 15, 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:

Nathan Sheppick is requesting to amend the Zoning Map designation of the property addressed 1079 East Vine Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.

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](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://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 Zachary Smallwood in the Murray City Planning Division at 801-270-2430, or e-mail [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov).

Public Notice Dated | July 1, 2021

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 51896

COMMENCING IN THE CENTER OF VINE STREET 749.3 FEET NORTH AND 417 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 128 FEET; THENCE NORTH 342.6 FEET; THENCE WEST 128 FEET; THENCE SOUTH 342.6 FEET TO THE PLACE OF BEGINNING.

LESS STREET.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO RICHARD M. DEVERALL AND CYNTHIA A. DEVERALL IN QUIT CLAIM DEED RECORDED MARCH 28, 1988, AS ENTRY NO. 4602278, IN BOOK 6014 AT PAGE 1413.

BEGINNING AT A POINT ON THE NORTH LINE OF EAST VINE STREET; SAID POINT BEING NORTH, 770.662 FEET AND EAST 418.348 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH, 110.455 FEET; THENCE SOUTH 06°58'08" EAST 111.266 FEET; THE SAID NORTH LINE OF EAST VINE STREET; THENCE SOUTH 89°57'15" WEST, 13.5 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 05, 2018 AS ENTRY NO. 12898046 IN BOOK 10736 AT PAGE 1742 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE CONSTRUCTION OF IMPROVEMENTS INCIDENT TO THE VINE STREET 900 EAST TO 1300 EAST PROJECT, KNOWN AS PROJECT NUMBER F-LC35(242).

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VINE STREET, WHICH POINT IS ALSO 749.30 FEET NORTH AND 417.00 FEET EAST AND 21.37 FEET NORTH AND 24.83 FEET EAST FROM THE RECORD LOCATION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17, WHICH POINT IS ALSO 1,823.51 FEET WEST AND 33.00 FEET NORTH FROM SALT LAKE COUNTY MONUMENT 2S1E171C LOCATED AT THE INTERSECTION OF SAID VINE STREET AND 1300 EAST STREET, WHICH POINT IS ALSO 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 115+95.59; THENCE NORTH 85° 16'37" EAST 30.36 FEET TO A POINT WHICH IS 35.30 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 116+25.85; THENCE EAST 72.91 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS ALSO 35.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 116+90.69; THENCE

ALONG SAID BOUNDARY LINE SOUTH 2.50 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VINE STREET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID RIGHT OF WAY LINE WEST 103.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 00°12'06" CLOCKWISE TO EQUAL PROJECT BEARINGS.)

PARCEL NO. 22-17-451-056

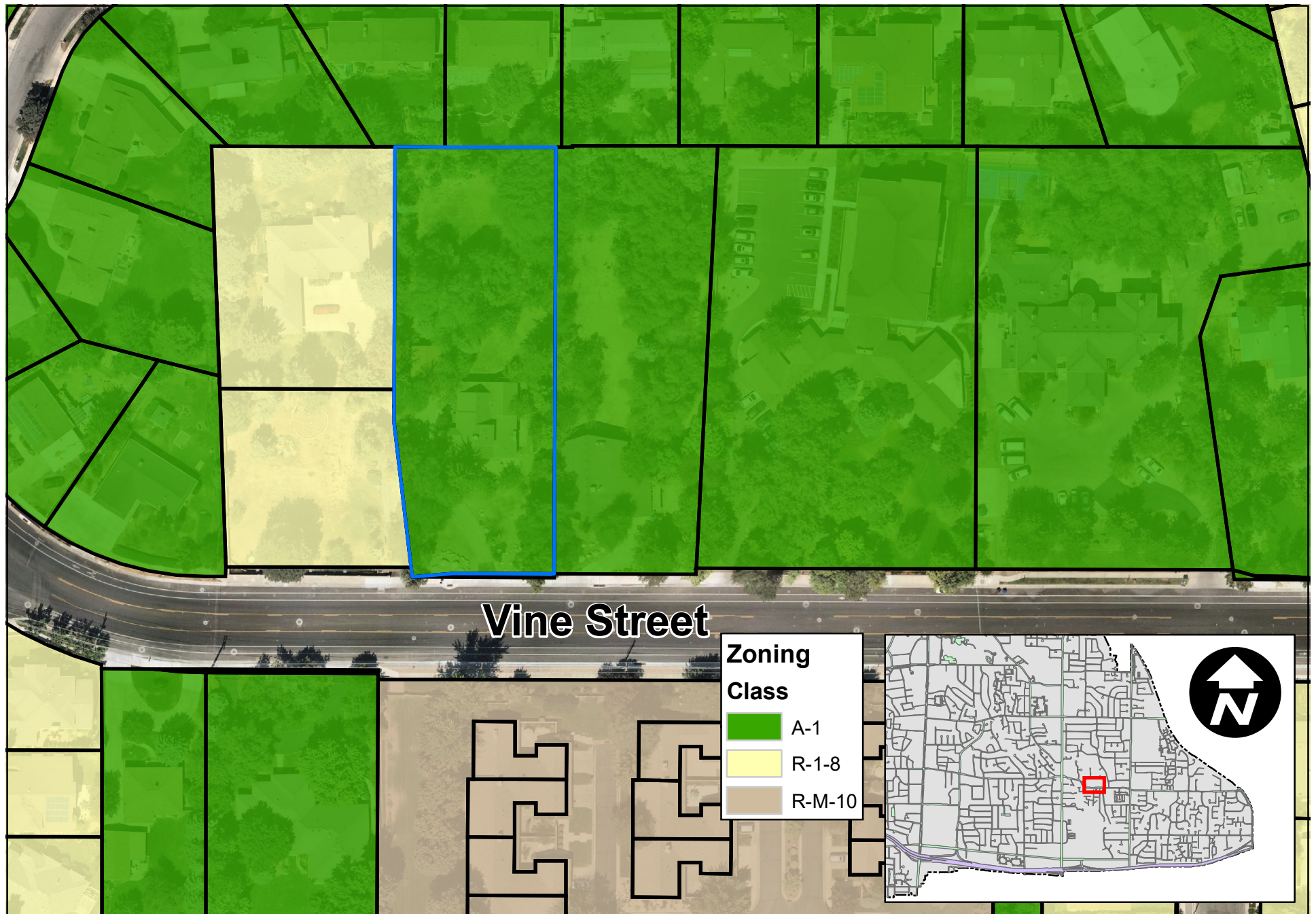


# 1079 East Vine Street





# 1079 East Vine Street



**MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> day of July 2021, at the hour of 6:30 p.m. 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, 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 (Low Density Single Family) for the property at 1079 East Vine Street, Murray, Utah. If you would like to comment on this agenda item you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Community & Economic Development

**Applicant:** Nathan Sheppick and Randy Krantz

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

**Address:** 1079 East Vine Street



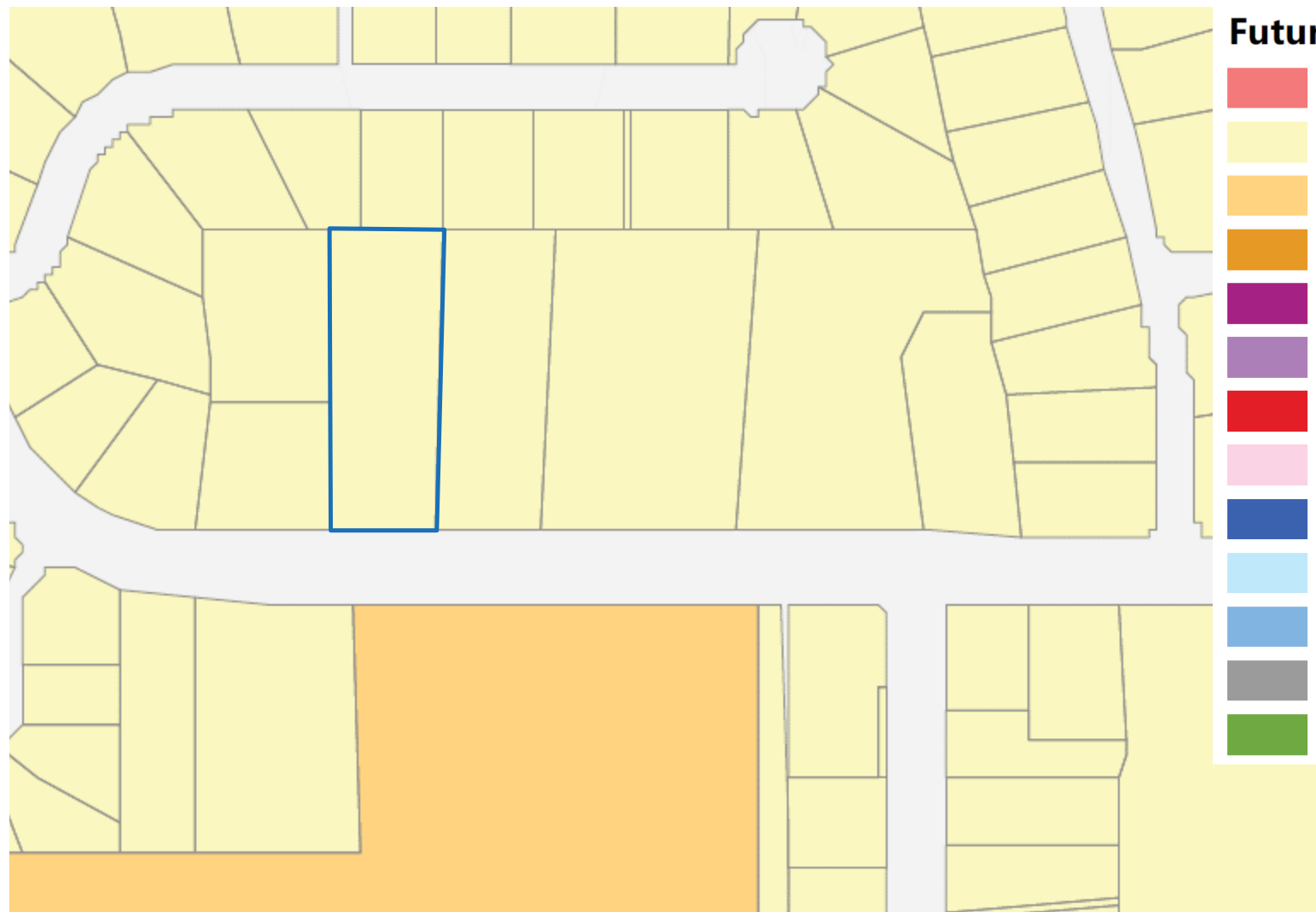




Vine Street







## 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 July 15, 2021.
- 61 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 5-0 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.
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.
4. The Planning Commission voted 5-0 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 property located at 1079 East Vine Street from A-1 Agricultural to R-1-8, Low Density Residential.



**MURRAY**  
CITY COUNCIL

# Public Hearing #2



**MURRAY**

# Community & Economic Development

Amend the text of the R-2-10 Zone to allow Twin Homes as a permitted use.

## Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b>  Amend the text of the R-2-10 Zone to allow Twin Homes as a permitted use.
<b>Phone #</b> 801-270-2404	<b>Action Requested</b>  Approval of a proposed amendment to the text of the R-2-10 Zone, Section 17.221.020(B).
<b>Presenters</b> Danny Astill Jared Hall	<b>Attachments</b>  Presentation Slides
	<b>Budget Impact</b>  None.
<b>Required Time for Presentation</b> 15 Minutes	<b>Description of this Item</b>  JNG Investments proposes to amend the text of Section 17.112.020 to allow twin-homes as a permitted use in the R-2-10 Zone. While both represent 2-family structures, there are important differences between them and only duplexes are currently permitted.
<b>Is This Time Sensitive</b> No	  A <b>duplex</b> is a single building located on a single lot, with two dwelling units sharing a common wall. A <b>twin home</b> is comprised of two separate dwellings on two separate lots, where those two dwellings actually share a common wall along the interior property line between the two lots. The result is that a duplex and a twin home may look similar, but they are not the same: with a duplex, the entire property can only be owned by one person, who then rents the units. Twin homes can be owned individually.
<b>Mayor's Approval</b>	
<b>Date</b> January 18, 2022	

**Continued from Page 1:**

The effect of the proposed amendment is to allow additional opportunities for owner-occupied homes; it will not increase the allowed density, decrease the area of property associated with each unit, or change the allowed heights or setbacks. Staff supports the proposed amendment because the additional possibilities for home-ownership afforded by twin homes will be good for communities where the zoning already allows duplexes.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> 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 a text amendment to section 17.112.020 of the Murray City Municipal Code, relating to including twin-homes as a permitted use in the R-2-10 zone.

