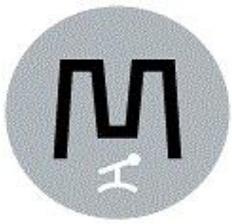




**MURRAY**  
CITY COUNCIL

# Council Meeting

## March 1, 2022



# **Murray City Municipal Council**

## **Notice of Meeting**

March 1, 2022

## Murray City Center

5025 South State Street, Murray, Utah 84107

## Meeting Agenda

## Approval of Minutes:

- Committee of the Whole – January 18, 2022
- Committee of the Whole – February 1, 2022
- Special Meeting District #5 Interviews – February 1, 2022

## Discussion Items

1. Radon Project Presentation. Eleanor Divver and Tanya Yu presenting (30 minutes)
2. Discussion on an ordinance enacting Section 12.24.175 of the Murray City Municipal Code authorizing the Mayor to establish certain Parks and Recreation related fees. Kim Sorensen presenting (15 minutes)
3. Discussion on closing and vacating an alleyway located at 1 East 4800 South (North Alley). Danny Astill presenting (15 minutes)
4. Discussion on closing and vacating a portion of an alleyway located at 4860 South Poplar Street (South Alley). Danny Astill presenting (15 minutes)
5. Discussion on MCCD Design Guidelines. Jared Hall presenting (15 minutes)
6. Discussion on a Zone Map amendment for property located at 6560 South 130 West. Jared Hall and Susan Nixon presenting (15 minutes)
7. Legislative Update. Rosalba Dominguez presenting (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  
Pam Cotter conducting.

## Opening Ceremonies

### Call to Order

## Pledge of Allegiance

### **Approval of Minutes:**

Council Meeting – February 1, 2022

**Special Recognition:**

None scheduled.

**Special Presentation:**

Mayor Brett Hales' 2022 State of the City Address.

**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:**

Mayor Hales presenting

1. Consider confirmation of the Mayor's reappointment of Max Derrick to the Senior Recreation Center Advisory Board.
2. Consider confirmation of the Mayor's appointment of Ronald Liljegren to the Senior Recreation Center Advisory Board.

**Public Hearings:**

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

1. Consider a resolution appointing Laverne A. Snow to the South Salt Lake Valley Mosquito Abatement District Board. Kat Martinez presenting.
2. Consider an ordinance amending sections 12.28.030 AND 12.28.040 of the Murray City Municipal code related to golf course fees. Kim Sorensen presenting.

**Business Items:**

1. Consider a resolution approving the Mayor's appointment of Jennifer Stout as the City Treasurer. Mayor Hales presenting.  
Swearing-In by Laura Bown, Deputy City Recorder.
2. Consider a resolution approving a public entity resolution authorizing certain employees to access and transact with city Public Treasurer's Investment Fund (PTIF) accounts. Emily Barton presenting.
3. Consider an ordinance amending Chapter 2.68 of the Murray City Municipal Code relating to the Murray City Center District Design Review Committee. Danny Astill and Jared Hall presenting.
4. Consider a resolution approving the City Council's appointment of representatives to Boards and Committees. Kat Martinez 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 Friday, February 25, 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>.



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 18, 2022  
Murray City Center**

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

**Attendance:** Council Members and others:

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

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Brad Reynolds	Brad Reynolds Construction
G.L. Critchfield	City Attorney	Camron Hollman	IT
Kim Sorensen	Parks and Recreation Director	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Pam Roberts	WFWRD
Brenda Moore	Finance Director	Zac Smallwood	Associate Planner
Jared Hall	CED Division Supervisor	Jim Harland	Hearing Officer
Adam Hock	Resident		

**Conducting:** Ms. Martinez called the meeting to order at 4:00 p.m. It was noted that Rosalba Dominguez, District #3 was absent.

**Approval of Minutes:** None scheduled.

**Discussion Items:**

- **Update on the Murray Theater** – Mr. Sorensen gave a review of the process to renovate the theater. In 2018 conceptual designs were presented to the Council, the cost was estimated at \$8 million, and Salt Lake County contributed \$3.6 million in TRCC (Tourism Recreation, Culture and Convention) funding to Murray. Due to the pandemic money was pulled back, the project stopped, and all plans were postponed for three years.

He reported the County has now reinstated funding, so all renovation plans will move forward regardless. There is approximately \$1.8 million available this budget year and a remaining \$1.7 million to be spent in fiscal year 2022. Also over the last two years because the project halted, the City allocated \$2 million to the CIP (Capital Improvements Program), bringing the total available amount to \$5.6 million. Mr. Sorensen said due to current inflation the overall cost is now expected to be \$10 million, which means there is a shortage of \$4.5 million. A discussion about fundraising options followed and he explained that in 2018 the City contracted with Pathway Associates to start a

fundraising campaign to attain large, small, and private donors. Very soon specific potential donors would receive a new brochure explaining giving opportunities and other information would go out to explain how Murray community members can donate. He will keep the Council informed as fundraising unfolds.

Ms. Turner asked the cost for the Pathway agreement. Mr. Sorensen said \$60,000 for one year, or 10% of the maximum amount raised. He noted a recent meeting occurred between Mayor Hales and Ms. Dominguez and Utah Senator, Gene Davis who showed interest. A solid commitment was not made during that conversation, but the hope is that state funding of a substantial size is possible.

Ms. Cotter led a discussion about the construction managers and general contractors involved. Mr. Sorensen confirmed the City contracted with CRSA again who were initially hired to design the theater; they only had 4-5 months to work on it when all plans cancelled. He said because of their knowledge, prior efforts and initial fee amount, the City wants them to finish their original design plan. CRSA anticipates hiring a new construction manager and general contractor in late spring or early summer of 2022. Once hired, construction is expected to take eight months with hopes to open the theater in spring of 2023.

Mr. Sorensen and staff will work to create a six-month staffing, operations, and maintenance budget for the theater in preparations of the Fiscal Year 2023 budget process. The budget will include hiring full-time staff and an operations manager with the possibility that construction might take longer than eight months. Since operations costs are unknown, he, and Ms. Edmunds plan to visit similar theaters in the State to compare management expenses. To make the facility workable they will consider programming details for lighting and sound and requirements for limited stage space, restrooms, preparation rooms and a green room. Plans are to construct a back loading dock and a basement. He did not feel parking was a concern since the theater would be opening about the same time that city hall is relocated. He suggested that a portion of the existing city hall land could be set aside for theater parking and be shared with the development of potential businesses on the parcel.

Ms. Edmunds said her hope is to schedule three musicals per year, offer educational art pieces, allow city functions, rent the venue to small bands, and provide the facility to the Park City Film Festival. She perceived event scheduling would not conflict with Murray Amphitheater scheduling. She wants to see a family movie night and date night socials to allow the community enjoyment the most often. She discussed theater acoustics for movies and plays so costly sound systems would be brought in for band concerts. She would carefully analyze ticket pricing so all citizens can afford attending the theater. She was optimistic that rental pricing might allow for local instructors who need space for recitals, dance, and music lessons. The rental fee would be weighed against the cost for all staffing and legal insurance costs. All Council Members shared excitement that the renovation has resumed.

- **Zone Map amendment from A-1 (Agricultural) to the R-1-8 (Low Density Single Family) Zoning District for the property located at approximately 606 East Sunny Flowers Lane, Murray City, Utah.**  
– Mr. Hall said the request made by applicant Brandon Stringham was to amend just a portion of the property that will become a residential development. A map was shown to view the small area currently zoned as A-1. Mr. Hall explained how the adjacent neighbor wishes to purchase the isolated portion of land and combine it with their own. Rezoning the triangular piece of ground creates no issues and would match it to the zone of the buyer that is R-1-8. He said the GP (General Plan)

supports the request because the future land map predicts the entire area to be slated as low density residential. The planning commission reviewed the item on December 16, 2021; notices were sent to nearby property owners and affected entities who had no objections. The planning commission voted unanimously 6-0 to recommend approval to the City Council. Mr. Hall said all findings indicate that the amendment is in full harmony with the GP and causes no zoning problems for either property. Staff also recommended approval. The Council would consider the amendment during a public hearing at the February 1, 2022 council meeting.

- **Discussion on an ordinance related to land use; amends the General Plan from Neighborhood Commercial to Residential Multi-Family Medium Density and Amends the Zoning Map from C-N (Commercial Neighborhood) to R-M-15 (Residential Multi-Family) for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah.** – Mr. Smallwood said the request came from Brad Reynolds to facilitate a residential development once the smaller parcel is purchased. A map was shared to pinpoint both properties currently subdivided; the smaller parcel was previously proposed for a project that did not happen. Mr. Smallwood said the future land use map calls for the entire area to be zoned C-N which is why a land use map amendment is needed. The proposal for medium density housing would allow for up to 12 units per acre as a base density, heights of 40 feet and two and a half spaces for parking per unit.

Conceptual drawings were displayed. Results from the December 16, 2021 planning commission public hearing presentation were noted with no opposition. The planning commission voted 6-0 to recommend approval to the City Council. Mr. Smallwood discussed findings that were supportive of both the GP and Zone Map amendments and confirmed that staff also recommended approval.

Ms. Turner led a conversation about whether due diligence was properly done to ensure that the rezone would accommodate only what Mr. Reynolds proposed. She expressed concern that he could sell the property after the rezone. Mr. Smallwood assured her the change would help stabilize the nearby neighborhood and not devalue it. Ms. Turner asked the maximum units per acre for the proposed R-M-15 zone. Mr. Smallwood replied 65 units per acre, and 40 feet high. Mr. Hall agreed the change was significant, however the proposal would provide 27 affordable homes. Ms. Martinez appreciated the change regardless of who developed the land; she thought a new housing project made sense to help buffer the existing area that now felt disjointed. Council members would consider the item at the February 1, 2022 council meeting during a public hearing.

- **Discussion on the City Council's appointment of representatives to Boards and Committees.** – Ms. Martinez discussed boards and commissions positions to be filled for 2022. Council Members discussed and considered that District #5 was still vacant, so there was consensus that one position would be held until the new council person is sworn into office. Council Members would vote on the following proposed assignments at the February 1, 2022 council meeting:
  - Association of Municipal Councils – Diane Turner
  - CIP (Capital Improvements Program) – Pam Cotter and new District #5 council member.
  - Utah League of Cities and Towns, and Legislative Policy Committee – Rosalba Dominguez
  - Murray Chamber of Commerce Board – Pam Cotter
- **Reports from City Representatives to Interlocal Boards and Commissions**

- WFWRD (Wasatch Front Waste and Recycling District) – Executive Director, Ms. Roberts gave a slide show to review the WFWRD mission statement and vision. She provided the current boundary map that reflected municipalities and towns that receive WFWRD service and the location of processing centers in the Salt Lake Valley where waste is dumped after collection. She explained that unlike Murray, WRWRD is a customer of the Trans-Jordan Landfill so the cost to dispose of their waste is \$33 per ton; Murray City receives a reduced fee for being a member city of Trans-Jordan Landfill. Most of Murray is not serviced by WFWRD, so areas of service were noted between Holladay City and Cottonwood Heights; east of 900 East, following Van Winkle up to Highland Drive. Service is provided to 28 Murray homes.

Ms. Roberts discussed additional services and noted that in 2013 WFWRD became a separate government entity free from Salt Lake County. Fees are now assessed quarterly, and they are currently debt free, so a cash system is utilized to pay all expenses. If needed the board can authorize bonding. In 2019 the name of the neighborhood cleanup program was changed from ACP (Area Cleanup Program) to Scrap. The SCRP (Seasonal Collection Reservation Program) is a more safe and effective reservation process that will operate like it has the last two years due to a staffing shortage. Ms. Roberts reviewed goals for 2022, and gave appreciation for Ms. Turner, who as a board member authorized salary increases to maintain existing staff.

- Association of Municipal Councils – No report was given due to the absence of Ms. Dominguez.
- ULCT (Utah League of Cities and Towns) LPC (Legislative Policy Committee). – Ms. Martinez provided upcoming ULCT conference information and reviewed a few legislative policies considered on the first day of the Utah 2022 Legislative Session. A helpful tool called the ‘bill tracker’ located on the ULCT website was used to focus her report on the following ‘hot’ bills closely followed by the ULCT that would affect Murray, as follows:

HB 0151	<a href="#"><u>Retail Facility Incentive Payments Amendments</u></a>
HB 0182	<a href="#"><u>Local Health Department Order Amendments</u></a>
SB 0110	<a href="#"><u>Water as Part of General Plan</u></a>

She noted several bills were related to water, drinking water, water testing, and lead testing in schools and childcare facilities

HB 0085	<a href="#"><u>Eminent Domain Amendments</u></a>
HB 0123	<a href="#"><u>Use of Force Revisions</u></a>
SJR 0003	<a href="#"><u>Joint Resolution to Terminate Public Health Orders Pertaining to Face Coverings</u></a>

- Murray City Library – Ms. Fong said since early January 2022 the library began opening at 9:00 a.m. With concerns regarding the omicron variant, in-person attendance dropped, however the hold-pickup service remains busy for staff, for drive-up and bin service. She explained details about how last year the library was able to install a new drive through window system by using CARES Act funding that helped keep the library open and in good use.

- JRC (Jordan River Commission) – Mr. Sorensen noted that the JRC is made up of members from all of the cities along the Jordan River, state agencies and special districts; he and Mayor Hales serve as Murray's JRC representatives. All members work together to improve, restore, and revitalize the Jordan River Parkway. He talked about the on-line survey that was available six months ago to all citizens that was a questionnaire devised to help Envision Utah evaluate and update Blueprint Jordan River. He encouraged Council Members to visit the Blueprint Jordan River website and read the draft report that resulted from the survey. He reviewed the top seven survey answers related to ranking priorities for the Jordan River Parkway that were water quality, maintenance and cleanliness, safety, restore and maintain natural areas, travel for commuters and bikers, recreation opportunities, and more education and signage. Mr. Sorensen reported the JRC would submit a grant request to the State of Utah for funding educational purposes and signage. If successful Murray would receive approximately \$10,000 to replace existing informational signs. The JRC is also hopeful that legislative measures would provide additional funding for more police patrol.
- CVWRF (Central Valley Water Reclamation Facility) – Mr. Astill reviewed that CVW is owned by seven entities; Murray City, South Salt Lake; and water and sewer improvement district facilities Cottonwood Heights, Mount Olympus, Taylorsville-Bennion, Granger-Hunter and Kearns. CVW is the largest sewer treatment plant in the Salt Lake Valley that serves a population of 800,000 and discharges 50 million gallons of water into Mill Creek and Jordan River. He discussed the status of the reconstruction project and said that over the last few years major improvements have lowered various costs to Murray. For example, projects in the Head-Works building, structural needs to better handle earthquakes, and air handling systems that make breathing safer for employees.

Mr. Sorensen said it was seven years ago when the most stringent federal regulations were implemented on the State of Utah, and inconsistent flow measurements for treating sewer water were discovered at CVW. That is why CVW hired a consulting firm to conduct a flow analysis study, where conclusions were made by both the consultant and CVW staff that corrections were needed to meet new guidelines. CVW entered into a consent agreement with the State to address discharge limitations to Mill Creek and Jordan River, and the plant was forced into reconstruction to be in full operation and compliance by 2025. Construction started five years ago prior to covid or supply chain issues when Murray's portion to pay for the upgrade was 7.9% and construction costs were \$250 million. Mr. Astill said due to current inflation the cost has shockingly escalated to \$370 million. Unfortunately this forces Murray to come up with an additional \$19 million to help finish the reconstruction by the deadline; and because the City's current rate structure cannot handle such a large cost increase it will be necessary to raise Murray's sewer water rates. Mr. Astill would report back to the City Council with a proposed plan about how sewer rates will go up gradually over a period of time.

**Announcements:** None

**Adjournment:** 5:28 p.m.

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



## MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

### Meeting Minutes

**Tuesday, February 1, 2022**  
**Murray City Center**

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

**Attendance:** Council Members and others:

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

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
Brenda Moore	Finance Director	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Ben Ford	Wastewater Superintendent
Aaron Montgomery	Zions Public Finance	Susan Nixon	Associate Planner
Jared Hall	CED Division Supervisor	Residents	

**Conducting:** Ms. Martinez called the meeting to order at 3:15 p.m.

**Approval of Minutes:** Committee of the Whole December 7, 2021 – Ms. Turner moved to approve the minutes. Ms. Cotter seconded the motion. All in favor 4-0.

**Discussion Items:**

- **Sewer water fee increase** – Mr. Astill, Mr. Ford and Mr. Montgomery gave a presentation to propose how raising rates would meet current and future financial obligations for the CVW (Central Valley Water Reclamation Facility) and Murray's wastewater system operations. More stringent discharge standards were implemented on the State by the federal government, which is why reconstruction of the water treatment plant had to happen. Recently, significant cost increases in labor and materials for ongoing construction have caused the fund balance of the City's wastewater fund to be depleted. The original cost for construction was \$250 million which escalated to \$370 million.

Mr. Montgomery gave a PowerPoint to discuss his rate review report that proposes to help meet the City's budget needs going forward. He explained how rates would increase from a time period of April 1, 2022 to April 1, 2026 and until otherwise amended; and flow rates per 100 cubic feet would increase from April 1, 2022 to March 31, 2027. The new CVW rate schedule from April 1, 2022 to March 31, 2027 would actually reduce over time to help cover cost increases, and offset rate increases to lessen the impact on rate payers. He shared various tables regarding when, where and how increases will

affect base rates and flow rates for residential and commercial customers and for CVW. He discussed the overall impact to single-family residential customers. The proposed sewer sustainability plan was reviewed to explain the new rate structure and key ratios related to debt service, capital expenses and cash on hand. He thought another reevaluation would be necessary in 2027 to ensure the plan was effective and to determine if projections held true to sustain and absorb the significant increase.

Mr. Astill said the model included \$1 million from ARPA (American Rescue Plan Act) funding so rate increases could have been higher. Ms. Turner commented that regardless of the good explanation, she had concerns about how constituents would respond to rate increases. Mr. Astill agreed the increase was a hardship but unfortunately CVW is under federal order to upgrade the plant to the new standard. The reason for the immediate jump to increase rates was to meet existing debt obligations and address future requirements that could be funded by bond purchasing.

Ms. Turner said the situation was not due to poor management or something the City could control. Mr. Astill reported reconstruction was going well prior to 2020 when construction bids were 30% lower. Murray is one of seven owners of the plant, so all entities would share the cost increase; Murray's portion is 8%. He said they would inform Murray citizens about how and why the situation must be addressed. Mr. Montgomery and Mr. Ford confirmed all owner entities are having the same concern and would also implement rate increases.

Ms. Dominguez asked about grant funding. Mr. Astill said during the 2021 Legislative Session, Utah received \$250 million in Federal ARPA funding for distributing grant money to cities, counties, and entities for various needs. Unfortunately only \$50 million of the \$250 million was dispersed and no money was given to CVW. Ms. Turner thought if the current State infrastructure bill were to pass the possibility to receive funding could still exist. Mr. Astill agreed.

Ms. Cotter said the situation was not under city control, shared concerns for those who live on fixed incomes, and asked if additional stringent regulations were expected in the future. Mr. Astill said the 30-year-old plant was in perfect operation, but the new technology-based standard would also meet new regulations into the future. Ms. Martinez asked about financial assistance for this type of utility increase. Ms. Moore noted the HEAT program is an overall utility bill assistance program for those who qualify, which includes sewer water fees.

- **Zone Map amendment from A-1 (Agricultural) to R-1-8 (Low Density Single Family) for the property located at 1079 East Vine Street.** – Ms. Nixon explained applicant Nathan Sheppick would like to split his property that is zoned A-1 and sell a portion of it to the adjoining neighbor on the east whose lot is listed as R-1-8. She confirmed the GP (General Plan) and future land use map suggest that the entire area be zoned for low density residential. Street-view photos of the parcel were displayed. On July 15, 2021 a public hearing was held where there was no public objection. After reviewing the item the planning commission voted 5-0 to forward a recommendation of approval to the City Council. Ms. Nixon discussed findings that were all consistent with the GP and is why City staff also recommended approval. It was noted that the item was delayed since July because of sale negotiations between the property owners.
- **Text Amendment to the R-2-10 Zone to allow Twin Homes as a permitted use.** – Ms. Nixon said Jonathan Rudd with JNG Investments made the request. She explained that by amending text to allow

for Land Use 1112 (single-family dwellings attached or twin homes) as a permitted use, twin home structures would have the same restrictions for land area and density as duplexes that are allowed. A visual diagram was shared for additional clarification. She said adding the text will increase opportunities for owner occupied housing because each twin home can be individually owned, unlike duplexes that are usually rental properties owned by one person. The text amendment would allow for another owner-occupied housing type. The planning commission heard the request on January 6, 2022 after public notice was sent to all affected entities. The vote was 6-0 to recommend approval to the City Council and all findings were in harmony with the GP, so staff also recommended approval.

- **City Council meals.** – Ms. Martinez said the intent of the discussion was to provide transparency about meals provided to Council Members and staff on council meeting nights. She discussed pre-pandemic meal procedures, noted that 2020 council meetings were held remotely so no meals occurred, and in 2021 in-person meetings resumed with prepackaged snacks. She said the hope was for Council Members to give council staff any new direction moving into 2022.

Ms. Turner provided a history of how and why meal provisions began, including the sharing of meals with department heads who would stay afterhours to attend lengthy meetings. There was a conversation about who would attend the meal break so that council staff would know how much food to order; and that the 30-minute eating timeframe between meetings was preferred. It was noted that council meals are paid from the City Council budget. Ms. Kennedy added that council staff would continue to be conscious of appropriate spending. Reasonable budget funding and length of meeting time was considered. There was consensus to return to pre-pandemic meal procedures in accordance with details discussed.

- **Legislative Update** – Ms. Dominguez reviewed various bills that were considered during the third week of the 2022 Legislative Session. She provided detailed information and reviewed several bills. (Attachment #1).

**Announcements:** None.

**Adjournment:** 4:26 p.m.

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

## **ATTACHMENT #1**

- Week 3
  - In the thick
  - 
  -
- Bills the league is working on
  - **HB 151 - Retail Incentives**
    - OPPOSE
    - This bill potentially can put cities to rival large and small businesses alike.
    - Would ban the use of public funds
    - Will be reviewed in the House Business & Labor Committee
      - Rep. Wheatley is on this committee and willing to oppose it, feel free to write him
      - Keeping a watch on this
  - **SB 110 - WATER AS PART OF GENERAL PLAN**
    - SUPPORTING BILLS
    - Have cities develop a plan in their general plans in conserving water
    - Senate Rules Committee
      - Sen. Jani Iwamoto
  - **HB 95 - LANDSCAPING REQUIREMENT PROHIBITION**
    - OPPOSE
    - prohibits certain government or private entities from requiring a property owner or resident to plant or maintain lawn or turf
    - LEAGUE IS WORKING ON Substitute — may not enact an ordinance, resolution, or policy that requires or has the effect of requiring a property owner to plant or maintain only lawn or turf on any portion
    - A municipality shall provide a property owner with landscaping alternatives to be used in place of lawn or turf
    - Senate Rules Committee
      - Sen. Jani Iwamoto
  - **HB 242 - SECONDARY WATER METERING AMENDMENTS**
    - Watching
    - This bill addresses secondary water metering and the implementation of mandating throughout the state and not just for new development
    - There are a lot of concerns in the league about the price tag of this and an aggressive timeline
    - House Rules Committee
      - Rep. Timothy D. Hawkes (R), Chair
      - Rep. Karianne Lisonbee (R), Vice Chair
  - **HB 140 - GOVERNMENT ATTORNEY FEES AMENDMENTS**
    - OPPOSE
    - This bill allows a private party to recover attorney and expert fees as the prevailing party in certain civil actions against a governmental entity
    - House Rules Committee
      - Rep. Timothy D. Hawkes (R), Chair
      - Rep. Karianne Lisonbee (R), Vice Chair
  - **SB 115 - FIREARM PREEMPTION AMENDMENTS**
    - OPPOSE
    - This bill addresses the Legislature's preemption of the field of firearm regulation for the state

- Senate Natural Resources, Agriculture, and Environment Committee
  - Sen. Jani Iwamoto
  - Sen. Gene Davis
- SB 46 - Cannabis Patient Protection Amendments (3rd reading)
  - OPPOSE
  - amends protections for medical cannabis patients, including public employees, to protect the holding of a medical cannabis card and medical cannabis recommendations; and makes technical and conforming changes.
  - The Government Operations Interim Committee
    - Sen. Jani Iwamoto
    - Sen. Gene Davis
- HB 181 - RAILROAD CROSSING MAINTENANCE AMENDMENTS
  - SUPPORT
  - This bill amends provisions related to the allocation of duties between the Public Service Commission and the Department of Transportation pertaining to safety oversight of railroads and crossings.
  - Made it out of committee and will move forward out of transportation committee
    - Coming to a vote
- HB 135 - OPEN AND PUBLIC MEETING COMMENT REQUIREMENTS
  - OPPOSE
  - This bill modifies the Open and Public Meetings Act relating to open meeting requirements.
  - House Government Operations Committee
    - Rep. A. Cory Maloy (R), Chair
    - Rep. Norman K. Thurston (R), Vice Chair

- OTHER

- H.B. 72 - NOISE POLLUTION AMENDMENTS
  - Rep. Wheatley Bill
  - Made a public comment at House Transportation Committee
  - NOW in its 3rd reading on the house floor today



**MURRAY MUNICIPAL COUNCIL**  
**SPECIAL MEETING**  
**District #5 Interviews**  
**Meeting Minutes**

**Tuesday, February 1, 2022**  
**Murray City Center**

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

**Attendance:** Council Members and others:

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

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Susan Nixon	Associate Planner
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Laura Brown	Deputy Recorder	Brooke Smith	City Recorder
Danny Hansen	IT	Zack Smallwood	Associate Planner
Brenda Moore	Finance Director	Ben Ford	Wastewater Superintendent
Residents			

**Conducting:** Ms. Martinez called the meeting to order at 5:00 p.m.

**Interim Council Member District 5 Process** – Mr. Critchfield said the vacancy of City Council District #5 was created when Mr. Hales was elected Mayor. After Mayor Hales was sworn into office on January 4, 2022, public notice was given about the vacancy. The City received 12 applications which were all reviewed for 11 days by the City Council. Mr. Critchfield explained how the interview process would happen in alphabetical fashion and organized sequence. He reviewed how the voting process would take place.

**Interim Council Member District 5 Interviews** - Twelve candidates were present for the interview process:

1. Spencer Craig Casper
2. Jeff Collette
3. Laura Spendlove Crapo
4. George E. Hamer Jr.
5. Jim Harland
6. Adam Hock
7. Lynda S. Horne
8. Garry Hrechkosy
9. Audra Kasparian
10. Keith Snarr
11. Kate Sturgeon
12. Gary Alfred Weston

They were all asked the same four questions as follows:

1. Why are you interested in serving as city council member?
2. Why do you feel you are qualified to fill the office of city council member?
3. What do you feel is the most important issue facing Murray City?
4. Name three qualities a council member should have.

**City Council Vote:**

- First Roll Call Vote:
  - Ms. Cotter: George Hamer
  - Ms. Dominguez: Garry Hrechkosy
  - Ms. Turner: Adam Hock
  - Ms. Martinez: Garry Hrechkosy
    - As a result, a drawing of the public lot was held between the following candidates:
      - George Hamer
      - Adam Hock
    - The name George Hamer was drawn.
- Second Roll Call: Vote between Mr. Hrechkosy and Mr. Hamer:
  - Ms. Cotter: George Hamer
  - Ms. Dominguez: Garry Hrechkosy
  - Ms. Turner: Garry Hrechkosy
  - Ms. Martinez: Garry Hrechkosy

**Consideration of the resolution appointing Mr. Hrechkosy as Interim Murray City Council Member for Council District 5, pursuant to Section 20A-1-510 of the Utah Code to serve until January 2, 2024.** – Ms. Cotter motioned to approve the resolution. Ms. Turner seconded the motion. (Passed 4-0)

**Swearing-In Interim City Council Member District 5** – City Recorder, Ms. Smith proceeded with the swearing in of Mr. Hrechkosy.

**Adjournment:** 6:30 p.m.

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



MURRAY  
CITY COUNCIL

# Discussion Items



MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

# City Council

## Radon Awareness

### Council Action Request

#### Council Meeting

Meeting Date: February 11, 2022

<b>Department Director</b>  <b>Phone #</b> 801-264-2600  <b>Presenters</b> Elle Divvers Tanya Yu     <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>   Digitally signed by Brett A Hales Date: 2022.02.15 15:15:12 -07'00'  <b>Date</b> February 11, 2022	<b>Purpose of Proposal</b> Presentation to the City Council, at the request of Councilwoman Diane Turner, about Radon Awareness  <b>Action Requested</b> Presentation by Utah Radon Awareness State Coordinator and by student, Tanya Yu  <b>Attachments</b> Radon brochure Radon lungs sticker  <b>Budget Impact</b> None     <b>Description of this Item</b> Ms. Yu approached Councilwoman Turner about a public awareness effort for radon. Councilwoman Turner asked Tammy Kikuchi to follow through. Ms. Kikuchi contacted Elle Divver, from the state Department of Environmental Quality about the possibility of a presentation to the Council. She is the state coordinator for radon awareness. Ms. Yu also requested to present to the Council. Ms. Divver will make the main presentation. She also plans to distribute some radon test kits to Council members.
---	--

What you don't know  
can hurt you!

## Quick Facts About Radon:

- Radon is a cancer-causing, radioactive gas, second only to tobacco for number of lung cancer deaths in the U.S. each year.
- 1/3 of houses in Utah have dangerous levels.
- You can test for and fix radon problems.
- New homes can be built with radon-resistant features.

Order your \$11 radon test  
kit online at:  
**[radon.utah.gov](http://radon.utah.gov)**

"Indoor radon is the second-leading cause of lung cancer in the United States and breathing it over prolonged periods can present a significant health risk to families all over the country. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

*~ Richard Carmona,  
US Surgeon General (2005)*

# Radon and My Home:

## Radon is Real & Naturally Occuring

Utah Department of Environmental Quality  
**Radon Program**

 Office: (801) 536-0091 | Radon Hotline (800) 458-0145

**[radon.utah.gov](http://radon.utah.gov)**



## What is Radon?

Radon is a cancer-causing, radioactive gas. The U.S. Surgeon General has warned that radon is the second leading cause of lung cancer, next to smoking. Radon is estimated to cause 20,000 deaths in the U.S. each year.

## Radon Levels Are High In 1 out of 3 of Utah Homes

Radon comes from the natural (radioactive) breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon can get into any type of building – homes, offices, and schools. You and your family are most likely to get your greatest exposure at home, where you spend most of your time.

## How Does Radon Get Into My Home?

Because radon is a gas, it can get in where solids can't. Common problems allowing radon to enter homes include:

1. Cracks in solid floors
2. Construction joints
3. Cracks in walls
4. Gaps in suspended floors
5. Gaps around service pipes
6. Cavities inside walls
7. The water supply

## Does My Home Have High Levels of Radon?

You can't smell, taste, or see radon. The only way to know if you have high levels of radon in your home is to test.

## What Do These Test Readings Mean?

The average outdoor level is 0.4 picocuries per liter (pCi/L), while the average indoor level is 1.3 pCi/L. The average Utah home has 5.3 pCi/L. The Environmental Protection Agency (EPA) action level is 4.0 pCi/L. Fix your home if the levels are above the 4.0 action level.

## I Have High Radon Levels; Now What?

First, RELAX! Radon levels can be fixed inside every home. You can order an easy to use radon test kit at [radon.utah.gov](http://radon.utah.gov) for \$11.00 or buy one from a local hardware store. Testing is simple and effective for determining if your house has elevated radon levels.

## How Does a Mitigation System Work?

A hole is bored in the basement concrete slab and a suction pump exhausts the gases to the outside.

## How Much Does Mitigation Cost?

Radon mitigation systems can be installed to lower your radon level for about the same cost as other common home repairs – usually about \$1,500.

## What Does a Mitigation System Do?

In addition to venting radon, the mitigation system reduces asthma triggers, air particles, volatile organic compounds, and mold. Improving the indoor air quality in your home and creating a value added addition increases your home value.

