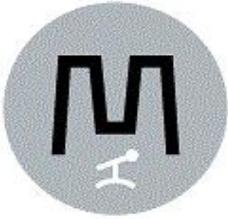




MURRAY
CITY COUNCIL

Council Meeting March 8, 2022



Murray City Municipal Council

Notice of Meeting

March 8, 2022

Murray City Center

5025 South State Street, Murray, Utah 84107

Meeting Agenda

5:15 p.m. Committee of the Whole – Council Chambers
Kat Martinez conducting

Approval of Minutes:

- Committee of the Whole – February 15, 2022

Discussion Items

1. Trans Jordan Landfill Presentation – Russ Kakala and Jaren Scott, Landfill Executive Director (30 minutes)
2. Discussion on an ordinance amending the City's FY 2021-2022 Budget – Brenda Moore (15 minutes)

Adjournment

The public may view the Council Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to city.council@murray.utah.gov. Comments are limited to less than three minutes (approximately 300 words for emails) and must include your name and address.

6:30 p.m. Council Meeting – Council Chambers
Pam Cotter conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

None Scheduled.

Special Recognition

1. Murray City Employee of the Month: Phyllis Wall, Treasurer Clerk/CSR – Brenda Moore and Pam Cotter presenting.
2. Consider a Joint Resolution of the Murray Municipal Council and Mayor in support of the people in Ukraine – Mayor Hales presenting.

Citizen Comments

Comments will be limited to three minutes. Step to the microphone, state your name, and address, and fill out the required form.

Consent Agenda

None Scheduled.

Public Hearings

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

1. Consider an ordinance relating to land use; amending 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) – Susan Nixon and Jared Hall presenting.
2. Consider an ordinance permanently closing and vacating a portion of an alleyway at 4860 South Poplar Street, Murray City, Salt Lake County, State of Utah – Trae Stokes presenting.
3. Consider an ordinance permanently closing and vacating an alleyway at 1 East 4800 South, Murray City, Salt Lake County, State of Utah – Trae Stokes presenting.
4. Consider an ordinance related to the Murray City Center District; repeal of 2011 design review guidelines and enactment of new design review guidelines – Zach Smallwood and Jared Hall presenting.

Business Items

1. Consider 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.
2. Consider a resolution approving an agreement between the Redevelopment Agency of Murray City, Murray City Corporation and Salt Lake Neighborhood Housing Services dba NeighborWorks Salt Lake – Danny Astill and Jared Hall presenting.
3. Consider a resolution providing advice and consent to the Mayor’s appointment of Jared Hall as the City’s Community and Economic Development Department Director – Mayor Hales presenting.

Swearing-In by Brooke Smith, City Recorder.

Mayor’s Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

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

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

On Friday, March 4, 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, 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, February 15, 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
Garry Hrechkosy	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	Jeff Pals	Fire
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Kim Sorensen	Parks and Recreation Director	Brooke Smith	City Recorder
Danny Astill	Public Works Director	John Pearson	Golf Course
Brenda Moore	Finance Director	Lori Edmunds	Parks and Recreation
Danny Hansen	IT	Susan Nixon	CED Associate Planner
Jared Hall	CED Division Supervisor	Rob White	IT Director
Residents			

Conducting: Ms. Martinez called the meeting to order at 5:38 p.m.

Approval of Minutes: Committee of the Whole – January 4, 2022. Ms. Turner made a motion to approve. Ms. Cotter seconded the motion. Mr. Hrechkosy abstained. (All in favor 4-0)

Discussion Items

An ordinance amending sections 12.28.030 and 12.28.040 of the Murray Municipal Code related to golf course fees. – Mr. Sorensen noted Murray Parkway golf course fees are set by City ordinance so the proposal to raise fees would be considered during a council meeting. He reviewed the process that determined the proposed amount and explained how staff conducted a survey to compare fee amounts with other golf courses like Old Mill, River Oaks, and Meadow Brooks. The proposal has been seen by the Mayor's office and the Murray Parks and Recreation advisory board, who gave unanimous approval.

By comparison Murray fees are currently below average, and golf cart rental fees are above average. He said many golf courses plan to raise their golf cart rental fees this year due to cost increases for new golf carts, gas, batteries, and cart maintenance. By summer Murray's golf cart rental fee would end up below average. To bring the City into an average cost range, it is determined that a 12% and 15% increase is

required for playing nine and eighteen holes, and a 25% increase to the current golf cart rental rate. Ms. Dominguez asked if fee increases would help cover expenses like wages and water. Mr. Sorensen said more revenue would certainly help operation costs overall, but golf cart rental fees are not set to create a profit. Increases were set to meet inflation costs for buying golf carts, and golf cart maintenance especially since now all of Murray's carts run on electricity.