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

DATED this 3<sup>rd</sup> day of February 2022.



MURRAY CITY CORPORATION

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

---

Brooke Smith  
City Recorder

DATE OF PUBLICATION: February 4, 2022  
PH22-08

Mailed to affected entities - UCA §10-9a-205(2)(a)  
Posted on City Website – UCA §10-9a-205(2)(b)(ii)  
Posted on the Utah Public Notice Website – UCA §10-9a-205(2)(c)(i)

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

AN ORDINANCE AMENDING SECTION 17.112.020 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS

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

*Section 1. Purpose.* The purpose of this Ordinance is to amend chapter 17.112.020 of the Murray City Municipal Code relating to accessory dwelling units.

*Section 2. Amendment.* Chapter 17.112.020 of the Murray City Municipal Code relating to accessory dwelling units is amended to read as follows:

**17.112.020: PERMITTED USES:**

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-2-10 Zone:

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see <a href="#">chapter 17.32</a> of this title).
1210	Residential facility for persons with a disability (see <a href="#">chapter 17.36</a> of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).
	Group instruction (in dwellings only with no more than 8 people at any given time other than those residing in the dwelling).



...

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

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

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

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

MAYOR'S ACTION: Approved.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brett A. Hales, Mayor

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

Ms. Milkavich expressed concern about too much residential density for the area and drive-throughs were restricted but later allowed and now this plan comes forward with no pedestrian connection that has been asked for all along.

Mr. Kimball addressed the pedestrian accesses. The central feature was going to be the pergola and grassy area with benches with a sidewalk going to the south building but it had to be tweaked for parking and access. It wasn't an intentional omission and will absolutely be added back in but will be in place of a few of the parking stalls. He expressed wanting the same project the community wants which is a very community-oriented area for the city. It has been difficult to lease the commercial units and the only spaces that are leased are the units with drive-throughs due to Covid. We are requesting a reduction in the commercial, but there is a certain requirement for the zone. The commissioners agreed that they would want to table the request for the site plan to be re-done to satisfy condition six and eight. Mr. Lowry mentioned the exciting part about mixed use is the dynamic of commercial and residential being blended together and when this was brought originally there was that main central feature that was very community oriented. The project should draw people in and drive people to those businesses.

Mr. Hall verified that if this request is continued and set for the next meeting there wouldn't be a need to re-notice. The application would be brought forward in two weeks with the new changes before the commission for review.

Ms. Patterson opened the meeting for public comment. No comments were made. The public comment portion was closed.

Lisa Milkavich made a motion to continue the Conditional Use Permit application for January 20, 2022 Planning Commission Meeting. Seconded by Jake Pehrson

Call vote recorded by Mr. Hall.

  A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Jeremy Lowry  
  A   Jake Pehrson

Motion passed 5-0.

#### JNG INVESTMENTS, LLC – Text Amendment – Project #21-141

The applicant proposes to amend the text of Section 17.112.020 of the Murray Land Use Ordinance to include Land Use #1112, single-family dwelling attached (twin-home) as a Permitted Use in the R-2-10, Residential Zone. Susan Nixon presented the request. The proposed R-2-10 Zone amendment would allow the development of twin homes with the same restrictions as duplexes which are currently allowed as a permitted use. The proposed change to the use classification #1112 Single-Family Dwelling Attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 ft<sup>2</sup> lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling. The interior dividing wall would serve as the property line. The R-2-10 Zone regulation proposed addition to the side

yard interior setback for twin-home is 0' where adjacent to the second dwelling. The principal difference between duplexes and twin homes is twin homes allow for homeowner occupied units, and they can be sold separately and owned separately. There are also building code differences between twin homes and duplexes because of the 0' lot line, common wall requires different codes.

Ms. Milkavich clarified that a duplex is always partially rented and owned by one person. Ms. Nixon concurred and stated the different styles they have proposed are aesthetically and architecturally very pleasing. When the properties from 900 East up to Highland Drive were annexed into Murray during 2002-2004, there were many existing twin homes and duplexes, and at that time Murray did not have the R-2-10 Zone and so many of them became legal non-conforming because they didn't meet the current regulations. The R-2-10 Zone was adopted in 2007 and was partially intended to fix those properties that were non-conforming, however there is only one property in the city with the R-2-10 Zone which is on Jeremy Drive. Ms. Nixon showed examples of duplexes, twin homes and condos. The General Plan supports this type of use in chapters 5, 8 and 9 have goals to provide and promote a mix of land uses and allow a wide spectrum of housing types and simplify the residential zoning districts to maintain the residential integrity of the neighborhood but also allow for more options and variety. Staff concluded that it meets the 5 findings; complies with the General Plan, allows for flexibility and implementation, meets characteristics of the building design, allows for different housing types. Staff recommends the Planning Commission forward a recommendation of approval to the City Council to include Land Use #1112, Twin Homes, as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B).

Mr. Pehrson stated it makes sense to have twin homes. He asked if properties that are not zoned R-2-10 that have a duplex, could it be subdivided. Ms. Nixon clarified that if it meets the regulations of twin-homes and would require structural changes to meet building codes.

Mr. Hacker asked with the addition of twin homes, duplexes and single-family homes can all be built in this zone. Ms. Nixon verified that currently twin homes are the only missing option in this zone and single family and duplexes are currently allowed. Ms. Milkavich wanted clarification about triplexes and duplexes which might be unpleasant to some residents because of the higher turnover in occupancy that if they became twin homes would be preferable to the neighbors. Mr. Lowry asked about the twin homes on Winchester and how that was approved with the zoning. Ms. Nixon responded that the twin-homes on Winchester Street and 525 East are in the R-N-B Zone, Residential Neighborhood Business, and that zoning was modified to allow twin homes with the same criteria with the exception of the side setbacks.

Ms. Milkavich asked why can't the R-N-B Zone be used for this request. Ms. Nixon explained R-N-B serves as a buffer for major roadways (arterials) or high commercial areas to the residential single-family neighborhoods. This particular property would not be needing that type of buffering and R-N-B is not slated in the General Plan or Future Land Use Map for this area. Mr. Hall clarified that there are other Zones in the city code that should be an updated to allow twin homes. Ms. Nixon verified that this application for the text amendment is not specifically for a site, it would apply city wide for any property with the R-2-10 Zoning.

Applicant, Jonathan Rudd, JNG Investments, stated their willingness to comply. He added some background information. JNG purchased the property in July and received a call this week from someone who said they owned the property who wanted to do multi-family on this property, JNG wasn't aware of this until recently.

Ms. Patterson opened the meeting for public comment.

Kimball Ward, 6548 South 130 West

*With making this text amendment to the R-2 zoning how small would the lots be allowed to be subdivided. How big would each lot need to be if this passes.*

Casey Johnson, 6545 S Jefferson Street

*Across the street on Jefferson was changed from R-8 to R-6 if this has been allowable why haven't the past developers asked to do this, what is stopping the person that got R-6 from going to this. Sidewalks in the neighborhood have been shut down from the rental properties that they have refurbished up front on Jefferson. We are just putting more mass into a piece of property that has been shut down all the time until now and trying to put more homes there. My question is where have all these been addressed on that. Can the other place become to R-2-10 now that they are R-1-6?*

Heidi Ward, 6548 South 130 West

*My street is the one that will have these on it. In July we got a rendition of what it was supposed to be like and was fine with that but not sure why you don't have the same type of picture or land drawing here for us, because we don't understand or know what is going to be put in there. If you change it to medium density that could mean many different things could be allowed under that zoning. I am concerned about fire trucks not able to go in there and adding more people going through that street. I don't know if this rendition is adding two on to each lot.*

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

Ms. Nixon stated some of the questions will be addressed in the next presentation but the difference between the R-1-6 and the R-2-10, R-1-6 is single family one dwelling on a minimum 6,000 ft<sup>2</sup> lot, R-2-10 is a twin home on a 10,000 ft<sup>2</sup> lot with 5,000 ft<sup>2</sup> per dwelling. The permitted uses allow for single family dwellings, twin homes and duplexes under the conditional uses that are allowed it does allow for row homes or more than a twin home attached but has to be in PUD, Planned Unit Development which requires a minimum of two acres, which would not work for smaller parcels. Mr. Lowry specified that the difference between the two on 30,000 ft<sup>2</sup> lot would be five units at R-1-6 and six units at R-2-10, which equates to one more, not double, an acre is 43,560 ft<sup>2</sup> and if divided by 5,000 ft<sup>2</sup> it is 8 homes and divided by 6,000 ft<sup>2</sup> is 7 homes, which equates to 1 more house per acre. Ms. Milkavich asked when you can request a zone change and with a slight change like this doesn't necessarily mean there would be an increase in these requests. Ms. Nixon explained any property owner can request a zone change for their property, but whether it fits in with the properties surrounding it and it would need to meet certain minimums, then reviewed by staff and would have findings and then come to the commission. They are in demand and there are a lot of inquiries about twin homes. R-2-10 shows in the low density when the update for The General Plan was done the R-2-10 should have been added into the medium density.

Mr. Pehrson explained nothing stops someone from requesting to change their property to R-2-10. If it is approved someone can build a twin home but not a row home unless they came to Planning and apply, it's not an allowed use. Ms. Nixon concurred adding that row homes are allowed in a planned unit development with a minimum of two acres.

The commissioners discussed whether some comments could be addressed in the next presentation and determined what could be addressed during this request. Ms. Nixon stated in July 2021 the previous owners applied for a four-lot subdivision with 10,000 ft<sup>2</sup> per lot. She stated if the zoning is changed for this property, there is potential for all four lots to have a twin-home, for a total of 8 dwellings, but in essence there would remain four structures (each having a twin-home individually owned).

Ms. Milkavich asked what was going on with the sidewalks there. Ms. Nixon stated this property has no frontage or access on Jefferson Street and is accessed through 130 West Street. She stated that if this property was on Jefferson Street, the approval of a subdivision would require installation of sidewalks, park strips, curb and gutter. Ms. Patterson clarified the properties on Jefferson are not required to have sidewalks but the property that would be developed would require sidewalks.

Ms. Nixon also mentioned that because this text amendment is not site specific it is not noticed to the neighbors. Ms. Patterson expressed that this text request accomplishes some of the goals of the General Plan and the missing middle housing and was surprised that this wasn't already a permitted use. She stated as the city is becoming built out we are looking at smaller properties this is a good option across the city.

Jeremy Lowry made a motion to forward a recommendation of approval to the City Council to include Land Use #1112 (twin homes) as a permitted use in the R-2-10 Zone by amending the text of section 17.112.020(B). Seconded by Ned Hacker.

Call vote recorded by Ms. Nixon

  A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Jeremy Lowry  
  A   Jake Pehrson

Motion passed 5-0.

#### JNG INVESTMENT, LLC – 6560 South 130 West (apx) – Project #21-140

The applicant has requested a Zone Map Amendment for the property at 6560 South 130 West from R-1-8 to R-2-10. Susan Nixon presented the request. The property is located at 6560 South 130 West, is a stub street off Fayette Avenue. The proposal is to change the zoning from R-1-8 to R-2-10. The property is 1.46 acres and currently vacant. The adjacent properties that front Jefferson Street have a legal non-conforming duplex and single-family dwelling. If the zoning is changed to R-2-10 it would allow for twin homes. In comparing the R-1-8 to R-2-10 requirements, lot size for R-1-8 is 8,000 ft<sup>2</sup> and R-2-10 is 10,000 ft<sup>2</sup> with 5,000 ft<sup>2</sup> per unit, height is the same for both 35', front set back is the same 25' and side set back is the only difference R-1-8 is 8' minimum on one side with a totally of 20' for both sides, and R-2-10 is minimum of 8' with a total of 18' for both sides, corner side yard is 20' two parking spaces per unit. The Zone Map Amendment shows R-2-10 in low density residential. In 2021 the City Council approved the Fashion Place Small Area Plan lists this area in the subarea #1 which is in the established residential area. The plan considers growth in four subareas and calls for the development of



AGENDA ITEM #8			
ITEM TYPE:	Text Amendment		
ADDRESS:	N/A	MEETING DATE:	January 6, 2022
APPLICANT:	Jonathan Rudd, JNG Investments LLC	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	N/A	PROJECT NUMBER:	21-141
CURRENT ZONE:	R-2-10	APPLICABLE ZONE:	R-2-10, Residential Medium Density (Two-Family Dwellings)
REQUEST:	The applicant proposes to amend the text of Section 17.112.020 of the Murray Land Use Ordinance to include Land Use #1112, single-family dwelling attached (twin-home) as a Permitted Use in the R-2-10, Residential Zone.		