To order a radon test kit or to find a list of Utah Certified Measurement or Mitigation Providers, go to:

**[radon.utah.gov](http://radon.utah.gov)**

le puede hacer daño!

# El Radón y Mi

## Casa: Lo que usted no sabe,

### Datos básicos sobre el radón:

- El radón es un agente cancerígeno, y gas radiactivo, solo el segundo superado por el tabaco, el número de muertes por cáncer de pulmón en los EE.UU. cada año.
- Muchas casas en Utah están en peligro de altos niveles de radón. • Usted puede hacer una prueba y arreglar los problemas de radón. • Las casas nuevas pueden ser construidas con características resistentes al radón.

Ordene la prueba por  
\$10.95 dólares de radón  
[radon.utah.gov](http://radon.utah.gov)

cáncer del pulmón en los Estados Unidos y respirando esto durante períodos prolongados puede presentar un riesgo significativo para la salud y las familias de todo el Condado. Es importante saber que esta amenaza es completamente evitable. El radón se puede detectar con una simple prueba y se arregla a través de técnicas de ventilación bien establecidas."

~ *Richard Carmona,  
Cirujano General de EE.UU.  
(2005)*

## ¿Que necesito saber?

Departamento de Calidad Environmental en Utah División de Control de Radiación

Coordinación y programa del Radón

Oficina: (801) 536-0091 | Línea Directa para el Radón: (800) 458-0145

**radon.utah.gov**

## Visión general del radón

Radón es un agente cancerígeno y gas radiactivo. Los Cirujanos Generales en los EE.UU. han adveftido que el radón es la segunda causa de cáncer de pulmón en los Estados Unidos, junto con el tabaquismo. El radón se estima que causa miles de muertes en los EE.UU. cada año.

## El radón se puede encontrar en todo los EE.UU.

Radón es un agente cancerígeno y gas radiactivo. Los Cirujanos Generales en los EE.UU. han adveftido que el radón es la segunda causa de cáncer de pulmón en los Estados Unidos, junto con el tabaquismo. El radón se estima que causa miles de muertes en los EE.UU. cada año.

## ¿Cómo entra el radón a mi casa?

Debido a que el radón es un gas, se pueden entrar en donde los sólidos no pueden entrar. Los problemas comunes que permitan el radón entrar en los hogares incluyen:

1. Grietas en pisos sólidos
2. Las juntas de construcción
3. Grietas en las paredes
4. Vacíos en pisos suspendidos

5. Vacíos alrededor de las tuberías de servicio
6. Las cavidades dentro de las paredes
7. El suministro de agua

## ¿Tiene mi casa niveles altos de radón:

No se puede oler, saborear o ver el radón. La única manera de saber si usted tiene altos niveles de radón en su casa es hacer una prueba. Usted puede recoger el paquete de prueba de radón en las ferreterías locales o ordenar una Prueba de solo \$10.95 dólares por el Internet a: radon.utah.gov (el paquete incluye los análisis de laboratorio). La prueba es simple y eficaz para el aprendizaje de los niveles de radón en el hogar.

## ¿Qué significa la lectura de la prueba?

El promedio del nivel del aire libre es de 0,4 pico curíes por ritro (pCi / L), mientras que el nivel promedio de cubierta es de 1,3 pCi / L. La Agencia de Protección Ambiental (EPA) el nivel de acción es de 4,0 pCi / L. Repare su vivienda si el nivel de radón es de 4,0 pCi / L o superior.

## Tengo niveles altos de radón: ¿Ahora qué?

En primer lugar, relájese! Los niveles de radón se pueden arreglar dentro de cada casa. El radón detectado con una simple prueba puede ser arreglado a través de técnicas de ventilación bien establecidas similar a una chimenea de ventilación de cenizas y humo, un sistema de mitigación de radón aspira el radón por debajo de su casa y rejillas de ventilación hacia afuera como una chimenea.

## ¿Cómo funciona el sistema de mitigación?

Un sistema de mitigación

por lo general implica la creación de un efecto de vacío debajo de la casa, la conexión de un tubo de PVC a través del suelo, la instalación de un ventilador para succionar el aire, y la conexión de la tubería de PVC a través del techo expulsa el radón.

## ¿Cuánto cuesta la mitigación?

No cuesta un brazo y una pierna. Los sistemas de mitigación de radón se pueden instalar para reducir el nivel de radón aproximadamente el mismo costo de reparaciones comunes en su hogar, por lo general alrededor de \$1,500.

## ¿Qué hace el sistema de mitigación?

Además de la ventilación de radón, el sistema de mitigación también reduce los desencadenantes del asma, las partículas del aire compuestos orgánicos volátiles, y el moho, mejora la calidad del aire interior en su hogar.

Para pedir el paquete de prueba de radón y para encontrar una lista de medidas certificadas o proveedores de mitigación, vaya a:

**[radon.utah.gov](http://radon.utah.gov)**

# RADON



UTAH DEPARTMENT of  
ENVIRONMENTAL  
QUALITY



*Test your home today!*

RADON.UTAH.GOV

1 in 3 houses have  
**HIGH LEVELS**  
of Radon



Could it be  
**YOURS?**





MURRAY  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

## Council Action Request

# Murray Parks and Recreation Department

## Discussion of Parks and Recreation user fees and pricing.



**Committee of the Whole**

Meeting Date: March 1, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Discussion of Parks and Recreation user fees and prices.
<b>Phone #</b> 801-264-2614	<b>Action Requested</b> Discussion only
<b>Presenters</b> Kim Sorensen	<b>Attachments</b> Proposed ordinance
<b>Budget Impact</b> none	
<b>Required Time for Presentation</b> 10 minutes	<b>Description of this Item</b> Discuss new ordinance authorizing Mayor authority to set user fee and pricing for Parks and Recreation Department.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:12:17 -07'00'	
<b>Date</b> February 14, 2022	

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

AN ORDINANCE ENACTING SECTION 12.24.175 OF THE MURRAY CITY MUNICIPAL CODE AUTHORIZING THE MAYOR TO ESTABLISH CERTAIN PARKS AND RECREATION RELATED FEES.

Preamble

Murray City is committed to providing outstanding public parks, recreation facilities, recreation programs, and cultural art and history programs. The increasing demands for additional park usage, recreation programs/facilities and services, combined with rising operating and capital costs, make it challenging to maintain existing levels of service.

Murray City Parks and Recreation offers a wide range of facilities, programs and services including parks, aquatic programs, recreation classes, senior services, athletics leagues/programs, youth enrichment programs, cultural art and history programs and special events. The City Parks and Recreation collects a variety of program and facility use fees but is still primarily supported by the City's General Fund.

The City Council wants to give the Mayor authority to set all user fees and pricing strategies working with the Parks and Recreation Department Advisory Board and staff. This will enable the City to quickly respond to market trends and community needs by implementing pricing methods as appropriate to meet financial sustainability.

To identify effective cost recovery rates, the Mayor may use national benchmark information, local market conditions, and user survey information for all parks and recreation programs and services.

*Section 1. Purpose.* The purpose of this ordinance is to enact Section 12.24.175 of the Murray City Municipal Code authorizing the Mayor to establish certain Parks and Recreation related fees.

*Section 2. Enact Section 12.24.175.* Section 12.24.175 of the Murray City Municipal Code authorizing the Mayor to establish certain Parks and Recreation related fees:

**12.24.175 PARKS AND RECREATION FEES:**

A. Purpose: The purpose of this section is to authorize the Mayor to establish fees related to the use of Parks and Recreation facilities, participation in Parks and Recreation programs, and all other services provided by the Parks and Recreation Department.

B. With the exception of the Murray Park Center Membership fees, the Murray Parkway Golf Course Green Fees and Rentals, and the Murray Park Outdoor swimming pool fees, the Mayor shall establish all Parks and Recreation related fees.

C. Fees shall be established by the Mayor in a written schedule and shall be in amounts reasonably necessary to recover some of the costs of providing the programs and services. A written schedule of the fees shall be available for public inspection in the Parks and Recreation Department office and posted on the City's website.

*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

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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.

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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.

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Brooke Smith, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**

# Public Works Department

## Council Action Request

**Committee of the Whole**

Meeting Date: March 1, 2022

<b>Department</b> <b>Director</b> Danny Astill	<b>Purpose of Proposal</b>  Vacate Alley way that is no longer being used for access or utility service.
<b>Phone #</b> 801-270-2404	<b>Action Requested</b>  Information and comment Only
<b>Presenters</b> Trae Stokes	<b>Attachments</b>  Petition to vacate south Alley Way, Alley Way Description, North Alley Exhibit, City Hall Plat
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b>  There are no budget impacts
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  As part of the plat preparation for the City Hall site, we have been working to clear up the remaining access and utility alley ways. This is a petition and request to vacate one of the remaining alley ways that existed when the City acquired the property.
<b>Mayor's Approval</b>  Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:13:14 -07'00'	
<b>Date</b> January 31, 2018	

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8<sup>th</sup> day of March, 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 Public Hearing on and pertaining to closing and vacating an alleyway located at 1 East 4800 South, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to close and to vacate the described portion of the public street and right-of-way.

## MURRAY CITY CORPORATION

Brooke Smith  
City Recorder

DATES OF PUBLICATION: February 25, 2022

## UCA §10-9a-208

- Mail to the record owner of each parcel that is accessed by the property being vacated
- Mail to each affected entity
- Post on or near the alleyway in a manner that is calculated to alert the public
- Publish on the City's website
- Publish on the Utah Public Notice Website



To: Murray City Municipal Council

From: Murray City Public Works Department

Date: February 3, 2022

Re: Petition to Vacate Alleyways located within the new Murray City Hall Site

The Murray Public Works Department is petitioning the Murray City Municipal Council to consider vacating existing alleyways that are located within the new City Hall site. These alleyways were originally used by property owners to access the rear portions of their lots and for utility companies to provide service. Access is no longer needed, and all utilities have been removed from the site.

Legal descriptions and property maps have been attached for your review and consideration.

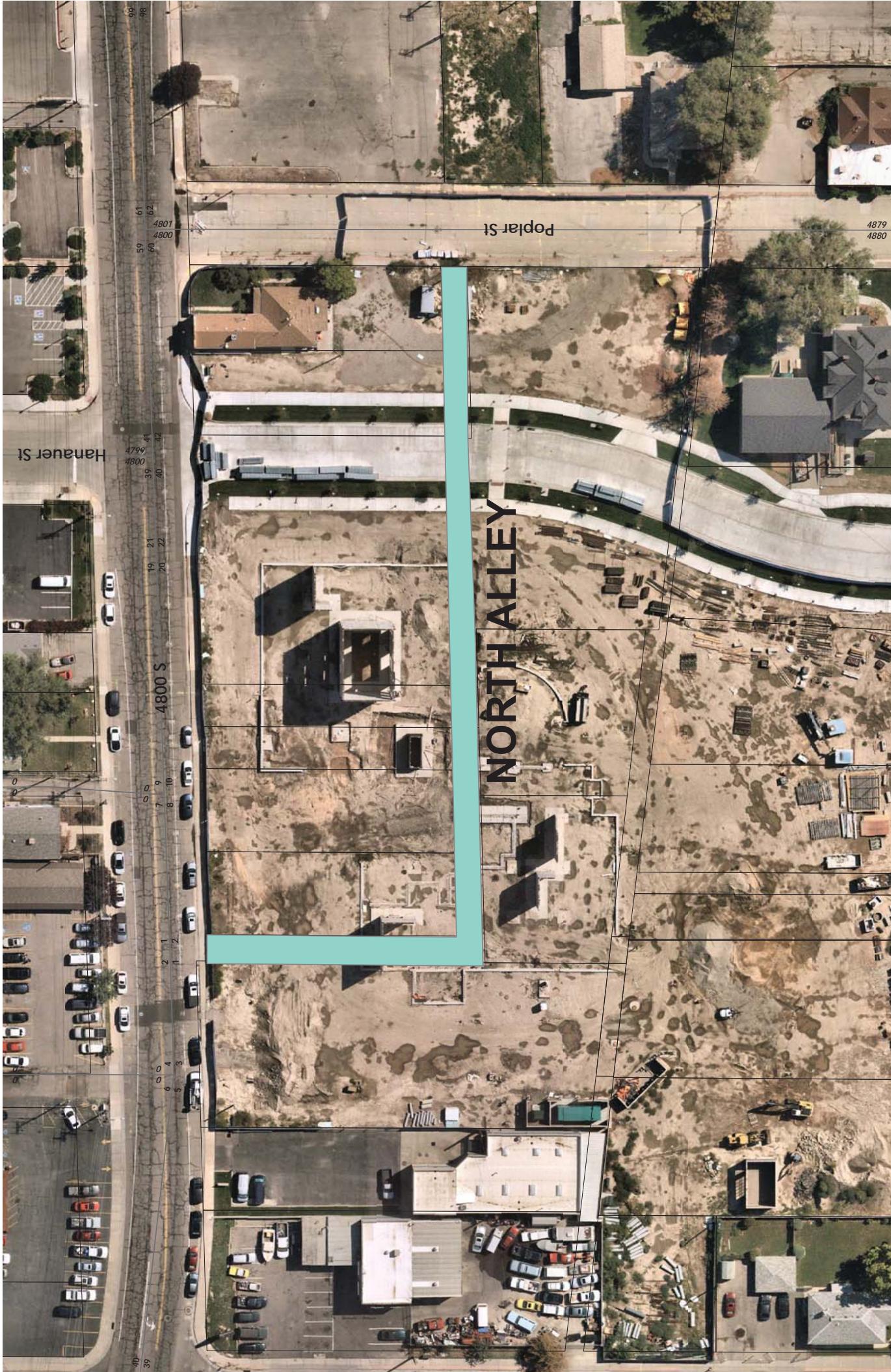
Sincerely,

Danny Astill  
Public Works Director

## LEGAL DESCRIPTIONS NORTH ALLEY VACATION

### North Alley – 1 East 4800 South

Beginning at a point in the southerly right of way line of 4800 South Street, which point is 33.09 feet N.88°07'26"E. along the monument line and 33.00 feet S.1°52'34"W. from a Salt Lake County witness monument to the Northwest Corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian (Note: said monument bears S.7°16'26"W. 314.32 feet from said Northwest Corner of said Section 7) and running thence N.88°07'26"E. 16.51 feet along said southerly right of way line; thence South 147.85 feet; thence N.88°15'00"E. 407.33 feet to the westerly right of way line of Poplar Street (vacated); thence S.0°18'59"W. 16.51 feet along said westerly right of way line; thence S.88°15'00"W. 423.75 feet; thence North 164.32 feet to the point of beginning. Contains 0.217 acre or 9,432 square feet.







MURRAY  
CITY COUNCIL

# Discussion Item #4



**MURRAY**

# Public Works Department

## Right of Way Vacation Petition - South Alley 4860 South Poplar St.

### Council Action Request

**Committee of the Whole**

Meeting Date: March 1, 2022

<b>Department</b> <b>Director</b> Danny Astill	<b>Purpose of Proposal</b>  Vacate Alley way that is no longer being used for access or utility service.
<b>Phone #</b> 801-270-2404	<b>Action Requested</b>  Information and comment Only
<b>Presenters</b> Trae Stokes	<b>Attachments</b>  Petition to vacate south Alley Way, Alley Way Description, South Alley Exhibit, City Hall Plat
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b>  There are no budget impacts
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  As part of the plat preparation for the City Hall site, we have been working to clear up the remaining access and utility alley ways. This is a petition and request to vacate one of the remaining alley ways that existed when the City acquired the property.
<b>Mayor's Approval</b>  Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:13:51 -07'00'	
<b>Date</b> January 31, 2018	

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8<sup>th</sup> day of March, 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 Public Hearing on and pertaining to closing and vacating a portion of an alleyway located at 4860 South Poplar Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to close and to vacate the described portion of the public street and right-of-way.

## MURRAY CITY CORPORATION

Brooke Smith  
City Recorder

DATES OF PUBLICATION: February 25, 2022

## UCA §10-9a-208

- Mail to the record owner of each parcel that accessed by alley
- Mail to record owner of each property within 300 feet of the alley
- Mail to each affected entity
- Post on or near the alleyway in a manner that is calculated to alert the public
- Publish on the City's website
- Publish on the Utah Public Notice Website



MURRAY CITY CORPORATION  
PUBLIC WORKS

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To: Murray City Municipal Council

From: Murray City Public Works Department

Date: February 3, 2022

Re: Petition to Vacate Alleyways located within the new Murray City Hall Site

The Murray Public Works Department is petitioning the Murray City Municipal Council to consider vacating existing alleyways that are located within the new City Hall site. These alleyways were originally used by property owners to access the rear portions of their lots and for utility companies to provide service. Access is no longer needed, and all utilities have been removed from the site.

Legal descriptions and property maps have been attached for your review and consideration.

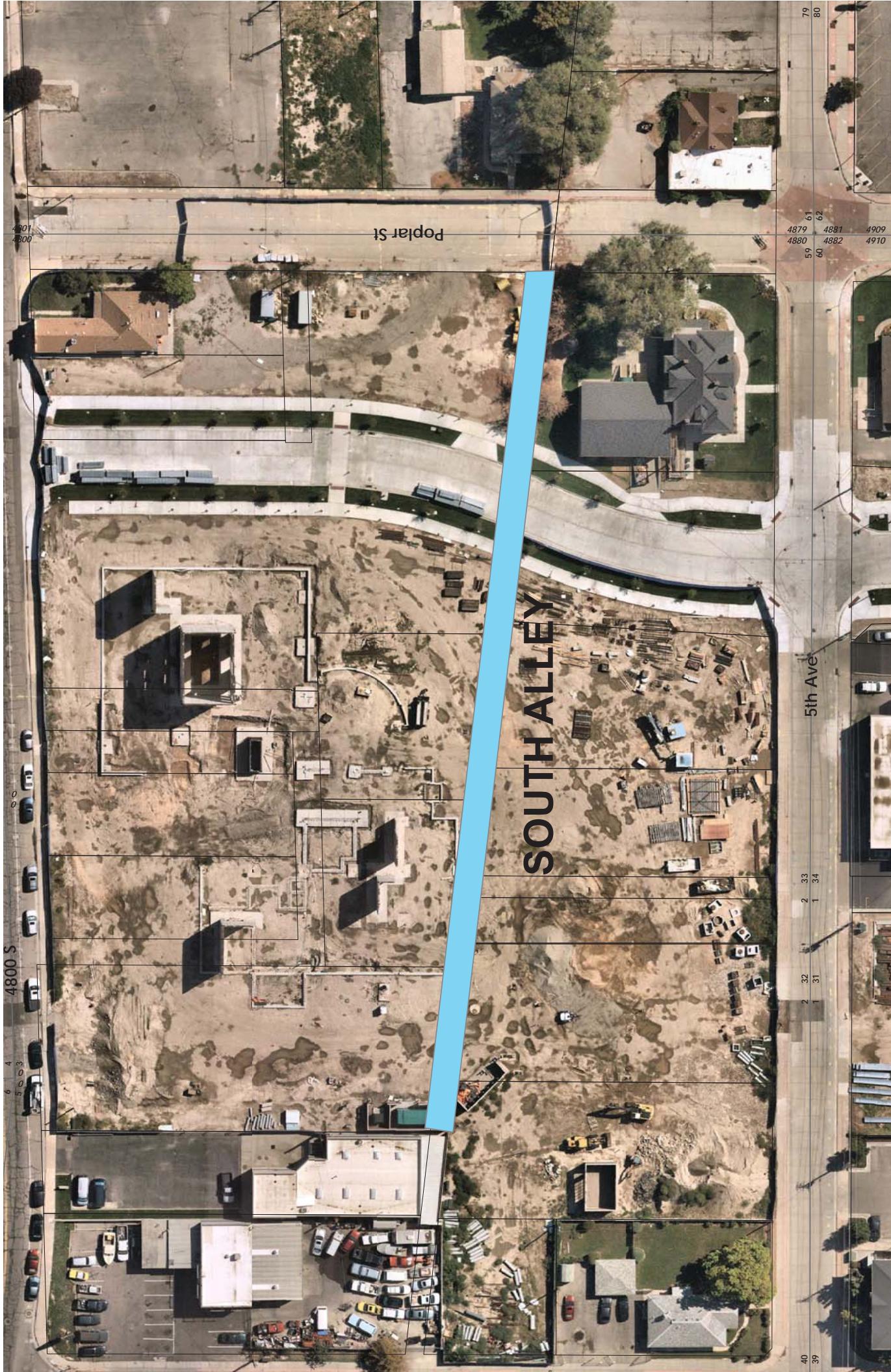
Sincerely,

Danny Astill  
Public Works Director

## LEGAL DESCRIPTIONS - SOUTH ALLEY VACATION

### South Alley - 4860 South Poplar Street

Beginning at a point in the westerly right of way line of Poplar Street (vacated), which point is 457.78 feet N.88°07'26"E. along the monument line, and 33.00 feet S.1°52'34"W. to the southerly right of way line of 4800 South Street, and 286.64 feet S.0°18'59"W. along said westerly right of way line from a Salt Lake County witness monument to the Northwest Corner of said Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian (Note: said monument bears S.7°16'26"W. 314.32 feet from said Northwest Corner of Section 7) and running thence S.0°18'59"W. 20.10 feet along said westerly right of way line; thence N.84°00'00"W. 518.96 feet; thence N.0°08'54"W. 20.12 feet; thence S.84°00'00"E. 519.13 feet to the point of beginning. Contains 0.238 acre or 10,381 square feet.







MURRAY  
CITY COUNCIL

# Discussion Item #5



**MURRAY**

# Community & Economic Development

## MCCD Design Guidelines

### Council Action Request

**Committee of the Whole**

Meeting Date: March 1, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Approval of the revised MCCD Design Guidelines.
<b>Phone #</b> 801-270-2428	<b>Action Requested</b> Approval of the revised MCCD Design Guidelines.
<b>Presenters</b> Zachary Smallwood Jared Hall	<b>Attachments</b> Draft MCCD Design Guidelines & Presentation Slides
<b>Required Time for Presentation</b> 30 Minutes	<b>Budget Impact</b> None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> At the November 19, 2020 Planning Commission meeting, the Planning Commission forwarded a positive recommendation for revised MCCD Design Guidelines. This item was scheduled for discussion in 2021, but when the TLUR on mixed-use zones was put in place in February 2021, we postponed this item.  In November of 2019 and again in 2021, the MCCD zone was revised to simplify the ordinance, the zoning approval process, and to eliminate regulations. The ordinance revisions necessitated the simplification of the design guidelines.
<b>Mayor's Approval</b> Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:14:37 -07'00'	  <b>Date</b> February 15, 2022

A Lisa Milkavich  
A Travis Nay  
A Sue Wilson  
A Maren Patterson  
A Scot Woodbury

Motion passed 6-0.

#### MCCD DESIGN GUIDELINES – MCCD Zone – Project #20-105

Jared Hall stated that this is a continuation from the Public Hearing on October 15, 2020. Staff has tried to address the questions that were brought up during that meeting.

The first item Mr. Hall addressed was related to mapping. Historically, there was always a map that was contained in the Design Guidelines and a question was asked about whether or not a map should be included in them. Staff does not believe a map should be included because the zoning map can be changed and they don't want to change the Design Guidelines every time a change is made to the zoning map. He recommended not including a map in the Design Guidelines, therefore the boundary description of the MCCD has been taken out of the proposed guidelines.

Mr. Hall spoke about the Purpose Statement for the Murray City Center District (MCCD) that is in Section 17.170.010 of the Murray City Code. All of the principles and practices that are included in the proposed Design Guidelines support the Purpose Statement of the MCCD. The Purpose Statement in the previous version of the MCCD Zone was two or three pages long and listed goals that are no longer as heavily promoted in the MCCD Zone.

The Design Guidelines were called out on the previous version of the MCCD Zone. The previous version, Section 17.170.030, states, "The Murray City Council shall adopt the Murray City Center District (MCCD) design guidelines. Property located within the MCCD shall be developed in conformance with the provision set forth in this chapter and with the MCCD guidelines." That language is significantly different than what is in the current adopted MCCD Zone, Section 17.170.020, which states, "The Murray City Council has adopted the Murray City Center District (MCCD) Design Guidelines. The guidelines shall be consulted during the review of proposed development in order to provide guidance, direction, and options which will further the stated purposes of the MCCD. Whenever practicable, development should adhere to the objectives and principles contained in the Design Guidelines." The Design Guidelines are instructive and inform development applications in the MCCD Zone. A question came up in the previous meeting about how the Design Guidelines are useful if they don't have any teeth in them.

Mr. Hall said the City has Development Standards which are contained in the MCCD Zone Ordinance. The City has specific allowances for how densities work in Mixed-Use zones and in the MCCD Zone, however, those are listed in the Development Standards and not in the Design Guidelines.

Mr. Hall said changes were made to the MCCD Zoning Ordinance that were adopted last year. When those changes were made, staff recognized that the Design Guidelines would need to change as well if they were going to be maintained. Staff was directed to simplify and promote clear, one page designs in the Design Guidelines. They are trying to support the General Plan's

goals and initiatives. Initiative #1 of the General Plan relates to the City Center District and states, "Building on Murray's commercial district along State Street with existing cultural assets, this initiative is geared toward creating a core district at the city's center". Throughout the public involvement process, people expressed a desire for cultural and social events within their own community. A City Center District can be the social and economic heart of the city. Staff identified five shared values, authentic, active, inclusive, multi-modal, and connected, from that initiative.

Another question that was brought up in the previous meeting was asking about the process and how that worked. All major alterations and new construction require a pre-application conference with Planning Division staff; an application for Design Review approval; review and recommendation by the MCCD Design Review Committee; and review and approval by the Planning Commission. None of that has changed. Simplifying the Design Guidelines and making them more accessible has no impact on that process.

The MCCD Ordinance talks about Standards of Review and states, "The Planning Commission is to determine the following before giving Design Review Approval to a project: the project is in general conformance with the current Murray City General Plan; the project is in general conformance with the specific area plan, if any, adopted for the area; the project conforms to the requirements of the applicable sections of the Land Use Ordinance; the project does not jeopardize the health, safety, or welfare of the public; and the project is in harmony with the purpose of the MCCD Zone and adheres to the principles of the Design Guidelines." While the Design Guidelines may not contain specifics, staff should be able to tell the Planning Commission the ways a project is adhering to the principles of the Design Guidelines when the Planning Commission is reviewing a project.

During the previous meeting, it was noted that the proposed Design Guidelines did not mention historic preservation as a principle. That was done intentionally. Previously, historic preservation was a deterrent approach in the MCCD Zone. In order to fully or partially demolish historically significant properties that were defined in the ordinance, applicants had to get a Certificate of Appropriateness. Certificates of Appropriateness were difficult to deal with because statements that did or did not support them were ambiguous enough that they caused problems. There is nothing in the Design Guidelines relating to historic preservation because the current MCCD Ordinance has an incentive based approach to historic preservation. One of the incentives is waiving application and permit fees if an applicant is renovating or keeping a historic building in the MCCD Zone.

Questions were previously asked about sustainability. Previously, there were extensive requirements for third party certifications, such as LEED, in the previous MCCD Ordinance. The current Sustainability Ordinance, Section 17.170.080, states, "No third-party certifications (such as LEED) are required, but they are encouraged. (Public buildings and uses are designed to comply with High-Performance Building Standards of the Utah Division of Facilities Construction and Management); the City may provide incentives for achieving third-party certifications that would be based on post-performance outcomes and negotiated for a project through development agreements; focus is on water conservation, stormwater management, energy efficiency and support of transit and active transportation; and sustainable development principles and goals are recommended as standards in the Design Guidelines."

The Design Guidelines are designed to be a tool for staff and the Planning Commission to use when they review projects. Staff is recommending the Planning Commission forward a recommendation of approval to the City Council to repeal and replace the MCCD Design

Guidelines.

Ms. Wilson recommended changing the wording for Guideline 11 – Meaningful Light, to say, “Use lighting to provide safety to pedestrians in all areas” rather than, “Use lighting to provide safety to pedestrians in parking areas.”

Mr. Hall said he wants the Design Guidelines to give people ideas as to what to do in a specific space, but he wants the City Code to require them to provide it. He wants the architects and designers to have some freedom to make things interesting. That is how you get a unique place that feels authentic.

The meeting was open for public comment.

Mr. Hall read an email that was received from Kim Anderson:

*What has happened to the requirement for a base of limited height, I think 3 or 4 stories at the walk - State Street which allows the older buildings on State to not be overshadowed, or smothered by the new buildings?*

Mr. Hall said there was a step back requirement at the third story in the City Code which was removed when the Code was updated last year.

Mr. Hacker said he thinks developers need more guidance than what is being proposed in these Design Guidelines. He feels the Design Guidelines should be a document someone can pick up and find what the City is looking for in certain areas. He can't find that information in the current City Code or in the new Design Guidelines.

Mr. Hall replied there was nothing inherently wrong with the old guidelines. There was some disagreement about how much they should be applied and some people felt they were too strict for development. Staff tried to salvage everything they could, rather than having the MCCD Zone go away. The proposed Design Guidelines will not be as detailed as the old guidelines were.

Ms. Greenwood said a lot of changes were made on the heels of the City Hall project coming through this process. When we put ourselves through our own processes we realized that our processes were too restrictive and imposed too many mandates. It also took always a lot of flexibility that architects and designers had to design projects that they feel would work. Staff was given the direction to streamline and simplify processes.

Mr. Hall read a second email that was received from Kim Anderson:

*The following was written for the RDA meeting Tuesday regarding the RDA property at 4800 S and State, west side, though much can be used here. See mostly portion in **bold** below and further below in **bold**.*

***The lack of historic requirements is the problem now, We now will be just like any other city in Utah. Nothing to do with Murray, its nature, its look, or its feel. As I say below we can now market Murray as 'Just like Riverton' . . . boring, same ol, same ol.***

***The guidelines are more a copy of Portland, Oregon, not Murray or Utah.***

*I have spent some time reviewing the proposed development plans for the west side of State Street that will be before the RDA today. I have also driven the area again. I understand that the*

*City wants to get something going in this area of the City. The public wants something done, but we want it done right.*

*My first thought is that it is smart for the mayor to bring this to the council during the pandemic when there will be little input. I hope I am wrong.*

*Second, I find the most interesting part of the proposal are the existing buildings that are to remain. There is nothing of interest in the proposed new buildings, not that they are bad, but they do not fit in with the City nor what had been an historic area. There is no historic nature to the buildings, I guess unless we are looking 200 years in the future when they will then be historic of nature. Oh, I forget, we design buildings now for 40 years, not for the long term. As I suggested to Mayor Snarr years ago when he was pushing changes for the Historic District we could advertise our new downtown as 'Just like Riverton.' Same ol, same ol.*

***Also, if I remember correctly all buildings are to have a base of not more than three stories at the sidewalk. What happened to that? Did that get changed? If not, this plan does not meet current ordinances and should not be changed to allow it. Looking over the City Code 17.170.120 does not show this requirement. When did that change? or did it?***

*There seems to be few materials that are of an 'historic nature.' The design of the Gibson, that was built by Zwick Construction, has more interest than what is being proposed for this project, but still, no Murray connection, unless you connect to the new hotels on 5300 South. Very little interest at all in either for our Downtown.*

*Holliday City has a nice downtown. Not that I want this area to look like Holliday, but at least Holliday City required a design to be of interest and an historic 'look.'*

*I guess the new buildings will match the new City Offices. And that is not a complement. The City Offices should be on State. What an error by the City not to have it on State. I know, that is history now.*

Mr. Nay said he thinks that people think a lot more thought went into constructing buildings 100 years ago than actually went into it. They were just putting up buildings. They didn't have criteria to be considered when building buildings. We are putting a standard in place and considering how this building will work now and 100 years from now. Buildings constructed 100 years ago were not built to last.

Ms. Wilson said not every town can have an identity like Jackson Hole or Park City, it's just not practical.