- **Legislative Update** – Ms. Dominguez said many bills came forward last week during the Utah 2022 Legislative Session. She highlighted the following:
 - House Bill 242 - Secondary Water Metering Amendments. The bill is coming with pressure from the governor's Water Administration and proposes the utilization of 2021 ARPA (American Rescue Plan Act) money to fund a more costly practice of metering pressurized secondary water sources.
 - SB (Senate Bill) 34 - Housing and Land Uses. The bill could change the way cities govern growth and provide mixed-use housing. She said the bill is coming with great push, so it is important for the City to know what it wants to look like with mixed-use developments; growth is definitely coming and there was no way to avoid including mixed-use developments as a housing option in Murray.
 - A transportation bill evolved from questions regarding SB 34 to address transportation needs. Since Murray has TRAX and Frontrunner stations the City could be forced to look at transportation hub requirements in more detail.
 - The Utah League of Cities and Towns is opposed to HB 85 – Eminent Domain Amendments. The bill removes the creation of a public park as public use for which the right of eminent domain may be exercised by a city.
 - She would email Council Members database information from the ULCT about Utah growth over the last year. With an increase in apartment rentals, condominiums and single-family home purchases, housing construction continues rapidly as Utah is experiencing the largest population jump it has ever seen. There remains an open idea that cities should still have the power to decide where apartments, condominiums and twin homes should be built.
- **Utah OPMA (Open and Public Meetings Act) Training** – Mr. Critchfield provided annual training required by the State. He discussed from start to finish how council meetings must be noticed, held publicly, and reported according to State law. Training included the conduct of Council Members in public meetings, public hearings, and forms of communication among council members and with the public whether constituents, individuals, businesses, or developers. He noted if the OPMA was violated it is possible that whatever was decided during a council meeting could be voided. (Attachment #1)
- **Harassment Training** – Mr. Critchfield reported that harassment training became a requirement for the Murray City Council last year. Training included a review of the City's Anti-Harassment Policy, a review of Article IX of the Rules of the Murray City Municipal council and a slide presentation. He said harassment training was also a good opportunity to remind council members what should take place if someone should report discrimination or harassment of any inappropriate kind. He noted that the training and council policy was specific to Murray City Council Members only. (Attachment #2)

Adjournment: 6:12 p.m.

Pattie Johnson
Council Office Administrator III

ATTACHMENT #1

OPEN AND PUBLIC MEETINGS ACT

2021 City Council Annual Training

1

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

ANNUAL TRAINING REQUIRED

2

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

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

PUBLIC POLICY

3

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

ACTING AND DELIBERATING OPENLY"

4

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

WHAT IS A MEETING?

5

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

QUORUM DEFINED

6

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

NOTIFYING THE PUBLIC

7

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

AGENDA

8

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

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

CLOSED MEETINGS

9

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

REASONS TO CLOSE A MEETING

10

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

MINUTES OF CLOSED MEETINGS

11

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

ELECTRONIC MEETINGS

12

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

ENFORCEMENT

13

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

UTAH'S HERITAGE OF TRANSPARENCY

14

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

DEMOCRACIES DIE BEHIND CLOSED DOORS

ATTACHMENT #2

CITY COUNCIL HARASSMENT TRAINING

POLICY

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

Who is Covered By City Council Policy?

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

Harassment Defined

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

What Conduct is Harassing Conduct?

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

What is Sexual Harassment?

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

Unwelcome Conduct

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

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

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

Inappropriate Conduct

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

Inappropriate Conduct (continued)

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

Laws that Apply

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

Reporting Inappropriate Conduct

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

Investigation

- Prompt investigation
- Confidential investigation to fullest extent possible

Corrective Action

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

No Retaliation

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



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Public Work / Solid Waste

Council Action Request

Committee of the Whole

Meeting Date: March 8, 2022

Department Director Danny Astill	Purpose of Proposal Trans-Jordan Landfill Report
Phone # 801-270-2404	Action Requested Informational report only
Presenters Russ Kakala Jaren Scott, landfill executive director.	Attachments N/A
Budget Impact	Description of this Item Trans-Jordan Landfill activities overview and report on current and long range plans for the landfill given by Jaren Scott, Executive Director.
Required Time for Presentation 30 Minutes	
Is This Time Sensitive No	
Mayor's Approval	
Date January 31, 2018	Any additional space needed is available on second page.