## I. BACKGROUND & REVIEW

The R-2-10 Zone was adopted in 2007 to provide a zoning designation focused on two-family residential properties. From 2002-2004 there were annexations into east Murray from unincorporated Salt Lake County. Some of these areas included many existing two-family (duplex and twin-home) dwellings. Most of the existing parcels of property located in these areas were relatively small, usually less than half-acre. The thought was that many of these parcels would be changed to the R-2-10 Zone, bringing the zoning on those properties more in line with their existing use. With the rising costs of housing and limited inventory, twin-homes, townhome style dwellings, and accessory dwelling units have become increasingly more in demand. The applicants have proposed an amendment to the R-2-10 Zone in order to allow development of twin-homes with the same restrictions as duplexes, which are already permitted uses. The principal difference would be only in the ability of individual ownership of each of the two attached dwellings.

### Proposed Text Amendment

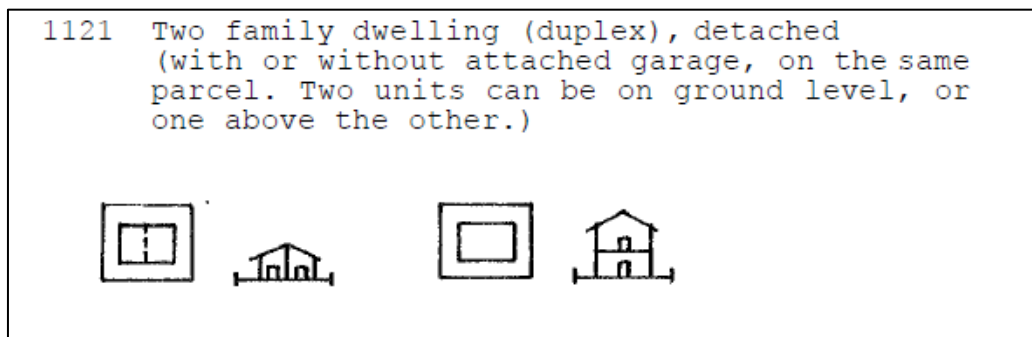
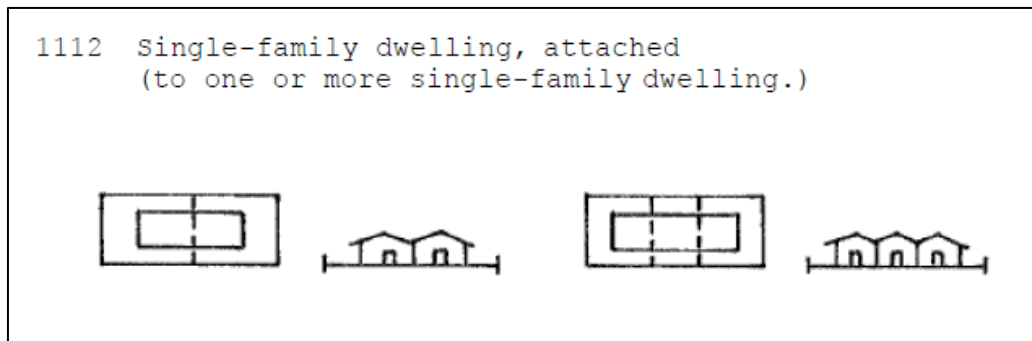
The existing Permitted Uses, and the applicants proposed addition of LU #1112, Twin Homes (highlighted in red) are shown below in Section 17.112.020:

17.112.020: PERMITTED USES:

- A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.
- B. The following uses are permitted in the R-2-10 Zone:

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see chapter 17.32 of this title).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).

The proposed Text Amendment differentiates between “Twin Home” (LU #1112) and “Duplex” (LU #1121) as depicted in the Standard Land Use Code shown below:



Regulation	R-2-10 Zone
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	10,000 ft <sup>2</sup> ; (5,000 ft <sup>2</sup> per dwelling for twin-homes)
Structure Height	35' maximum, public and quasi-public buildings may have additional height with planning commission approval.
Front Yard Setbacks	25' minimum
Rear Yard Setbacks	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 18' <u>Interior setback for twin-home - 0' where adjacent to second dwelling.</u>
Corner Side Yard Setbacks	20' minimum
Parking Requirements	2 off-street spaces per unit

### Zoning District & Allowed Land Uses

- Existing: The existing R-2-10 Zone allows for single family dwelling and accessory uses associated with them, and minimum lot size of 10,000 square feet; a Duplex with a minimum lot size of 10,000 square feet. Other uses that are allowed with a Conditional Use are: single family dwellings attached in a PUD, single family dwellings detached in a PUD; public, denominational, and sectarian schools and churches.
- The existing Zoning Code allows for LU #1112, Single-family dwellings – attached, in the R-2-10 Zone, Section 17.112.030, only as a Conditional Use approved in a planned unit development (PUD). This land use is consistent with townhomes, rowhouses, and other similar attached housing and could be interpreted to allow twin-homes. The applicant's request is to allow twin-homes as permitted uses – without the imposition of the PUD standards and requirements – because they are less dense (5,000 ft<sup>2</sup> per unit) and essentially exactly the same as duplexes, but with the possibility of ownership for each individual dwelling unit.

### General Plan Considerations

The proposed text amendment allowing twin-homes as a permitted use in the R-2-10 Zone supports a number of goals and objectives identified in the 2017 Murray City General Plan.

### Chapter 5, Land Use & Urban

The overall goal of this chapter is supported by the proposed text amendment.

#### LAND USE & URBAN DESIGN OVERALL GOAL

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.



Creating a simple, straight-forward allowance for a housing type like twin-homes introduces more possibilities for ownership within the “missing middle” density range, which is vital for communities and neighborhoods, supporting the overall goal of this chapter. The proposed amendment also supports Objective 9 and both related strategies identified in this chapter by helping to provide “for a spectrum of housing types”, and by simplifying the zoning designations.

**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.

## Chapter 8, Neighborhoods & Housing

The proposed amendment supports the overall goal and several other objectives and strategies of this chapter.

### **NEIGHBORHOODS & HOUSING OVERALL GOAL**

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

Two of the strategies of Objective 1 of this chapter are supported by the proposed amendment. Twin-homes provide an increased opportunity for owner-occupancy, and at a scale that is more compatible to surrounding areas.

### **NEIGHBORHOODS & HOUSING OBJECTIVES & STRATEGIES**

#### **OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.**

**Strategy:** Protect the character and integrity of residential neighborhoods through landscape buffers, use, and visual buffer transitions.

**Strategy:** Continue detailed landscape buffer requirements to commercial and institutional zoning codes.

**Strategy:** Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

**Strategy:** Support residential infill projects of a compatible scale and form.

The third objective and strategies are also supported by the proposed amendment. The proposed amendment for twin-homes is an opportunity to make modifications to the zoning ordinance to increase opportunities for smaller-scaled, well-integrated, infill housing projects at a compatible, but increased density.

**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.

**Strategy:** Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas.

**Strategy:** Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

**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.

**Strategy:** Continue to support ADUs (Accessory Dwelling Units) in all single-family residential zones and allow ADUs for single-family homes located in multi-family zones.

## Chapter 9, Moderate Income Housing

The goals and objectives of the Moderate-Income Housing chapter of the General Plan are also supported by the proposed amendment.

### **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

A Planning Review Meeting was held on Monday, December 20, 2021 where the proposed amendment was considered by City Staff from various departments. The comments made included:

- a. The City Engineer supports this text amendment.
- b. The Building Official indicated a favorable recommendation subject to subsequent building permits to include complete plans, structural calcs, soils report at time of permit submittals. Plans to include detailed building specs “between unit” firewall design.
- c. The Power Department indicated it may be useful to incorporate utility easement description somewhere in the document.

## III. PUBLIC INPUT

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report there has not been any comment regarding this application.

## IV. FINDINGS

Based on the analysis of the proposed text amendment and review of the Murray City General Plan and Land Use Ordinance, staff concludes the following:

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested text amendment has been carefully considered based on the characteristics of the building design and zoning requirements.
3. The proposed text amendment is consistent with the purpose of Title 17, Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the Goals & Policies of the Murray City General Plan.
5. The proposed text amendments will allow Murray City residents an additional housing type that currently is very limited.

## V. STAFF RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council to include Land Use #1112, Twin Homes, as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B) as follows:**

Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.



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## NOTICE OF PUBLIC MEETING

January 6, 2022, 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:

Representatives from JNG Investments, LLC, Inc. are requesting approval for a Text Amendment to the Land Use Ordinance for addition of LU#1112, Single-Family Dwelling Attached (Twin Homes), to the R-2-10 Zone. The proposed changes include amendments to Land Use Code Section 17.112.020.

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](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

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

If you have questions or comments concerning this proposal, please contact Susan Nixon in the Murray City Planning Division at 801-270-2430, or email: [snixon@murray.utah.gov](mailto:snixon@murray.utah.gov).

**MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> 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. The Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Text Amendment to the Land Use Ordinance for to allow Single Family Dwelling Attached (Twin-Home), LU#1112, to Section 17.112.020, R-2-10 Zone. You may attend the meeting or submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Planning Division

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-141

☐ Zoning Map Amendment

☒ Text Amendment

☐ Complies with General Plan

☐ Yes

☐ No

Subject Property Address: \_\_\_\_\_

Parcel Identification (Sidwell) Number: \_\_\_\_\_

Parcel Area: \_\_\_\_\_ Current Use: \_\_\_\_\_

Existing Zone: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_

Applicant

Name: JNB Investments, LLC

Mailing Address: 75 W. Towne Ridge Parkway Suite 125

City, State, ZIP: Sandy, UT 84070

Daytime Phone #: 801-440-0111 Fax #: 801-618 0014

Email address: Jonathan@roddfirm.com

Business or Project Name: JNB Subdivision

Property Owner's Name (If different): Same

Property Owner's Mailing Address: " "

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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

To allow land use # 1112 as an allowed  
use in R-2-10 zone. See attached

Authorized Signature:  Date: \_\_\_\_\_



## Property Owners Affidavit

I (we) Jose Gonzales, 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 29 day of November, 20 21.

Notary Public

Residing in Salt Lake

My commission expires: 08/24/24

### Agent Authorization

I (we), Jose Gonzales (member of JNG), the owner(s) of the real property located at 6560 S. 130 W., in Murray City, Utah, do hereby appoint

Dale Bennett & Jon Rudd, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Dale Bennett & Jon Rudd 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: \_\_\_\_\_



17.140.020: **PERMITTED USES:**

- A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the community development division.
- B. The following uses are permitted in the <sup>R-210</sup>~~R-N-B~~ zone:

<u>Use No.</u>	<u>Use Classification</u>
1111	Single-family dwelling (subject to meeting the requirements of the R-M-10 zone).
1112	Single-family dwelling attached (twin-homes). Twin-homes shall meet with following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard; 0' interior where adjacent to second dwelling; 8' interior side-yard; 20' corner side-yard; and 25' rear-yard.
1121	Two-family dwelling (duplex) (subject to meeting the requirements of the R-M-10 zone).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
1210	Residential facility for the elderly (see chapter 17.32 of this title).
4800	Utilities (lines and rights of way only, except 4840, 4850).
4923	Travel agencies.
5991	Florists.
5996	Optical goods, eyeglasses.
6140	Insurance carriers, agents, brokers, and services.
6150	Real estate and related services.
6221	Portrait photography.
6230	Beauty and barber services, including retail sales of related products.
6511	Physicians' offices.
6512	Dental offices.
6519	Other medical, paramedical and health services.
6520	Legal services.
6530	Engineering, architectural and planning services.
6591	Accounting, bookkeeping and income tax services.
6593	Art and design studios.