Mr. Woodbury said there is a difference between old and historic and he thinks a lot of these buildings are old. The City needs guidelines that allow us to create what we want in the future, which is a walkable, useable downtown. When the standards were changed last year, he hoped those changes weren't done just to benefit the City. He hoped the changes would allow the City to create the development it needs. If the proposed Design Guidelines allow the City to do that, he's all for them.

Mr. Nay said he thinks the Design Guidelines help inform the City of what we should be considering.

Ms. Greenwood clarified that she doesn't feel the City changed the process because it was a hard process or they wanted to lower the standards. She thinks the City realized how confining and frustrating the process was and wanted to see that changed.

Mr. Woodbury asked Ms. Greenwood if she knew how many applications came through that walked away because the Design Guidelines were too restrictive.

Ms. Greenwood replied it was probably the ordinance requirements that were driving away projects rather than the Design Guidelines.

The public comment portion was closed.

A motion was made by Maren Patterson to forward a recommendation of approval to the City Council to repeal and replace the Murray City Center District Design Guidelines as proposed.

Seconded by Travis Nay.

Call vote recorded by Mr. Hall.

N Ned Hacker  
A Lisa Milkavich  
A Travis Nay  
A Sue Wilson  
A Maren Patterson  
A Scot Woodbury

Motion passed 5-1.

#### OTHER BUSINESS

Sue Wilson made a motion to adjourn. Seconded by Lisa Milkavich.

A voice vote was made, motion passed 6-0.

The meeting was adjourned at 8:50 p.m.

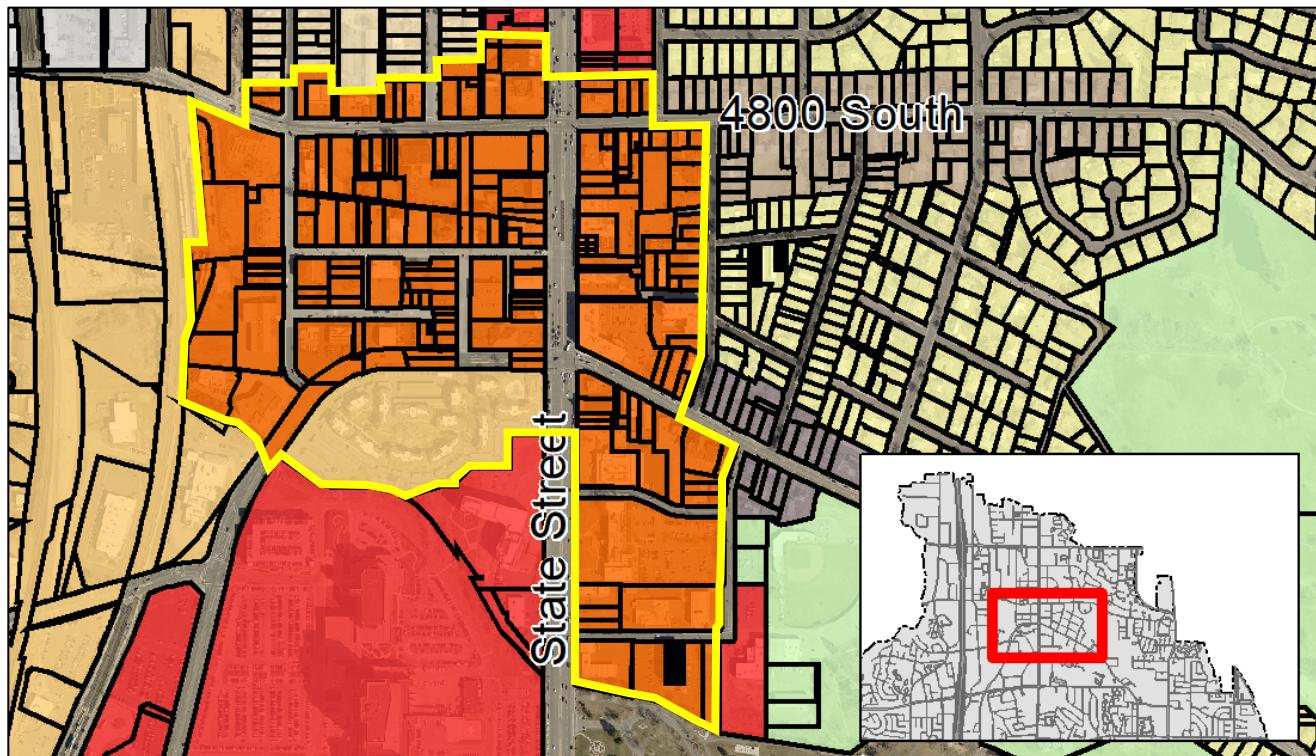
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Jared Hall, Planning Division Manager



## AGENDA ITEM #9

ITEM TYPE:	Text Amendment, continued from October 15, 2020		
ADDRESS:	Roughly 4800 S to Vine St and Box Elder St to Center St	MEETING DATE:	November 19, 2020
APPLICANT:	Murray City Planning Division	STAFF:	Jared Hall, Zachary Smallwood
PARCEL ID:	N/A	PROJECT NUMBER:	20-105
APPLICABLE ZONE:	MCCD, Murray City Center District		
SIZE:	Approximately 100 Acres		
REQUEST:	The Murray City Planning Division proposes to repeal the existing MCCD Design Guidelines and adopt the proposed MCCD Design Guidelines to be used for design review of new development applications as stated in Section 17.170.020 of the Murray City Land Use Ordinance.		



## I. STAFF MEMO

At the public hearing on October 15, 2020, the Planning Commission voted to continue the discussion of the proposed MCCD Design Guidelines to the scheduled meeting on November 19, 2020. Staff took direction to review the proposed guidelines with respect to their support of the language and requirements of the MCCD Zone.

Staff is continuing to prepare an analysis to facilitate discussion with the Planning Commission, focusing on several key points reviewed very briefly below:

- The Guidelines as they relate to the Purpose Statement: Section 17.170.020 establishes the existence of adopted Design Guidelines for the MCCD Zone, and clearly states that they “shall be consulted during the review of proposed development in order to provide guidance, direction, and options which will further the stated purposes of the MCCD.”
- The role that the Guidelines will play in design review: Although their role is limited by the changes that were made to the MCCD Zone in 2019, Staff believes that they can have an important and significant impact on development in the downtown.
- Process: There were questions raised about the process that development applications would undergo, and that it was no longer stated in the Design Guidelines as it had been previously. Staff does not believe that the Design Guidelines are the appropriate place for the application process to be delineated. We will highlight the role the Guidelines will play in the process that is clearly identified in the text of the MCCD Zone itself.
- Historic Preservation: Staff will review the modified language and processes for preservation of historically significant buildings in the MCCD, and the purpose in having made those modifications in 2019.
- Sustainability: There were significant changes made to the requirements for sustainability at several key points during previous years, which Staff will highlight and review. Although changes have been made, the Guidelines continue to encourage sustainable practices, as does the language in the MCCD Zone which we will also review with the Commission.
- The Guideline’s Support of the General Plan: The proposed guidelines were prepared

to uphold values and goals from the 2017 General Plan. Staff will review and highlight those connections with the Commission as well.

If you have any questions or comments prior to the meeting, please feel free to contact us at any time. We look forward to discussing the Guidelines with you in more detail at the meeting.

**Order Confirmation for 0001300858**

Client MURRAY CITY RECORDER  
 Client Phone 8012642660 Account # 9001341938  
 Address 5025 S STATE, ROOM 113 Ordered By Susan  
 MURRAY, UT 84107 Account Exec Itapuso2  
 Email snixon@murray.utah.gov PO Number Legal Ad - MCCD Guid

**Total Amount** **\$73.88**

**Payment Amt** **\$0.00**

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**Amount Due** **\$73.88**

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Text: Legal Ad - MCCD Guidelines

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**Ad Number** 0001300858-01 **Ad Type** Legal Liner

**Ad Size** 1 X 41 li **Color**

**WYSIWYG Content**

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15th day of October, 2020, at the hour of 6:30 p.m. of said day the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Land Use Ordinance Text Amendment to the Murray City Center District (MCCD), Section 17.170, as it relates to the Murray City Center District Design Guidelines. The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com). If you would like to submit comments for this agenda item you may do so by sending an email in advance or during the meeting to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). No physical meeting location will be available. Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager  
Community & Economic  
Development  
**1300858** **UPAXLP**

<b>Product</b>	<b>Placement</b>	<b>Position</b>
Salt Lake Tribune	Legal Liner Notice	998

**Scheduled Date(s):** 10/04/2020

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**Scheduled Date(s):** 10/04/2020

Deseret News	Legal Liner Notice	998
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**Scheduled Date(s):** 10/04/2020

NOTICE IS HEREBY GIVEN that on October 15th, 2020, at 6:30 p.m. the Murray City Planning Commission will conduct a Public Hearing for the purpose of receiving public comment on a Land Use Ordinance Text Amendment to the Murray City Center District (MCCD), Section 17.170, as it relates to the Murray City Center District Design Guidelines.

**A draft of the proposed Design Guidelines are located at: <https://www.murray.utah.gov/285/Murray-City-Center-District>**

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com). If you would like to submit comments for this agenda item you may do so either by sending an email in advance or during the meeting to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov) or calling (801) 270-2420.

No physical meeting location will be available.



## MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES

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No physical meeting location will be available.



## MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES



## MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES

**From:** [David Amott](#)  
**To:** [Susan Nixon](#); [Jared Hall](#); [Planning Commission Comments](#)  
**Subject:** [EXTERNAL] Comments to be Read at the Murray Planning Commission Meeting / Oct. 15, 2020  
**Date:** Thursday, October 15, 2020 4:31:37 PM

---

Dear Murray Planning Commission,

It is delightful to read the newspapers of yesteryear and see Murray through new (old?) eyes. For over a century, thousands of articles in the Murray Eagle and other local publications document the hallmarks of a strong and thriving town (e.g. Murray's once-strong local identity, unique culture and traditions, arresting landmarks / built environment, etc). Sadly, over the latter half of the twentieth century, urban sprawl subsumed much of Murray and gradually remade swaths of the city into another Salt Lake Valley suburb. Up until the present, however, Murray still had a traditional downtown which distinguished the city from every community around it.

It has been sad to watch Murray's leadership flail around over the past few years in their efforts to pin down a community identity and corresponding development vision. Leadership in Brigham City, Helper, Price, Provo, or other Utah cities have worked together to polish their communities' built environments and promote their multi-layered physical, cultural, historic, and social identities. Murray's leadership, in contrast, has chosen to view their own civic architectural history as a barrier to progress rather than what it so easily could become - a stepping stone towards present and future success. So many of Murray's proposed design guidelines which aim to create "a truly authentic downtown" will merely make Murray look even more like the other cities in the southern end of the Salt Lake Valley.

I urge you to reject these proposed downtown design guidelines before you tonight. If you choose to approve them, we wish Murray good luck as this luck will sorely be needed.

Sincerely,

--

David Amott, Ph.D.



[\(801\) 533-0858 ext. 103](#)

[www.preservationutah.org](#)

Memorial House in Memory Grove Park  
375 N. Canyon Rd.  
Salt Lake City, Utah 84103

To keep history alive, not only for preservation, but to inspire  
and provoke a more creative present and sustainable future.

**From:** [JANICE STROBELL](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** [EXTERNAL] Planning commission mtg tonight 10/15  
**Date:** Thursday, October 15, 2020 7:22:21 PM

---

Thanks to the city staff for their work on improving the MCCD design guidelines to compliment the changes made to the downtown ordinance last year.

Tonight I ask that the planning commission DENY approval of the proposed MCCD Design Guidelines because:

- The proposed guidelines are far too broad for new development and miss providing guidelines for the bulk of the MCCD - existing structures.
- More review and input is needed to provide a better document incorporating guidelines for improvement to existing buildings along with new development.

The proposed guidelines do not provide a clear vision for all of downtown and thus the design guidelines are incomplete.

"Where there is no vision, there is no hope" (George Washington Carver)

Planning commission, your service is valuable for the future of our city. Thank you for your thorough evaluation of these downtown design guideline and I ask that the proposed guidelines be returned to the staff with the recommendation to develop a more comprehensive design guideline and vision for all of downtown.

Janice Strobell  
Resident neighboring downtown Murray

**From:** [Kim Anderson](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** [EXTERNAL] MCCD  
**Date:** Thursday, November 19, 2020 8:25:06 PM

---

Here I try again.

Planning Commission:

The following was written for the RDA meeting Tuesday regarding the RDA property at 4800 S and State, west side, though much can be used here. See mostly portion in **bold** below and further below in **bold**.

**The lack of Historic requirements is the problem now, We now will be just like any other city in Utah. Nothing to do with Murray, its nature, its look, or its feel. As I say below we can now market Murray as 'Just like Riverton'... boring, same ol, same ol.**

**The guidelines are more a copy of Portland, Oregon, not Murray or Utah.**

---

I have spent some time reviewing the proposed development plans for the west side of State Street that will be before the RDA today. I have also driven the area again. I understand that the City wants to get something going in this area of the City. The public wants something done, but we want it done right.

My first thought is that it is smart for the mayor to bring this to the council during the pandemic when there will be little input. I hope I am wrong.

Second, I find the most interesting part of the proposal are the existing buildings that are to remain. There is nothing of interest in the proposed new buildings, not that they are bad, but they do not fit in with the City nor what had been an historic area. There is no historic nature to the buildings, I guess unless we are looking 200 years in the future when they will then be historic of nature. Oh, I forget, we design buildings now for 40 years, not for the long term. As I suggested to Mayor Snarr years ago when he was pushing changes for the Historic District we could advertise our new downtown as 'Just like Riverton.' Same ol, same ol.

**Also, if I remember correctly all buildings are to have a base of not more than three stories at the sidewalk. What happened to that? Did that get changed? If not, this plan does not meet current ordinances and should not be changed to allow it. Looking over the City Code 17.170.120 does not show this requirement. When did that change? or did it?**

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Holliday City has a nice downtown. Not that I want this area to look like Holliday, but at least Holliday City required a design to be of interest and an historic 'look.'

I guess the new buildings will match the new City Offices. And that is not a complement. The City Offices should be on State. What an error by the City not to have it on State. I know, that is history now.

--

**d. kim anderson**

**From:** [Rosalba for City Council](#)  
**To:** [Jared Hall](#)  
**Cc:** [Susan Nixon](#); [Matt Parks](#); [Papa Rich Parks](#)  
**Subject:** Re: [EXTERNAL] MCCD Guidelines  
**Date:** Thursday, October 15, 2020 8:00:53 PM

---

Hi again - I want to clarify that the City Council has not asked for these changes, well at least the current body.

~Rosalba

On Oct 15, 2020, at 4:52 PM, Jared Hall <[jhall@murray.utah.gov](mailto:jhall@murray.utah.gov)> wrote:

Thanks for taking the time to review the guidelines and to send in your concerns and comments. Your email will be read into the record for the Planning Commission's consideration at tonight's meeting, and we will do our best to explain and answer the questions posed.

Thanks again,

jared

**Jared Hall**

Planning Manager | Murray City Community & Economic Development  
4646 S. 500 West | Murray, Utah 84123  
Phone: (801) 270-2420 | [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov)  
[www.murray.utah.gov](http://www.murray.utah.gov)

**From:** Rosalba Dominguez <[rosalbaforcitycouncil@gmail.com](mailto:rosalbaforcitycouncil@gmail.com)>  
**Sent:** Thursday, October 15, 2020 4:41 PM  
**To:** Susan Nixon <[snixon@murray.utah.gov](mailto:snixon@murray.utah.gov)>; Jared Hall <[jhall@murray.utah.gov](mailto:jhall@murray.utah.gov)>  
**Cc:** [Mattparks801@gmail.com](mailto:Mattparks801@gmail.com); [richardparks50s@comcast.net](mailto:richardparks50s@comcast.net)  
**Subject:** [EXTERNAL] MCCD Guidelines

Dear Planning Commission -

We live on the East side of Center Street, which is part of the Murray City Central District (MCCD).

After reviewing the minutes from the MCCD Board and the new proposed guidelines I have a few concerns.

- The guidelines state that it received Community input. I would like to know how and when this community input was collected? Why has our neighborhood or community, including other community businesses or organizations, not been able to leave input in these new proposed guidelines? Where is the community buy in?
- How can we state in the new guidelines that the City is invested in Diversity when the Mayor is fighting against founding a Diversity Inclusion Board? This could include giving insights into the makeup of business in order to diversify within our city limits. My inability to ascertain where and when stakeholder input was gathered is problematic, as it indicates a

lack of inclusion in your data collection practices.

- Who wrote the new guidelines -was a firm consulted? Was a survey sent out to the City and the surrounding Neighborhood or to those who live and do business within MCCD? As far as I know, I have not received one.
- There is a vast difference in how the new MCCD guidelines have been written and is not a true representation of how educated we are as a city or community. The new guideline appears vague at best. Vague guidelines benefit those with money and influence and disproportionately hurt preservation practices and marginalized communities
- The MCCD community has had its battles when it comes to the historical makeup or vision for the city. Does the Historical Board know that the list of Historical homes will be removed from the MCCD guidelines? How is this information being communicated to all parties?

There are many things we would like to see and change within MCCD but I believe we as a city and community should have the opportunity to have a voice in what happens within MCCD. Murray strives to be community oriented and involved in community feedback but up until this point all I have received a postcard to notify us of this public hearing.

**Matt Parks & Rosalba Dominguez**

**From:** [Brent Barnett](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** [EXTERNAL] MCCD - Murray City Center District Comment  
**Date:** Thursday, October 15, 2020 6:17:59 PM

---

Dear Planning Commission -

I have been looking at the design guidelines booklet. It is really interesting and is full of good principles. Especially the values at the first. Starting with authentic, active, and inclusive. Those are really, really good.

The sad thing from a business / economic point of view is that we haven't thought hard about the **economic vitality** of the downtown. As most people recognize, if we had started better we would get a better result. I am a business consultant. And it is business and economics that drive the downtown success.

All the experts I have talked to say that downtown Murray is a fantastic place to create an intensive commercial district with shops and restaurants. But they have serious reservations about the city hall. The city hall is a nice design. The design is not the problem. The problem is that city halls do not drive economic activity. Nobody comes downtown on evenings and weekends to hang-out at the city hall. So it is dead space. It is a squandered scarce resource. That space could produce so much activity because we have only a few compact blocks. We need more space and the city hall -- as nice as it is -- has been put in a spot that will harm the downtown success.

Anyone who thinks about economic vitality can see that by taking such a huge chunk of our limited space in the downtown for the city hall we severely limit the economic potential and our ultimate energy of the downtown. A downtown needs what might be called critical mass to create a vibrant district. Our Fashion Place mall is a good example. If you divide it by half or down to one fourth it doesn't have the critical mass. That should still be our concern.

We also need a good design firm that can create a real plaza right integrated with the shops. There is so much potential. Someone who has done plazas before. The guy that Millcreek has is particularly good. We need that input from people who have experience in the actual design of an active plaza.

Secondly we need a firm who knows how to bring in a lot of interesting shops and restaurants. Millcreek has some great people who are helping them put together their downtown. And I like Holladay's community director, Paul Allred as well. Paul would be delighted to give us an outsider's perspective if take advantage of it.

Thanks to our planners for all the great work on the booklet. Thanks to you the planning commission for all the great work you do.

Brent Barnett

# MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES



# ACKNOWLEDGMENTS

## MAYOR

Blair Camp

## CITY COUNCIL

Kat Martinez	District 1
Dale Cox	District 2
Rosalba Dominguez	District 3
Diane Turner	District 4
Brett Hales	District 5

## PLANNING COMMISSION

Phil Markham	Chair
Scot Woodbury	Vice-Chair
Sue Wilson	
Maren Patterson	
Travis Nay	
Lisa Milkavich	
Ned Hacker	

## MURRAY CITY CENTER DISTRICT DESIGN REVIEW COMMITTEE

CJ Kulp	Chair
Andy Hulka	Vice-Chair
Daniel Hayes	
David Hunter	
Ray Beck	

## MURRAY CITY COMMUNITY AND ECONOMIC DEVELOPMENT STAFF

Melinda Greenwood	Director
Jared Hall	Planning Division Manager
Zachary Smallwood	Associate Planner
Susan Nixon	Associate Planner
Mark Boren	Assistant Planner

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# DESIGN GUIDELINES INTRODUCTION

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## INTRODUCTION

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The goal of the Murray City Center District Design Guidelines is to provide a framework within which the development community, citizens and Murray City officials can each play a part in the redevelopment of the City Center District. The 2017 Murray General Plan anticipates the design guidelines will be a key component in making the downtown area successful and create a comfortable place for people to live, work and gather. The guidelines explain and expand upon the design intent of the Murray City Center District zoning ordinance and will aid in ensuring new development will create a dynamic, harmonious, and unique downtown that the citizens of Murray can be proud of. In addition to the goals of the general plan and zoning ordinance, these guidelines have been written with best practices in traditional town and neighborhood development in mind.

Murray City is pursuing the development of a true downtown which will include spaces and elements for a lively public gathering area, such as sidewalk dining, landscaping, and seating areas. Citizens of Murray are proud of their community and expect a downtown that will provide amenities and an environment which create a desirable downtown area. Each individual project in the MCCD zoning district is a part of a larger whole, and as such, should contribute not only its part to the quality of downtown, but contribute positively to the district as a whole.

These design guidelines and subsequent design review process should result in more thoughtful projects, improved business opportunities, and an enhanced quality of life for residents.



## DESIGN REVIEW

The Murray City Council has adopted the Murray City Center District Design Guidelines which are to be consulted during the review process for each new development proposal that falls within the MCCD zoning district. Murray City staff, the Murray City Center District Design Review Committee, and the Planning Commission will use the guidelines to provide guidance, direction, and support of the stated purposes of the Murray City Center District zoning ordinance and the 2017 Murray City General Plan.



Site plan for new City Hall

## DOCUMENT ORGANIZATION

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The guidelines are broken down into two overarching sections. The first section is an outline of the shared values for Downtown Murray. The second section is the actual guidelines which have been divided into four distinct categories:

- District-Wide Guidelines
- Public Spaces and Streetscape Guidelines
- Development Site Guidelines
- Architectural Guidelines

In order to create a set of guidelines by which to review potential projects, a list of shared values needs to be established. Community input thus far suggests that residents of Murray City support a true downtown with neighborhoods that bring a mix of housing, office, retail and entertainment opportunities. After review of current and past documents that relate to the downtown, the following five values were identified as important to the citizens of Murray and will be the compass that will provide direction for the guidelines. Murray Residents value a downtown that is:

- Authentic
- Active
- Inclusive
- Connected
- Multi-modal

### District-Wide Guidelines

This section lays out broad guidelines which should be applied generally throughout the Murray City Center District.

### Public Spaces and Streetscape Guidelines

These guidelines propose improvements to the pedestrian experience through open space and streetscape design. The guidelines are best practices which encourage a safe, comfortable, interesting, and purposeful walk. The guidelines also include best practices in public space design to promote safety, activity, and community building.

### Guidelines for Development Site Guidelines

The major focus of this section is to introduce guidelines that relate to site massing, relationship to topography and the overall fabric of the city. Each property plays a role in the district and can support larger patterns of open space, circulation and the pedestrian experience.

### Architectural Guidelines

These items within this section are the most fine grained and include recommendations for the physical makeup and shape of construction inside property lines.

# SHARED VALUES

2



## VALUE 01: AUTHENTIC

The Murray City Center District is the heart of the City's traditional downtown area. The City has many residential neighborhoods as well as large commercial districts each of which has a long history of development and growth in the middle of Salt Lake County. Murray City is pursuing the development of a true, functioning and authentic downtown neighborhood; not a historic replication of another time, or another common open-air mall. Development in the MCCD area should be thoughtful, purposeful, and representative of the true heart of Murray City. When someone travels along State Street and reaches the buildings which have close proximity to the street between 4800 South and Vine Street, they know they have arrived in Murray. This feeling of arrival must be fostered with activity to create a truly authentic downtown.



Desert Star playhouse and neighboring uses along State Street are good examples of street proximity in the Murray City Center District.

## VALUE 02: ACTIVE



Murray residents gather near downtown every year for Murray Fun Days which is centered around the July 4th holiday.

The Murray City Center District needs to be active every day to become a true downtown. There are three ways in which the downtown needs to be active:

- Physically
- Socially
- Mentally

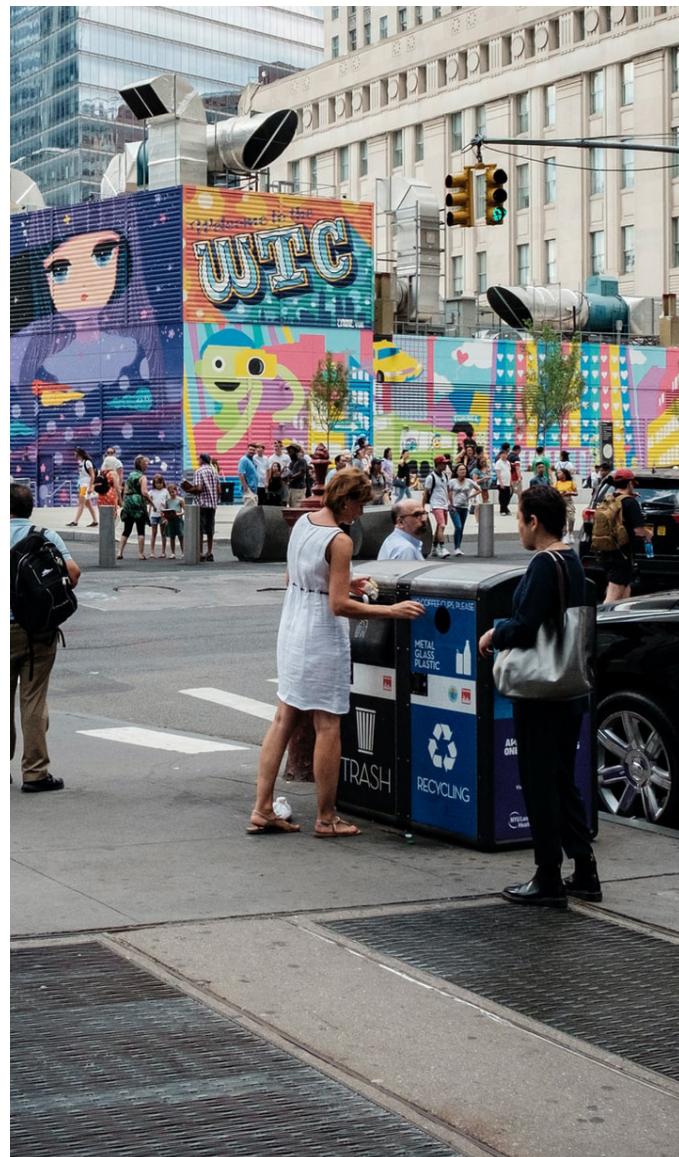
Being physically active includes encouraging a variety of businesses, homes, and entertainment venues that allow for extended hours and activity. By creating a downtown that is physically active it becomes safer because more people are able to see and be seen moving throughout the district.

A socially active district includes open and inviting shops, restaurants and bars which allow the community to interact with and get to know local business owners. This also allows for the serendipitous encounter with neighbors that will help generate a sense of pride and ownership of the downtown.

Last, the third engagement aspect of an active community is to be mentally active. This is accomplished through creating open spaces and visual interest in the downtown district which then stimulates the mind of those who are experiencing new uses and activities.

## VALUE 03: INCLUSIVE

Murray has been and should continue to be an open and welcoming community which embraces inclusivity. The City desires to create a downtown that is diverse, fair, approachable, and friendly. New development in the downtown should create inviting spaces that encourage activity and interaction along the streets and in the public and private spaces. The downtown should be a true community that embraces diversity by providing fair housing, services, opportunities and activities for people of all incomes, ages, abilities, colors, and creeds. The pattern of development should reflect the value of diversity of thought and design in its public and private spaces.



Murray's downtown district should be a space that is welcoming to everyone.

## VALUE 04: MULTI-MODAL

A true downtown is experienced best by foot or bicycle. Murray City experienced this when it was a young city with people moving from place to place; with patrons visiting the local shops and restaurants that lined State Street. Throughout different studies, residents of Murray have expressed that a walkable and bikeable downtown is something to move towards, without eliminating the existing need to move vehicular traffic. New development in the downtown should support multi-modal transportation into, out of, and within the community with a focus on the pedestrian's and cyclists' experience.



Murray's downtown should provide inviting pedestrian and cycling facilities.

## VALUE 05: CONNECTED

The downtown should become an integral part of Murray City in order to promote all the values that have been identified. Access to and from the downtown should be a central consideration of each decision that is made and every development that is proposed. The downtown should be a place that is easily and comfortably frequented, fostering a sense of place among workers and visitors and a sense of ownership among the residents of both the downtown and of the larger city alike. The downtown should be an identifiable neighborhood of Murray that stands out for its purposeful development and contributes to the social and economic well-being of the whole community.



Connected neighborhoods generate greater foot traffic and increase the activity of the area.

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# DESIGN GUIDELINES

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## GUIDELINE 01: Walkability

Design streets such that a pedestrian can move throughout the downtown without hindrance.

Minimize vehicle crossings and where they occur, design them with pedestrian accommodations in mind.

- Where vehicle crossings occur, they should be differentiated visually and/or physically.
- Promote safe crossings.
- Pedestrian refuges should be provided where longer crossings are necessary, such as on State Street.

Encourage and support public transportation and bicycling.

- Bicycle travel lanes should be added to all public rights-of-way.
- Bicycle storage options should be located throughout the district.
- Promote awareness of cyclists and pedestrians through on-street markings and signage.
- Plan for micro-transit and shared mobility options through curbside management.



A clear and shaded pedestrian path provides safety and refuge when walking.



An example of a short block (250'), an enclosed street wall and on street parking that as a whole makes the area feel comfortable to pedestrians.

#### Create Small Blocks.

- Use block lengths of less than 300' to encourage short walks.
- Reduce the scale of blocks wherever possible by providing new streets, mid-block alleys, pedestrian paths, courtyards, paseos, and plazas that connect with other streets and public or common space.
- Encourage interconnected streets.
- Short, direct routes for pedestrians encourages walking.

#### Create ample on-street parking.

- On-street public parking provides a physical barrier that protects the pedestrian from vehicular traffic.
- Curb parking not only provides a physical barrier for those walking but also slows the speed of vehicles.

#### Develop a street wall.

- Avoid unnecessary voids that cause gaps in the street wall. Fill in gaps when designing new buildings.
- Encourage narrow buildings and/or vary the exteriors of large structures to appear as narrow buildings.

## GUIDELINE 02: Activity

Redevelopment of the downtown area should focus on parcels with low improvement values per acre and should be planned for a variety of residential and commercial uses.

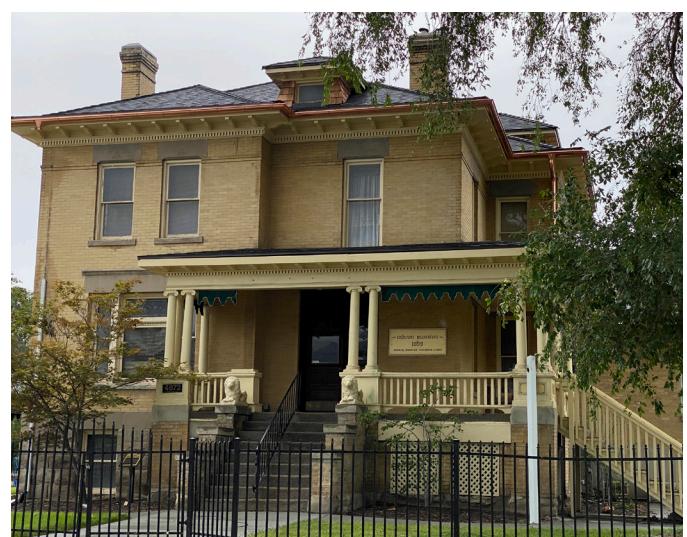
- Include office uses and employment that will strengthen and support a retail base with a larger daytime population.
- Encourage development that provides ample opportunities for dining and food offerings.
- Potential projects should focus on everyday uses and cultural development for everyday activity.
- Respect the urban fabric by recognizing and responding to urban patterns and improving upon those patterns.