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

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

Committee of the Whole

Meeting Date: March 8, 2022

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2021-2022 budget
Phone # 801-264-2513	Action Requested Discussion
Presenters Brenda Moore	Attachments Memo outlining changes to the budget Proposed Ordinance
Required Time for Presentation 15 Minutes	Budget Impact Budget Amendment
Is This Time Sensitive Yes	Description of this Item A budget opening public hearing has been scheduled for April 5. The opening will request funds and budget adjustments for the following: 1. In the General Fund receive a \$5,000 grant from the Utah Department of public Safety Alcohol & Drug Fee Committee (ADF) for the purchase of an in-car camera system. Total cost of the system was \$5,424 the police will use existing small equipment budget for the remaining \$424. 2. In the General Fund Building division transfer \$160,000 from personnel expenditures to operating expenditures for professional services. We have not been successful in filling the vacant building inspector positions, therefore we are spending more in professional services to have outside engineering firms do those inspections.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.23 08:48:48 -07'00'	
Date February 23, 2022	

Continued from Page 1:

3. In the CIP Fund, allocated \$200,000 from reserves to replace the amphitheater seating from benches to stadium seats. The seating was not replaced when the amphitheater was remodeled in 2017. The change will not decrease the seating capacity, it will make watching a production more comfortable for patrons.
4. In the Wastewater Fund allocate \$60,000 to salaries and benefits and increase the Impact Fee budget by \$60,000. One person has retired and another will probably retire before the fiscal year end. This increase in budget is needed due to the payout of accrued sick, vacation and compensated time.
5. In the Wastewater Fund receive \$1,000,000 of ARPA grant funding and allocate it for wastewater infrastructure projects.

In this budget opening I will also include language which will allow me to transfer the following things to the CIP fund at the end of the fiscal year and adjust the transfer budget accordingly: The amount of Transportation Sales tax received which is greater than the budget, ARPA grant funds received which have not been allocated (currently \$1,894,678), and any amounts necessary to keep our General Fund fund balance between 25 and 26 percent of revenue.

ORDINANCE NO.

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

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

1. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$5,000 Utah Department of Public Safety Alcohol and Drug Fee (ADF) Committee grant for an in-car camera system, and;
 - b. \$160,000 from Salaries and Benefits in the building department to operations professional services in the building department, and;
2. In the Capital Project Fund appropriate \$200,000 from reserves for new seating at the amphitheater.
3. Receive and appropriate the following grants and/or reimbursements in the Wastewater Fund with no financial impact:
 - a. Appropriate \$1,000,000 from the American Rescue Plan Act (ARPA) State & Local Fiscal Recovery Fund (SLSRF) receipts and allocate to infrastructure projects, and;
 - b. Appropriate \$60,000 from Impact Fee receipts and allocate to salaries and benefits.
4. Authorize the Director of Finance and Administration to transfer any amount the transportation sales tax revenue is above budget to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
5. Authorize the Director of Finance and Administration to transfer any amount of unallocated ARPA funds received to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
6. Authorize the Director of Finance and Administration to transfer any amount from the General Fund to the Capital Projects fund at the close of fiscal year 2021-2022 which exceeds a 26% fund balance as determined by Utah Code Ann section 10-6-116 and adjust the budget accordingly.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on April 5, 2022 to

consider proposed amendments to the Fiscal Year 2021-2022 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2021-2022 budget.

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

1. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$5,000 Utah Department of Public Safety Alcohol and Drug Fee (ADF) Committee grant for an in-car camera system, and;
 - b. \$160,000 from Salaries and Benefits in the building department to operations professional services in the building department, and;
2. In the Capital Project Fund appropriate \$200,000 from reserves for new seating at the amphitheater.
3. Receive and appropriate the following grants and/or reimbursements in the Wastewater Fund with no financial impact:
 - a. Appropriate \$1,000,000 from the American Rescue Plan Act (ARPA) State & Local Fiscal Recovery Fund (SLSRF) receipts and allocate to infrastructure projects, and;
 - b. Appropriate \$60,000 from Impact Fee receipts and allocate to salaries and benefits.
4. Authorize the Director of Finance and Administration to transfer any amount the transportation sales tax revenue is above budget to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
5. Authorize the Director of Finance and Administration to transfer any amount of unallocated ARPA funds received to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
6. Authorize the Director of Finance and Administration to transfer any amount from the General Fund to the Capital Projects fund at the close of fiscal year 2021-2022 which exceeds a 26% fund balance as determined by Utah Code Ann section 10-6-116 and adjust the budget accordingly.