## CHAPTER 17.112

### MEDIUM DENSITY RESIDENTIAL DISTRICT R-2-10

#### SECTION:

17.112.010: Purpose

17.112.020: Permitted Uses

17.112.030: Conditional Uses

17.112.040: Lot Area

17.112.050: Lot Width

17.112.060: Lot Frontage

17.112.070: Prior Created Lots

17.112.080: Yard Requirements

17.112.090: Use Restrictions For Yard Areas

17.112.100: Yards To Be Unobstructed; Exceptions

17.112.110: Building Height

17.112.120: Lot Coverage

17.112.130: Landscaping

#### 17.112.010: PURPOSE:

The purpose of the R-2-10 Zone is to provide areas for medium density residential development which provides persons who reside therein a comfortable, healthy, safe and pleasant residential environment. (Ord. 07-30 § 2)

#### 17.112.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-2-10 Zone:

Use No.	Use Classification
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Use No.	Use Classification
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1111	Single-family dwelling, detached.
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<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
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1121	Two-family dwelling (duplex).
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1210	Residential facility for elderly persons (see chapter 17.32 of this title).
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1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
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4800	Utilities (lines and rights-of-way only) (except 4850).
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6814	Charter school.
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6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).
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Group instruction (in dwellings only with no more than 8 people at any given time other than those residing in the dwelling).

C. Accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following: Accessory buildings such as garages, carports, bathhouses, private satellite antennas, private greenhouses, gardening sheds, and similar structures which are customarily used in conjunction with the principal use or structure.

Home occupations subject to the regulations of the business licensing procedures of the City.

Household pets.

Private swimming pools, tennis courts, sports courts, and other similar private recreational uses.

Storage of building materials used for construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto and provided further that such use shall be permitted only during the construction period and up to thirty (30) days thereafter.

Vegetable/flower gardens and noncommercial orchards. (Ord. 17-03: Ord. 07-30 § 2)

#### 17.112.030: CONDITIONAL USES:

The following uses and structures are permitted in the R-2-10 Zone only after a conditional use permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

Use No.	Use Classification
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Use No.	Use Classification
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1111	Single-family dwelling - detached (in approved planned unit development only).
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1112	Single-family dwellings - attached (in approved planned unit development only).
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1121	Two-family dwelling (duplex) (in approved planned unit development only).
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1241	Retirement homes, independent living or congregate care.
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4711	Telephone exchange stations.
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4712	Telephone relay towers, microwave or other.
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4719	Other telephone communication.
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4800	Utilities (except lines and rights of way).
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6242	Cemeteries.
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6720	Protective functions and related activities.
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6811	Kindergarten schools.
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- 6812 Elementary schools.
- 6813 Junior high schools.
- 6814 Senior high schools.
- 6815 Group educational home (preschool). (In dwellings in which 7 but not more than 12 children will be receiving instruction at any given time. There shall be no more than 8 sessions per week with each session lasting no more than 3 hours. No child shall attend more than 1 session per day.)  
Group instruction (in dwellings only in which at least 9 but not more than 12 people at any given time will be receiving instruction).
- 6816 Denominational and sectarian schools.
- 6817 Schools for disabled; residential facility for disabled.
- 6911 Churches, synagogues, temples and missions.
- 7111 Libraries.
- 7413 Tennis courts - public (as part of a public park).
- 7420 Playgrounds and athletic areas (as part of a public park).
- 7432 Swimming pools - public (as part of a public park).
- 7492 Picnicking areas - public (as part of a public park).
- 7600 Parks.

(Ord. 16-41: Ord. 07-30 § 2)

**17.112.040: LOT AREA:**

The minimum lot area of any lot or parcel of land shall be ten thousand (10,000) square feet. (Ord. 07-30 § 2)

**17.112.050: LOT WIDTH:**

Measured at the twenty five foot (25') minimum front yard setback line, an interior lot must be at least eighty feet (80') wide and a corner lot must be at least ninety feet (90') wide. (Ord. 07-30 § 2)

**17.112.060: LOT FRONTAGE:**

Each lot or parcel of land shall abut a public street for a minimum of forty feet (40'). (Ord. 07-30 § 2)

**17.112.070: PRIOR CREATED LOTS:**

Lots or parcels of land which legally existed or were created by a preliminary or final plat approval before the application of this zone shall not be denied a building permit solely for the reason of nonconformance with the parcel requirements of this section. (Ord. 07-30 § 2)

#### 17.112.080: YARD REQUIREMENTS:

Building lots and parcels in this zone shall meet the following minimum yard requirements:

A. Front Yard: The minimum depth of the front yard shall be twenty five feet (25'). On a corner lot, the front elevation of the main dwelling shall maintain the required minimum front yard setback. Using side yard setbacks in front yard areas will not be allowed on corner lots.

B. Side Yard: The minimum side yard shall be eight feet (8'), and the total width of the two (2) required side yards shall not be less than eighteen feet (18').

C. Side Yard; Corner Lot: The side yard contiguous to the street shall not be less than twenty feet (20') and shall not be used for vehicle parking, except such portion that is devoted to driveway use for access to a garage or carport.

D. Rear Yard: The minimum depth of the rear yard shall be twenty five feet (25').

E. Rear Yard; Accessory Buildings: Accessory buildings located at least six feet (6') to the rear of the main building may have a minimum rear yard of one foot (1'), provided no accessory building shall be located closer than ten feet (10') to a dwelling on an adjacent lot. Accessory buildings must have adequate facilities for the discharge of all roof drainage onto the property. Building height shall not exceed one story or twenty feet (20') and shall not be higher than the height of the main building.

F. Area Of Accessory Buildings: No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard area. (Ord. 07-30 § 2)

#### 17.112.090: USE RESTRICTIONS FOR YARD AREAS:

A. Front Yard: A front yard may not be used for vehicle parking, except upon a paved driveway used for access to a garage or carport or which provides access to the rear yard. On a corner lot, the front setback line of the main dwelling shall meet the minimum front yard setback described in section 17.112.080 of this chapter. The side yard setback requirements for a corner lot may not be substituted for the front yard area required by this chapter.

B. Corner Lot Side Yard: A corner lot side yard may not be used for vehicle parking, except upon a paved driveway which is used for access to a garage or carport.

C. Location Criteria: Accessory buildings or structures may be located in a corner lot side yard subject to these criteria:

1. An accessory building may be located in that portion of a corner lot side yard which could be enclosed by a six-foot (6') fence (referred herein as "6-foot fence line") as defined in a of this title;

2. An accessory building may not be located closer than one-foot (1') to the six-foot (6') fence line;

3. The maximum height for the accessory building is determined according to the distance between the six-foot (6') fence line and the nearest point of the accessory building. The maximum height for an accessory building located at the closest allowable point (1 foot) from the six foot (6') fence line is eight feet (8'); the accessory building may be one foot (1') greater in height for each additional two feet (2') it is located nearer the

dwelling, up to a maximum height of twelve feet (12'). Height is measured from ground to the peak, if any, of the roof of the accessory building;

4. Garage buildings or any building or structure designed or intended to be used for motor vehicle parking or storage may not be located in a corner lot side yard area;

5. An accessory building located in a corner lot side yard may not be located less than six feet (6') from the dwelling or less than ten feet (10') from a dwelling on an adjacent lot;

6. Accessory buildings and structures may not cover more than twenty five percent (25%) of a corner lot side yard. This restriction may not be construed to modify the general coverage restriction described in section 17.112.120 of this chapter.

D. Side Yard Accessory Buildings: When a side yard is used for access to a detached garage or carport to be used by one dwelling, that side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway. Such buildings and structures located in a side yard must comply with this chapter's setback requirements for dwellings and have adequate facilities for the discharge of all roof or other drainage onto the subject property and meet all city fire and building codes.

E. Rear Yard: An accessory building located in the rear yard must be located:

1. Six feet (6') or more behind the dwelling; and
2. Ten (10) or more feet from a dwelling on an adjacent lot; and
3. At least one foot (1') from all property boundary lines.

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

G. Area Of Accessory Buildings: Accessory buildings and structures may not cover more than twenty five percent (25%) of the rear yard area. This restriction may not be construed to modify the general coverage restriction described in section 17.112.120 of this chapter.

H. Drainage: Runoff drainage from accessory buildings and structures may not be directed onto adjacent property.

I. Compliance With Codes: Accessory buildings must meet all life safety and building codes.

J. Where Prohibited: Accessory buildings and structures are prohibited in a front yard. All accessory buildings and structures must be located in the side or rear yard.

K. Determination: The community & economic development director shall determine what constitutes an accessory use, building, or a structure as those terms are used in this title, and a person aggrieved by that determination may appeal to the appeal authority as provided by law.

L. Illumination: Illumination of accessory buildings and structures shall be directed down and away from adjoining residences.

(Ord. 21-19: Ord. 19-38 § 2: Ord. 14-10: Ord. 07-30 § 2)

#### 17.112.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 1/2'):

- A. Cornices, eaves, sills, buttresses or other similar architectural features;
- B. Fireplace structures and bays;

C. Stairways, balconies, door stoops, fire escapes, awnings, skylights, and planting boxes or masonry planters not exceeding twenty four inches (24") in height. (Ord. 07-30 § 2)

**17.112.110: BUILDING HEIGHT:**

No building shall be erected to a height greater than thirty five feet (35'), and no dwelling structure shall be erected to a height less than one story. Public and quasi-public buildings may be erected to a height greater than the height limit as authorized by a conditional use permit. (Ord. 07-30 § 2)

**17.112.120: LOT COVERAGE:**

All buildings, including accessory buildings and structures, shall not cover more than forty percent (40%) of the area of the lot or parcel of land. (Ord. 07-30 § 2)

**17.112.130: LANDSCAPING:**

Whenever a residential dwelling is constructed, landscaping shall be installed in the front yard within one year from the date of the occupancy of the building. Landscaped areas shall consist of an effective combination of trees, ground cover, and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a similar manner. All landscaping shall be maintained in a neat and orderly fashion. (Ord. 07-30 § 2)

**Applicant:** Jonathan Rudd, JNG Investments

**Request:** Text Amendment, allowing twin homes as a permitted use  
in the R-2-10 Zone





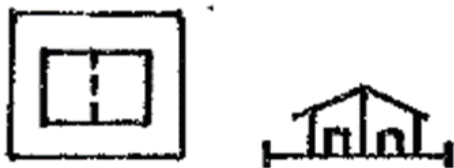
## **REQUEST**

The applicant proposes to amend the text of the R-2-10 Zone to allow Land Use 1112, single-family dwelling attached (twin-home) as a Permitted Use.

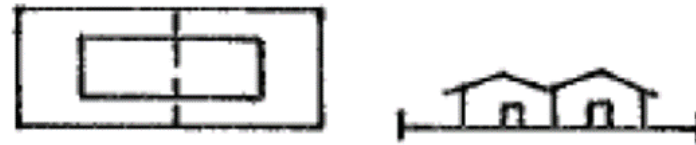
## **INTENT**

The proposed R-2-10 Zone amendment will allow development of twin-homes with the same restrictions for land area and density as duplexes which are already permitted uses. The net effect of allowing twin-homes will be increased opportunities for owner-occupied housing because each twin home can be individually owned.

1121 – Two family dwelling (duplex)



1112 – Single family dwelling attached (twin homes)



*Duplexes are currently allowed as a permitted use in the R-2-10 Zone, while twin homes are not.*

**17.112.020: PERMITTED USES:**

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see <u>chapter 17.32</u> of this title).
1210	Residential facility for persons with a disability (see <u>chapter 17.36</u> of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).

# Planning Commission

- A public hearing was held by the Planning Commission on January 6, 2022.
- Notice was posted to required sites and notices were sent to all 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 proposed text amendment has been carefully considered based on characteristics of building design and zoning requirements.
3. The proposed text amendment is consistent with the purpose of Title 17, the Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the goals and objectives of the 2017 Murray City General Plan.
5. The proposed text amendment will allow an additional housing type that is currently less available and will increase opportunities for owner-occupied housing in the R-2-10 Zone.
6. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 01/06/2022.

# Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the request to include Land Use #1112, Twin Homes as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B) of the Murray City Land Use Ordinance as follows:

Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.