Provide a range of arts and cultural activities.

- Create anchors of activity that will activate spaces.
- Create opportunities to participate with the community in providing funding to coordinate and promote arts and cultural activities.



Mixing uses creates more activity throughout more of the day, including retail, office and housing creates a 24-hour place.



Converting the Cahoon Mansion to the Murray City Museum creates a destination that residents will be attracted to in the downtown.



Adding open space to the new City Hall will allow for events. Linking additional open space nearby is encouraged.



View from 4800 South looking east towards the Wasatch Mountains.

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#### Create an open space network.

- The higher densities of the district must be offset by providing significant and accessible parks and open space throughout.
- Provide linkages between parks and open spaces to important points and basic services in and near the district such as the hospital, Murray Central Station, City Hall, and entertainment venues on State Street. This includes mid-block paths, trails and plaza space.
- Protect important public views, such as the Wasatch and Oquirrh Mountains.

## GUIDELINE 03: Sustainability

Create resiliency within the core of the City.

- Identify locations on key corridors that would benefit from landscaped medians.
- Plant street trees and incorporate landscaped park strips along State Street and other core areas of the downtown district.

Reduce urban heat island effects.

- Minimize effects on micro-climate and human and wildlife habitat by using vegetation and reflective materials to reduce heat island effects.
- Select strategies, materials, and landscaping techniques that reduce heat absorption by exterior surfaces.
- Increase use of vegetated surfaces and planted areas.
- Use shade from appropriate trees, large shrubs, vegetated trellises, walls, or other exterior structures.
- Consider the use of new coatings and integral colorants for asphalt pavement to achieve light-colored surfaces instead of traditional dark surface materials.
- Position photo-voltaic cells to shade impervious surfaces.
- Consider placing parking under cover that complies with the above measures.

Encourage Low Impact Development (LID) and Green Infrastructure practices in all projects.



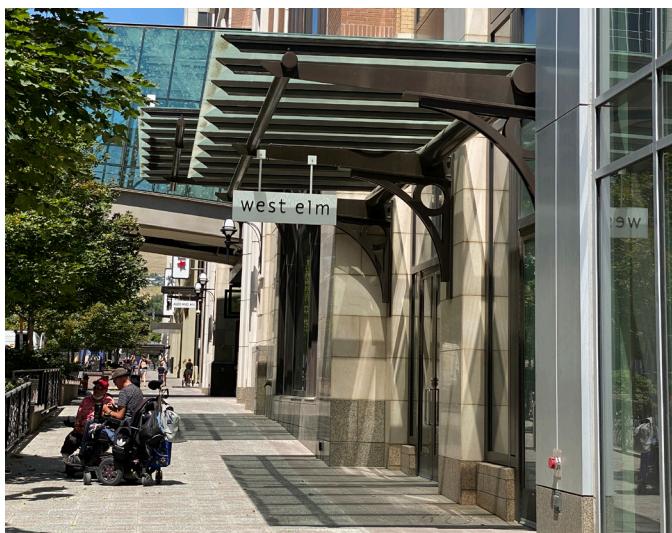
Planted medians allow for pedestrian refuge and opportunities to manage stormwater runoff.



Shade structure outside of the Salt Lake City Public Safety building also serves as a solar power generator.



A natural water filtration system is being used at the confluence of Red Butte Creek and the Jordan River.



Incorporating shade structures along pedestrian paths reduce the amount of heat put off by a building and reduces energy use.

Provide systems that reduce water use.

Recycle organic matter.

Ensure development does not impact water quality.

Design functional stormwater features as amenities

- Provide a connection to the local climate and hydrology by integrating aesthetically pleasing stormwater features that are visually and physically accessible and manage on-site stormwater.

Control and manage invasive plants.

- Limit damage to local ecosystem services by developing and implementing an active management plan for the control and subsequent management of known invasive plants found on site, and by ensuring that no invasive species are brought to the site.

Divert construction and demolition materials from disposal.

- Support a net-zero waste site and minimize down-cycling of materials by diverting, reusing, or recycling construction and demolition materials to avoid disposal in landfills or combustion in incinerators.

Support nutrient cycling, improve soil health, and reduce transportation costs and materials going to landfills by recycling vegetation trimmings or food waste to generate compost and mulch.

## GUIDELINE: 04

### Streetscape

Street trees should be included throughout the downtown. Benefits to the district from street trees include:

- Buffering and protecting pedestrians from automobile traffic.
- Providing visual traffic calming.
- Shaping pedestrian spaces and pathways.
- Absorbing stormwater runoff, UV pollutants and reducing the urban heat island effect.
- Enhancing retail viability and economics of the district.



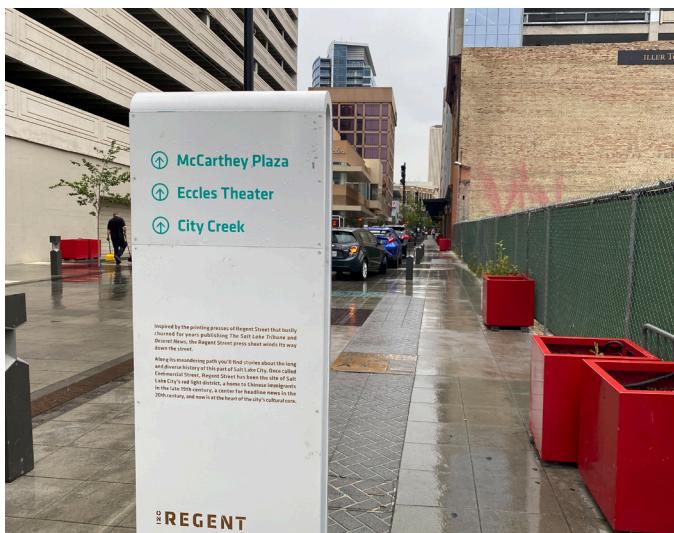
Street trees provide an added physical barrier between traffic and the pedestrian.



Fully grown street trees provide shade for pedestrians making their way through the district.



Wide sidewalks allow for a lot of people to simultaneously move throughout the street.



Install way-finding to help guide pedestrians through spaces and spark curiosity to explore new spaces.

Sidewalks should be designed to enhance the pedestrian experience.

Provide broader sidewalks, weather-protected seating, and real-time scheduling for transit users at bus stop locations.

Align trees and other sidewalk landscape features to provide a direct and continuous path of travel.

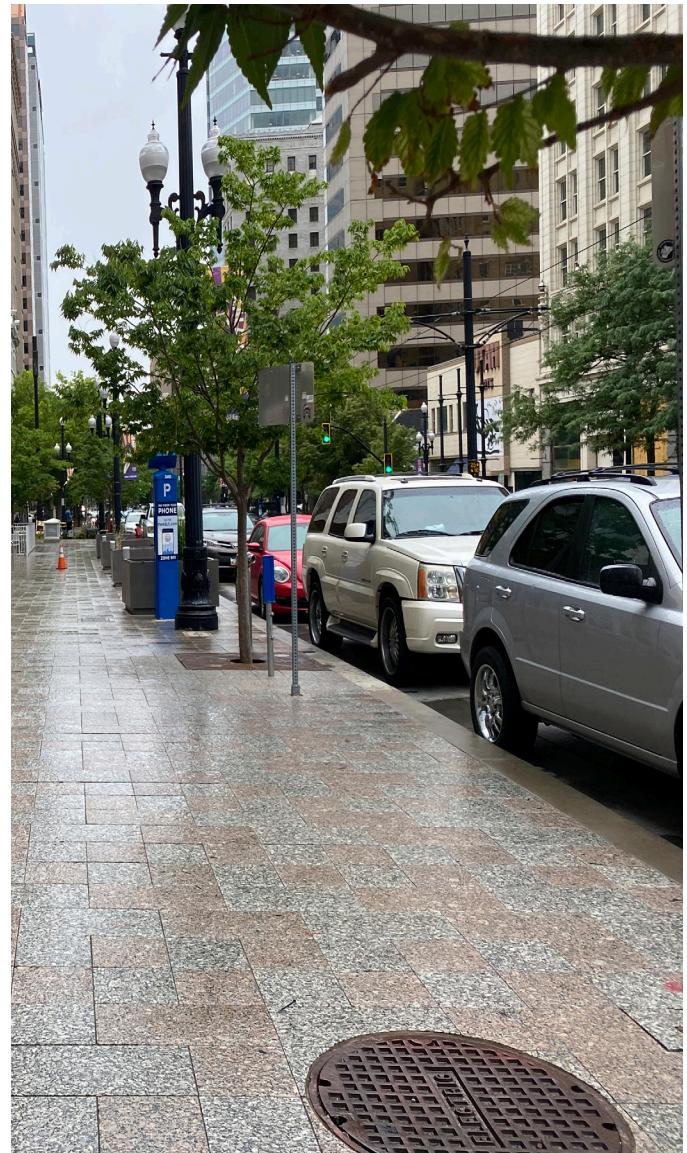
Create public-private transition zones through the use of outdoor dining and display space that draws the pedestrian in.

Enhance safety through way-finding, lighting, and consideration of visibility.

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Curbside management should be considered as a component of the streetscape.

- Reduce the number of curb cuts wherever possible.
- Provide and regulate loading zones.
- Consider and provide for the use of metered parking.
- Promote curbside parking.
- Include upgraded bus/transit stop amenities such as shelters, ADA ramps, garbage cans, etc.
- Consider and provide for the integration of public transportation, active transportation, micro-transit, and ride sharing within public and private streetscapes.



Providing metered parking allows for maximization of on-street parking and provides a revenue stream for enforcement.



A recently upgraded bus stop has been designed to allow for all potential users, regardless of ability.

## GUIDELINE: 05

### Public Space

Design public open space to connect with and complement the streetscape.

- Differentiate street trees from site trees.
- Incorporate civic art in both public and private development. Consider site factors such as circulation and adjacent uses when selecting and placing temporary or permanent art.
- Use designs geared to those with disabilities and the able bodied that are equal.

Provide visual/spatial complexity in public spaces.

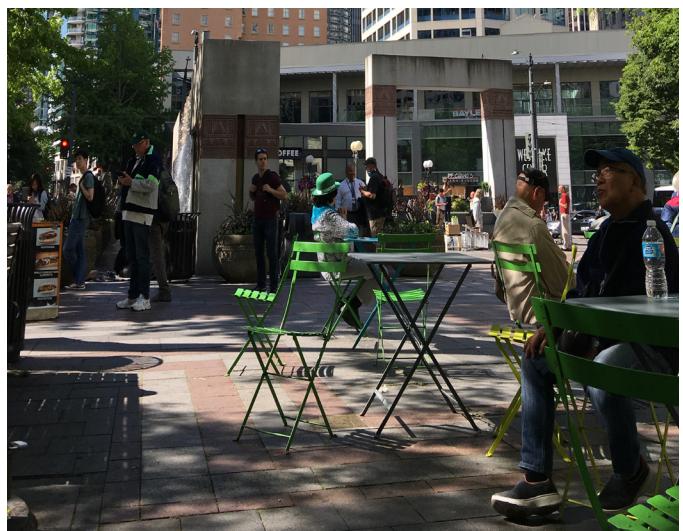
Where feasible, include public art installations throughout the district.

Make public spaces interactive.

- Provide play areas for a variety of ages and groups. Design landscape with opportunities for experiences of nature and varied, challenging play elements.
- Provide individual and group recreation amenities to encourage physical activity, including courts or game boards.
- Design public spaces and art installations that encourage social activity, play, and rest.



Public art located on a public street.



Provide movable seating and visual interest to public spaces, such as this space in Seattle.



Note the empty plaza space in direct sun, and the shaded area next to the building.



Example of public seating that also is used as a planter

Orient and design publicly accessible open space to maximize physical comfort and visual access.

- Consider solar orientation, weather exposure, shading, shadowing, noise, and wind.
- Locate open spaces so they are physically and visually accessible from the sidewalk.
- Use trees to provide shade and buffer from wind or exposure.
- Promote curbside parking.

Include seating in public spaces to encourage use and enjoyment of the area.

- Include seating and tables in a variety of ways for people to sit alone, in pairs, and in small or large groups. Use movable seating if possible.
- Enclose and define seating areas with low walls or vegetation. Provide comfortable seating in sun and shade.
- Design seating for casual gathering in both sunny and shaded locations and in both quiet and active zones where possible.
- Use planters, ledges, and low walls (approximately 18 inches tall) to provide places for people to view, socialize, and rest.
- To create a sense of enclosure, define seating areas with low walls, fences, vegetation, or topography. Walls, fences, and vegetation can also break, guide, deflect, or filter the wind and thereby mitigate its effects.

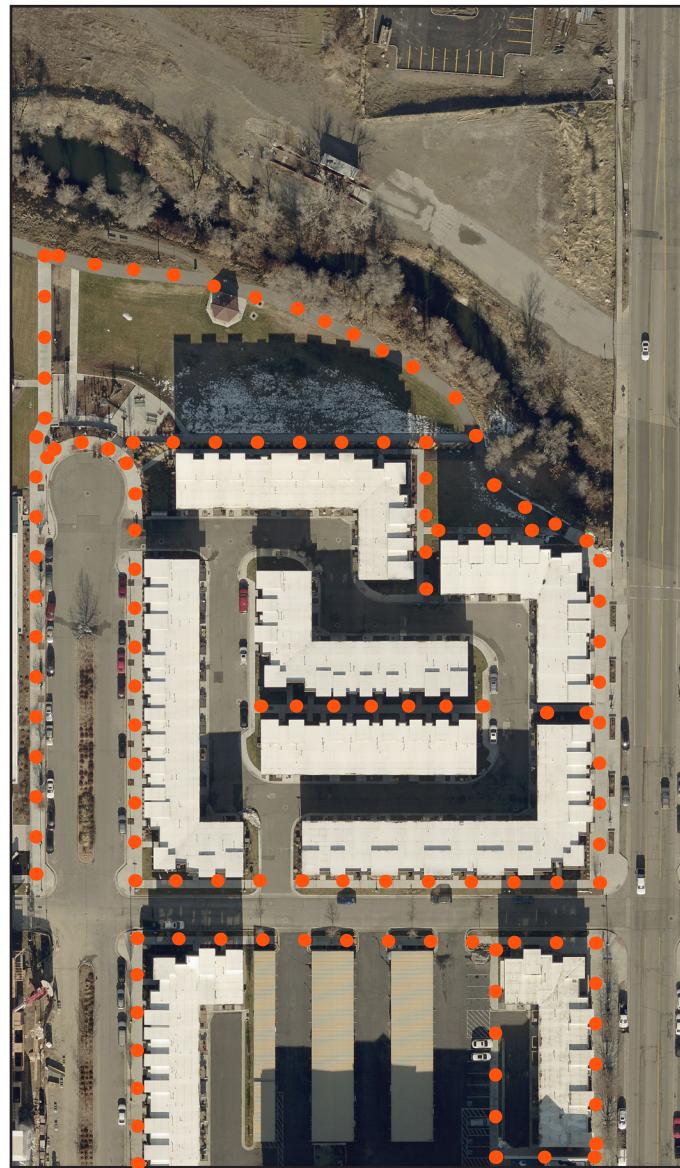
## GUIDELINE: 06

### Circulation

Consider how and where people will move on the site and within the district.

Limit development which closes streets. Create developments with connectivity and human scaled circulation.

Minimize automobile access conflicts with pedestrians and cyclists.



Minimizing conflict with pedestrians not only protects people but allows for vehicular traffic to move more consistently.



Creating and planning for a system of uniform blocks allow for parking areas to be located behind the building and interior courtyards that can be used as parking or outdoor amenity space.

## GUIDELINE: 07

### Open Space

Use landscape, structures, and buildings to define spaces while, at the same time, providing visual access to encourage their use and enhance safety.

Provide ample seating throughout the site.

Define space by planting trees:

- In rows to define a border.
- In groves to define a specific area.
- Individually to offer a special place to gather.

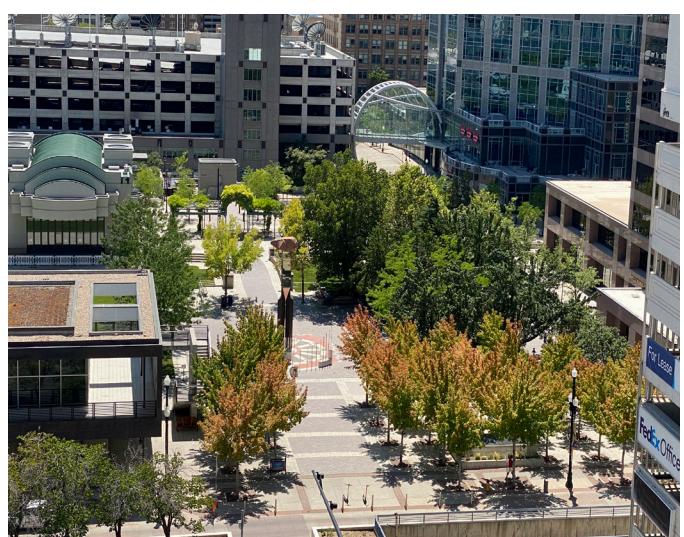
Ensure new developments have parks and open space opportunities.

Avoid open spaces or elements that are privatized and exclude the public.

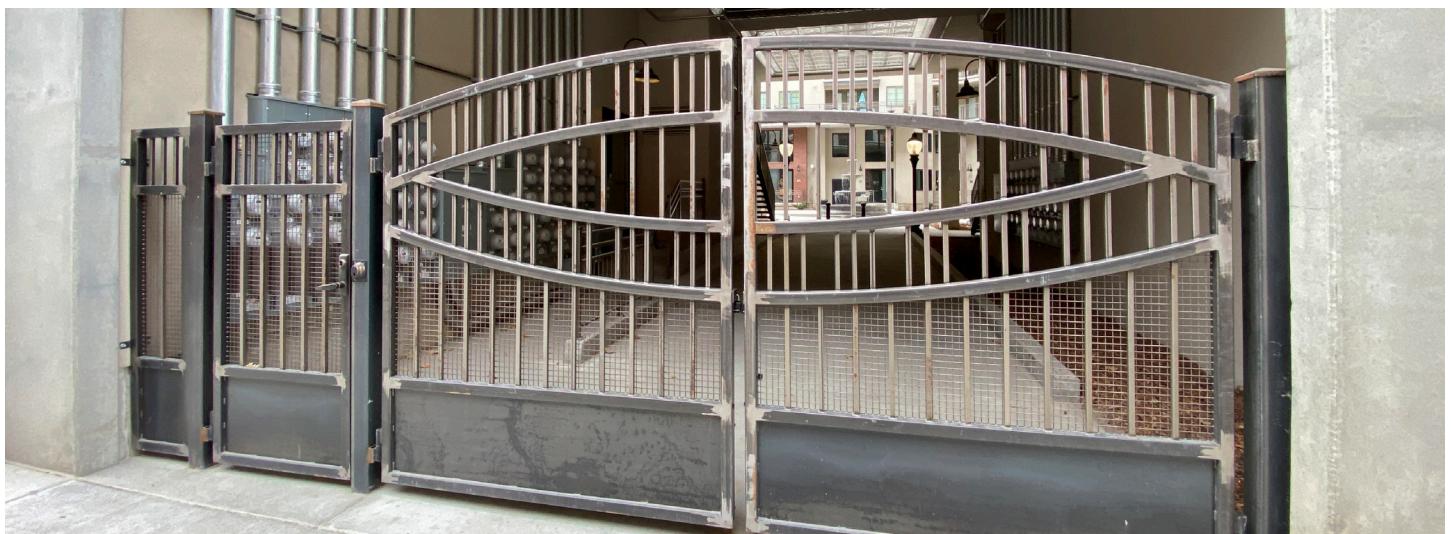
Avoid conflicts between pedestrians and utility equipment.



Unique places to sit act as both, public art and a comfortable refuge.



Tree placement helps to define a space.



Avoid creating space that exclude the public from the use and enjoyment of the open area.



Avoid conflicts in pedestrian movement such as access to buildings and utility equipment.

## GUIDELINE: 08

### Active Buildings

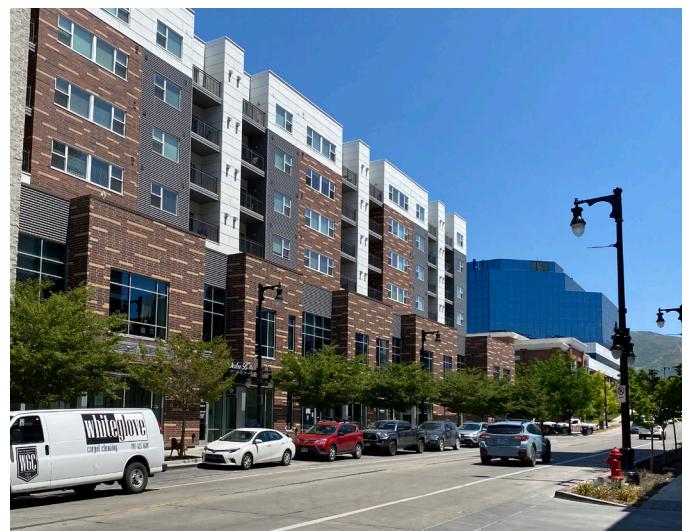
Develop and express programmatic relationships between inside and outside by the use of furniture, displays, signage, and landscaping to help animate the building edge and sidewalk.

Consider how the rhythm of the street wall and level of detail at the ground floor correspond to walking speed.

Program public space to support adjacent interior uses.



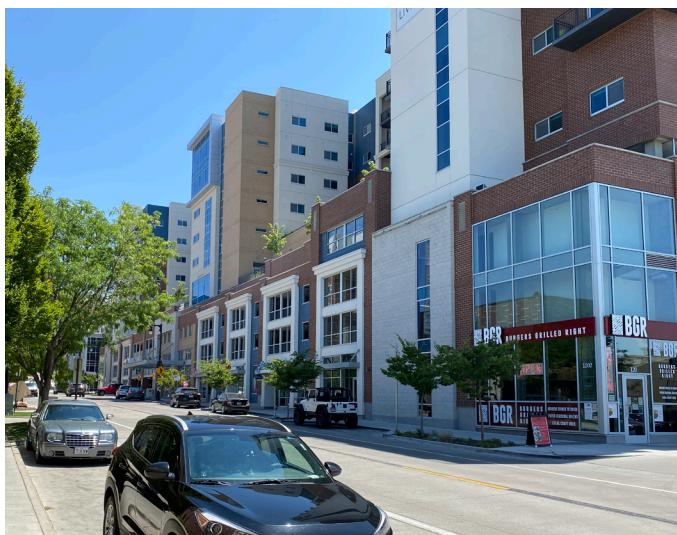
Including different types of signage creates visual interest and informs pedestrians as they pass by.



A building that contributes to an active street through the use of ground floor use and eyes on the street.



Note the use of tables and chairs to help animate the edge of the sidewalk.



Opposite side of the street in the image to the left, these two projects encourage walking by the use of shops, and eyes on the street.

## GUIDELINE: 09

### Parking

Make parking areas large so that they can be shared between users or small so they are intended for individual sites.

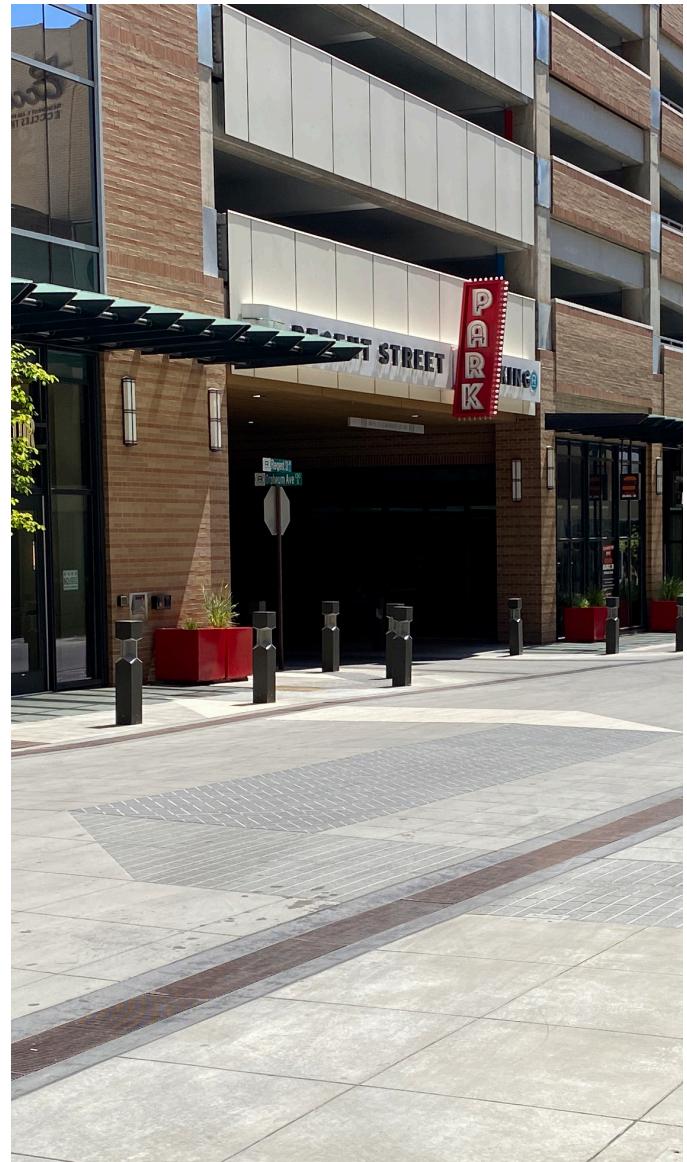
- Site design should promote sharing larger parking areas among multiple developments where necessary. This allows for the possibility of smaller parking areas immediately adjacent to specific buildings.

Minimize conflicts between pedestrians and automobiles by locating building entrances away from curb cuts.

Locate bike racks near building entrances and other areas of activity to maximize visibility and convenience.

Be purposeful in the placement of entrances and provide distinction between service entries and primary entries where possible.

- Locate primary entrances that face the street as opposed to rear/parking lot entrances that should be used for back of house operations.
- Provide transportation facilities such as alternative fuel refueling stations.



Include ample amounts of parking within structures and make the structure available to the public.



Bike racks near the entrance to Murray's Fire Station 81 in the City Center.



Providing dedicated parking spaces for alternative fuel vehicles encourages their use and promotes sustainability.

## GUIDELINE: 10

### Neighbor Awareness

Provide a cohesive expression or composition of neighborhood compatible components.

Modulate buildings both vertically and horizontally.

Design sites to improve or augment existing land uses, open space, and building patterns

Increase awareness of Murray City's history and heritage through monuments or markers which indicate historic sites and their significance.



Though this is all one building, there is enough modulation that gives it a unique and appealing physical quality.



Example of a marker denoting a historic site.



Note the consistent, cohesive expression despite differences in architectural style along this street.

## GUIDELINE: 11

### Meaningful Light

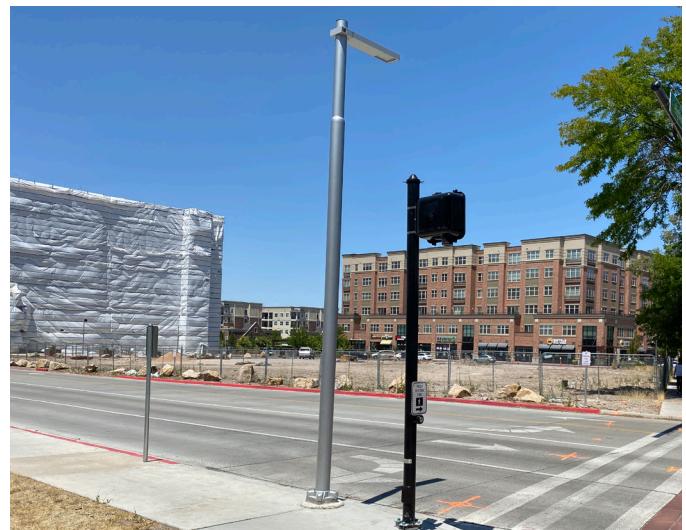
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Lighting should enhance the pedestrian experience.

Design lighting which takes dark sky principles into account.

Design private lighting to complement the standards that are required for public spaces and streets.

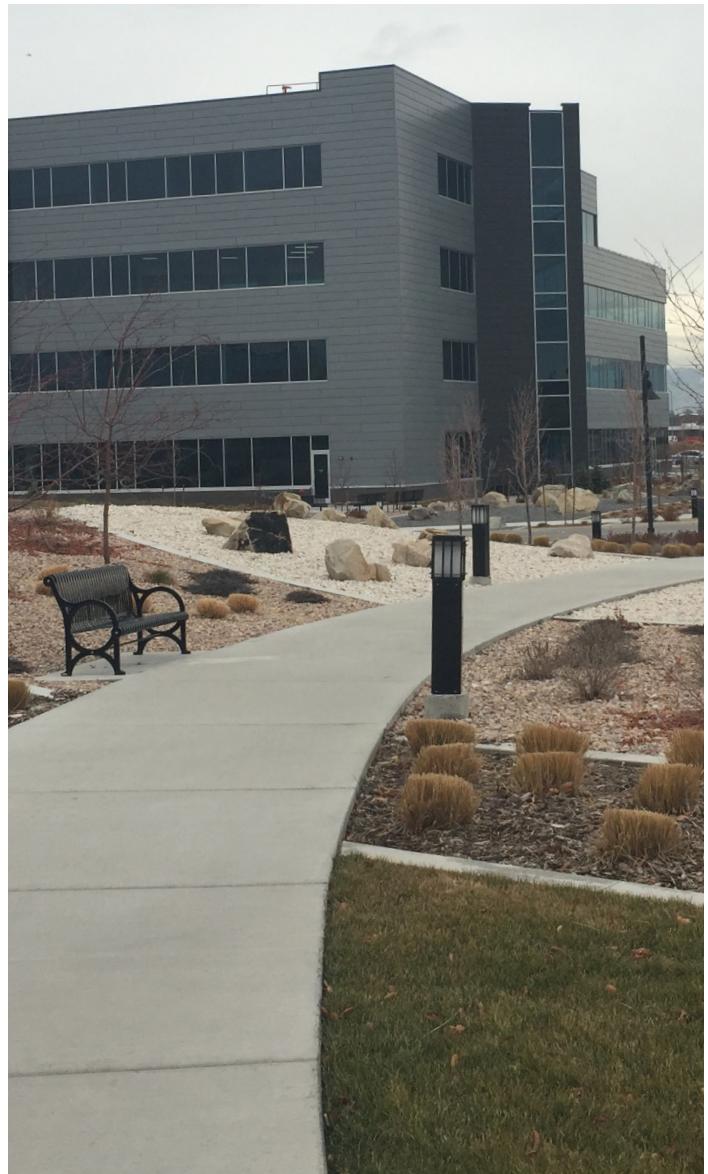
Use lighting to provide safety to pedestrians in parking areas.



High efficiency, downward facing LED lighting is used at this pedestrian crossing.



Lighting can provide an artistic feel.