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

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

MURRAY CITY MUNICIPAL COUNCIL

Kat Martinez, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2022.

Brett Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

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

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting

6:30 p.m.

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Special Recognitions



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY

City Council

Employee of the Month - Phyllis Wall

Council Action Request

Council Meeting

Meeting Date: March 8, 2022

Department Director Brenda Moore	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2513	Action Requested Informational only
Presenters Brenda Moore Mayor Hales	Attachments Recognition Form
Required Time for Presentation	Budget Impact None
Is This Time Sensitive No	Description of this Item Phyllis is a great asset to Murray City. As we transition between Treasurers, she has taken on all the duties and responsibilities to continue to process payments and ensure that the City funds are sent to the bank in a timely fashion. She is always courteous and kind to everyone entering our office to make a payment. Phyllis has senior customers which come in monthly to make their payment and chat with her, they express their disappointment when she is gone or at lunch. She cares about Murray City and does everything she can for the city.
Mayor's Approval	
Date February 23, 2022	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

NAME of person to be recognized:

Submitted by:

DIVISION AND JOB TITLE:

YEARS OF SERVICE:

REASON FOR RECOGNITION:

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY
CITY COUNCIL

Special Recognition #2

JOINT RESOLUTION OF THE MURRAY MUNICIPAL COUNCIL
AND MAYOR IN SUPPORT OF THE PEOPLE OF UKRAINE

WE STAND WITH UKRAINE

WHEREAS, as citizens of a global community, the tragedy and horror of human suffering unfolding in the invasion of Ukraine as the Ukrainian people endure the assault of the Russian military invasion of their country are harrowing; and

WHEREAS, even though we may be limited in how we can directly influence events over 5,000 miles away, we cannot look away from and ignore the violent, armed and unprovoked Russian government aggression; and

WHEREAS, Murray City stands with the people of Ukraine. The City Council and Mayor want to make known our support for Ukrainians and for democratic values; and

WHEREAS, following the collapse and dissolution of the Soviet Union, the Ukrainian people chose overwhelmingly the path of self-determination by forming a nation independent from Russia; and

WHEREAS, since independence in 1991, Ukraine has been forced to confront a Russian invasion, occupation, and annexation of Ukraine's Crimea region, a Russian-led conflict in eastern Ukraine, a weakening of Ukrainian control in the nearby Sea of Azov and Black Sea and the most recent February 24, 2022 all-out invasion; and

WHEREAS, Russian soldiers currently move through Ukraine inflicting violence, terror, and death. They are destroying homes, businesses, and property. Ukrainian civilians and soldiers have been killed or wounded, and thousands of refugees have fled Ukraine seeking safety in neighboring countries; and

WHEREAS, the attack on Ukraine violates the Budapest Memorandum, a 1994 agreement between the United States, Russia, and Great Britain. As part of the agreement, Russia committed to "respect the independence and sovereignty and the existing borders of Ukraine" and "to refrain from the threat or use of force" against Ukraine; and

WHEREAS, the courageous Ukrainian people are standing up for their freedoms and for their desire to live in a nation free from tyranny and free from Russian aggression; and

WHEREAS the brave women and men who have taken to the streets in Ukraine are standing for freedoms that would be denied by the Russian authoritarian regime; and

WHEREAS, the tragic irony between the Russian government leader's actions and his rhetoric should not be lost on the international community, where he is killing thousands of Ukrainians and destroying property while claiming that Ukraine "is an inherent part of our own history, culture, [and] spiritual space,"

WHEREAS, we call for the international community to come together to demand an end to war and for the Russian Federation to remove its troops from Ukraine.

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

1. We join the international community in sharing its disbelief, anger, and sorrow.
2. We express support for the people of Ukraine on their courageous efforts to defend their homeland and to advance freedom and democracy in Ukraine.
3. We condemn, in the strongest possible terms, the Russian government's violent aggression and invasion of Ukraine.
4. We remind all people that we not let the aggression of Russia's authoritarian government affect our treatment of the Russian people including local Russian community members who have no role in its policies.
5. We stand with Ukraine.

PASSED AND ADOPTED this ____ day of _____, 2022.