**MURRAY**  
CITY COUNCIL

# Public Hearing #3



**MURRAY**

# Public Works/ Wastewater Division

## Wastewater Fees

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill Ben Ford Aaron Montgomery - Zions Public Finance  <b>Required Time for Presentation</b> 30  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>   <b>Date</b> January 31, 2018	<b>Purpose of Proposal</b> Review proposed sewer fee increase  <b>Action Requested</b> Review and comment  <b>Attachments</b> Zions Bank rate review report & associated documents  <b>Budget Impact</b> This proposal with raise the sewer fees to meet the current and future obligations for the Central Valley Water Reclamation Facility and Murray City Wastewater System Operations  <b>Description of this Item</b> The information contained in this request is a report from Zions Bank Public Finance, showing information about the health of the wastewater fund. The Fund balance is being depleted because of the tremendous burden to provide funding for the Central Valley Water Reclamation Facility(CVWRF). The facility is being reconstructed as part of consent order with the State of Utah to make the necessary changes to the plant to meet new and more stringent discharge standards for the water that is discharged into the rivers of the State. The CVWRF plant is currently under construction and is required to be completed and operational in 2025. the original construction cost estimates were about \$250,000,000 which are current rate structured planned for. However, because of the cost escalation factors such as labor and materials, the new cost estimates are hovering around \$370,000,000.
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**Continued from Page 1:**

This rate proposal helps to meet our budget needs going forward.

## Murray City Corporation

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> 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 to receive public comment concerning a proposed ordinance amending and increasing the wastewater fees and enacting a Central Valley Water Reclamation Facility fee for the Murray City service area. A copy of the sewer rate study may be reviewed by interested persons from 8:00 AM to 5:00 PM in the Finance and Administration Office, Murray City Center, 5025 South State Street, Room 115, Murray Utah, and in the office of the City Recorder, Murray City Center, 5025 South State Street, Room 113 beginning on February 4, 2022.

DATED this 2<sup>nd</sup> day of February 2022.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith", written over a horizontal line.

Brooke Smith  
City Recorder

DATES OF POSTING: February 3, 2022  
PH22-10

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

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

AN ORDINANCE AMENDING SECTION 13.32.060 OF THE MURRAY CITY MUNICIPAL CODE TO INCREASE THE SEWER SERVICE CHARGE AND TO ENACT A CENTRAL VALLEY WATER RECLAMATION FEE

PREAMBLE

For many years Murray City ("City") has been a participating member/owner of the Central Valley Water Reclamation Facility (CVWRF), an interlocal agency. The City is one of seven entities whose wastewater is treated at the CVWRF and discharged into the Jordan River system.

On December 16, 2014, the Utah Water Quality Board adopted a new rule (the Technology-Based Phosphorous Effluent Limits or TBPEL Rule, R317-1-3.3) that requires wastewater facilities to install processes that remove phosphorous from their effluent discharge. The Division of Water Quality has also lowered permit limits for ammonia and several other pollutants in CVWRF's effluent discharge. To comply with the new TBPEL Rule requirements and lower permit limits will require CVWRF to upgrade the treatment process. Once the existing facility rehabilitation and upgrades to remove phosphorous and other pollutants are completed CVWRF facilities will be ready for the next 30 years of service.

In addition, CVWRF, with the assistance of a national engineering firm, completed a Condition Assessment and Asset Management Plan ("Plan") for its wastewater treatment plant and interceptor piping. This plan identified the renewal needs of the 30 plus year old infrastructure that included estimated costs necessary to restore CVWRF's collection system piping, and treatment facilities needed to serve the community for years to come. The improvements will replace aging and degraded structural, mechanical, and electrical equipment in the treatment plant and rehabilitate corroded collection system pipes to meet the future needs of our community and ensure compliance with State and Federal regulatory requirements.

The original estimates for the reconstruction were expected to be around \$250,000,000, which is what the City's current rate structure was based on. Now that the project has been under way for the last few years combined with the current construction climate, the costs have escalated to about \$370,000,000. This is a significant increase which has put a serious strain on the City's wastewater operating budget and its ability to continue to provide its portion of the needed funding. The City anticipates further inflationary costs resulting in increased operating expenses for both the City and CVWRF. The City's rates have been designed to keep up with these changes and have been structured to be fair and equitable to serve customer needs.

Over the last five years Murray City has seen growth in both new residential and commercial connections much like the surrounding communities. Growth in the City is inevitable and has been contemplated for many years and, for the most part, the City

has been able to stay ahead of the development and costs. However, the current cost escalations present major challenges going forward.

Growth in sewer residential and commercial connections is based on historical growth in the City and has been projected at a rate of 3 percent annually. It is expected that in 2022, the City will have 8,061 residential sewer connections and 993 commercial sewer connections for a total of 9,054 connections. By 2027, the City anticipates 10,496 total connections – an increase of 1,442 connections, or average growth of about 297 connections each year.

Growth in the City's operating expenses is projected at an average annual rate of three percent. There are also operating expenses attributable to the CVWRF for which the City is responsible. These expenses include facility operations, Central Valley CIP, interceptor monitoring, pretreatment field, and laboratory services. These expenses have also been projected to grow at an average annual rate of two to three percent. The proposed sewer rate is structured to ensure that new capital improvements can be constructed, that inflationary operating costs can be met and that the sewer utility fund is able to move towards maintaining at least 180 days cash on hand.

In order to help meet the City's obligations to cover the initial increased costs from the CVWRF debt, the City is proposing the enactment of a CVWRF fee. As the base and flow rates increase to meet costs, the fee will be lowered to partially offset the rate increases in order to lessen the impact on rate payers. Structuring rates in this way will allow the City to meet all its debt obligations and expenses while offering the lowest possible rates to its customers. The increases in the base and flow rates, and the enactment of the CVWRF fee are proposed to go into effect on April 1, 2022.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this Ordinance is to amend section 13.32.060 of the Murray City Municipal Code to increase the sewer service charge and to enact a CVWRF fee.

*Section 2. Amendment of section 13.32.060 of the Murray City Municipal Code.* Section 13.32.060 of the Murray City Municipal Code to increase the sewer service charge and to enact a central valley water reclamation fee, shall be amended to read as follows:

**13.32.060: SEWER SERVICE CHARGE:**

. . .

B. The following service charge shall be imposed for regularly monthly service rendered to the users of the City's sewer system:

1. All users with a history of water usage shall be charged as follows:

	Base Rate	CVWRF Fee	Flow Rate Charge Per 100 Cubic Feet
<del>November 1, 2017 – October 31, 2018</del>	\$8.00		<del>\$2.37</del>
<del>November 1, 2018 – October 31, 2019</del>	8.40		2.49
<del>November 1, 2019 – October 31, 2020</del>	8.82		2.62
<del>November 1, 2020 – October 31, 2021</del>	9.26		2.75
November 1, 2021 - <del>and after</del> <u>March 31, 2022</u>	<u>\$9.73</u>	<u>\$0.00</u>	<u>\$2.88</u>
<u>April 1, 2022 - March 31, 2023</u>	<u>13.14</u>	<u>12.00</u>	<u>3.46</u>
<u>April 1, 2023 - March 31, 2024</u>	<u>16.42</u>	<u>12.00</u>	<u>3.56</u>
<u>April 1, 2024 - March 31, 2025</u>	<u>18.88</u>	<u>11.00</u>	<u>3.67</u>
<u>April 1, 2025 - March 31, 2026</u>	<u>19.83</u>	<u>8.00</u>	<u>3.78</u>
<u>April 1, 2026 - March 31, 2027, and until otherwise amended</u>	<u>20.82</u>	<u>6.00</u>	<u>3.89</u>

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

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

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

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

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 or a summary hereof was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2022.

---

Brooke Smith, City Recorder

# Murray City



## DRAFT Sewer Rates Study



Zions Public Finance, Inc.  
January 2022



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## Executive Summary

During the past year, Murray City (“Murray” or “the City”) has looked in detail into its sewer rates, carefully evaluating operating and capital expenses needed through 2027. A summary of proposed rate increases is shown below.

**TABLE 1: RECOMMENDED SEWER RATES**

	2021	2022	2023	2024	2025	2026	2027
<b>Base Rate</b>		0%	35%	25%	15%	5%	5%
Residential	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Commercial	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Central Valley		\$0.00	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
<b>Flow Rate</b>		0%	20%	3%	3%	3%	3%
Residential	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Commercial	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89

### Impact on Single-Family Residential

With the recommended rate increases, an average single-family residential unit would see its monthly bill increase by about \$21 per month between 2022 and 2023. Annual increases thereafter would be much less with the average monthly bill increasing by less than \$6 between 2023 and 2027.

**TABLE 2: SAMPLE SINGLE-FAMILY RESIDENTIAL**

	2022	2023	2027
<b>Residential</b>			
Base Rate	\$9.73	\$13.14	\$20.82
Central Valley Fee	\$0.00	\$12.00	\$6.00
Flow Rate	\$28.88	\$34.60	\$38.90
<b>Total Monthly Charge</b>	<b>\$38.61</b>	<b>\$59.74</b>	<b>\$65.72</b>

## Sewer Rates

### Background and Approach

Over the last five years Murray City has seen growth in both new residential and commercial connections much like the surrounding communities. Growth in the City is inevitable and has been contemplated for many years and, for the most part, the City has been able to stay ahead of the development and costs. However, the current cost escalations were not planned for and presents a major challenge going forward.

Additionally, as a participating member/owner of the Central Valley Water Reclamation Facility (CVWRF), the City has been under a consent order with the State of Utah to make significant changes and upgrades to the CVWRF plant to meet more stringent water quality standards to continue discharging the effluent water to Mill Creek. The original estimates for the reconstruction were expected to be around \$250,000,000, which is what the City's current rate structure was based on. Now that the project has been under way for the last few years combined with the current construction climate, the costs have escalated to about \$370,000,000. This is a significant increase which has put a serious strain on the City's operating budgets and its ability to continue to provide its portion of the needed funding. Murray anticipates further inflationary costs resulting in increased operating expenses for both the City and CVWRF. The City's rates need to be designed to keep up with these changes and need to be structured to be fair and equitable to serve customer needs.

The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service coverage ratios, and to keep at least 180 days cash on hand in the sewer utility fund.

### Growth Projections

Growth in sewer residential and commercial connections is based on historical growth in the City and has been projected at a rate of 3 percent annually. It is expected that in 2022, the City will have 8,061 residential sewer connections and 993 commercial sewer connections for a total of 9,054 connections. By 2027, the City anticipates 10,496 total connections – an increase of 1,442 connections, or average growth of about 297 connections each year.

**TABLE 3: PROJECTED SEWER GROWTH**

	Residential	Commercial	Total
2022	8,061	993	9,054
2027	9,345	1,151	10,496
Growth, 2022-2027	1,284	158	1,442

Source: Murray City

### Operating Expenses

Growth in the City's operating expenses is projected at an average annual rate of three percent based on historical costs as well as discussions with Murray City staff. There are also operating expenses attributable to the CVWRF for which the City is responsible. These expenses include facility operations, Central Valley CIP, interceptor monitoring, pretreatment field, and laboratory services. These expenses have also been projected to grow at an average annual rate of two to three percent.

## Outstanding Debt

The City has several outstanding debt obligations. The Series 2012 bond issued April 25, 2012 has anticipated annual payments of approximately \$227,000 through 2024. There is a second Series 2012 bond issued June 12, 2012, which has anticipated annual payments of approximately \$168,000 through 2033.

This study has also taken into account an issuance of debt by the CVWRF which has created a new debt obligation for the City. Current estimates are that the City will be obligated to a new annual bond payment of approximately \$992,000 beginning in 2022 with the issuance of this new debt by the CVWRF. It is also projected that this payment will increase to about \$2,000,000 by 2024.

## Capital Projects

There are 17 capital projects anticipated between 2022 and 2027 totaling an estimated \$5,780,000. While the costs shown in the table below are the estimated cost in \$2022, the project costs included in the rate modeling have been inflated by a factor of 3% per year depending on the year built.

**TABLE 4: SEWER CAPITAL PROJECTS**

Type	Description	Cost in \$2022	Year Budget
Sewer line replacement	5800 South to 6000 South sewer line replacement needed to complete the project	\$600,000	2023
Sewer line replacement	5800 South to 6000 South sewer line replacement needed to complete the project	\$650,000	2024
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$150,000	2022
Service truck	Replace old 2007 Chevy Colorado	\$38,000	2022
Grinder install at lift station	Install grinder at Walden Glen lift station	\$50,000	2022
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$200,000	2023
Lift station liner	Line Fairbourne lift station walls and install emergency bypass manhole	\$200,000	2023
Service truck	Replace 2011 Ford F150	\$38,000	2023
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$400,000	2022
TV equipment	Replace sewer camera equipment	\$250,000	2024
Sewer cleaning truck replacement	Replace Vactor Combo cleaning truck	\$450,000	2025
Sewer line replacement	Replace a section of sewer on 4500 South & Main Street to State Street	\$800,000	2026
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$250,000	2025
Service truck	Replace F150 Service Truck	\$38,000	2025
Sewer line rehab	Rehab sewer line to correct root intrusion & infiltration	\$100,000	2026
Service truck	Replace 1 Ton Dodge flatbed pickup	\$66,000	2026
Capital project budget	Future capital project budget line items	\$1,500,000	2027
<b>TOTAL</b>		<b>\$5,780,000</b>	

Source: Murray City, Wastewater Capital Improvement Plan

### Cash Balances and Transfers

The beginning cash balance in the sewer fund is \$1,361,496.<sup>1</sup> It is also notable that the City anticipates \$1,000,000 to be transferred into the sewer fund in 2022 from the monies the City received from the American Rescue Plan Act (ARPA).