Use pedestrian scaled lighting to increase comfort

## GUIDELINE: 12

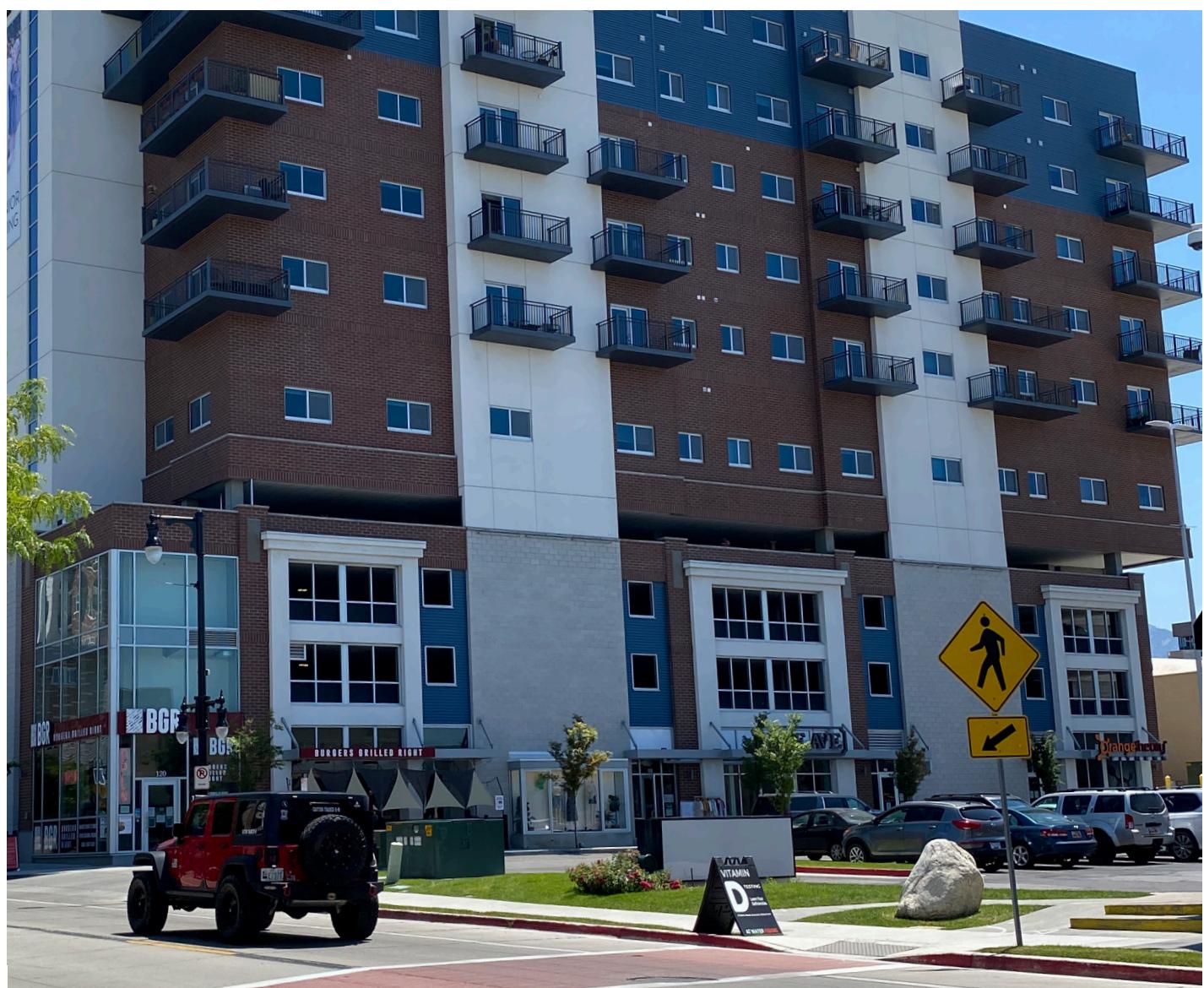
### Design For Potential

Design any ground floor use, including parking areas, with the potential to convert all or a portion of the area to retail or commercial space. Typically, a minimum floor to ceiling height of 12' would allow such a conversion.

Design upper floors of parking garages as level as possible to allow for conversion to office or residential uses in the future.



Ground floor residential units in this Salt Lake City multifamily project are tall enough that they can be converted to commercial at a later date.



The second and third floors are designed in such a way that would allow for enclosure and conversion to office or residential uses.

## GUIDELINE: 13

### Connection to the Ground

Avoid long frontages without active entries. Widths between entrances should fit a common neighborhood pattern.

Sculpt massing to harmonize with the rhythm of adjacent buildings and add human-scaled ground floors.

Long, windowless walls prohibit visual connection between the inside of the building and the sidewalk.

- People inside have no knowledge of those on the street and people on the street cannot see inside.
- Walls with no windows can project the sense that people outside are not to be trusted and that the area is not populated.



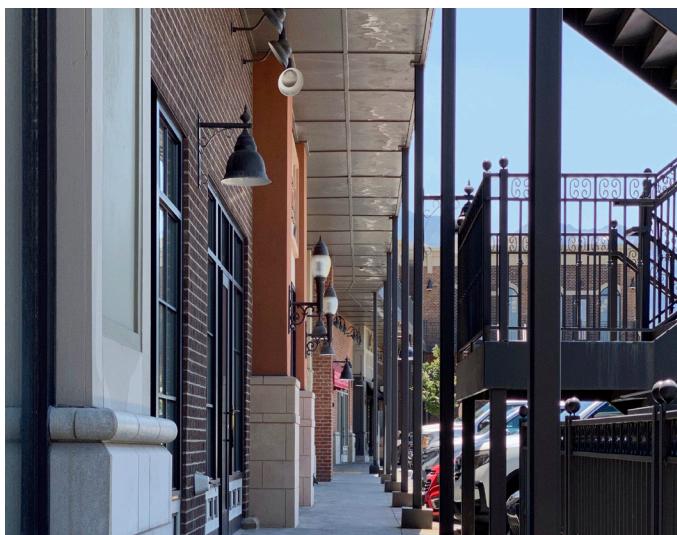
Human-scaled entrances with translucent windows make people feel comfortable entering a space.



Blank walls create a sense of unease and make the pedestrian feel unsafe.



Pronounced primary entrances through the use of paint or unique signage entice pedestrians to explore shops.



Pedestrian protection through the use of arcades.

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Multiple building entrances on large buildings are encouraged.

Protect the pedestrian where the building meets the street (canopies, arcades, etc.).

Accentuate primary entrances.

Proportion the scale, the amount of transparency, and the character of entrances at the ground floor to the type of uses and street interaction.

Lower floors should be differentiated architecturally from their upper floors.

The street level of buildings should support multi-tenant and pedestrian-oriented development.

## GUIDELINE: 14

### Connection to the Sky

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Design roofs and walls to generate renewable energy.

Design roofs and walls to provide habitat supportive vegetation.

Use green roofs where feasible.

Design wall and roof fenestration to enhance natural lighting without negatively impacting interior comfort.

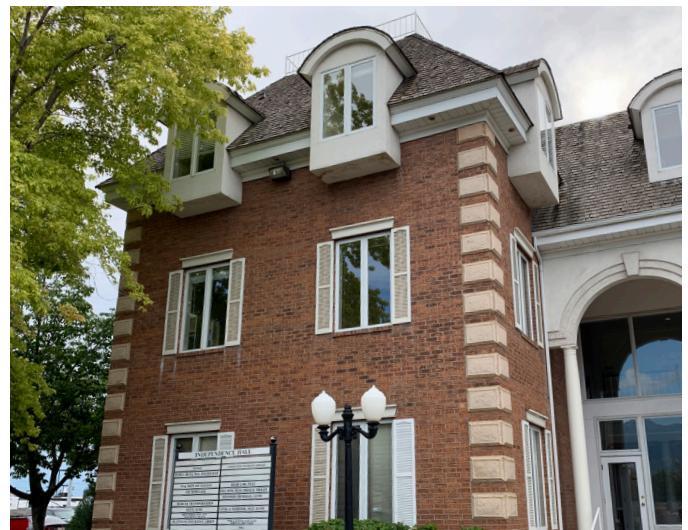
Shape the roof of buildings.



Utilize rooftops as amenities. This not only allows for public space but can also help control the costs associated with heating and cooling.



The LDS Conference Center in Salt Lake City utilizes their roof as a gathering space.



The four photos above provide different ways in which roof termination can impact the buildings character. This should be considered when designing or proposing a building.

## GUIDELINE: 15

### Fenestration and Porosity

Windows should be used to create a feeling of openness, trust, and turn the eyes to the street.

Avoid or minimize expansive blank and blind walls at the ground floor to create a welcome pedestrian area.

Use generous façade openings.

Create a rhythm of highly transparent storefront and multi-story windows to provide a strong visual image that people recognize and associate with commercial activity.

Provide natural ventilation to reduce energy use and allow access to air flow.

Where feasible, provide pedestrian and bicycle connections through blocks using paseos, mid-block paths, and trails.



Clear windows allow for people to see inside and be seen.



Mid-block crossing that connects multiple buildings



A pedestrian walkway that connects to an interior plaza. This plaza then connects to the nearby Hidden Hollow Park and Parleys Canyon Trail.



The public street connects to the interior plaza. Note that there is no indication and allows for surprise and curiosity as a pedestrian.

## GUIDELINE: 16

### Express a Clear Organizing Idea

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Make architectural concepts clear, compelling, and compatible with a site's context.

Render building facades with texture and depth.

Employ passive solar design in façade configurations, treatments, and materials.



Though each building is different, each contributes to a cohesive whole.



Example of a new commercial building that was built with texture and depth that fits in with its neighboring residential uses.



Contemporary building with depth and texture, the fins on the windows are used as a passive solar device to help shade the interior of the building.

## GUIDELINE: 17

### Private Space

Provide upper story balconies where appropriate to allow interface between private and public space.

Include operable windows and movable seating to help animate a building.

Integrate windows, courtyards, balconies, and wind breaks adjacent to plazas and gathering spaces to provide more opportunity for human interaction and connection between inside and outside uses.

Provide opportunities for people to move through private space to shorten the distance between destinations.



Examples of operable windows and private balcony that provide eyes on the street.



Movable furniture in a public space allows for people to move where it is comfortable.



Permeable private space adjacent to the public right-of-way allows for more interaction between people.



The trees in this small courtyard help to limit the amount of wind that passes through the space.



Balconies and large windows allow for people to see and be seen along a street.



Courtyard space adjacent to the public right of way promotes lingering to passersby.

## GUIDELINE: 18

### Materiality

Buildings made entirely of glass should be avoided.

Traditional elements provide horizontal and vertical modulation. For example:

- Pronounced entries,
- Architectural banding,
- Primary verticals (windows),
- Strong roof termination.

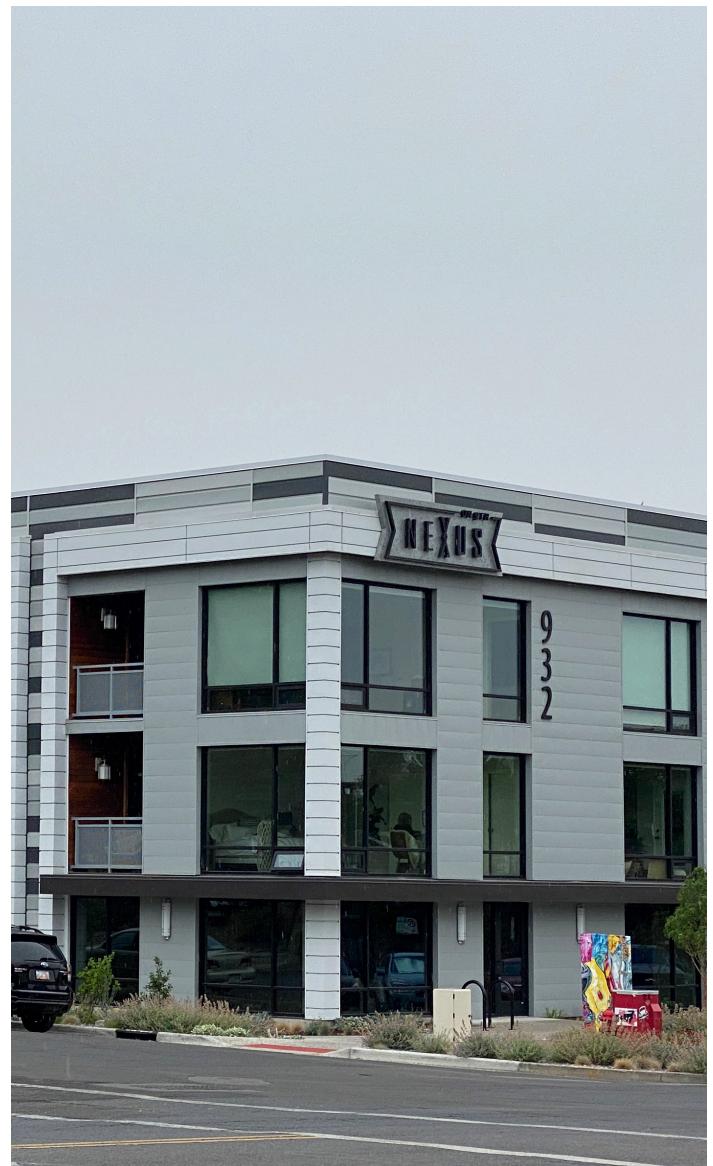
Consider meaningful adaptations for contemporary projects to address the same scale or rhythm of familiar inflections.



Examples of architectural banding, primary verticals and strong roof termination.



Contemporary example of a strong roof termination.



A mix of materials including brick, glass, and metal on a building assist in additional visual interest, as shown in these two images.



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## PHOTO CREDITS

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All photographs were taken by the Murray City Planning Division except as listed below.

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Page 23 Top	GSBS Architecture, 2018
Page 24	Scott Nebeker, 2015 - <a href="https://www.google.com/maps/@40.7594744,-111.8822326,3a,90y,65.67h,93.16t/data=!3m8!1e1!3m6!1sAF1QipM1swghsCkEoYPv8lqUoulj3Nexg-MtYmX5m-BRI2e10!3e11!6shttps:%2F%2Flh5.googleusercontent.com%2Fp%2F%2F%2F%2F1QipM1swghsCkEoYPv8lqUoulj3Nexg-MtYmX5mBR%3Dw203-h100-k-no-pi-0-ya228.74315-ro-0-fo100!7i8868!8i4434">https://www.google.com/maps/@40.7594744,-111.8822326,3a,90y,65.67h,93.16t/data=!3m8!1e1!3m6!1sAF1QipM1swghsCkEoYPv8lqUoulj3Nexg-MtYmX5m-BRI2e10!3e11!6shttps:%2F%2Flh5.googleusercontent.com%2Fp%2F%2F%2F%2F1QipM1swghsCkEoYPv8lqUoulj3Nexg-MtYmX5mBR%3Dw203-h100-k-no-pi-0-ya228.74315-ro-0-fo100!7i8868!8i4434</a>
Page 30	Google Street View, May 2019 - <a href="https://www.google.com/maps/@40.7499672,-111.8967361,3a,75y,79.29h,91.46t/data=!3m6!1e1!3m4!1srzB2nXq325e_lpkZ_12x-7A!2e0!7i16384!8i8192">https://www.google.com/maps/@40.7499672,-111.8967361,3a,75y,79.29h,91.46t/data=!3m6!1e1!3m4!1srzB2nXq325e_lpkZ_12x-7A!2e0!7i16384!8i8192</a>
Page 48	The Conference Center roof with mountain and prarie meadows, looking south; The Church of Jesus Christ of Latter-day Saints, Salt Lake City, Utah. By user Ricardo630 Ricardo630 01:34, 29 April 2006 (UTC)

Murray City Corporation  
Community and Economic Development  
Planning Division  
Adopted Month, 2020

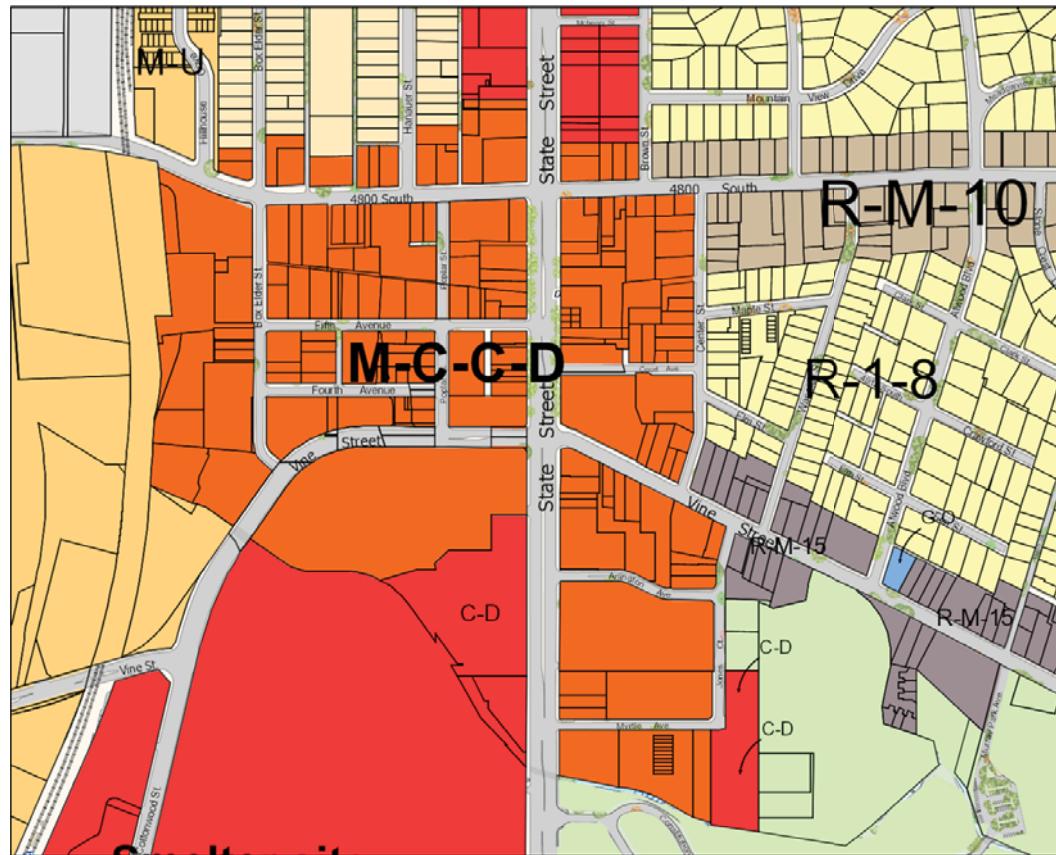
# MCCD Design Guidelines

## Text Amendment

Repeal and Replace the Existing Design Guidelines  
in the MCCD Zone



# Why Are We Here?



## **17.170.010: PURPOSE:**

The Murray City Center District (MCCD) is envisioned as the commercial, civic and cultural center for the community and is intended to enhance physical, social and economic connections by redeveloping "downtown" Murray City resulting in a richer, more vibrant cultural environment. The 2017 Murray City General Plan suggests that the city center should include development which is pedestrian oriented with a strong emphasis on the urban design and streetscape.

The regulations and design guidelines of the MCCD are intended to promote mixed use development, encourage pedestrian oriented design, promote development opportunities, and increase residential and commercial densities. The anticipated development model promotes sustainable, mixed use, transit oriented uses with neighborhood oriented commercial, restaurant, civic, cultural and residential spaces to promote street life and activity.



**Language from the previous MCCD Zone:**

**17.170.030: CITY COUNCIL ADOPTION OF CITY CENTER DESTRICT DESIGN GUIDELINES; CONFORMANCE:**

The Murray City Council shall adopt the Murray City center district (MCCD) design guidelines. Property located within the MCCD shall be developed in conformance with the provisions set forth in this chapter and with the MCCD guidelines.

**Language from the current, adopted MCCD Zone:**

**17.170.020: MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES:**

The Murray City Council has adopted the Murray City Center District (MCCD) Design Guidelines. The guidelines shall be consulted during the review of proposed development in order to provide guidance, direction, and options which will further the stated purposes of the MCCD. Wherever practicable, development should adhere to the objectives and principles contained in the Design Guidelines.



# What are Design Guidelines?

“*Design Guidelines*” are a set of discretionary statements, whereas “*Development Standards*” are a set of threshold requirements. Both are intended to guide land development to achieve a desired level of quality for the physical environment.



# Design Guidelines

## A. DEVELOPMENT INTENSITY

These guidelines ensure that projects contribute to the appearance and vitality of the mixed-use districts and respect the unique features of adjoining properties.

- A-1 Design projects to enhance the visual appearance of the street and district in which they are located.
- A-2 Locate and orient buildings to respect the need for privacy, light, and air of surrounding structures, especially adjoining low and medium density residential development.

### DESIRABLE



*This project provides architectural interest and enhances the visual appearance of the street. (Guideline A-1)*

### DESIRABLE



*The taller stories of this project are located in the middle of the project which minimizes the impact of the project on adjacent neighboring property. (Guideline A-2)*

## G. AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS

These guidelines ensure a safe and convenient pedestrian environment and an attractive street frontage to accommodate pedestrian and bicycle activities.

### Site Access and Curb Cuts

- G-1 Minimize the number of entrances and exits to parking areas, in order to minimize conflicts with pedestrians, reduce congestion at street intersections, and preserve existing on-street parking.
- G-2 Locate entries and exits to allow direct, through movement among individual parking areas where possible.
- G-3 In the CVCBD, provide access to rear parking areas predominantly from side and rear streets; direct access from Castro Valley Boulevard and other major arterials is discouraged.

### Shared Site Access and Parking

- G-4 Minimize the number of entrances and exits to parking areas in order to minimize conflicts with pedestrians and reduce congestion at street intersections.
- G-5 Share parking areas and/or parking entrances/ exits between adjacent properties to the maximum extent feasible. Place covenants on deeds to ensure continued shared use.
- G-6 Design vehicular circulation to allow through movement between adjacent parking areas.

### DESIRABLE



*In this project, commercial and residential parking is accessed using one driveway, which minimizes the number of entrances and exits to parking areas and reduces conflict with pedestrians. (Guideline G-1)*

### DESIRABLE



*The parking garage entrance is located on the side of the building and not along the main frontage street. (Guideline G-3)*

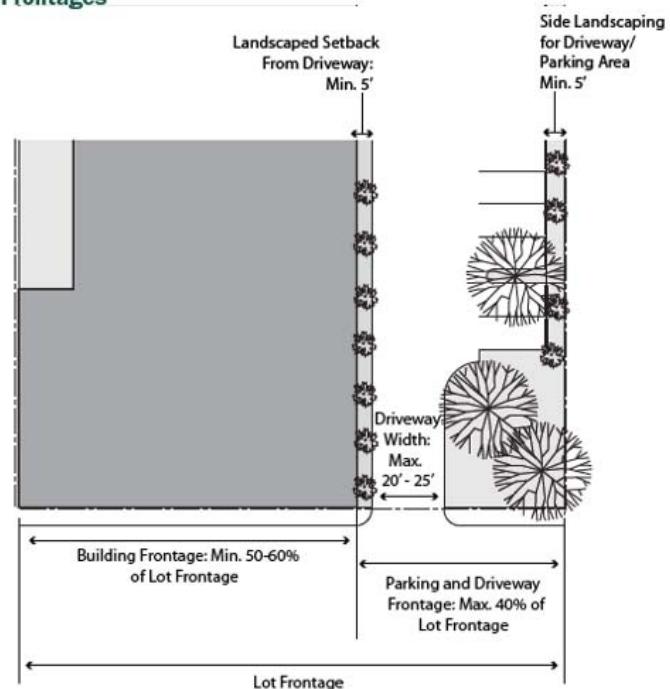


# Development Standards

TABLE 4.2-1: RESIDENTIAL MIXED-USE STANDARDS

Standard	CVCBD Land Use Group D (Subarea 2,4,5,6,7)	CVCBD Land Use Group E (Subarea 8, 9,10,11)	ACBD-TA	ACBD-TC, ACBD-FA (E. 14th, Mission)	ACBD-RC, ACBD-FA (Lewelling)	Additional Standards
<b>DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY</b>						
Minimum Building Site (sq ft)	10,000 - 20,000	20,000				
Minimum Lot Frontage (ft)	100	100	100	100	100	
Maximum Density (dwelling units/net acre)	17.4 - 21.8; 20 - 40	40 - 60	50	See General Plan	15 - 25	For CVCBD Land Use Group D, 20-40 du/ac is allowed in special circumstances. See Mixed-Use CVCBD Land Use Group D in Table 4.1-1. For ACBD-FA, see General Plan
Minimum Area per Dwelling Unit (sq ft)	2,500 - 2,000					For CV-CVBD Land Use Group D: 2,500 with minimum lot size of 10,000 - 20,000 sq ft 2,000 with minimum lot size of > 20,000 sq ft See Mixed-Use CVCBD Land Use Group D in Table 4.1-1.
Minimum Overall FAR			0.75			
Maximum Lot Coverage (%)	70	70	70	70	70	
<b>COMMERCIAL USES</b>						
Commercial Uses	Commercial uses are required along the street frontage in the areas specified in the Specific Plans for continuous pedestrian-oriented shopping areas. On such street segments, locate residential units above ground floor commercial uses, or behind a commercial building that fronts the street.					
Minimum Ground Floor Commercial Space (% of ground floor space)			50			Exceptions to the minimum ground floor retail requirement may be approved by Staff for long deep lots if ground floor retail occupies at least 60 percent of the linear street frontage, and tenant spaces have a minimum width of 25 feet and a minimum depth of 60 feet.

Figure 4.2-4: Residential Mixed Use: Frontages



# 2017 MURRAY GENERAL PLAN



## 5 KEY INITIATIVES

### INITIATIVE #1: CITY CENTER DISTRICT



Building on Murray's commercial district along State Street with existing cultural assets, this initiative is geared toward creating a core district at the city's center. Throughout the public involvement process, people expressed a desire for cultural and social events within their own community. A City Center District can be the social and economic heart of the city.

### INITIATIVE #2: CREATE OFFICE/EMPLOYMENT CENTERS



Market and economic analysis shows that Murray's retail market is saturated, however there is room for economic growth through office space. Building on Murray's strong retail base, this initiative is geared toward creating Class A office and employment centers that will help make Murray's economy even more resilient and diverse.

### INITIATIVE #3: LIVABLE + VIBRANT NEIGHBORHOODS



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

### INITIATIVE #4: LINKING CENTERS/DISTRICTS TO SURROUNDING CONTEXT



Building on key activity centers such as Intermountain Medical Center and Downtown Murray, this initiative is geared toward connecting these areas to their surrounding context. A combination of physical infrastructure connections and complementary land uses and urban design will create a more cohesive core for the city.

### INITIATIVE #5: A CITY GEARED TOWARD MULTI-MODALITY



The desire to safely and comfortably walk and bike to destinations emerged as a common thread through the public involvement process. Building on Murray's central location and recent multi-modal infrastructure improvements, this initiative is geared toward making complete neighborhoods designed for people.



# Five Shared Values

Authentic



Active



Inclusive



Multi-Modal



Connected



#### Streetscape 1

##### Protect the Pedestrian Where the Building Meets the Street

###### Values Supported

###### Issue

Unique Character  
Dense Urban Character  
Humane Character  
Economic Vitality  
Connection with the Outdoors



For pedestrians, even simple awnings extended over windows can provide adequate protection from the elements.

###### Recommendations

- Overhead cover, offering adequate pedestrian protection from the sun and rain should be provided along the right-of-way where downtown buildings meet the street. This should occur between nine and fourteen feet above the level of the sidewalk, and should provide a minimum of eight feet of cover in width. Cover should not project closer to the curb than three feet.
- Overhead cover at the sidewalk may provide continuous protection without being continuous itself.
- Cover may take the form of either a projection from the building, an arcade, or a combination of the two. A trades shall be open to the street.
- Projections may take the form of fabric awnings which are retractable, fabric awnings which are not retractable, or fixed non-fabric projected covers.
- Projected covers may be occupied by the building user, but should be accessed only from the building and not from the sidewalk. Where projected covers are occupied, they may also be supported by columns which fall in the right-of-way. Columns in the right-of-way should not interfere with pedestrians or emergency functions of the sidewalk. Maintain clear sidewalk width not interrupted by columns. Provide sufficient space between curb and columns to accommodate the potential of vehicles jumping the curb.
- Where buildings have been permitted to pull significantly away from the property line, a free standing cover should be provided along the right-of-way. Owners are encouraged in this condition to provide pedestrian cover additionally at the edge of the building where it does not touch the property line.
- Existing buildings which experience significant renovation should provide pedestrian protection as well. Landmark buildings may comply by installing a detached cover in front of the building.

Planning staff worked to create new guidelines modeling them after others with clear, single-page designs to promote simplicity and ease of use.

###### Values Supported

- Linking back to the General Plan

###### Issue being addressed

- Why the specific guideline is important to the MCCD

###### Recommendations

- Items that could be incorporated to address the issue or guideline



# Process

All major alterations and new construction in the MCCD Zone require:

- A pre-application conference with Planning Division staff
- An application for Design Review approval
- Project review and recommendation by the MCCD Review Committee
- Review approval by the Planning Commission in a public meeting

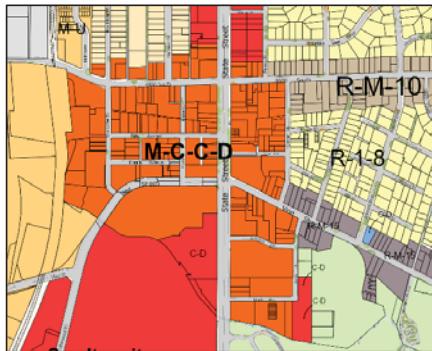


# Standards of Review

The Planning Commission is to determine the following before giving Design Review Approval to a project:

- The project is in general conformance with the current Murray City General Plan
- The project is in general conformance with the specific area plan, if any, adopted for the area
- The project conforms to the requirements of the applicable sections of the Land Use Ordinance
- The project does not jeopardize the health, safety, or welfare of the public
- The project is in harmony with the purpose of the MCCD Zone and adheres to the principles of the Design Guidelines





#### District Wide

- Walkability
- Activity
- Sustainability



#### Public Spaces and Streetscape

- Streetscape
- Public Space



#### Development Site

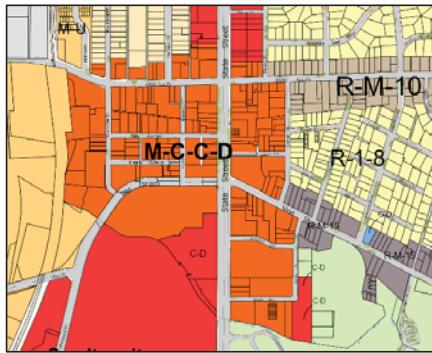
- Circulation
- Open Space
- Active Buildings
- Parking
- Neighbor Awareness
- Meaningful Light



#### Architectural

- Design for Potential
- Connection to the Ground
- Connection to the Sky
- Fenestration and Porosity
- Express a Clear, Organizing Idea
- Private Space
- Materiality





#### District Wide

- Walkability
- Activity
- Sustainability



#### Public Spaces and Streetscape

- Streetscape
- Public Space



#### Development Site

- Circulation
- Open Space
- Active Buildings
- Parking
- Neighbor Awareness
- Meaningful Light



#### Architectural

- Design for Potential
- Connection to the Ground
- Connection to the Sky
- Fenestration and Porosity
- Express a Clear, Organizing Idea
- Private Space
- Materiality



# Sustainability (Section 17.170.080)

- No third-party certifications (such as LEED) are required, but they are encouraged. (Public buildings and uses are designed to comply with the High-Performance Building Standards of the Utah Division of Facilities Construction and Management.)
- The City may provide incentives for achieving third-party certifications that would be based on post-performance outcomes and negotiated for a project through development agreements.
- Focus is on water conservation, stormwater management, energy efficiency and support of transit and active transportation.
- Sustainable development principles and goals are recommended as standards in the Design Guidelines.



# Guideline 03: Sustainability

## Create resiliency within the core of the City.

- Identify locations on key corridors that would benefit from landscaped medians.
- Plant street trees and incorporate landscaped park strips along State Street and other core areas of the downtown district.

## Reduce urban heat island effects.

- Minimize effects on micro-climate and human and wildlife habitat by using vegetation and reflective materials to reduce heat island effects.
- Select strategies, materials, and landscaping techniques that reduce heat absorption by exterior surfaces.
- Increase use of vegetated surfaces and planted areas.
- Use shade from appropriate trees, large shrubs, vegetated trellises, walls, or other exterior structures.
- Consider the use of new coatings and integral colorants for asphalt pavement to achieve light-colored surfaces instead of traditional dark surface materials.
- Position photo-voltaic cells to shade impervious surfaces.
- Consider placing parking under cover that complies with the above measures.

## Encourage Low Impact Development (LID) and Green Infrastructure practices in all projects.



Planted medians allow for pedestrian refuge and opportunities to manage stormwater runoff.



Shade structure outside of the Salt Lake City Public Safety building also serves as a solar power generator.



A natural water filtration system is being used at the confluence of Red Butte Creek and the Jordan River.