MURRAY CITY MAYOR

MURRAY CITY MUNICIPAL COUNCIL

Brett A. Hales, Mayor

Kat Martinez, Chair
District 1

ATTEST

Brooke Smith, City Recorder

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, District 1

Diane Turner, District 4

Rosalba Dominguez, District 3

Garry Hrechkosy, District 5



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY

Council Action Request

Community & Economic Development

Zone Map Amendment - 6560 South 130 West

Council Meeting

Meeting Date: March 8, 2022

Department Director Danny Astill	Purpose of Proposal Amend the Zoning Map from R-1-8 to R-2-10 for the property located at approximately 6560 South 130 West.
Phone # 801-270-2404	Action Requested Approval of the proposed Zone Map Amendment for the property located at approximately 6560 South 130 West.
Presenters Susan Nixon Jared Hall	Attachments Presentation Slides
Required Time for Presentation 15 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item 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.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.23 08:50:11 -07'00'	
Date February 23, 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 8th 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 24th 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 ft² and R-2-10 is 10,000 ft² with 5,000 ft² 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 ft² 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 ft² 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 ²		
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 ft² lots (5,000 ft² 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 ft² 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 ft². 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.

	R-1-8 (existing)	R-2-10 (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	10,000 ft ² ; (5,000 ft ² 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.

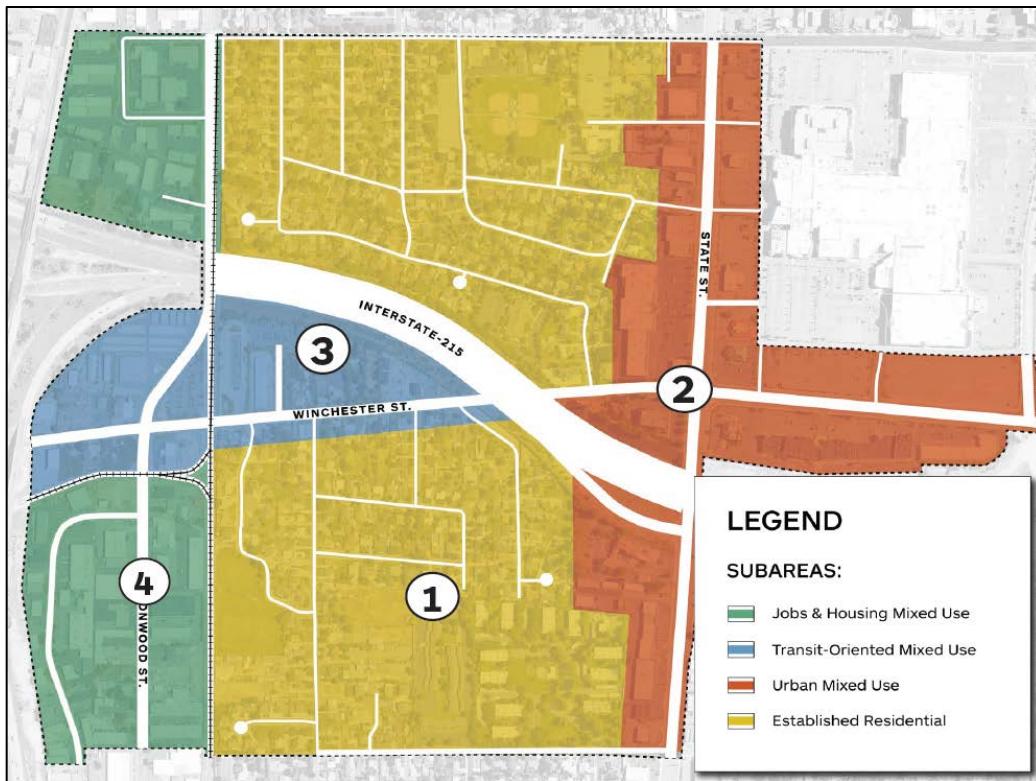


Figure 1: Fashion Place West Subarea Map

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.