### Rate Structuring

Current sewer rates are structured as follows:

**TABLE 5: CURRENT SEWER RATES**

	Monthly Rate
<b>Base Rate</b>	
Residential	\$9.73
Commercial	\$9.73
<b>Flow Rate</b>	
Residential	\$2.88
Commercial	\$2.88

### Current Rate Projections

The current rate structure, with no projected rate increases and no new bonds issued, fails to meet the future needs of the sewer fund and meet the increased obligations incurred as part of the reconstruction of CVWRF. Additionally, the capital expenses required to maintain the current service level create a financial strain under current rates. Financial projections for the current rates with no future rate increases or issuance of bonds are shown in the following table. With no changes to the existing situation, the sewer fund will not have sufficient cash flows to cover its costs by the end of 2022.

**TABLE 6: CURRENT RATE PROJECTIONS**

	2022	2023	2024	2025	2026	2027
Net Revenues before Debt Service	\$1,885,487	\$930,592	\$977,578	\$1,026,512	\$1,077,463	\$1,658,564
Debt Service	(\$1,387,939)	(\$2,192,692)	(\$2,412,383)	(\$2,185,725)	(\$2,185,325)	(\$2,184,850)
Capital Expenses	(\$638,000)	(\$1,069,140)	(\$954,810)	(\$806,433)	(\$1,087,242)	(\$1,738,911)
Debt Service Coverage Ratio	1.36	0.42	0.41	0.47	0.49	0.76
Days Cash on Hand (Target 180 days)	56	(144)	(340)	(498)	(664)	(913)

<sup>1</sup> Source: Murray City

## Proposed Rate Increase

General rate objectives considered in this analysis include:

- Ensure sufficient revenues to cover all operating costs and maintain a debt service coverage ratio of at least 1.25;<sup>2</sup>
- Maintain at least 180 days cash on hand;
- Balance minimizing rates with minimizing new debt obligations; and
- Proposed rates should be easy to implement and administer.

The proposed sewer rate is structured to ensure that new capital improvements can be constructed, that inflationary operating costs can be met and that the sewer utility fund is able to move towards maintaining at least 180 days cash on hand.

### Proposed Rate Increase

Under the rate increase, base rates for all customer classes would experience a 1-year increase of 35% in 2023; 25% in 2024; 15% in 2025; and then 5% per year thereafter beginning in 2026. The City would enact a Central Valley fee in 2023 at \$12. That fee would hold constant through 2024 but then decrease to \$11 in 2025; \$8 in 2026; and then \$6 in 2027 and each year thereafter. The flow rate would be increased by 20% in 2023 and then 3% per year thereafter beginning in 2024.

The Central Valley fee will help the City cover the initial increased costs from the CVWRF debt. As the base and flow rates increase to meet costs, the Central Valley fee will be lowered to partially offset the rate increases in order to lessen the impact on rate payers. Structuring rates in this way will allow the City to meet all its debt obligations and expenses while offering the lowest possible rates to its customers.

**TABLE 7: RECOMMENDED SEWER RATES**

	2021	2022	2023	2024	2025	2026	2027
<b>Base Rate</b>		0%	35%	25%	15%	5%	5%
Residential	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Commercial	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Central Valley		\$0.00	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
<b>Flow Rate</b>		0%	20%	3%	3%	3%	3%
Residential	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Commercial	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89

<sup>2</sup> Debt service coverage ratios are measured by comparing operating cash (revenues less operating expenses) to annual debt service obligations before capital costs.

With these proposed rate increases, the sewer fund will begin to move towards financial stability. The debt service coverage ratio will be above 1.5 by 2023 and the days cash on hand will increase almost every year moving the fund towards its goal of 180 days cash on hand.

**TABLE 8: RATE INCREASE KEY RATIOS**

	2022	2023	2024	2025	2026	2027
Net Revenues before Debt Service	\$1,885,487	\$3,597,786	\$4,278,173	\$4,785,324	\$4,894,455	\$5,671,824
Debt Service	(\$1,387,939)	(\$2,192,692)	(\$2,412,383)	(\$2,185,725)	(\$2,185,325)	(\$2,184,850)
Capital Expenses	(\$638,000)	(\$1,069,140)	(\$954,810)	(\$806,433)	(\$1,087,242)	(\$1,738,911)
Debt Service Coverage Ratio	1.36	1.64	1.77	2.19	2.24	2.60
Days Cash on Hand (Target 180 days)	56	38	56	130	185	268

#### Impacts on Existing Sewer Ratepayers

Under this rate increase scenario, existing sewer ratepayers will see their rates increase from \$38.53 per month in 2022 (\$462.36 annually) to \$59.70 per month in 2023 (\$716.40 annually). This represents an annual increase of \$254.04 or \$21.17 per month. By 2027, monthly rates will increase to \$65.72 per month, or \$788.64 annually.

#### Benefits from Change in Water Rate Structure

Benefits from the change in the sewer rates are that the City will be able to better meet its capital needs requirements as well as maintain a high level of service to its residents.

#### Debt Coverage Ratios

Minimum debt coverage ratios are generally assumed to be 1.25. The proposed rate increase allows the City to maintain at least this ratio.

#### Days Cash on Hand

The proposed rate increase helps the City progress towards maintaining its goal of retaining over 180 days cash on hand.

## Appendix A – Sewer Rate Increase Detail

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DRAFT



	2021	2022	2023	2024	2025	2026	2027	
DEMAND								
Residential Customers		8,061	8,303	8,552	8,808	9,073	9,345	3%
Commercial Customers		993	1,023	1,053	1,085	1,118	1,151	3%
Total Customers		9,054	9,326	9,605	9,894	10,190	10,496	
Residential Flow		999,976	1,029,975	1,060,875	1,092,701	1,125,482	1,159,246	3%
Commercial Flow		589,837	607,532	625,758	644,531	663,867	683,783	3%
Total Flow		1,589,813	1,637,507	1,686,633	1,737,232	1,789,349	1,843,029	
REVENUES								
Base Fees								
Residential		\$941,202	\$1,308,742	\$1,685,005	\$1,995,889	\$2,158,554	\$2,334,476	
Commercial		\$115,943	\$161,218	\$207,569	\$245,865	\$265,903	\$287,574	
Central Valley		\$0	\$1,342,889	\$1,383,176	\$1,305,949	\$978,274	\$755,717	
Flow Charges								
Residential		\$2,879,931	\$3,559,595	\$3,776,374	\$4,006,355	\$4,250,342	\$4,509,188	
Commercial		\$1,698,731	\$2,099,631	\$2,227,498	\$2,363,153	\$2,507,069	\$2,659,750	
Connection Fees		\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
Miscellaneous		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Total Revenues		\$5,647,806	\$8,484,075	\$9,291,622	\$9,929,210	\$10,172,142	\$10,558,704	
Base as percentage of revenue		19%	17%	20%	23%	24%	25%	
OPERATING EXPENSES								
Personnel		(\$1,077,253)	(\$1,109,571)	(\$1,142,858)	(\$1,177,143)	(\$1,212,458)	(\$1,248,831)	3%
Tuition Reimbursement		(\$5,000)	(\$5,150)	(\$5,305)	(\$5,464)	(\$5,628)	(\$5,796)	3%
Service Awards		(\$300)	(\$309)	(\$318)	(\$328)	(\$338)	(\$348)	3%
Uniform Allowance		(\$3,500)	(\$3,605)	(\$3,713)	(\$3,825)	(\$3,939)	(\$4,057)	3%
Books & Subscriptions		(\$1,000)	(\$1,030)	(\$1,061)	(\$1,093)	(\$1,126)	(\$1,159)	3%
Travel & Learning		(\$10,000)	(\$10,300)	(\$10,609)	(\$10,927)	(\$11,255)	(\$11,593)	3%
Supplies		(\$9,000)	(\$9,270)	(\$9,548)	(\$9,835)	(\$10,130)	(\$10,433)	3%
Collection Line Materials		(\$34,000)	(\$35,020)	(\$36,071)	(\$37,153)	(\$38,267)	(\$39,415)	3%
Fuel		(\$19,000)	(\$19,570)	(\$20,157)	(\$20,762)	(\$21,385)	(\$22,026)	3%
Small Equipment		(\$10,000)	(\$10,300)	(\$10,609)	(\$10,927)	(\$11,255)	(\$11,593)	3%
Safety Equipment		(\$10,000)	(\$10,300)	(\$10,609)	(\$10,927)	(\$11,255)	(\$11,593)	3%
Miscellaneous		(\$4,500)	(\$4,635)	(\$4,774)	(\$4,917)	(\$5,065)	(\$5,217)	3%
Manhole maintenance		(\$25,000)	(\$25,750)	(\$26,523)	(\$27,318)	(\$28,138)	(\$28,982)	3%
Trouble Spot Maintenance		(\$110,000)	(\$113,300)	(\$116,699)	(\$120,200)	(\$123,806)	(\$127,520)	3%
Building & Grounds Maintenance		(\$5,000)	(\$5,150)	(\$5,305)	(\$5,464)	(\$5,628)	(\$5,796)	3%
Equipment Maintenance		(\$65,000)	(\$66,950)	(\$68,959)	(\$71,027)	(\$73,158)	(\$75,353)	3%
Vehicle Maintenance		(\$23,000)	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)	3%
Credit Card Fees		(\$23,000)	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)	3%
Professional Services		(\$70,000)	(\$72,100)	(\$74,263)	(\$76,491)	(\$78,786)	(\$81,149)	3%
Utilities		(\$15,000)	(\$15,450)	(\$15,914)	(\$16,391)	(\$16,883)	(\$17,389)	3%
Telephone		(\$2,000)	(\$2,060)	(\$2,122)	(\$2,185)	(\$2,251)	(\$2,319)	3%
Cell Phone		(\$7,000)	(\$7,210)	(\$7,426)	(\$7,649)	(\$7,879)	(\$8,115)	3%
Shared Services Wages		(\$489,769)	(\$504,462)	(\$519,596)	(\$535,184)	(\$551,239)	(\$567,777)	3%
Shared Facility Ops		(\$163,256)	(\$168,154)	(\$173,198)	(\$178,394)	(\$183,746)	(\$189,258)	3%
Risk Assessment		(\$70,704)	(\$72,825)	(\$75,010)	(\$77,260)	(\$79,578)	(\$81,965)	3%
Fleet Assessment		(\$14,837)	(\$15,282)	(\$15,741)	(\$16,213)	(\$16,699)	(\$17,200)	3%
Total Murray Expenses		(\$2,267,119)	(\$2,335,133)	(\$2,405,187)	(\$2,477,342)	(\$2,551,662)	(\$2,628,212)	
Central Valley Water Reclamation Facility								
Facility Operation		(\$1,800,000)	(\$1,836,000)	(\$1,872,720)	(\$1,910,174)	(\$1,948,378)	(\$1,987,345)	2%
Central Valley CIP		(\$750,000)	(\$765,000)	(\$780,300)	(\$795,906)	(\$811,824)	(\$800,000)	2%
Interceptor Monitoring		(\$4,200)	(\$4,326)	(\$4,456)	(\$4,589)	(\$4,727)	(\$4,869)	3%
Pretreatment Field		(\$101,000)	(\$104,030)	(\$107,151)	(\$110,365)	(\$113,676)	(\$117,087)	3%
Laboratory Services		(\$90,000)	(\$91,800)	(\$93,636)	(\$95,509)	(\$97,419)	(\$99,367)	2%
Total CVWRF		(\$2,745,200)	(\$2,801,156)	(\$2,858,263)	(\$2,916,544)	(\$2,976,024)	(\$2,508,668)	
TOTAL OPERATING EXPENSES		(\$5,012,319)	(\$5,136,289)	(\$5,263,449)	(\$5,393,886)	(\$5,527,687)	(\$5,136,881)	
NON-OPERATING REVENUES AND EXPENSES								
Revenues								
Impact Fees		\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	
Interest Income		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
ARPA Funds		\$1,000,000	\$0	\$0	\$0	\$0	\$0	
Expenses								
TOTAL NON-OPERATING REVENUES AND EXPENSES		\$1,250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	
NET REVENUES AVAILABLE FOR DEBT SERVICE		\$1,885,487	\$3,597,786	\$4,278,173	\$4,785,324	\$4,894,455	\$5,671,824	
DEBT SERVICE								
Existing Debt Service								
Central Valley Series 2017A - 2021 C		(\$992,324)	(\$1,797,010)	(\$2,016,000)	(\$2,016,000)	(\$2,016,000)	(\$2,016,000)	
Series 2012 - issued 4/25/2012		(\$227,215)	(\$227,457)	(\$227,358)				
Series 2012 - issued 6/12/2012		(\$168,400)	(\$168,225)	(\$169,025)	(\$169,725)	(\$169,325)	(\$168,850)	
Total Existing Debt Service		(\$1,387,939)	(\$2,192,692)	(\$2,412,383)	(\$2,185,725)	(\$2,185,325)	(\$2,184,850)	
Future Bonds								
Bond 1		\$0	\$0	\$0	\$0	\$0	\$0	
Bond 2		\$0	\$0	\$0	\$0	\$0	\$0	
Bond 3		\$0	\$0	\$0	\$0	\$0	\$0	
Total Outstanding and Future Debt		(\$1,387,939)	(\$2,192,692)	(\$2,412,383)	(\$2,185,725)	(\$2,185,325)	(\$2,184,850)	
Coverage Ratio (Min = 1.25; Target = 1.5)		1.36	1.64	1.77	2.19	2.24	2.60	
Bond Proceeds								
Bond 1		\$0	\$0	\$0	\$0	\$0	\$0	
Bond 2		\$0	\$0	\$0	\$0	\$0	\$0	
Bond 3		\$0	\$0	\$0	\$0	\$0	\$0	
Bond Proceeds		\$0	\$0	\$0	\$0	\$0	\$0	