Incorporating shade structures along pedestrian paths reduce the amount of heat put off by a building and reduces energy use.

## Provide systems that reduce water use.

### Recycle organic matter.

### Ensure development does not impact water quality.

### Design functional stormwater features as amenities

- Provide a connection to the local climate and hydrology by integrating aesthetically pleasing stormwater features that are visually and physically accessible and manage on-site stormwater.

### Control and manage invasive plants.

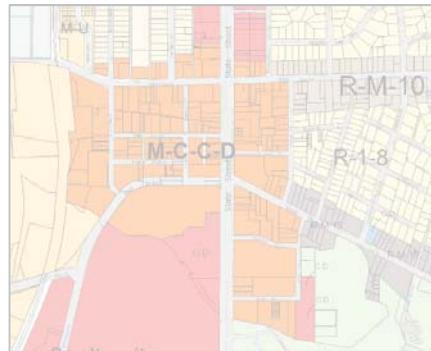
- Limit damage to local ecosystem services by developing and implementing an active management plan for the control and subsequent management of known invasive plants found on site, and by ensuring that no invasive species are brought to the site.

### Divert construction and demolition materials from disposal.

- Support a net-zero waste site and minimize down-cycling of materials by diverting, reusing, or recycling construction and demolition materials to avoid disposal in landfills or combustion in incinerators.

### Support nutrient cycling, improve soil health, and reduce transportation costs and materials going to landfills by recycling vegetation trimmings or food waste to generate compost and mulch.





#### District Wide

- Walkability
- Activity
- Sustainability



#### Public Spaces and Streetscape

- Streetscape
- Public Space



#### Development Site

- Circulation
- Open Space
- Active Buildings
- Parking
- Neighbor Awareness
- Meaningful Light



#### Architectural

- Design for Potential
- Connection to the Ground
- Connection to the Sky
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- Private Space
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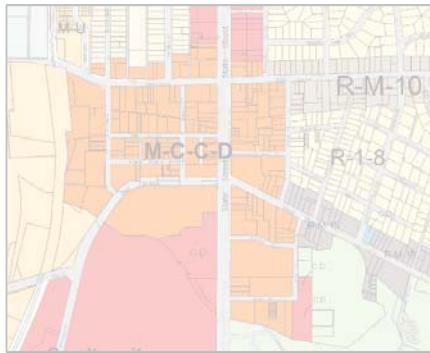


## Guideline 04: Streetscape



- Street Trees
- Broad sidewalks with weather-protected seating
- Consideration of wayfinding signage and lighting
- Public-private transitions including outdoor dining and display spaces to engage the pedestrian
- Curbside management





#### District Wide

- Walkability
- Activity
- Sustainability



#### Public Spaces and Streetscape

- Streetscape
- Public Space



#### Development Site

- Circulation
- Open Space
- Active Buildings
- Parking
- Neighbor Awareness
- Meaningful Light



#### Architectural

- Design for Potential
- Connection to the Ground
- Connection to the Sky
- Fenestration and Porosity
- Express a Clear, Organizing Idea
- Private Space
- Materiality



## Guideline 07: Open Space



- Ensure opportunities for parks and open space opportunities in new developments
- Provide seating throughout sites
- Avoid private open spaces and elements that exclude the public

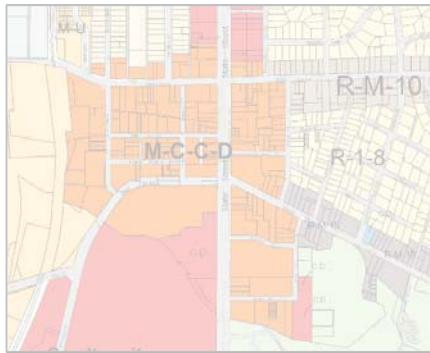


## Guideline 09: Parking



- Site designs should promote sharing larger parking areas among multiple developments
- Locate bike racks close to building entrances
- Provide distinctions between the primary parking entrances and service entrances





#### District Wide

- Walkability
- Activity
- Sustainability



#### Public Spaces and Streetscape

- Streetscape
- Public Space



#### Development Site

- Circulation
- Open Space
- Active Buildings
- Parking
- Neighbor Awareness
- Meaningful Light



#### Architectural

- Design for Potential
- Connection to the Ground
- Connection to the Sky
- Fenestration and Porosity
- Express a Clear, Organizing Idea
- Private Space
- Materiality



## Guideline 12: Design for Potential



- Ground floors (including parking areas) should be designed with conversion potential for commercial space (at least 12')
- Upper floors of parking garages should be convertible to office or residential use in the future



## Guideline 15: Fenestration and Porosity



- Clear glass and façade openings should be used to create an open feeling, especially on the street level
- Provide active mid-block crossings were possible



# Findings

1. The proposed guidelines have been considered based on previous planning efforts within the downtown.
2. The proposed amendment is necessary to comply with Section 17.170.020 of the Murray City Land Use Ordinance.
3. The proposed guidelines are consistent with the goals and initiatives of the 2017 Murray City General Plan.
4. The proposed amendment will provide the City and the development community clear guidelines for new development in the downtown.
5. In a public hearing on November 19, 2020, the Planning Commission voted to forward a recommendation of approval to the City Council for the proposed MCCD Design Guidelines.

# Recommendation

Staff and the Planning Commission recommend that the City Council APPROVE the text amendment to repeal and replace the Murray City Center District Design Guidelines as proposed.





MURRAY  
CITY COUNCIL

# Discussion Item #6



**MURRAY**

**Council Action Request**

# **Community & Economic Development**

## **JNG Zoning Map Amendment Request**

**Committee of the Whole**

Meeting Date: March 1, 2022

<b>Department</b> <b>Director</b> Danny Astill	<b>Purpose of Proposal</b>  Amend the Zoning Map from R-1-8 to R-2-10 for the property located at approximately 6560 South 130 West.
<b>Phone #</b> 801-270-2404	<b>Action Requested</b>  Approval of the proposed Zone Map Amendment for the property located at approximately 6560 South 130 West.
<b>Presenters</b> Susan Nixon Jared Hall	<b>Attachments</b>  Presentation Slides
<b>Required Time for Presentation</b> 15 Minutes	<b>Budget Impact</b>  None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  On January 6, 2022 the Planning Commission voted 3-2 to forward a recommendation of APPROVAL to the City Council for the request by JNG Investments to amend the Zoning Map from R-1-8 to R-2-10 for the property located at 6560 South 130 West. JNG has proposed the change in zoning to allow a development of twin homes on the subject property. A twin home 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. Unlike a duplex, each of the two twin homes can be individually owned.
<b>Mayor's Approval</b>	
<b>Date</b> February 15, 2020	



## STAFF REVIEW

Planning Staff supports the proposed zone map amendment from R-1-8 to R-2-10 for three principal reasons:

- 1) The requested amendment is supported by the Future Land Use Map of the 2017 General Plan. The subject properties are designated "Low Density Residential" on the Future Land Use Map. Both the existing R-1-8 Zone and the proposed R-2-10 Zone are included in the listed zones that correspond to the Low Density Residential designation of the property.
- 2) The requested amendment is supported by the Fashion Place West Small Area Plan. The Fashion Place West SAP was adopted in February, 2021 and considered growth in four "subareas". The subject properties are located in the first subarea, "Established Residential". The area calls for "development of single-family housing, duplex, and twin-home housing" and infill development where underdeveloped parcels exist.
- 3) The requested amendment to R-2-10 is appropriate because it will be context sensitive. The R-2-10 Zone would allow additional housing opportunities, but at a compatible density to the surrounding area. Additionally, the use of twin homes will provide opportunities for more owner occupied housing, which is a good fit for the surrounding area.

The proposed change to R-2-10 zoning was reviewed by other city department personnel including Engineering, Power, Water, Sewer, and Fire Department Staff. No issues of concern were identified.

## PUBLIC NOTICE & PLANNING COMMISSION

61 notices of the public hearing were mailed to property owners for parcels within 300 feet of the subject property. Comments were taken at the public meeting from several neighboring property owners concerned about the increase in density and traffic. After review, the Planning Commission voted 3-2 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 and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-2-10 is supported by the General Plan and Future Land Use Map designation of the subject property.

## RECOMMENDATION

Based on the Staff and the Planning Commission recommend **APPROVAL** of the requested amendment to the Zoning Map designation of the property located at approximately 6560 South 130 West from R-1-8, Low Density Residential to R-2-10, Low Density Residential.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8<sup>th</sup> day of March 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 R-1-8 (Low-Density Single Family) zoning district to the R-2-10 (Low/Medium Density Residential) zoning district for the property located at approximately 6560 South 130 West, 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 24<sup>th</sup> day of February 2022.



MURRAY CITY CORPORATION

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

Brooke Smith  
City Recorder

DATE OF PUBLICATION: February 25, 2022  
PH22-09

### 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 6560 SOUTH 130 WEST, MURRAY CITY, UTAH FROM R-1-8 (LOW DENSITY SINGLE FAMILY) TO R-2-10 (LOW/MEDIUM DENSITY RESIDENTIAL) (Applicant: JNG Investments, LLC)

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

WHEREAS, the owner of the real property located at 6560 South 130 West, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-2-10 (Low/Medium Density Residential) zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Zoning Map and the zone district designation be amended for the following described property located at 6560 South 130 West, Murray, Salt Lake County, Utah from the R-1-8 (Low Density Single Family) zone district to the R-2-10 (Low/Medium Density Residential) zone district:

**Legal Description**

SUBDIVISION PARCEL

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF 130 WEST STREET (A PUBLIC STREET) AND THE SOUTH LINE OF JEFFERSON PARK NO. 2 SUBDIVISION, SAID POINT BEING 356.27 FEET SOUTH AND 1143.51 FEET WEST OF THE EASTER ¼ CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 83°39'00" EAST ALONG THE SOUTHERLY LINE OF SAID JEFFERSON PARK NO. 2 SUBDIVISION 206.65 FEET; THENCE SOUTH 196.89 FEET; THENCE WEST 336.61 FEET; THENCE NORTH 152.46 FEET; THENCE EAST 115.13 FEET; THENCE NORTH 69.08 FEET TO SAID SOUTHERLY LINE OF JEFFERSON PARK NO. 2 SUBDIVISION; THENCE SOUTH 89°39'00" EAST ALONG SAID SOUTHERLY LINE 16.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 63,890 S.F. (1.466 ACRES)  
4 LOTS

*Section 2.* This Ordinance shall take effect upon the first publication and filing

of copy thereof in the office of the City Recorder.

this PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on  
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

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 Fayelle 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 total 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 single family, duplex and twin home housing as well as accessory dwelling units. The plan also calls for infill residential of the areas where underdeveloped parcels exist. Based on the goals and objectives of the Small Area Plan and General Plan staff found the R-2-10 is appropriate for this particular property and recommends the Planning Commission forwarding a recommendation of approval to the City Council.

Ms. Patterson asked why there is not a site plan for this request. Ms. Nixon verified that as a policy for zone map amendments, a site plan is not submitted. We are not approving a site plan tonight and that would come later. Currently the property is zoned R-1-8 so only single-family homes can be built on the property. The R-2-10 currently allow duplexes and not twin homes. Mr. Pehrson asked if the text amendment is approved and if the zone is changed, the developer could come in and build duplexes on this property, there is no guarantee that twin homes would be built there but it would make it possible. Ms. Nixon concurred and that single family homes are also allowed in the R-2-10 Zone.

Mr. Pehrson asked if the Zone Map Amendment is approved, will the applicant be required to appear before the Planning Commission for subdivision approval. Ms. Nixon responded in the affirmative. Mr. Hall added if the commission approved an R-2-10 zone as long as it resulted in twin homes and clearly the developers want to do twin homes or they wouldn't have applied for this change.

Ms. Milkavich stated there is some angst about the Zone Map Amendment and possibly it would be delayed until the Text is changed. Mr. Pehrson concurred stating if the text amendment doesn't pass but the zoning does, then this property is unable to have twin homes on it. Mr. Lowry asked if we could forward it with conditions subject to the approval of the text amendment. Ms. Nixon stated that zone map amendments cannot be recommended or approved with conditions. The Planning Commission could recommend the text but not on the zone change or continue the hearing. The applicant has made a complete submittal and deserves a decision or recommendation from the commission. Mr. Hall explained if this item is continued, it needs to be continued to a specific date. The soonest it would be scheduled for a public hearing for the City Council the second meeting in February if acted on tonight. Ms. Milkavich asked if it is continued to a given date, the applicant could move forward with R-1-8 and start building or they can wait to see what happens with the R-2-10. Ms. Nixon clarified they would have to record the approved subdivision plat first, but yes, they could start building under R-1-8.

Ms. Patterson opened the meeting for public comment.

Jon Rudd, JNG, 74 West Towne Ridge Parkway

*My understanding of the text amendment is not specific to this site. We are just pushing it forward because it is necessary to do meet the requirements under the General Plan and the Fashion Place Small Area Plan and want to make it clear that there usually needs to be a purpose for a continuance. We are doing the heavy lifting for what the city has intended to do in the past they are separate in the sense that the text amendment is necessary in general but we are willing to do the heavy lifting because it needs to be done anyway and it meets our purpose for this particular property. We don't want it to go to a multi-family rental community and we are going to build it, we are not selling this. We want to do what the General Plan says in the future needs to happen, what increases values and increases revenue to the city and the land values instead of what a lot of people wanted to do in the past. I can assure you if you had walked into the duplex that was attached to this you would be astounded at what people were living in but no owner would live in that but would allow someone who is renting to live in that and take advantage of that. We are changing a trend of cities where that happens and Murray is in extreme need of this especially in this area. We want to get going on this, it isn't good to leave vacant land, they both need to be determined on their own merits but we can make a commitment and guarantee to the city that we are going to build twin homes. We have the right and will if it's not approved to withdraw our application before the City Council can change the zoning without the text amendment because that is not in our best interest. We are the opposite of the worry of most people we are not trying to come in and do the highest revenue generating for the investors, there is a need here for twin homes which are a need in this area. Under the General Plan we have a requirement to use space better and this meets a neighborhood much bigger and more applicable for the residents you need and are trying to attract to be able to have affordable housing. I want to encourage to do that for that purpose.*

Mr. Pehrson reiterated the Commission appreciates the guarantees JNG is making but have to look at everything and determine what is possible if approved because there are no guarantees. The current zoning matches the General Plan, but just because the General Plan may support some flexibility it doesn't give the owner carte blanc to demand their zone be changed. Using the General Plan as supporting document to make this change but that doesn't mean it should be changed, same with the Small Area Plan it gives some guidelines but that doesn't mean everywhere in that area should be changed to allow duplexes.

Ms. Milkavich wanted to add it isn't personal to JNG, and a lot of time and effort went into the Small Area Plan and it does suggest what the applicant is requesting and we do support twin homes, but we also have to respect the process and make sure everyone involved has the same ideas and opinion and for the City Council to hear the public's opinion and whether it is something we need to move forward with or not. Unfortunately, JNG as the applicant, is stuck in the middle with this but it is not personal. Mr. Rudd stated he accepts that and appreciated it but there are things we want to do. He stated this area needs attention and the residents can only do so much but if we are willing to come in and do what we're saying such as the need to raise the powerlines and improve the property. He stated he recognizes there are concerns and questions. Mr. Lowry asked Mr. Rudd about the public's concerns with density. Mr. Rudd stated he found the area to be very quiet, sweet neighborhood with some diversity with some multi-family and some non-conforming lots with some old uses like the duplex and single-family home that borders this, they have to be refurbished. There is a lot of open space in the area. We are planning between four and eight residences for this property. These lots would work out to be

6,600 ft<sup>2</sup> for each unit which are good size lots. It's more of an opportunity with a need rather than just an opportunity. We are also refurbishing the duplex and the home on the adjacent property to make them beautiful and livable.

Kimball Ward, 6548 South 130 West

*I want to voice my agreement with the committee members who have expressed concern about changing the zoning of this property prior to the amendment being passed. I have no issue with the text amendment but I do have an issue with this being changed prior to that happening because it opens the door to anything. My specific concern is my home abuts to what would become the cul de sac and having cul-de-sacs there are always parking issues and to consider putting in eight dwellings on one cul-de-sac, the parking alone would be a big concern of people who would want to live there. I also feel that the zoning change is not appropriate for this neighborhood especially if a cul-de-sac is what is being considered. This kind of zoning change is more appropriate where there is a through street where parking would be less of a concern.*

Amelia Kirkham, 123 West Fayelle Ave

*My house is on the corner that would come in off of 130 West, my concern is traffic. We are going from four single family homes and then adding eight units your up to 20-24 cars and cars on the street that is 16 in a cul-de-sac, anyone knows that is not possible. I have lived in this house for 25 years and have come face to face with three surveyors in the past 25 years wanting to buy this property, wanting to develop it and every time they are shut down because they want to do multi-units, town homes, condos and the city has always come back and said no and I love them for that. They know what our community is and they want single family in this area. One of the things that I had heard from city type council meetings was if they put in more units than single family, duplex or twin, they need to put a road through so a fire truck would have access. I think it needs to stay single family and many of the neighbors feel the same way. I know the city has come out and wants to do changes in the future to Winchester, down Jefferson and that affects our neighborhood too. I get that the city has plans to put sidewalks in the future down Jefferson that will change things. Putting that many homes in that area with 24 cars going in and out is too much, I would prefer for the City Council to only allow single family please.*

Dale Bennett, Benchmark Engineering, 9138 South State Street

*I am a civil engineer and surveyor but if a traffic engineer did a study of this it would be very low addition. The fire department in most cities, if you have over 30 then they would require two access points but this is extremely low density when it comes to the number of homes on a cul-de-sac, it is well within the requirements of any city fire department.*

Casey Johnson, 6545 South Jefferson Street

*A lot of things were addressed, the traffic is the greatest concern. This subdivision would require 16 spots it stated in the criteria. When I stated doubling from 2-10 to R-6 that was slightly exaggerated but we are doubling this if we grant twin homes. Would have been four and now it will be eight. The pictures that were provided earlier I didn't see attractive homes they would be an eye sore to me. If I wanted that I would move uptown where its dense, this is bringing more density to our neighborhood. When I spoke earlier on sidewalks, what Amelia said was true, the multiple meetings on this particular development have been shut down. In short, if there was an empty lot next to you and all of sudden it doubled in density, I have been in Murray in this house for ten years and there are no sidewalks on Jefferson, the concern isn't necessarily for the density of that specific subdivision it is for the entire neighborhood. We have kids playing in the street because there are no sidewalks. We add eight more families into this neighborhood*

*where are they going to play, they will end up on Jefferson. We are trying to stay as a single family neighborhood which we should. I have talked with Mr. Rudd and Ms. Nixon and my concern with this, we had a previous developer, Boardwalk, who tried to get me to sign over 3,000 ft<sup>2</sup> of my property. It made no sense. Mr. Rudd clarified he has nothing to do with this company. Mr. Johnson stated they haven't seen the development they are trying to do and we can't base that off of a mystery company that has no interest in this property. He stated the previous company that approached him are full blown shysters so I have no idea what is really going on.*

Dale Bennett, Benchmark Engineering, 9138 S State Street

*The thing Mr. Johnson is saying about trying to steal land, have you heard of boundary by acquiescence there is an issue with the fence. They can leave it where it is or they can get it at the county surveyors website online free to the public. It has nothing to do with anybody stealing, the fact is they don't need the property but the property has an acquired boundary by acquiescence, but they don't need it to make this work there is plenty of space.*

Mr. Rudd clarified there was some surveying still being recorded and was in process when we acquired the property.

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

Ms. Nixon addressed the boundary line and the fence not being in the same place as shown in the survey. When the subdivision was approved in July, the previous owner went to record it, when it was discovered that the boundary lines did not close and there was an overlap of property that needed to be resolved. That was when this was brought to our attention and when Boardwalk, the previous owner, approached Mr. Johnson to try to resolve that issue with the boundary line because the county would not record the plat until that was resolved and it was never resolved and in the meantime they sold the property to JNG. When a subject property is being developed it can then be required to make improvements. If this were approved and they came back later for subdivision, curb and gutter and sidewalk would then be required. The fire department didn't express any concerns about this request, but if there are power lines that are hanging lower than would accommodate a fire truck then they will have to be raised or relocated and that public services won't sign off. Ms. Patterson specified that the cul de sac standard is wide enough to have a turn around. Ms. Nixon agreed and added that in order to give a favorable recommendation the engineering department and planning and zoning have to make sure that would fit and accommodate public streets minimum standards for the approval.

Ms. Nixon addressed the concern about property owners having the right to apply for the zone change. Ms. Milkavich brought up the point that there isn't a specific project to approve with this application, but when there is a project then traffic is part of it. Ms. Nixon clarified that 30 units or more would require a secondary access out and the city engineer does review this and if it were a concern he would have indicated so.

Ms. Patterson asked staff for additional feedback regarding concerns about changing the zoning first. Ms. Nixon verified they have applied for a text amendment and coincidentally at the same time they applied for the intention of changing the zone for this property, but they cannot develop the property for twin homes unless this is changed. Ms. Patterson asked if there are instances where there may have been an oversight in the General Plan and is brought to the city's attention through some of these applications, it may feel uncomfortable to have a text

amendment and zone change at the same time but it is not uncommon. Ms. Nixon confirmed and stated there have been similar requests in the past but the applicant didn't want to pursue the text amendment process and that the R-2-10 Zone should have had twin homes from the beginning.

Ms. Nixon addressed the parking concern verifying with the driveways and garages, this property would easily accommodate parking. Ms. Milkavich explained there would be minimum parking requirements for the project and it wouldn't be approved without appropriate parking, no matter the zone.

Mr. Hacker specified there is some good reason for the City Council to see both the text amendment and zone change together. Ms. Patterson agreed adding that they can be considered independently whether they are brought forward together or delayed.

Ned Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the property approximately located at 6560 South 130 West from R-1-8, Low Density Residential to R-2-10, Low/ Medium Density Residential. Seconded by Jeremy Lowry.

Call vote recorded by Ms. Nixon

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

Motion passed 3-2.



## AGENDA ITEM # 7

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	Apx 6560 South 130 West	MEETING DATE:	January 6, 2022
APPLICANT:	Jonathan Rudd, JNG Investments LLC	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	21-24-428-007	PROJECT NUMBER:	21-140
CURRENT ZONE:	R-1-8, Low Density	PROPOSED ZONE:	R-2-10
SIZE:	1.466 acre   63,860 ft <sup>2</sup>		
REQUEST:	The applicant would like to amend the Zoning Map and change from the R-1-8, Low Density Single Family to R-2-10, Medium Density Residential. The request is supported by the 2017 General Plan.		



## I. BACKGROUND & REVIEW

### Background

The subject property is currently a vacant parcel. The lot has been addressed 6527 South Jefferson Street, but has no actual frontage on Jefferson and is accessed from a stub road, 130 West Street. This property recently went through a boundary line adjustment process with the parcel to the west which includes both a legal nonconforming single-family dwelling and a legal nonconforming duplex. The Planning Commission granted a four-lot residential infill subdivision, Jefferson Park No. 3, for the subject property on July 1, 2021. The property owners have since decided to apply for the R-2-10 Zone in order to develop twin-homes on the property. The 2017 General Plan calls for this area to remain residential. The R-2-10 Zone is an acceptable zone within the Low-Density Residential category of the General Plan and as such supports this type of zoning amendment.

To allow for a thorough, unbiased evaluation, City Staff does not include potential development plans in the review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map is appropriate based on the allowed uses and development potential of the proposed zone. In this case, JNG Investments LLC intends to construct single family twin-homes on the subject property. For that reason, they have also applied for a Land Use Text Amendment to allow twin-homes (LU #1112, single family dwelling, attached) as a permitted use in the R-2-10 Zone, which is on the Planning Commission's current agenda for review as well. The requested amendment would allow twin-homes on 10,000 ft<sup>2</sup> lots (5,000 ft<sup>2</sup> each dwelling) whereas currently the R-2-10 allows only duplexes (LU#1121, two-family duplex dwellings) as a permitted use.

### Surrounding Land Uses & Zoning

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

### Zoning Districts & Allowed Land Uses

- Existing: The existing R-1-8 Zone allows for single-family dwellings on a minimum 8,000 ft<sup>2</sup> lots. Attached dwellings, Churches, Schools, and telecommunications facilities are allowed subject to Conditional Use approval.
- Proposed: The proposed R-2-10 Zone allows for charter schools, single-family detached in an approved planned unit development and single family attached dwellings in a planned unit development. It also allows two-family duplex dwellings with a minimum lots size of 10,000 ft<sup>2</sup>. Churches, public & denominational schools, retirement homes and telecommunications facilities are allowed subject to Conditional Use approval.

## Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-2-10 zones are summarized in the table below.

	<b>R-1-8 (existing)</b>	<b>R-2-10 (proposed)</b>
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft <sup>2</sup>	10,000 ft <sup>2</sup> ; (5,000 ft <sup>2</sup> per dwelling for twin-homes)
Structure Height	35' maximum	35' maximum, public and quasi-public buildings may have additional height with planning commission approval.
Front Yard Setbacks	25' minimum	25' minimum
Rear Yard Setbacks	25' minimum	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	8' minimum, the two must total no less than 18'
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	2 off-street spaces per unit

## Fashion Place West Small Area Plan

The City Council adopted the Fashion Place West Small Area Plan on February 16, 2021. The primary goals of this plan are to connect the area with the Fashion Place West TRAX station, improve connectivity for the neighborhood, improve overall neighborhood quality, and promote transit and active transportation. The plan considers growth in four “subareas”. The subject properties are located in subarea 1, “established residential”. This subarea calls for the development of single-family housing, duplex, and twin-home housing as well as the expansion of accessory dwelling units. The plan calls for infill development of these areas where underdeveloped parcels exist. The subject property is vacant, and Staff concludes that the requested change in zoning to R-2-10 is appropriate when viewed in the context of the adopted goals of subarea 1 of the Fashion Place Small Area Plan.

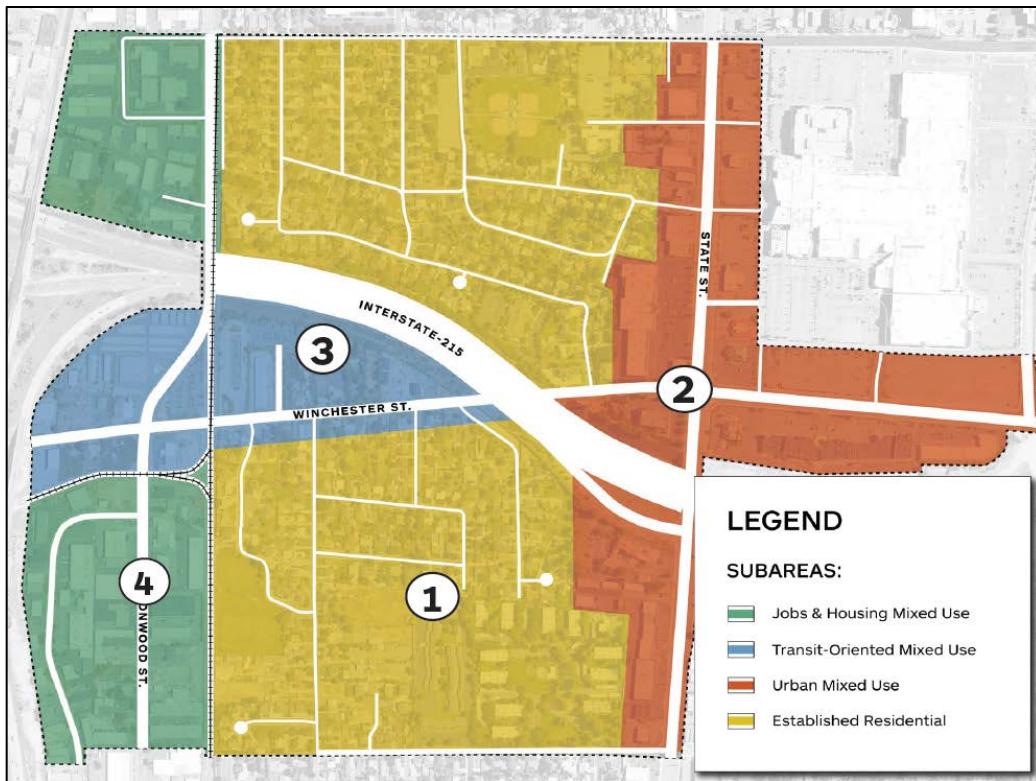


Figure 1: Fashion Place West Subarea Map

### General Plan & Future Land Use Designations

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

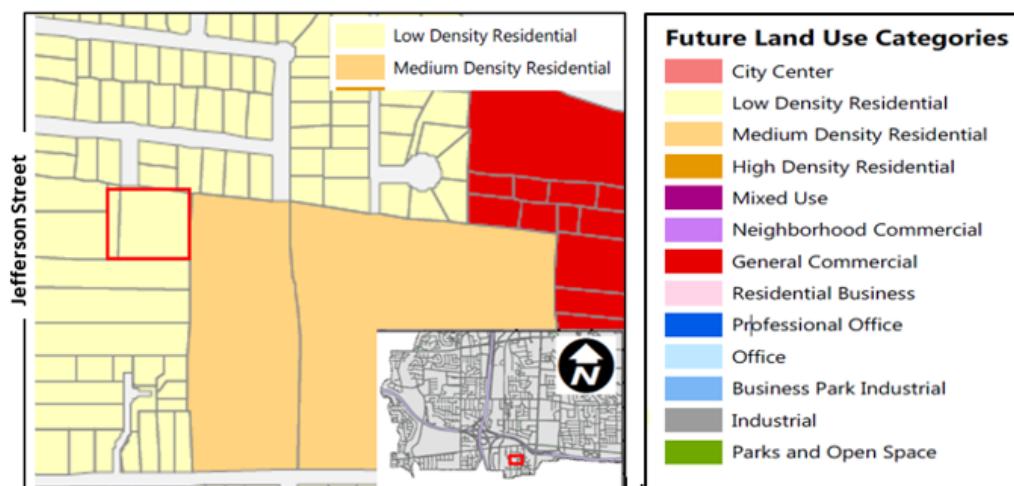


Figure 2: Future Land Use Map

The parcel is currently designated as “Low Density Residential.” This category is intended for “residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray’s most common pattern of single-dwelling development.” The applicant has not requested a change of this designation, and the requested zoning map amendment from R-1-8 to R-2-10 is supported by the existing future land use designation. **Note:** The Future Land Use Map designation of “Low Density Residential” includes the R-2-10 Zone with the other correlated zoning designations. Like the R-1-6 Zone, the R-2-10 Zone was intended to be included as a correlating zone in both the Low and Medium Density Residential categories of the Future Land Use Map, but was inadvertently removed from the Medium Density Residential Category in the final draft.

LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
<p><b>LOW DENSITY RESIDENTIAL</b></p> <p>This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray’s most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.</p> <p>Density range is between 1 and 8 DU/AC.</p> <p>Corresponding zone(s):</p> <ul style="list-style-type: none"> <li>• A-1, Agricultural</li> <li>• R-1-12, Low density single family</li> <li>• R-1-10, Low density single family</li> <li>• R-1-8, Low density single family</li> <li>• R-1-6, Low/Medium density single family</li> <li>• R-2-10, Low density two family</li> </ul>	<p><b>MEDIUM DENSITY RESIDENTIAL</b></p> <p>This designation allows a mix of housing types that are single-dwelling in character or smaller multi-family structures, primarily on individual parcels. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access frequent transit, are available or planned. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands). This designation can serve as a transition between mixed-use or multi-dwelling designations and lower density single-dwelling designations.</p> <p>Density range is between 6 and 15 DU/AC.</p> <p>Corresponding zone(s):</p> <ul style="list-style-type: none"> <li>• R-1-6, Low/Medium density single family</li> <li>• R-M-10, Medium density multiple family</li> <li>• R-M-15, Medium density multiple family</li> </ul>

Figure 3: General Plan Section 5, “Low & Medium Density Residential” Corresponding Zones

## II. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on December 20, 2021. The following comments have been provided by the departments:

- The Murray City Power Department indicated they have been in contact with the owner/developer on this project and have planned the electrical layout for the new subdivision. There are existing poles on the North entrance of the project that will need to be raised to provide clearance for the construction/future roadway. Developer must meet all Murray City Power Department requirements and provide required easements for equipment and Power lines.
- Wastewater Department indicated that utility laterals may not run underneath driveways.