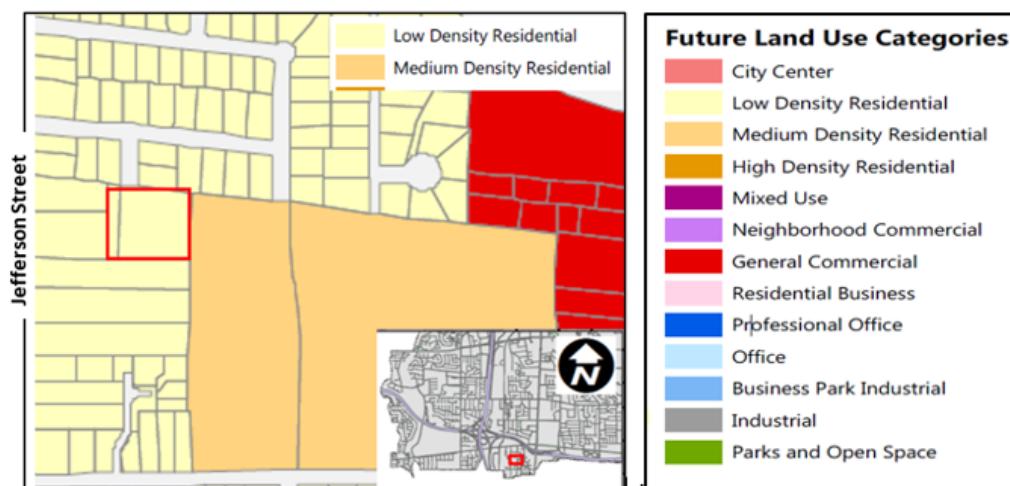


Figure 2: Future Land Use Map

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>LOW DENSITY RESIDENTIAL</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"> • 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 	<p>MEDIUM DENSITY RESIDENTIAL</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"> • R-1-6, Low/Medium density single family • R-M-10, Medium density multiple family • R-M-15, Medium density multiple family

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.