	2021	2022	2023	2024	2025	2026	2027
<b>Net Revenues After Debt Service</b>		<b>\$497,548</b>	<b>\$1,405,094</b>	<b>\$1,865,790</b>	<b>\$2,599,599</b>	<b>\$2,709,130</b>	<b>\$3,486,974</b>
<b>CAPITAL COSTS</b>							
5800 South to 6000 south sewer line replacement needed to complete the project		\$0	(\$618,000)	\$0	\$0	\$0	\$0
5800 South to 6000 south sewer line replacement needed to complete the project		\$0	\$0	(\$689,585)	\$0	\$0	\$0
Rehab sewer line to correct root intrusion and infiltration		(\$150,000)	\$0	\$0	\$0	\$0	\$0
Replace old 2007 Chevy Colorado		(\$38,000)	\$0	\$0	\$0	\$0	\$0
Install grinder at Walden Glen lift station		(\$50,000)	\$0	\$0	\$0	\$0	\$0
Rehab sewer line to correct root intrusion and infiltration		\$0	(\$206,000)	\$0	\$0	\$0	\$0
Line fairbourne lift station walls and install emergency bypass manhole		\$0	(\$206,000)	\$0	\$0	\$0	\$0
Replace 2011 Ford F150		\$0	(\$39,140)	\$0	\$0	\$0	\$0
Rehab sewer line to correct root intrusion and infiltration		(\$400,000)	\$0	\$0	\$0	\$0	\$0
Replace sewer camera equipment		\$0	\$0	(\$265,225)	\$0	\$0	\$0
Replace Vactor Combo cleaning truck		\$0	\$0	\$0	(\$491,727)	\$0	\$0
Replace a section of sewer on 4500 south & main street to state street		\$0	\$0	\$0	\$0	(\$900,407)	\$0
Rehab sewer line to correct root intrusion and infiltration		\$0	\$0	\$0	(\$273,182)	\$0	\$0
Replace F150 Service Truck		\$0	\$0	\$0	(\$41,524)	\$0	\$0
Rehab sewer line to correct root intrusion & infiltration		\$0	\$0	\$0	\$0	(\$112,551)	\$0
Replace 1 Ton Dodge flat bed pickup		\$0	\$0	\$0	\$0	(\$74,284)	\$0
Capital Project Budget		\$0	\$0	\$0	\$0	\$0	(\$1,738,911)
<b>TOTAL CAPITAL IMPROVEMENTS</b>		<b>(\$638,000)</b>	<b>(\$1,069,140)</b>	<b>(\$954,810)</b>	<b>(\$806,433)</b>	<b>(\$1,087,242)</b>	<b>(\$1,738,911)</b>

#### Repair and Replacement

General Fund Transfer (not related to operating costs)		(\$451,825)	(\$571,295)	(\$632,676)	(\$689,861)	(\$735,509)	(\$784,239)
<b>Beginning Cash Balance Sewer Fund</b>		<b>\$1,361,496</b>	<b>\$769,220</b>	<b>\$533,880</b>	<b>\$812,184</b>	<b>\$1,915,489</b>	<b>\$2,801,869</b>
<b>Ending Cash Balance Sewer Fund</b>	<b>\$1,361,496</b>	<b>\$769,220</b>	<b>\$533,880</b>	<b>\$812,184</b>	<b>\$1,915,489</b>	<b>\$2,801,869</b>	<b>\$3,765,692</b>
<b>Days Cash on Hand (Target 180 days)</b>		<b>56</b>	<b>38</b>	<b>56</b>	<b>130</b>	<b>185</b>	<b>268</b>

#### RATES

<b>Base Rate %</b>		<b>0%</b>	<b>35%</b>	<b>25%</b>	<b>15%</b>	<b>5%</b>	<b>5%</b>
Residential	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Commercial	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
		<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
Central Valley Fee		\$0.00	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
		<b>0%</b>	<b>20%</b>	<b>3%</b>	<b>3%</b>	<b>3%</b>	<b>3%</b>
Residential	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Commercial	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89

CAPITAL IMPROVEMENTS	Location	Description	Cost	Year
Sewer line replacement		5800 South to 6000 south sewer line replacement needed to complete the project	\$600,000	2023
Sewer line replacement		5800 South to 6000 south sewer line replacement needed to complete the project	\$650,000	2024
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$150,000	2022
Service Truck		Replace old 2007 Chevy Colorado	\$38,000	2022
Grinder install at lift station		Install grinder at Walden Glen lift station	\$50,000	2022
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$200,000	2023
Lift station Liner		Line fairbourne lift station walls and install emergency bypass manhole	\$200,000	2023
Service Truck		Replace 2011 Ford F150	\$38,000	2023
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$400,000	2022
TV Equipment		Replace sewer camera equipment	\$250,000	2024
Sewer Cleaning truck replacement		Replace Vactor Combo cleaning truck	\$450,000	2025
Sewer Line Replacement		Replace a section of sewer on 4500 south & main street to state street	\$800,000	2026
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$250,000	2025
Service Truck		Replace F150 Service Truck	\$38,000	2025

CAPITAL IMPROVEMENTS				
	Location	Description	Cost	Year
	Sewer line Rehab	Rehab sewer line to correct root intrusion & infiltration	\$100,000	2026
	Service Truck	Replace 1 Ton Dodge flat bed pickup	\$66,000	2026
	Capital Project Budget	Capital Project Budget	\$1,500,000	2027
TOTAL			\$5,780,000	
CONSTRUCTION COST INFLATOR			3%	



**MURRAY**  
CITY COUNCIL

# Business Item



**MURRAY**

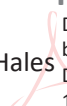
# Mayor's Office


## Appointment of Joseph (Joey) Mittelman as Murray City Fire Chief

### Council Action Request

### Council Meeting

Meeting Date: February 15, 2022

<b>Department</b> <b>Director</b> Mayor Hales  <b>Phone #</b> 801-264-2600  <b>Presenters</b> Mayor Hales	<b>Purpose of Proposal</b> Provide Advice and Consent to the Mayor's Appointment of Joseph (Joey) Mittelman as Murray City's Fire Chief  <b>Action Requested</b> Consideration and approval of a resolution.  <b>Attachments</b> Resume and resolution  <b>Budget Impact</b> None  <b>Description of this Item</b>  I would appreciate the opportunity to promote Joey Mittelman as my appointment to the position of Fire Chief. Joey has great qualifications and has proven to be an asset to Murray City, serving in many capacities with Murray City Fire. I believe he is fully capable and prepared to lead the Murray City Fire Department.
<b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> Yes <input type="button" value="v"/>  <b>Mayor's Approval</b> Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.01 16:38:08 -07'00'  <b>Date</b> February 1, 2022	



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

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE  
MAYOR'S APPOINTMENT OF JOSEPH B. MITTELMAN II AS THE  
CITY'S FIRE CHIEF.

WHEREAS, the City needs to hire a Fire Chief who shall serve as the Director of  
the Fire Department; and

WHEREAS, section 10-3b-202 of the Utah Code provides that the Mayor, with  
advice and consent of the City Council, appoints each department director of the City;  
and

WHEREAS, the Mayor has determined that Joseph B. Mittleman II is very  
qualified to serve as the City's Fire Chief; and

WHEREAS, the Mayor appoints Joseph B. Mittleman II as the City's Fire Chief  
subject to advice and consent of the City Council; and

WHEREAS, the City Council wants to give its consent to the Mayor's  
appointment of Joseph B. Mittleman II as the City's Fire Chief.

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

It hereby consents to the Mayor's appointment of Joseph B. Mittleman as  
the City's Fire Chief.

DATED this     day of             , 2022.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

Murray City  
Fire Chief Portfolio/Resume

Joseph B. Mittelman II

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# I. Introduction

**Employee Number:** 341196

## Murray City Fire Department History:

<i>Paramedic/Firefighter</i>	<i>April 2005 to June 2015</i>
<i>Captain/EMS/Fire Training Officer for Murray</i>	<i>March 2006 to June 2018</i>
<i>Assistant Fire Chief (Emergency Manager/Fire Marshal)</i>	<i>June 2018 to Present</i>

### Brief Description of Training Officer Position:

I serve as Murray’s Utah State and National EMS Training Officer. I am responsible for the tracking and maintaining of EMS/Fire certifications for each of our employees. These certifications include: EMT, Advanced EMT, Paramedic, PHTLS, ITLS, ACLS, PALS, CPR, PEPP, all Fire Certifications and any other needed medical courses. I also coordinate our Quality Assurance/Quality Improvement (QA/QI) program with our 3 Paramedic shift training representatives. QA requires a monthly review and follow up with any critical EMS response from our 9 crews. We base our EMS/Fire advancements and training largely from QA/QI interactions. Our Medical Director Dr. Balls, is also heavily involved with our training, operations and QA/QI process. This requires monthly meetings, consistent and constant protocol writing and reviewing with many of our paramedics at Murray City.

### Brief Description of the Assistant Fire Chief Position:

My assignments have been in all aspects of the fire department over the past 4 years. Here are 3 focused areas of the assistant fire chief position that I have worked in. As your Fire Marshal I have worked with Murray building department, citizens, and business owners to improve safety within Murray. As Murray City’s Emergency Manager I have been able to understand and improve our preparedness for disasters. As part of our command staff administration, I have been able to assist with department and employee struggles and hope to continue to this service through my career.

**Objective:** Why I desire to serve as Murray's Fire Chief.

To whom it may concern:

In 1999 I began my firefighter/paramedic training at Utah Fire and Rescue Academy. During my career I have sought the education, training, and experiences that my progenitors have passed along. I wish to continue the rich tradition that the fire service has held in my life. Murray City has allowed these opportunities to progress in all areas of the fire service. I am honored and humbled to be allowed to apply for the Murray City Fire Chief position.

In the fire service there is more than just a title with each rank and position. Experience and education have allowed me through my career to counsel those around me, improve Murray City Fire Department, and grow personally throughout my life. As a leader I carry our high values and cherish working for Murray City Fire Department.

One of the main reasons I desire advancement to the Fire Chief position is that I believe Murray City has offered me a unique form of leadership that has developed over my career. Fire Departments need leaders to inspire employees to bring new ideas that can improve service, update equipment, utilize appropriate technology and assist in the day-to-day operations. With my past positions that I have served in at Murray City and within our state's paramedic training programs; I feel I am prepared to grow and serve as Murray's next Fire Chief. It would be an honor to serve Murray citizens in this position and carry a rich tradition of advancement and improvement within Murray City Fire Department.