- Water Department commented that there is some water main & service work needed to make this work, service at 6553 South 130 West would need to be reconfigured and new water main laid on 130 West, but there is an 8" main feeding this so there is adequate water for this project.

Other reviewing department recommended approval without conditions or concerns.

### 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 received no comments about the process of rezoning and no specific comment regarding this application.

### IV. ANALYSIS & CONCLUSIONS

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

The proposed change in zoning from R-1-8 to R-2-10 is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan. The surrounding residential neighborhoods are stable and well established. The Fashion Place West Small Area Plan identified subareas that encourage context sensitive zoning to allow for additional residential development through twin-homes, duplexes, accessory dwelling units, and single-family residential. The proposed zone change allows for natural, infill residential growth that fits with existing home sizes and land use patterns in the area.

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

The residential uses allowed by the proposed R-2-10 zoning are appropriate for the location of the subject properties in relation to the other zoning classifications and existing land use patterns in the immediate and larger area. The property is vacant and surrounded by single-family and multi-family dwellings. The proposed rezone will allow additional dwellings in the area with close proximity to the Fashion Place West TRAX Station.

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

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

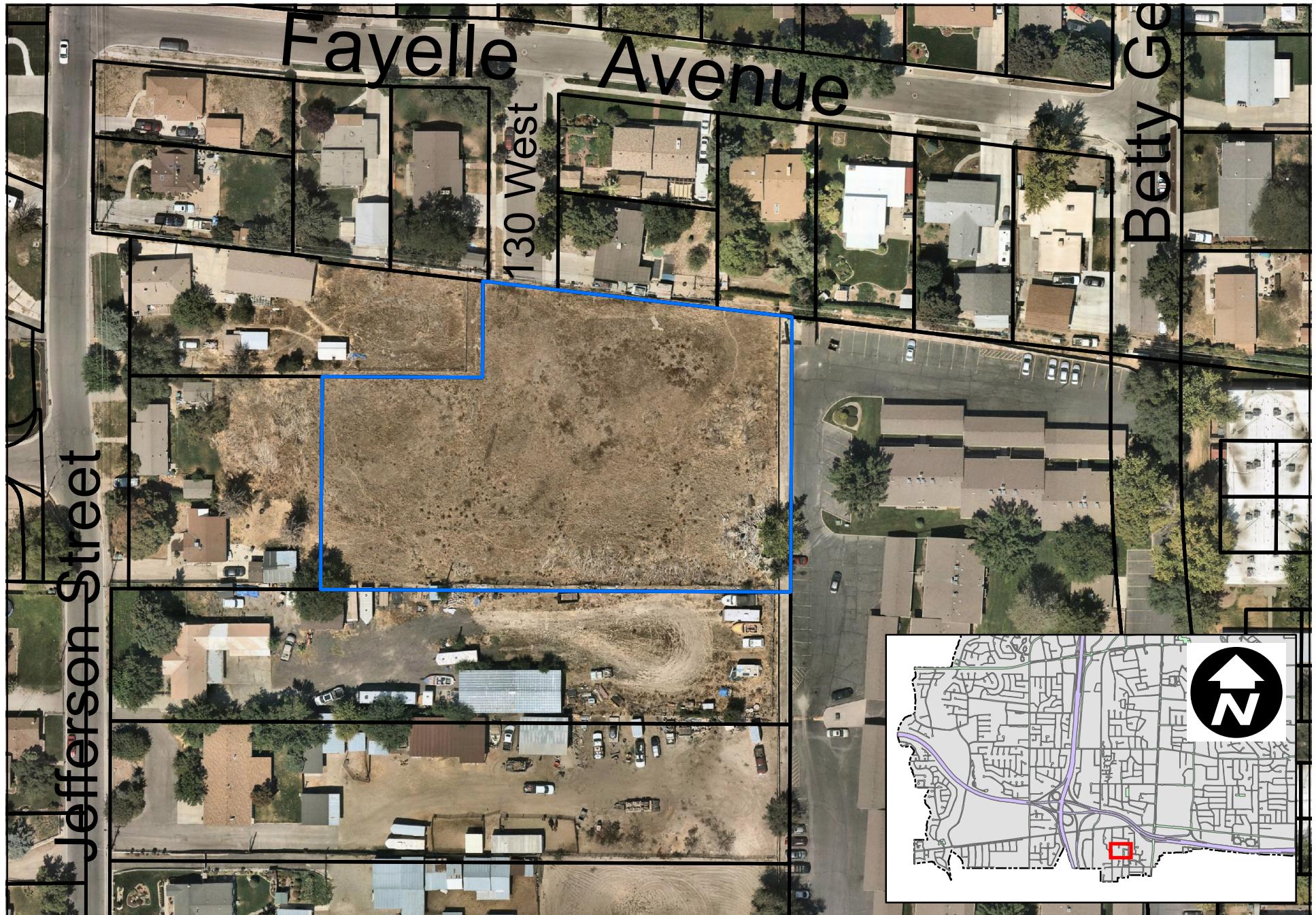
### V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-2-10 is supported by the General Plan and Future Land Use Map designation of the subject property.

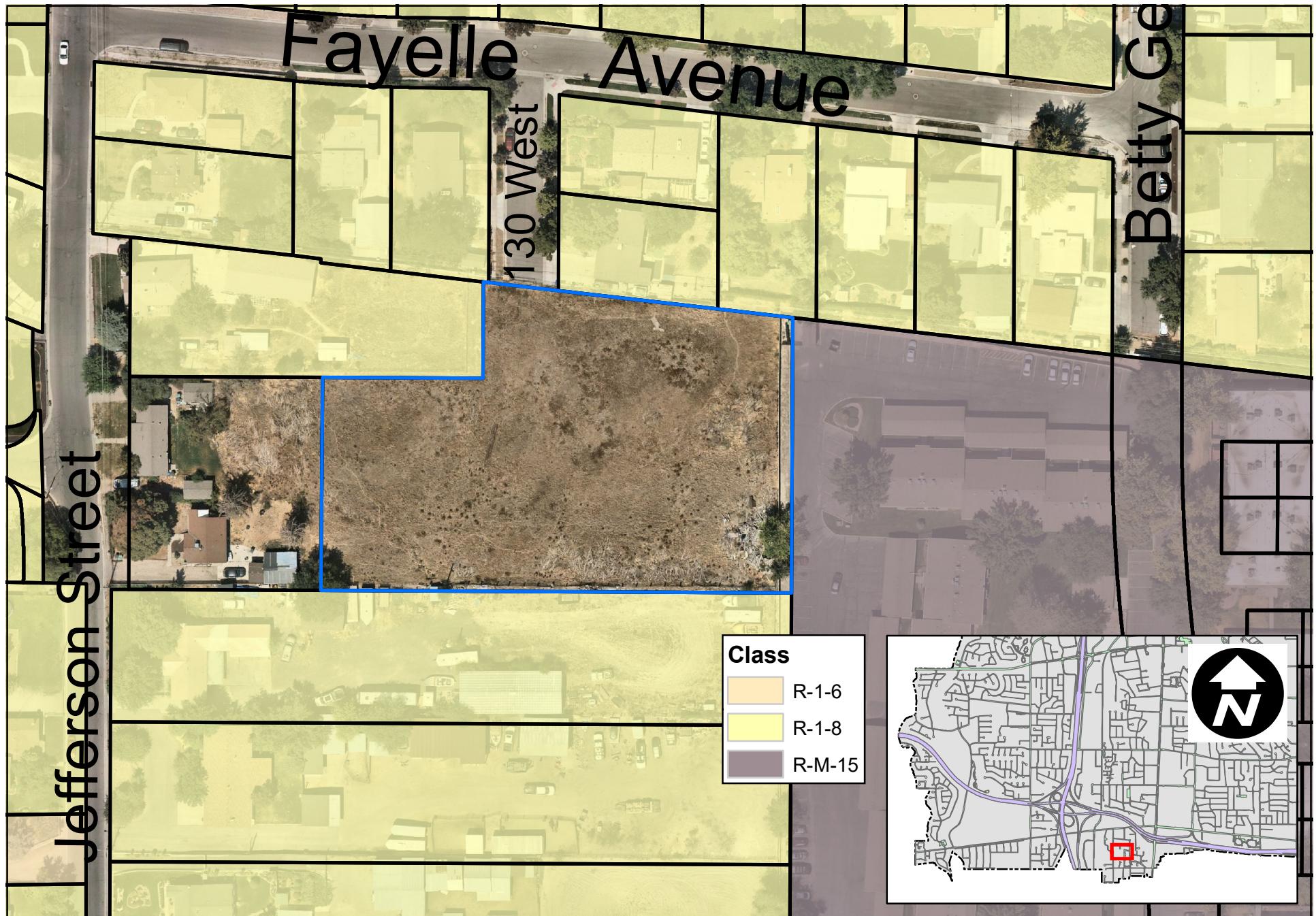
## VI. STAFF RECOMMENDATION

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 approximately 6560 South 130 West from R-1-8, Low Density Residential to R-2-10, Low Density Residential.

6560 South 130 West



# 6560 South 130 West



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 Zone Map Amendment from r-1-8 (Single-Family Low Density Residential) to R-2-10 (Medium Density Residential) for the property addressed: apx 6560 South 130 West. 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/](http://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Planning Division



## NOTICE OF PUBLIC HEARING

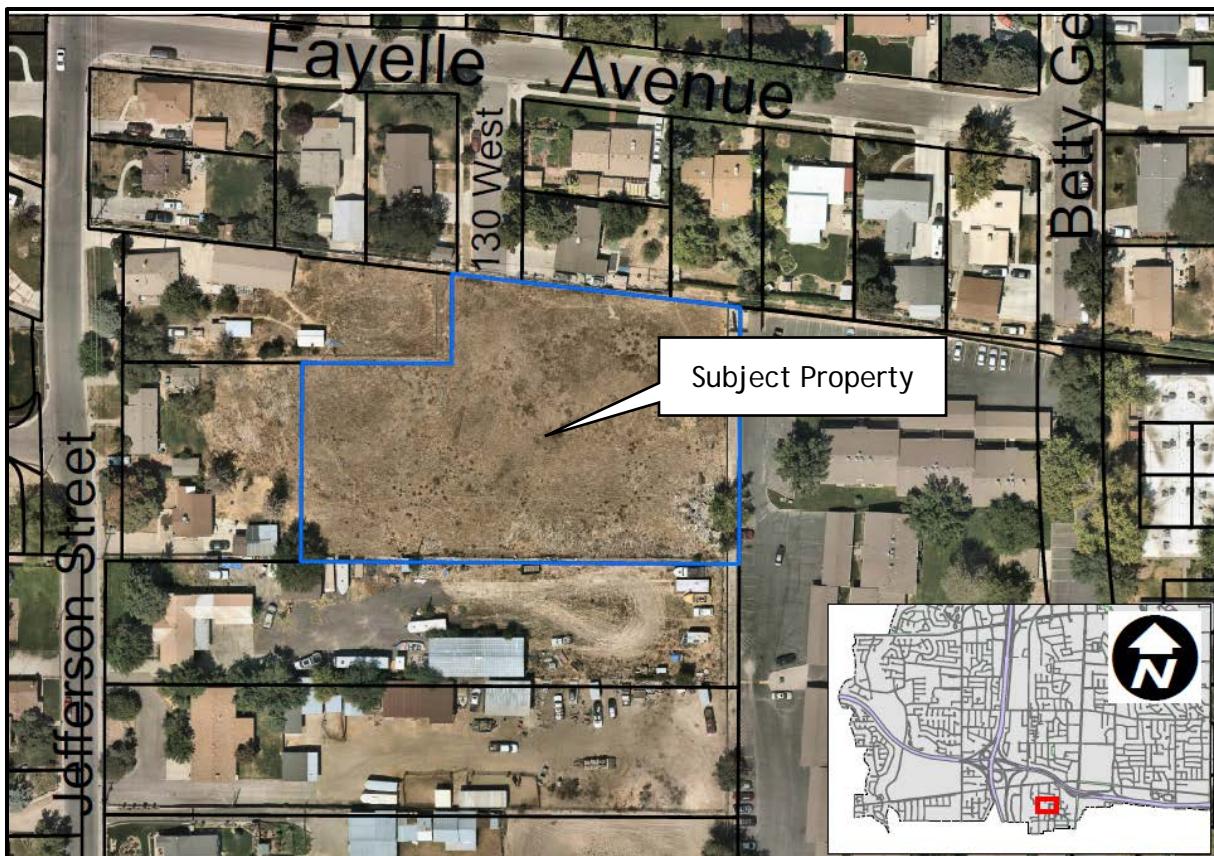
January 6, 2022, 6:30 PM

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:

Jonathan Rudd, JNG Investments LLC, is requesting a Zone Map Amendment to the property addressed approximately 6560 South 130 West from R-1-8, Single-Family Low Density Residential to R-2-10, Medium Density Residential. Below is a link to the R-2-10 Zone can be found at [www.murray.utah.gov](http://www.murray.utah.gov).

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/](http://www.facebook.com/MurrayCityUtah/).

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



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please contact Susan Nixon in the Murray City Planning Division at 801-270-2430, or e-mail [snixon@murray.utah.gov](mailto:snixon@murray.utah.gov).

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

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

Yes       No

Project # 21-140

Subject Property Address: 6560 S. 130 W. Murray, UT 84107

Parcel Identification (Sidwell) Number: 21-24-428-007

Parcel Area: 1.766 acres Current Use: Raw Land

Existing Zone: R-1-8 Proposed Zone: R-2-10

Applicant

Name: JNB Investments, LLC

Mailing Address: 75 W. Towne Ridge Parkway

City, State, ZIP: Sandy, UT 84070

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

Email address: jonathan@ruddfirm.com

Business or Project Name: JNB Subdivision

Property Owner's Name (If different): Same

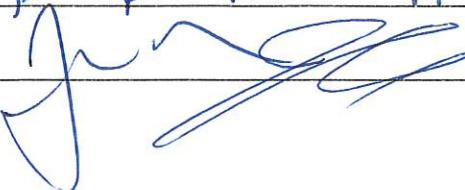
Property Owner's Mailing Address: Same

City, State, Zip: —

Daytime Phone #: — Fax #: — Email: —

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

To allow for Twin homes to be built in line with the General Plan, but not requiring 40 ft of frontage per lot. R-2-10 with R-N-B frontage lot width.

Authorized Signature:  Date: 11/26/21

## 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.

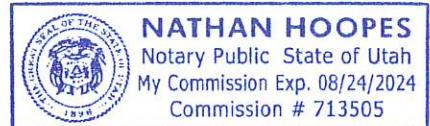
Owner's Signature

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: \_\_\_\_\_

PROPOSED LEGAL DESCRIPTIONS

SUBDIVISION PARCEL

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF 130 WEST STREET (A PUBLIC STREET) AND THE SOUTH LINE OF JEFFERSON PARK NO. 2 SUBDIVISION, SAID POINT BEING 356.27 FEET SOUTH AND 1143.51 FEET WEST OF THE EASTER  $\frac{1}{4}$  CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 83°39'00" EAST ALONG THE SOUTHERLY LINE OF SAID JEFFERSON PARK NO. 2 SUBDIVISION 206.65 FEET; THENCE SOUTH 196.89 FEET; THENCE WEST 336.61 FEET; THENCE NORTH 152.46 FEET; THENCE EAST 115.13 FEET; THENCE NORTH 69.08 FEET TO SAID SOUTHERLY LINE OF JEFFERSON PARK NO. 2 SUBDIVISION; THENCE SOUTH 89°39'00" EAST ALONG SAID SOUTHERLY LINE 16.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 63,890 S.F. (1.466 ACRES)

4 LOTS

**Applicant:** Jonathan Rudd, JNG Investments

**Request:** Zone Map Amendment from R-1-8 Zone to R-2-10 Zone



## **REQUEST**

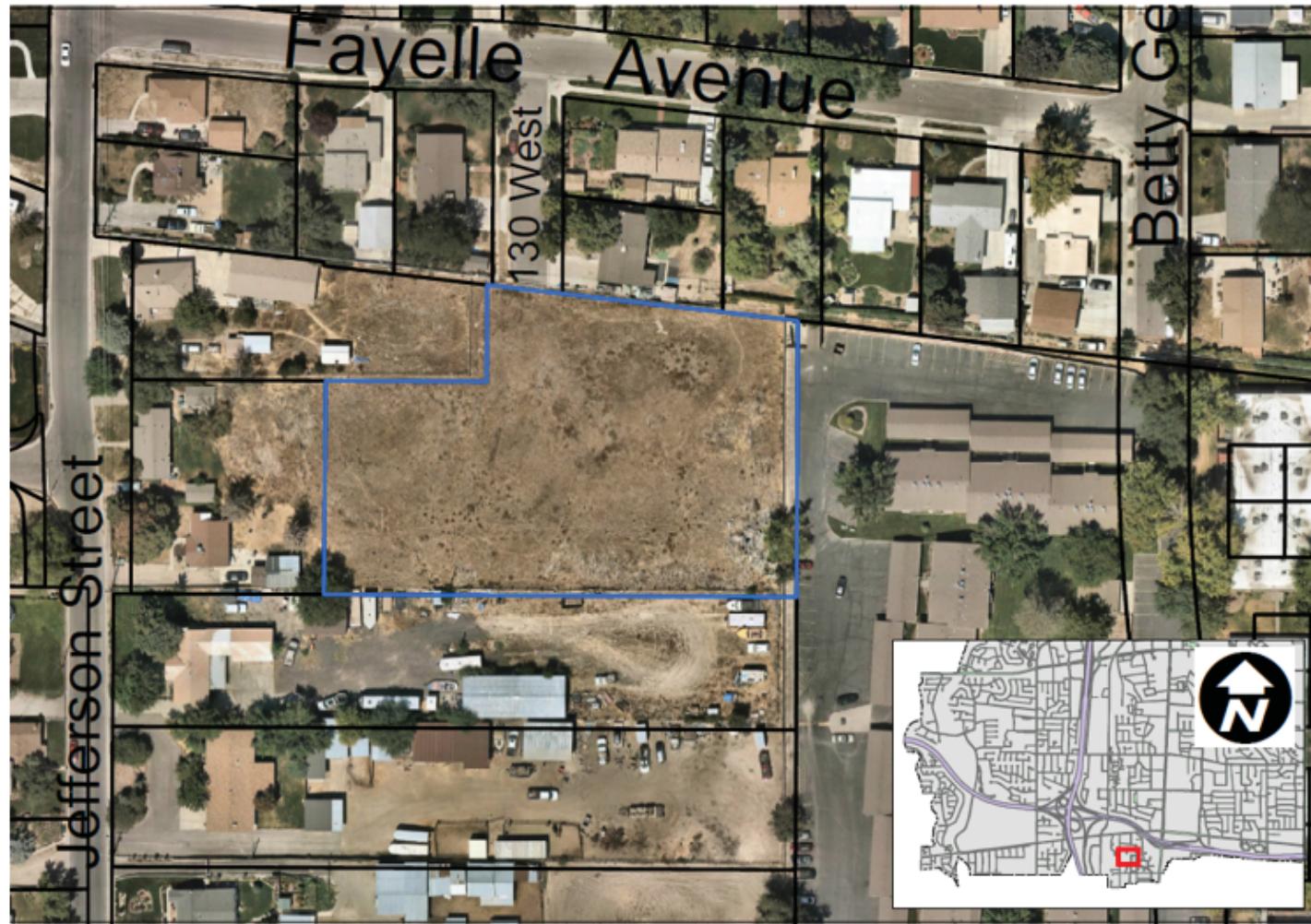
The applicant would like to amend the Zoning Map and change from the R-1-8, Low Density Single Family to R-2-10, Medium Density Residential.

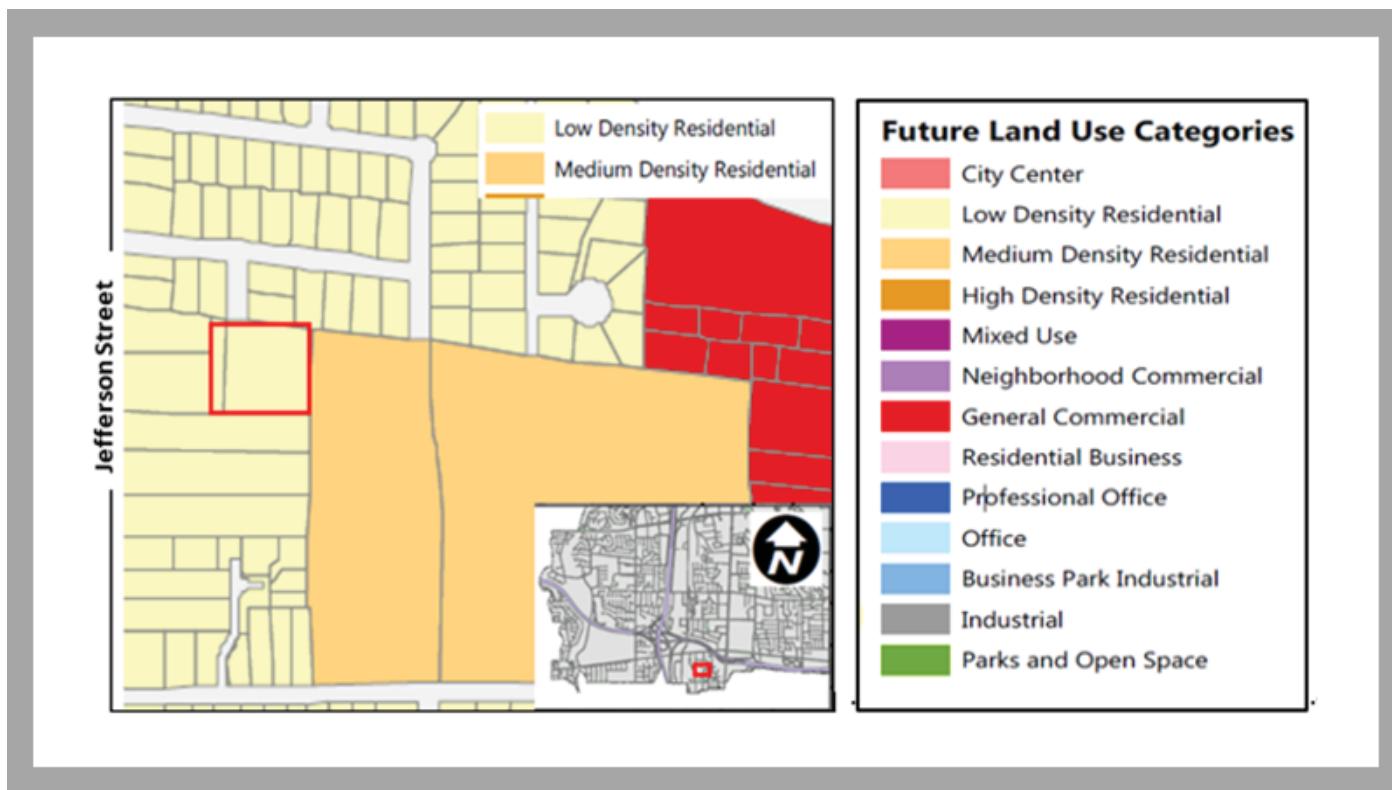
The request is supported by the 2017 General Plan.

## **INTENT**

The proposed R-2-10 Zone change 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.

6560 South 130 West





	<b>R-1-8 (existing)</b>	<b>R-2-10 (proposed)</b>
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft <sup>2</sup>	10,000 ft <sup>2</sup> ; (5,000 ft <sup>2</sup> per dwelling for twin-homes)
Structure Height	35' maximum	35' maximum, public and quasi-public buildings may have additional height with planning commission approval.
Front Yard Setbacks	25' minimum	25' minimum
Rear Yard Setbacks	25' minimum	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	8' minimum, the two must total no less than 18'
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	2 off-street spaces per unit

## Planning Commission

- A public hearing was held by the Planning Commission on January 6, 2022.
- Notice was posted to required sites and 61 notices were sent to all property owners for parcels within 300 feet of the subject property.
- The Planning Commission voted 3-2 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 and Fashion Place West Small Area Plan.
3. The proposed Zone Map Amendment from R-1-8 to R-2-10 is supported by the General Plan and Future Land Use Map designation of the subject property.

# Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the Zone Map Amendment designation of the property located at approximately 6560 South 130 West from R-1-8, Low Density Residential to R-2-10, Low Density Residential.



MURRAY  
CITY COUNCIL

# Discussion Item #7



# City Council

## Legislative Updates

**MURRAY**

### Council Action Request

**Committee of the Whole**

Meeting Date: March 1, 2022

<b>Department</b> Director Jennifer Kennedy	<b>Purpose of Proposal</b> Update on the 2022 Legislative Session
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Information Only
<b>Presenters</b> Rosalba Dominguez	<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.
<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	



**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, February 1<sup>st</sup>, 2022**

---

The Murray City Municipal Council met on Tuesday, February 1<sup>st</sup>, 2022, at 7:00 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 – Conducting
Pamela Cotter	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4
Garry Hrechkosy	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
Doug Roberts	Deputy Police Chief
Jon Harris	Fire Chief
Joey Mittelman	Assistant Fire Chief
Chad Pascua	Assistant Fire Chief
Steven Roberson	Fire Captain
Joe Treadwell	Fire Battalion Chief

Brain MacNeil	Fire Engineer
Danielle Winters	Paramedic/Firefighter
Gary Bean	Paramedic/Firefighter
Stephen Greenwell	Firefighter
Russell Sneddon	Paramedic/Firefighter
Brandon Bates	Paramedic/Firefighter
Blaine Haacke	General Manager of Power
Danny Astill	Public Works Director
Jared Hall	Community Development Supervisor
Susan Nixon	Associate Planner
Scott Barrell	GIS Supervisor
Zac Smallwood	Senior Planner
Rob White	IT Director
Camron Kollman	Library IT Technician

#### **Others in Attendance:**

Cindy Hales	Kenny H.	Tina Harris	Gilberto Gil	Brandon Stringham
Sam Johnston	Janice Strobell	Jeni Hrechkosy		

#### **Opening Ceremonies**

Call to Order – Councilmember Martinez called the meeting to order at 7:01 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Chief Jon Harris.

#### **Approval of Minutes**

Council Meeting – January 4th, 2022

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

##### **Council roll call vote:**

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

*Nays: None*

*Abstentions: Councilmember Hrechkosy*

*Motion passed 4-0*

#### **Special Recognition**

**1. Consider a Joint Resolution of the Mayor and Murray City Municipal Council in appreciation for Jon Harris**

Presenting: Brett Hales, Mayor

Resolution Number: R22-03

Mayor Hales read into the record a joint resolution of the Mayor and City Council in appreciation for Chief Jon Harris. Chief Harris is retiring from Murray City Fire on February 11, 2022. A resolution of appreciation was presented to Chief Harris for his 27 years of service to Murray City.

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

*Council roll call vote:*

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

Mayor Hales thanked Chief Harris for his service.

Chief Harris thanked the Mayor and City Council for the recognition. Chief Harris said working for Murray City has been a pleasure and he has loved his time working for the city.

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

Firefighter, Joe Treadwell, asked for a few minutes to express his appreciation to Chief Harris and his time serving with Chief and watching him progress.

**Citizen Comments**

The public hearing was open for public comment.

No comments were given, and the public hearing was 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 related to land use; amends the Zoning Map for the property located at approximately 606 East Sunny Flowers Lane, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District.

Presentation: Jared Hall, Community Development Supervisor, and Zac Greenwood, Senior Planner

PowerPoint Presentation Attachment A- Brandon Stringham - 606 E Sunny Flowers  
Applicant: Brandon Stringham

Committee of the Whole Presentation on [January 18, 2022](#)

Planning Commission Presentation on [December 16, 2021](#)

### Presentation

Jared Hall shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the zoning of a small, triangular portion of the subject property addressed 606 East Sunny Flowers Lane from A-1 to R-1-8. The adjacent neighbor to the west at 5357 South Ridge Creek Road wishes to purchase this isolated portion of the subject property and combine it with their own. The exchange of property creates no issues, but the zoning should be changed to match the property that it will be combined with.

### Citizen Comments

The public hearing was open for public comment.

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

### MOTION

Councilmember Turner moves to adopt an ordinance. The motion was SECONDED by Councilmember Dominguez.

#### Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez

Nays: None

Abstentions: Councilmember Hrechkosy

Motion passed 4-0

2. Consider an ordinance relating to land use; amends the General Plan from Neighborhood Commercial to Residential Multi-Family Medium Density and amends the Zoning Map from C-N (Commercial Neighborhood) to R-M-15 (Residential Multi-Family) for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah.

Presentation: Zach Smallwood, Senior Planner

PowerPoint Presentation Attachment B- Reynolds - 662 W 5300 S & 5322 South Allendale Drive

Applicants: Ryan Reynolds and Brad Reynolds

Committee of the Whole Presentation on [January 18, 2022](#)

Planning Commission Presentation on [December 16, 2022](#)

### **Presentation**

Zach Smallwood shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the zone located near 5300 South from C-N to R-M-15 and amend the General Plan's Future Land Use designation from the properties from Neighborhood Commercial to Medium Density to accommodate a land sale.

Councilmember Turner thanked staff for doing an in-depth study before requesting a General Plan Amendment.

Councilmember Cotter asked about utility upgrades and who pays for the upgrades.

Mr. Smallwood indicated that the developer would be responsible for any upgrades.

Councilmembers thanked the staff and developer for the presentation.

Councilmember Dominguez asked about what the neighboring communities felt towards this project.

Mr. Smallwood shared that at the Planning Commission meeting, one neighbor attended the meeting but he was there to gain information about the project and did not have any objections to the proposal.

### **Citizen Comments**

The public hearing was open for public comment.

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

## Applicant

Applicant, Brad Reynolds, was invited to the podium to speak about the proposed project. He has been building homes for over 35 years and is excited to begin this project in Murray City.

Mr. Reynolds introduced, Ryan Hales, with Hales Engineering, who was in the audience if the public or council have any questions about the traffic study that was completed for this proposal.

## Discussion

Councilmember Turner clarified that we are not considering the development only the zoning for tonight's vote.

## MOTION

Councilmember Cotter moves to adopt an ordinance. The motion was SECONDED by Councilmember Dominguez.

### Council roll call vote:

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

*Nays: None*

*Abstentions: Councilmember Hrechkosy*

*Motion passed 4-0*

## Business Item

1. Consider a resolution approving the Mayor's appointment of representatives to Boards of Interlocal Entities.

Presentation: Mayor Brett A. Hales

Resolution Number: R22-04

Mayor Hales announced there are no changes to the representatives mentioned in the interlocal entity board and read the resolution requesting the Mayor's appointments of representatives to Boards of Interlocal Entities into the record.

Mayor Hales expressed thanks to the people who have served and continue to serve as representatives on these interlocal entity boards.

**MOTION:** Councilmember Dominguez moved to adopt the resolution. The motion was SECONDED by Councilmember Cotter.

Council roll call vote:

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

*Nays: None*

*Abstentions: Councilmember Hrechkosy*

*The nomination passed 4-0*

**Mayor's Report and Questions**

Mayor Hales shared the following announcements:

- Congratulated Garry Hrechkosy for his appointment to District 5.
- Two thousand N95 masks were delivered and available for pick-up at the Murray City Library for the public.

Council members shared their thanks to the presenters and staff.

**Adjournment**

The meeting was adjourned at 7:43 p.m.