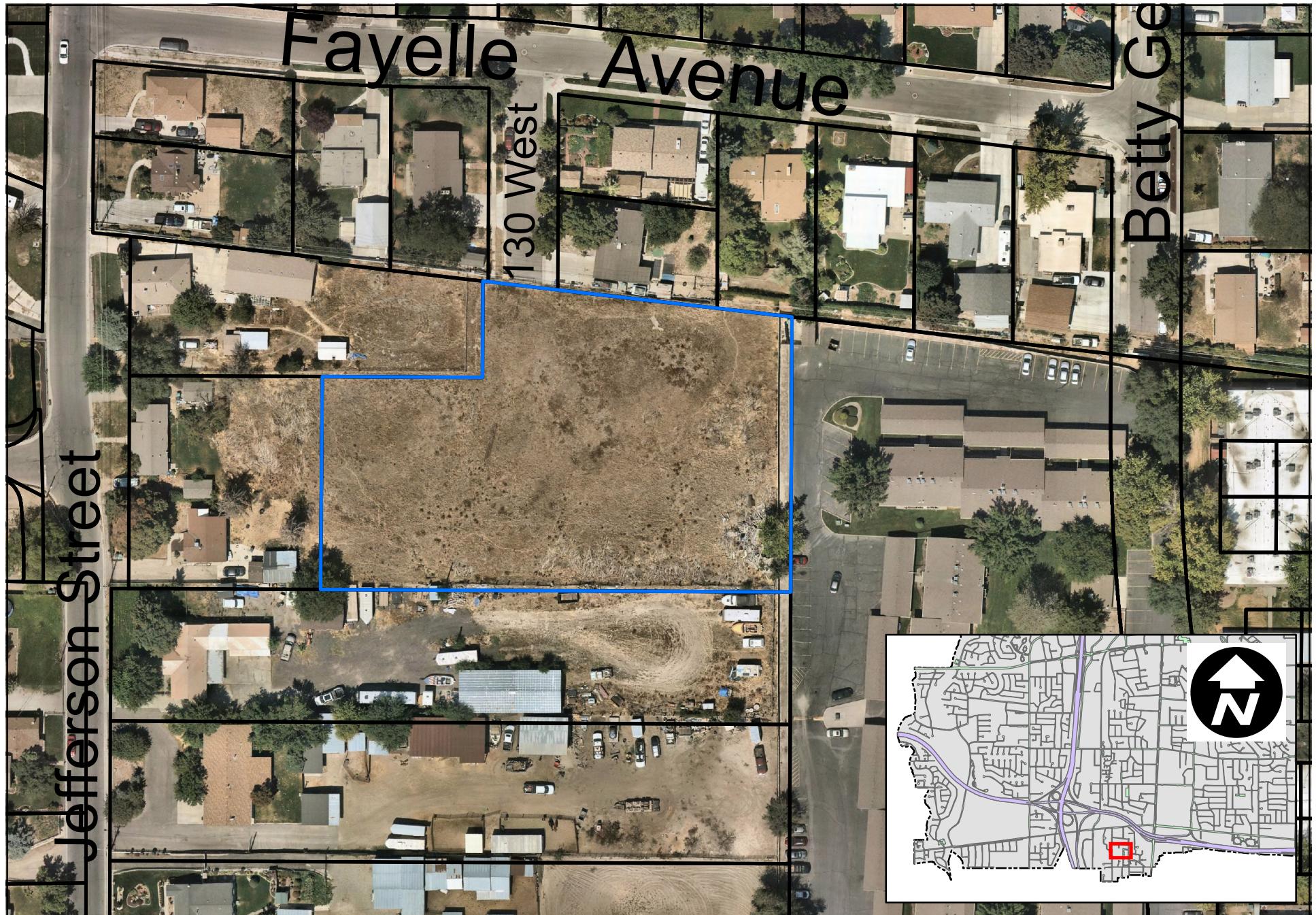
V. FINDINGS

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.

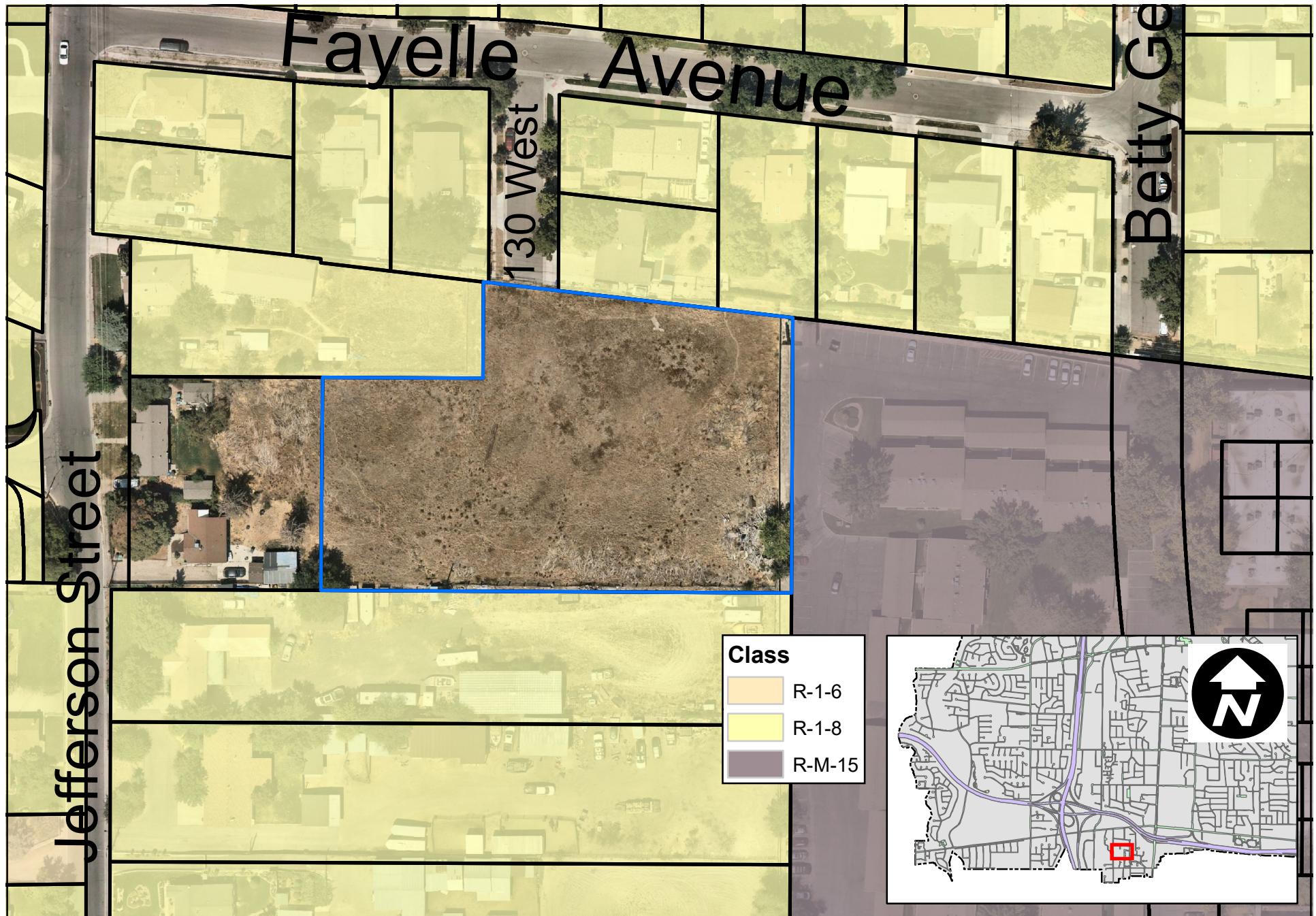
VI. STAFF RECOMMENDATION

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 6th 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. If you would like to view the meeting only you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Jared Hall, Manager
Planning Division