My final message to whomever reads this is to let you know that I strive to improve my life through integrity, ingenuity, dedication, education, and compassion. I also hope to inspire others of the same or similar attributes as we best serve Murray City.

## **Experience:** Outline of experience in the following areas

### **i. Fire and EMS**

2001-2005	South Salt Lake F.D. Full-time
2001-2008	Payson EMS & Fire Volunteer
2005-Present	Murray City F.D. Full-time

### **ii. EMS**

1999-2003	Delta Center EMT
2004-2006	Orem Fire Rescue 4 Transport Paramedic (Part-time)

### **iii. Training**

2000-Present	Utah EMS Instructor
2001-2006	UFRA Instructor
2001-2004	Mt. Nebo Training EMT and Intermediate Coordinator
2004-2016	Mt. Nebo/University of Utah Paramedic CEO
2006-Present	Murray Fire Department EMS Training Officer

### **iv. Special Operations**

1997-1999	Utah County Search and Rescue USAR
2003-2005	South Salt Lake Technical Rope Rescue Technician
2004-Present	Wildland Firefighter/Current Red Card Certified
2005-Present	Murray Fire Swift Water Technician
2006-Present	Murray Fire Hazmat Technician

### **v. Apparatus**

2003-2005	South Salt Lake ADO Engineer Driver
2005-2015	Murray Acting Engineer with both ADO and Arial units

### **vi. Emergency Management**

1999-Present	BSA Emergency Preparedness Merit Badge Counselor
2008-Present	Neighborhood/Stake Disaster Preparedness Volunteer
2009-Present	Disaster & Backcountry Medicine Instructor/Trainer
2016-Present	Ham Radio Operator
2018-Present	Murray City Emergency Manager

### **vii. Fire Prevention**

2001-Present	Fire inspections through annual assignments on shift
2019-Present	Murray City Fire Marshal
2019-Present	Vice President of the Fire Marshal's Association of Utah

### **viii. Public Education**

1999-Present	Volunteer CPR/First Aid classes for schools and churches
1999-Present	BSA Merit Badge Counselor
1999-Present	Fire Prevention Education for schools
2016-Present	Block Captains Training for Local Emergency Preparedness

## II. Education

### Formal

#### Degrees

- 1998-2003 Fire Science A.A.S., Utah Valley University  
1998-2003 Associate in Science, Utah Valley University  
1998-2004 Technology Management Fire Science B.S., Utah Valley University  
2007-2009 Masters in Education, Utah State University

#### Outside Training

- 2000-17 Utah BEMS Instructor/Training Officer/Coordinator Conference  
2002-17 UFRA Winter Fire School (Presenter & Attendee)  
2003 UAEMT Conference  
2007 New Mexico Tech Incident Response to Terrorist Bombings  
2007 National Association of EMS Educators Symposium in Hollywood California (Presenter & Attendee)  
2008 Advanced Hazmat Life Support Course  
2009 Hazmat Corrosive Specialist Course  
2011 International Association of Fire Chiefs Annual Conference and Expo in Chicago  
2012 New Mexico EMS Partners for Life Conference (Presenter & Attendee)  
2013 University of Utah Emerging Leaders Program Graduate  
2014 South Lake Tahoe University of Nevada Fire and EMS Conference  
2016 Defensive Driving course  
2016 Fundamentals of Coaching  
2016 Fire Symposium Mastering the Fire Ground  
2016 Fire Symposium Thermal Imaging Cameras and the Tactical Uses  
2016 Fire Symposium Calm the Chaos  
2017 IMC Emergency Medical Services Conference  
2017 Rural Nevada EMS Conference Water Rescue  
2017 NFHS Concussions with Sports Injuries  
2017 EMS World Expo Leadership and Education for Fire and EMS  
2018 Utah Emergency Managers Courses  
2019 Fire Investigator CFI started  
2019 Fire Inspector ICC  
2019 Utah Special Functions Peace Officer  
2021 National Fire Academy Plans Examiner

## **Certifications**

Utah Certified Paramedic	Hazmat Corrosive Specialist
National Registry Paramedic	Advanced Hazmat Life Support
ACLS Instructor	Fire Instructor I & II
PALS Instructor	Fire Inspector
CPR Instructor	Fire Officer I & II
Training Officer	ADO Pumper & Aerial
Course Coordinator	Fire Investigator
ITLS Coordinator	ICS 100
PHTLS Coordinator	ICS 200
NAEMT Instructor	ICS 300
PEPP Coordinator	ICS 400
Wildland Firefighter	ICS 700
HAM Radio Technician	ICS 800
Firefighter I & II	Utah Special Function Officer
Hazmat Technician	NFA Plans Examiner

## **Informal**

### **Personal Research**

I have written, published or am an expert content reviewer in the following books.

2017	Fundamentals of Fire Fighting Skills 4 <sup>th</sup> Edition (IAFC, International Association of Fire Chiefs, National Fire Protection Association) ISBN: 9781284072020
2013	Delmar Advanced EMT Textbook
2010	Mosby Paramedic Practice Above and Beyond ISBN:1284039099
2009	Hazmat Materials Awareness and Operations (IAFC, International Association of Fire Chiefs, National Fire Protection Association) ISBN:0763738727
2004	Paramedic ALS Handheld Guidebook (I am the author of this book, it is used for Local EMS Departments & Programs including South County EMS Group run by Mountain Star Healthcare)
2003	Engineering and Pumper ADO Handbook (I am the author of this instructional manual that describes the basic components of how to pump a fire engine with correct principles including methods of figuring friction loss)

List of projects or research papers I have written for Murray or School.

2016	Defibrillator purchasing and usage within Murray's City
2015	Narcotic Disposal and DEA requirements for Murray's vault
2013	Continuing CoAEMSP Paramedic Accreditation Self Study
2009	Motivation for the Adult Learner Research
2008	Technology Plan for the Fire Service
2008	CoAEMSP Paramedic Self Study Analysis
2007	Needs Analysis for Pharmacology Math
2007	Fun Paramedic Math Website
2004	Transitioning From Volunteer to Full-Time Department Research
2003	Needs Analysis for Paramedic Programs in Utah

### III. Projects / Committees / Recognitions

#### Projects and Committees

2005	Provided our AHA 2005 update for 2005 curriculum.
2006	From 2006 to the present I have been the Murray Fire representative to Utah BEMS as the Training Officer for CME hours and tracking.
2006	Updating the HAZCAT material and ordering new supplies.
2006	Organized Paramedic training meetings quarterly until 2009. After 2009 we usually hold these annually as the budget permits.
2007	Organized/purchased our Hazmat trailer research material.
2007	Organized intubation clinical for each Paramedic to attend at Cottonwood Hospital.
2007	Reviewed and developed new Paramedic SOG's.
2007	Implemented Versed and Fentanyl into Murray EMS Protocols with a full teaching and testing module.
2008	Published a Murray Fire Department drug book and provided one to each Paramedic.
2008	New Zoll monitor training and operational implementation.
2009	Developed a Paramedic Reference Guide that is posted in each ambulance next to the bench seat.
2009	Replaced the rotted and broken bathroom cabinet with a new cabinet, which I built and installed for station 81.
2010	Completed our 1 <sup>st</sup> annual BEMS training audit with Cindy Huish.
2010	Provided our 2010 AHA update for 2010 curriculum.
2010	Organized our 12 lead transmissions and communication with each hospital in the Salt Lake Valley.
2010	Completed our EMT and Paramedic curriculum update for the major DOT curriculum changes that took place in 2010.
2011	Completed our 2 <sup>nd</sup> annual BEMS training audit with Cindy Huish.
2011	Assisted in updating our Fire Programs training categories for tracking purposes.
2011	Implemented Paramedic practical's required by BEMS.
2012	Updated our Paramedic Manual for each station.
2012	Completed our 3 <sup>rd</sup> annual BEMS training audit with Cindy Huish.
2013	Purchasing and ordering of our new EMS training equipment that was obtained through a grant from Utah BEMS.
2013	Programed and installed our new smart phones with all of the contacts and 12 lead transmission needs.
2014	Reviewed and assisted with our Wildland SOG's
2014	Installed and fixed our kitchen sink at station 81.
2014	Tiled showers at station 81 from the shower valve update.
2015	Represent EMS at our in-house Fire Training Committee
2015	Assist Medical BC with Image Trend implementation
2015	Attend and rewrite our local county 2B protocols

2015	EMS Representative for IMC Stroke Center Certification
2016	Utah BEMS Protocol Committee
2016	Update and continually improve our Murray EMS SOG's
2016	Interview and assist with the selection of our Medical Control Doctor for Murray City
2017	EMS Representative for IMC Falls Prevention Program
2017	Zoll maintenance, recalibration and certification for 7 monitors
2017	Implemented Ketamine and Ativan into Murray EMS Protocols with a full teaching and testing module.
2018	Training and Certifications Committee (UFRA Certifications)

### **Recognitions:**

1995	God In Country Award
1996	Eagle Scout
2006	EMS Instructor Recognition
2007	IMC EMS Crew of the Month Award
2014	Murray City Employee of the Month

## **IV. Department and Community Service**

### **Charities**

2000-03	Organization, solicitation, and donation of equipment for Third World Countries through Global Emergency Medicine Support
2007	Primary Children's Blanket for Every Child Program, we made over 30 quilts
2009	Volunteer EMT for a youth trek across Wyoming
2009-2011	Webelos Scout Leader with BSA (This was prior to my son's involvement in scouting)
2011-2015	Committee Chair for BSA Charter 1551
2013	Volunteer coordination/teaching 16-hour trauma course in the Monument Valley/Navajo Reservation.
2013-Present	Volunteer coordination and teaching 16-hour ACLS/PALS course for volunteer EMS agencies every 2 years
2015	Organization, solicitation and donation of equipment for Third World Countries through IMC Education Group
2016	Swim Coaching for Payson High School
2016	Swim Stroke Judge at Swim Meets
2017	Local BSA Pow Wow Merit Badge Camp



## **V. Work Related Experience:**

*Paramedic Program Coordinator* *Jan. 2004 to Dec. 2016*  
*Mt Nebo/University of Utah Paramedic Program, SLC Utah*

I served as the CEO, Paramedic Program Coordinator and Clinical Coordinator/Manager for the Mt. Nebo/University of Utah Paramedic Program. For 12 years our team managed over 50 Paramedic Instructors and graduated over 500 Paramedics. Our program achieved and retained full National Accreditation from CoAEMSP. Myself and many other have been a key contributors and leaders in the development and implementation of this program since January 2004. I was instrumental in the design and completion of the required paperwork that prefaces a Paramedic Program. During the 12 years as the Clinical Coordinator/Manager for Mt Nebo I developed working relationships with Hospitals, Fire Departments, BEMS, CAAHEP, NREMT, Attorneys, Finance Departments and other various entities as needed.

*BEMS/NREMT Exam Coordinator* *June 2005 to Present*  
*State of Utah, Salt Lake City Utah*

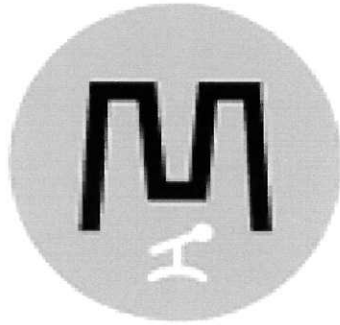
I am a State approved and National Paramedic Exam Coordinator for Utah. We complete Paramedic testing for all 3 EMS certification levels within Utah.

*Volunteer EMT/Training Officer* *June 2001 to 2008*  
*Payson EMS and Fire Department, Payson Utah*

I was a member of this volunteer EMS and Fire provider for 7 years. With this agency I have served in a variety of positions including Training Officer. Part of my duties with Payson included fire safety demonstrations and public information fairs and event coverage. Through this agency I have met many of the volunteers in surrounding communities and I have always offered free training for any volunteer agency that has needed help.

*Paramedic/Firefighter* *June 2001 to April 2005*  
*South Salt Lake Fire Department, South Salt Lake City Utah*

While with South Salt Lake Fire Department I was a Firefighter/Paramedic with the typical duties involved in the Fire/EMS service. During this time I was placed into the Engineer/Paramedic role for the final 2 years of my employment. I was also the coordinating Paramedic for ACLS and PALS training for South Salt Lake Fire.



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# Mayor's Report And Questions



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**Adjournment**