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Brooke Smith, City Recorder

# Attachment A

**Applicant:** Brandon Stringham

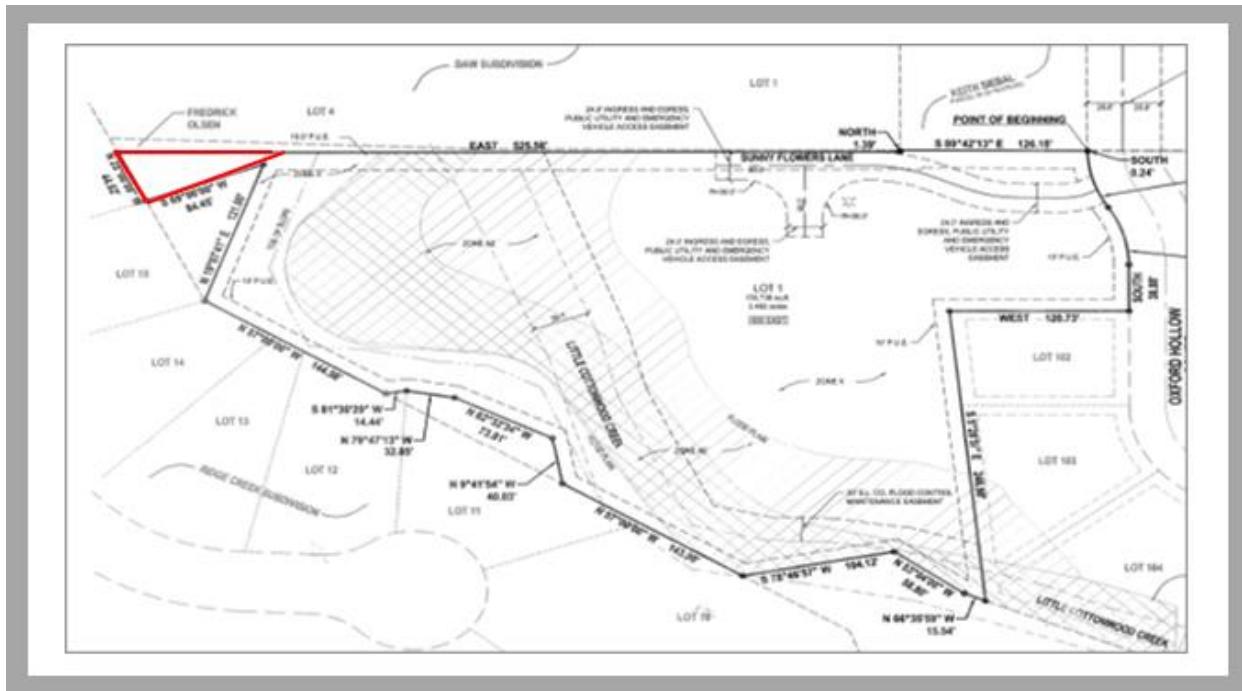
**Request:** Zone Map Amendment from A-1 to R-1-8

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



**606 East Sunny Flowers**





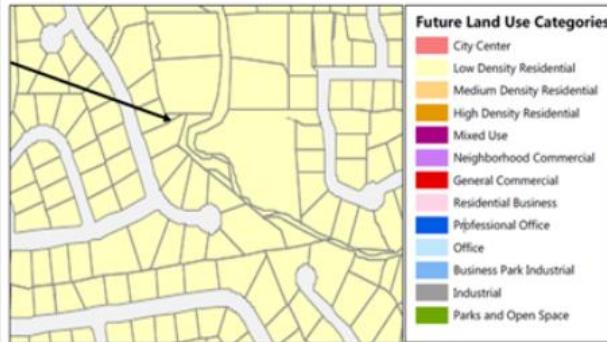
#### LOW DENSITY RESIDENTIAL

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

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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



## **Planning Commission**

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

## **Findings**

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
2. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
3. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

## Staff Recommendation

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

Draft

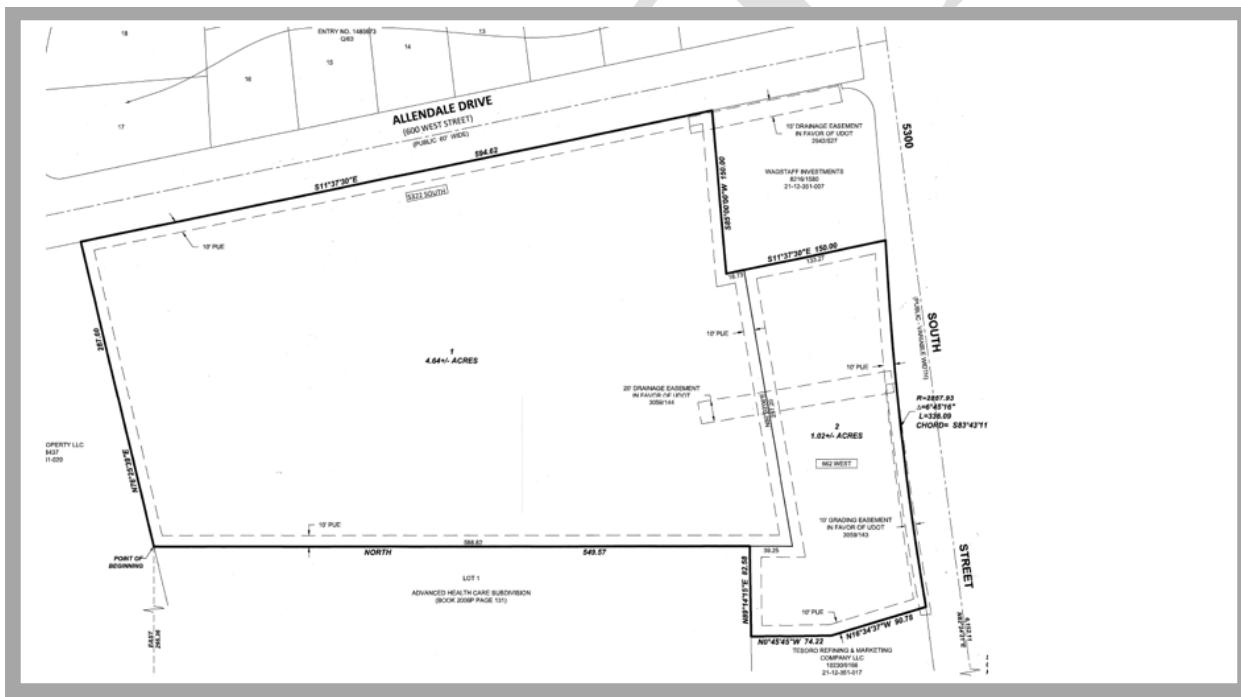
# Attachment B

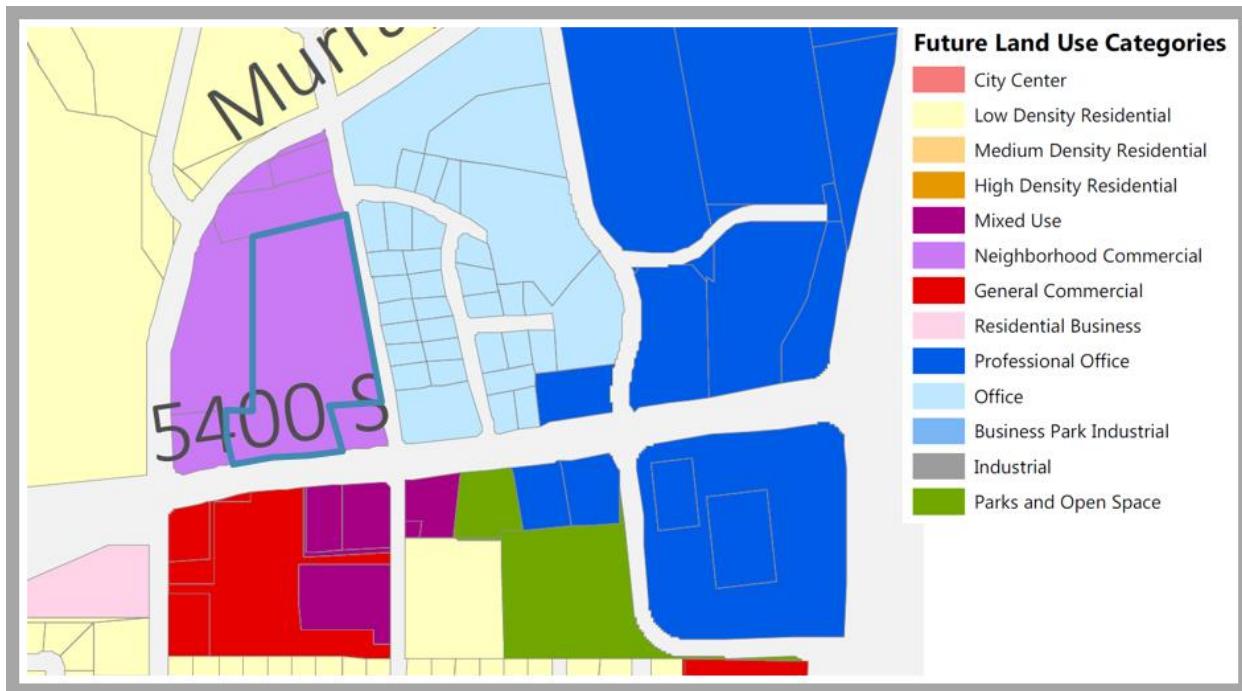
**Applicant:** Brad Reynolds

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

**Address:** 662 West 5300 South & 5322 South Allendale Drive







### NEIGHBORHOOD COMMERCIAL

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



Corresponding zone(s):

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

### MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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



## Zone Comparison

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



## Planning Commission

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

## Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed with the densities and uses allowed by the proposed R-M-15 zone.
3. The proposed Zone Map Amendment from C-N to R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
4. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

## Staff Recommendations

### General Plan Amendment

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

### Zone Map Amendment

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



**MURRAY**  
CITY COUNCIL

# Special Presentation



# Mayor's Office

## 2022 State of the City Address

**MURRAY**

### Council Action Request

#### Council Meeting

Meeting Date: March 1, 2022

<b>Department Director</b>	<b>Purpose of Proposal</b> State of the City Address
<b>Phone #</b>	<b>Action Requested</b> Informational only
<b>Presenters</b> Electronic Message	<b>Attachments</b>
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Mayor Brett Hales will present his 2022 State of the City Address.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> February 16, 2022	



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Consent Agenda



**MURRAY**

# Mayor's Office

## Reappointment of Max Derrick to the Senior Center Advisory Board

### Council Action Request

#### Council Meeting

Meeting Date: March 1, 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 Max Derrick to the Senior Recreation Center Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Biography
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Max Derrick will be reappointed to the Senior Recreation Center Advisory Board from February 2022 - January 2025.
<b>Mayor's Approval</b> Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:15:44 -07'00'	
<b>Date</b> February 1, 2022	

11/20/18

Max Derrick has been a Murray City resident for over 30 years. Max has 4 grown children, 3 grandchildren and 5 great grandchildren. Max enjoys going camping and fishing with his grandkids. Max used to be active in golf and skiing. Max was a truck driver for his career and quit driving to help his grandson by being a member of his race care team.

It was after Max got in a bicycle accident and had his hip broken that he was in physical therapy for a month. After the therapy was finished he discovered our center and our work out equipment which has helped him continue to recover. Max has been a member for over 3 years. Max is a great asset to our center.



**MURRAY**

# Mayor's Office

## Appointment of Ronald Liljegren to the Senior Center Board

### Council Action Request

#### Council Meeting

Meeting Date: March 1, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Appointment of board member
<b>Phone #</b> 801-270-2619	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Ronald Liljegren to the Senior Recreation Center Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Biography
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Ronald Liljegren will be appointed to the Senior Recreation Center Advisory Board from February 2022 - January 2025. Ronald will take the place of Edward Houston.
<b>Mayor's Approval</b> Brett A Hales Digitally signed by Brett A Hales Date: 2022.02.15 15:16:07 -07'00'	
<b>Date</b> February 1, 2022	

**Resumé**  
**Ronald D. Liljegren**

**Murray, UT. 84107**

**Education**

**Salt Lake Community College (1992-1997)**  
A.A.S. Degree in Computer Information Services,  
Integrated Systems Specialist  
High Honors and President's List

**AT&T DR6-135 Digital Radio School (1990)**  
**Colorado Snow Survival School (1991)**  
**Tellabs 440/445 Multiplex & Switcher**  
**Training (1991)**

**Salt Lake Community College (1980-1984)**  
A.A.S. Degree in Electronics  
High Honors

**Licenses**

**General Class FCC Radio-Telephone License**

**Amateur Radio Technician Class License**

**Utah State Driver's License**

I have operated trucks ranging from pickups to tractor-trailers. I have also operated forklifts and snowcats.

**Experience**

1992-Present    **U. S. Satellite (Telecommunications Specialist)**  
2013    I have had the responsibility of developing, building, and maintaining a number of database applications using Foxpro and Access for U. S. Satellite and American Stores Company. I am also responsible for coordinating Vsat installations for American Stores Company and other clients and for maintaining and configuring a terrestrial backbone network for American Stores Company.

1990-1992    **Western Tele-Communications, Inc. (Microwave Technician)**  
Responsible for maintenance and repair of microwave repeater and terminal sites. Microwave transmissions included digital telephone and analog video.

1989-1990    **Boyd Coffee Company (Field Service Technician)**  
Repair and installation of coffee brewing and food processing equipment.

1983-1989    **U. S. Satellite (Operations Manager & Chief Transmitter Engineer of TV Station KXIV, Channel 14)**  
As Operations Manager, I supervised the Satellite Earth Station operations, both fixed and mobile. I supervised six employees and participated in and supervised installation and repair of a wide range of radio, video, and audio equipment. I also completed some major installations, such as rewiring the Earth Station Operation's Center and building a mobile KU band uplink truck.

1982-1983    **Unisys Corporation (Technician 1)**  
I worked as a line technician in the final assembly and testing of disk drives.

- MURRAY RESIDENT FOR 36 YEARS.
- WORKED FOR A MURRAY LOCATED COMPANY FOR 26 YEARS.
- MY SON ATTENDED AND GRADUATED FROM MURRAY SCHOOLS.
- SINCE MY RETIREMENT IN 2013 I HAVE VISITED THE HERITAGE CENTER THREE TO FOUR TIME A WEEK USING THE FACILITIES AND TAKING LESSONS.



**MURRAY**  
CITY COUNCIL

# Public Hearings



**MURRAY**  
CITY COUNCIL

# Public Hearing #1

## Murray City Corporation

### NOTICE OF PUBLIC HEARING

#### NOTICE OF VACANCY ON THE BOARD OF TRUSTEES OF THE SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

Murray City needs to appoint a person to serve on the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District (“Board”). The appointment shall be for a term of four years. The person appointed to the Board must, at all times during the term of office, be a resident and registered voter of Murray City.

Qualified persons interested in being considered for appointment to the Board shall submit a written application to the City Council Office, 5025 South State Street, Room 112, Murray, Utah 84107, no later than 5:00 p.m., February 17, 2022. Applications are available at the Council Office or online at [www.murray.utah.gov](http://www.murray.utah.gov) .

On March 1, 2022 at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the appointment to the Mosquito Abatement District. At the hearing the Murray Municipal Council shall review all applications and make an appointment.

The purpose of this hearing is to receive public comment concerning the appointment.

For more information you may contact the Council Administrator at 801-264-2622 or [Jkennedy@murray.utah.gov](mailto:Jkennedy@murray.utah.gov)

Dated January 14, 2022.



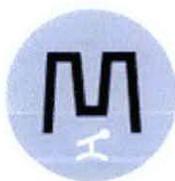
MURRAY CITY CORPORATION

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

DATE OF POSTING: January 14, 2022 (beginning);  
PH22-07

1. Post in four public places within the local district at least one month before the deadline for accepting nominees for appointment (January 14, 2022); and
2. Post on the Utah Public Notice Website for five days before the deadline for accepting nominees for appointment.

RECEIVED  
FEB 04 2022



MURRAY  
CITY COUNCIL

**MURRAY CITY MUNICIPAL COUNCIL**

**BOARD OF TRUSTEES OF THE  
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT**

**APPLICATION**

Full Name: Laverne Snow  
Address: 654 Krista Ct  
Murray City, Utah Zip Code: 84123  
Phone: 801 819 0408 Email: laverne.snow@gmail.com

Qualifications to be nominee for appointment: Must at all times during the term of office,

1. Be a resident of Murray City.
2. Be a registered voter.

Application deadline is February 17, 2022 at 5:00 p.m. Submit application to the Murray City Council Office at the Murray City Center, 5025 South State Street, Murray, Utah.

Applications will be considered by the City Council in a public meeting on Tuesday, March 1, 2022 at 6:30 p.m.

The person selected shall serve a four year term.

Please answer the following question. Add additional pages if needed.

Why are you interested in serving as a member of the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District?

I love representing Murray City. The Mosquito Board helps me mix my experience in public health with my value for good government accountability.

I do solemnly swear (or affirm) that I meet the qualifications to serve as a member of the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District.

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

A RESOLUTION APPOINTING [REDACTED] TO THE SOUTH SALT LAKE  
VALLEY MOSQUITO ABATEMENT DISTRICT BOARD.

WHEREAS, there is a vacancy on the South Salt Lake Valley Mosquito Abatement District Board; and

WHEREAS, the City needs to appoint a person to serve as a member of the South Salt Lake Valley Mosquito Abatement District Board by Resolution following procedures specified in Section 17B-1-304 of the Utah Code; and

WHEREAS, pursuant to Section 17B-1-304 of the Utah Code, the City posted a notice of vacancy on the Utah Public Notice website and posted the notice of vacancy in four public places specifying a date certain for accepting nominees for appointment; and

WHEREAS, the City received the application of \_\_\_\_\_; and

WHEREAS, the Murray City Municipal Council, pursuant to proper notice, held a public hearing on March 1, 2022 to receive public input regarding the Council's appointment of [REDACTED] to the South Salt Lake Valley Mosquito Abatement District Board; and

WHEREAS, after considering public input, the Murray City Municipal Council wants to appoint [REDACTED] to the South Salt Lake Valley Mosquito Abatement District Board.

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

It hereby appoints [REDACTED] to the South Valley Mosquito Abatement District Board for a four year term.

## MURRAY CITY MUNICIPAL COUNCIL

**Kat Martinez, Council Chair**

ATTEST:

---

Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Public Hearing #2



**MURRAY**

# **Murray Parks and Recreation Department**

## **Discussion of Parkway Golf course fees**

### **Council Action Request**

#### **Council Meeting**

Meeting Date: March 1, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Discussion of golf course fees
<b>Phone #</b> 801-264-2614	<b>Action Requested</b> Discussion to increase fees charged at the Murray Parkway golf course.
<b>Presenters</b> Kim Sorensen	<b>Attachments</b> Proposed ordinance
<b>Required Time for Presentation</b>	<b>Budget Impact</b> Slight increase in revenue
<b>Is This Time Sensitive</b> No	<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.
<b>Mayor's Approval</b> Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.01 16:42:17 -07'00'	
<b>Date</b> February 1, 2022	

## Murray City Corporation

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of March 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 the Murray Parkway Golf Course fees.

DATED this 4<sup>th</sup> day of February 2022.



MURRAY CITY CORPORATION

A blue ink signature of the name "Brooke Smith".

Brooke Smith  
City Recorder

DATE OF POSTING: February 18, 2022

PH22-11

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

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>60</del> 0.00	n/a
Juniors	9 <del>11</del> 0.00	\$18 <del>22</del> 0.00
<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> 0.00	12 <del>8</del> 0.00
Other high school golf teams	8 <del>11</del> 0.00	16 <del>22</del> 0.00
Regular	16 <del>8</del> 0.00	32 <del>6</del> 0.00
Seniors (age 65 <del>0</del> or older)	13 <del>5</del> 0.00	26 <del>30</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	\$69.00	\$128.00
Pull cart	44.00	28.00
Range ball tokens	35.00	
Riding carts (per person)	810.00	1620.00
Trail fee for private carts used for medical reasons	710.00	1420.00

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

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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.

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Brett A. Hales, Mayor

ATTEST:

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Brooke Smith, City Recorder

#### CERTIFICATE OF PUBLICATION

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

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Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Business Items



**MURRAY**  
CITY COUNCIL

# Business Item #1



**MURRAY**

## **Council Action Request**

# **Department/Agency** **Finance & Administration**

## **Appointment of Jennifer Stout as Murray City Treasurer**

### **Council Meeting**

Meeting Date: March 1, 2022

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Provide advice and consent to the Mayor's appointment of Jennifer Stout as Murray City's Treasurer.
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Consideration and approval of a resolution
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Application and resolution.
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> No budget impact
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> I would appreciate the opportunity to promote Jennifer Stout to the position of City Treasurer. She was selected from 12 qualified candidates, by a hiring committee, and then interviewed by me. I believe she is fully capable and prepared to be the City Treasurer and will be a great addition to the Finance Staff.
<b>Mayor's Approval</b> Brett A Hales Date: 2022.02.15 15:17:28 -07'00'	Digitally signed by Brett A Hales Any additional space needed is available on second page.

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

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF  
JENNIFER STOUT AS THE CITY TREASURER.

WHEREAS, Section 10-3b-202 of the Utah Code provides that the Mayor shall appoint, with the City Council's advice and consent, the City Treasurer; and

WHEREAS, the Mayor appoints Jennifer Stout as the City Treasurer, subject to approval by the City Council; and

WHEREAS, the City Council wants to approve the Mayor's appointment of Jennifer Stout as the City Treasurer;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the Mayor's appointment of Jennifer Stout as the City Treasurer, effective March 1, 2022.

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

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST:

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Brooke Smith, City Recorder

# JENNIFER STOUT

801-264-2508

[jstout@murray.utah.gov](mailto:jstout@murray.utah.gov)

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February 2, 2022

**DEAR HIRING COMMITTEE,**

I am very interested in the position of City Treasurer. I am confident that with my ten years of banking experience in addition to ten years working for the government that I have the skills and foundation to efficiently perform the job duties required.

In addition to my bachelor's degree from the University of Utah, I have continued to take courses over the years to gain further knowledge related to my career. I have successfully completed the following courses that are relevant to this position;

Financial Accounting I  
Financial Accounting II  
Advanced Spreadsheet Applications  
Personal Finance  
Introduction to Law  
Legal Research and Writing I

Working for Murray City for nearly the last year has been the highlight of my career. I have enjoyed working and building relationships with each department and have already learned so much about the city's functions. I would love to continue to build my career here and am excited of the possibility of this opportunity for growth within the city.

Jennifer Stout  
Enclosure



**MURRAY**  
CITY COUNCIL

# Business Item #2



**MURRAY**

## **Council Action Request**

# **Department/Agency** **Finance & Administration**

## **Public treasurer's investment fund account (PTIF) change resolution**

### **Council Meeting**

Meeting Date: March 1, 2022

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b>  Add Jennifer Stout, as an authorized to administrator the PTIF account.
<b>Phone #</b> 801-264-2513	<b>Action Requested</b>  A resolution approving a public entity resolution authorizing certain employees to access and transact with the PTIF.
<b>Presenters</b> Emily Barton	<b>Attachments</b>  Copy of the resolution, and the form which the PTIF requires to be signed.
<b>Required Time for Presentation</b> 5 Minutes	<b>Budget Impact</b>  No budget impact
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  A resolution approving a public entity resolution authorizing certain employees to access and transact with city public treasurer's investment fund (PTIF) accounts.
<b>Mayor's Approval</b> Brett A Hales  Date: 2022.02.15 15:17:57 -07'00'	The State treasurer requires that when a change is made to the authorized administrators of the the City's PTIF investment account, the changes must be confirmed by the governing body through a resolution. We are changing the authorized individuals to Brenda Moore, and Jennifer Stout. Wendell Coombs was removed as an Administrator in January when he left the City. The PTIF requires at least two individuals have this authority. To maintain internal control the City Controller, who is has not authority to transact business with the PTIF, reconciles the PTIF accounts monthly, and has read only access of the PTIF accounts.
<b>Date</b>	+

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

A RESOLUTION APPROVING A PUBLIC ENTITY RESOLUTION  
AUTHORIZING CERTAIN EMPLOYEES TO ACCESS AND TRANSACT  
WITH CITY PUBLIC TREASURER'S INVESTMENT FUND (PTIF)  
ACCOUNTS.

WHEREAS, pursuant to Section 2.11.070 of the Murray City Municipal Code, the City Treasurer is responsible to provide for the investment of cash in accordance with the Uniform Fiscal Procedures Act and the Utah Money Management Act; and

WHEREAS, the Utah Money Management Act provides the manner in which the City Treasurer may invest public funds; and

WHEREAS, the City has chosen to invest funds with the Utah Public Treasurer's Investment Fund ("PTIF") which invests only in securities authorized by the Utah Money Management Act; and

WHEREAS, the City is required to authorize certain employees to make changes to City PTIF accounts; and

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

1. It hereby approves a Public Entities Resolution, in substantially the form attached, authorizing the City Treasurer, Jennifer Stout and the City Finance and Administration Director, Brenda Moore, to act on behalf of the City to make changes to City PTIF accounts; and

2. Brett A. Hales, Mayor, is hereby authorized to execute the Public Entities Resolution on behalf of the City and to act in accordance with its terms.

DATED this    day of   , 2022.

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST:

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Brooke Smith, City Recorder



Office of the  
State Treasurer

## Public Entity Resolution

## 1. Certification of Authorized Individuals

I, Brett Hales (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Murray City Corporation (Name of Legal Entity). Please list at least two individuals.

Name	Title	Email	Signature(s)
Jennifer Stout	Treasurer	jstout@murray.utah.edu	
Brenda Moore	Director of Finance & Admin.	bmoore@murray.utah.edu	

The authority of the named individuals to act on behalf of Murray City Corporation  
(Name of Legal Entity) shall remain in full force and effect until written revocation from  
Murray City Corporation (Name of Legal Entity) is delivered to the Office of the State Treasurer.

## 2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 1 day of March, 2022, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
		Brett Hales	Mayor

STATE OF UTAH )  
COUNTY OF )  
§ )

Subscribed and sworn to me on this 1 day of March, 2022, by  
Brett Hales (Name), as Mayor (Title) of  
Murray City Corporation (Name of Entity), proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.

(seal)

Signature \_\_\_\_\_



**MURRAY**  
CITY COUNCIL

# Business Item #3



**MURRAY**

## **Council Action Request**

# **Community & Economic Development**

## **Ammendment to the MCCD design review committee name**

### **Council Meeting**

Meeting Date: March 1, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Amend Chapter 2.68 of the Murray City Code to reflect the change to the name of the MCCD Design Review Committee.
<b>Phone #</b> 801-270-2404	<b>Action Requested</b> Approve the proposed amendment to Chapter 2.68
<b>Presenters</b> Danny Astill Jared Hall	<b>Attachments</b> Red-line copy of Chapter 2.68
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Applications for development in the Murray City Center District, or MCCD Zone must be approved by the Planning Commission. Before they can be reviewed by the Planning Commission, they must be reviewed by the Murray City Center District Design Review Committee, or MCCD DRC. Changes to the MCCD Zone as in Chapter 17.170 of the Land Use Ordinance have been made which include a re-naming of the MCCD DRC. It is now referred to as the "Murray City Center District <u>Review Committee</u> ". The Committee is established in Chapter 2.68 of the Murray Municipal Code. The amendment proposed here is simply to re-name the Committee in Chapter 2.68 as well. Through most of the chapter it is simply noted as "the committee". Two references need to be changed, and are noted in strikeout on the attachment.
<b>Mayor's Approval</b>	
<b>Date</b> February 15, 2022	



## CHAPTER 2.68

### MURRAY CITY CENTER DISTRICT ~~DESIGN~~ REVIEW COMMITTEE

#### SECTION:

- 2.68.010: Created
- 2.68.020: Membership Terms And Vacancies
- 2.68.030: Duties
- 2.68.040: Organization And Meeting Requirement
- 2.68.050: Compensation

#### 2.68.010: CREATED:

The Murray City Center District ~~Design~~-Review Committee is created. It shall consist of five (5) voting members, all of whom shall be appointed by the Mayor with the advice and consent of the Murray City Council. Three (3) of the members shall be residents of the City; and the two (2) remaining members may reside within or outside the City. The members shall be professionals from the disciplines of architecture, historic preservation, landscape architecture, planning, engineering, history, archeology or law or other related professional fields. Members may not hold any other office or position in the City administration. (Ord. 16-17)

#### 2.68.020: MEMBERSHIP TERMS AND VACANCIES:

Members shall serve for a term of three (3) years and may be removed by the Mayor, with the provision that the first appointment of one member shall be for a term of one year; the first appointment of two (2) members shall be for a term of two (2) years; the first appointment of the remaining two (2) members shall be for a term of three (3) years; thereafter the members shall be appointed for three (3) year terms and all terms shall expire on January 1. Vacancies occurring through expiration of terms of appointment, death, disability, resignation or removal by the Mayor, if applicable, shall be filled by appointment of the Mayor with the advice and consent of the Murray City Council.

Members shall not serve more than three (3) consecutive terms. "Term", as used in this chapter shall mean serving on such advisory board for at least eighteen (18) months. (Ord. 16-17)

#### 2.68.030: DUTIES:

The committee shall recommend modifications to the Murray City Center District ordinance and design guidelines and all revisions, additions or deletions thereto, to the Murray City Council for adoption. The committee shall meet with applicants seeking a certificate of appropriateness for major alterations and new construction within the Murray City Center District. The committee shall review and provide written comment to the City Planning and Zoning Commission regarding approving or denying all proposed applications for certificates of appropriateness. The committee shall ensure that projects within the Murray City Center District meet the vision and requirements of the District. The committee shall advise officials of the City and other governmental entities regarding the Murray City Center District. (Ord. 16-17)

2.68.040: ORGANIZATION AND MEETING REQUIREMENT:

The committee shall select a chair and adopt rules for the selection of other officers; the time, place and manner of calling meetings; and such other rules governing the conduct of the committee's business as it deems necessary to fulfill its purposes as provided in this chapter. The committee shall meet at least ~~quarterly~~annually. A majority of its members shall constitute a quorum for the consideration of matters before it. (Ord. 16-17)

2.68.050: COMPENSATION:

Members are not entitled to compensation for service on the committee. Close cooperation between the City and the committee is both expected and anticipated. To the extent that this cooperation can be provided within the framework of the normal course of carrying out the duties of each entity, the cooperation can and will be provided as each entity requests and as each entity can satisfy those requests. (Ord. 16-17)



**MURRAY**  
CITY COUNCIL

# Business Item #4



**MURRAY**

# Murray City Council

## Council Boards and Committees

### Council Action Request

#### Council Meeting

Meeting Date: March 1, 2022

<b>Department Director</b> Jennifer Kennedy Council Director	<b>Purpose of Proposal</b> Appointment of Council Member's to Boards and Committees for calendar year 2022.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Approval of attached resolution
<b>Presenters</b> Kat Martinez	<b>Attachments</b> Resolution
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Another council member needs to be appointed to the Capital Improvement Program Committee.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> February 16, 2022	

RESOLUTION NO. R22-01

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

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

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

WHEREAS, the Council wants to formally approve the appointments.

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

1. Councilmember Diane Turner to the Association of Municipal Councils.
2. Councilmember Pam Cotter to the Capital Improvement Program.
3. Councilmember Rosalba Dominguez to the Utah League of Cities and Towns Legislative Policy Committee.
4. Councilmember Pam Cotter to the Chamber of Commerce Board.

These appointments shall take effect immediately.

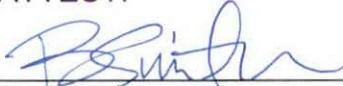
DATED this 18<sup>th</sup> day of January, 2022.



MURRAY CITY MUNICIPAL COUNCIL

  
Kat Martinez  
Chair

ATTEST:

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

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

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

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

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

WHEREAS, the Council wants to formally approve the appointments.

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

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

These appointments shall take effect immediately.

DATED this    day of    2022.

MURRAY CITY MUNICIPAL COUNCIL

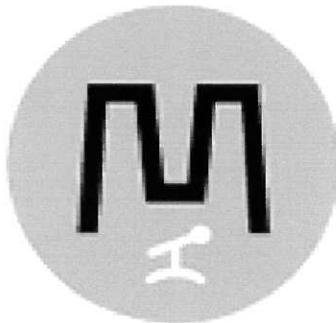
\_\_\_\_\_  
Chair

ATTEST:

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

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Brooke Smith, City Recorder



MURRAY  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

# Adjournment