NOTICE OF PUBLIC HEARING

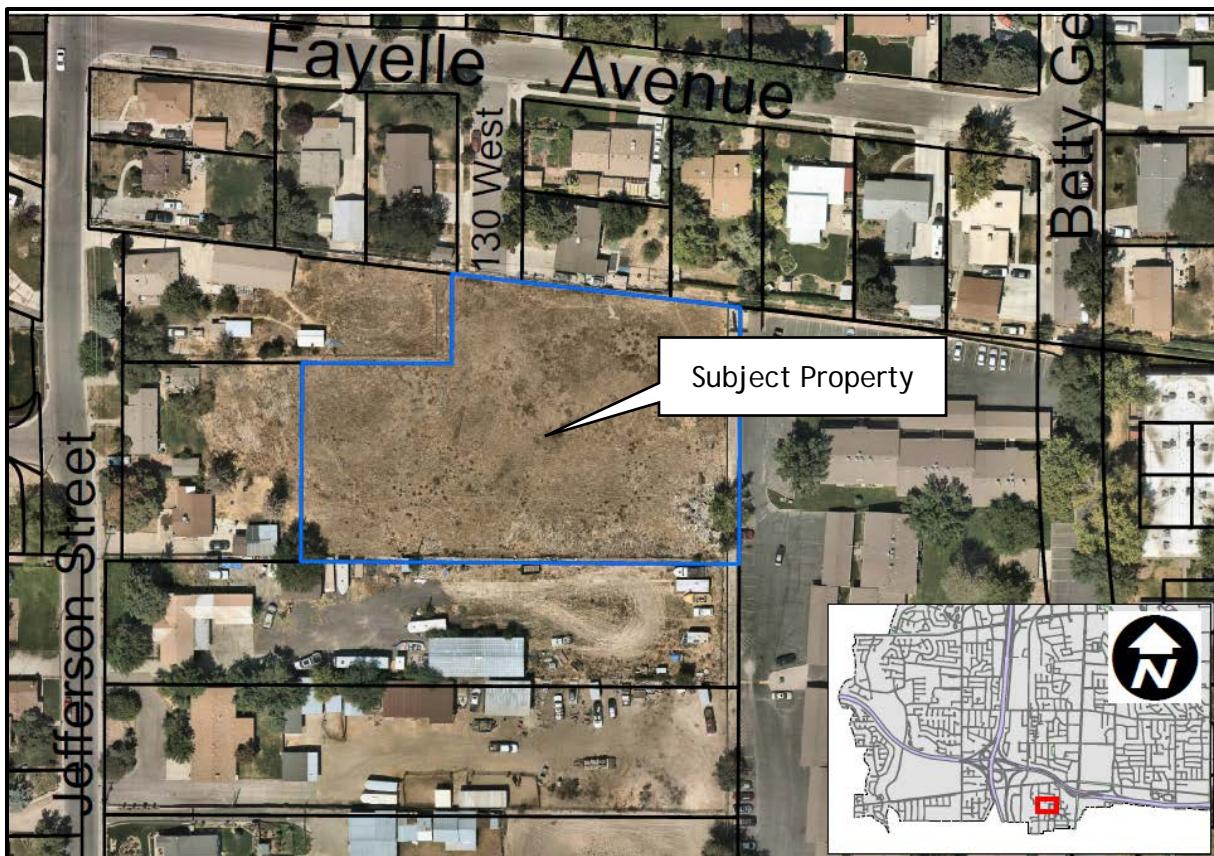
January 6, 2022, 6:30 PM

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.

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

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



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please contact Susan Nixon in the Murray City Planning Division at 801-270-2430, or e-mail 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

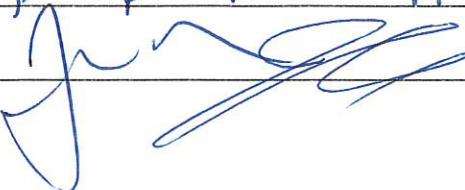
Property Owner's Mailing Address: Same

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

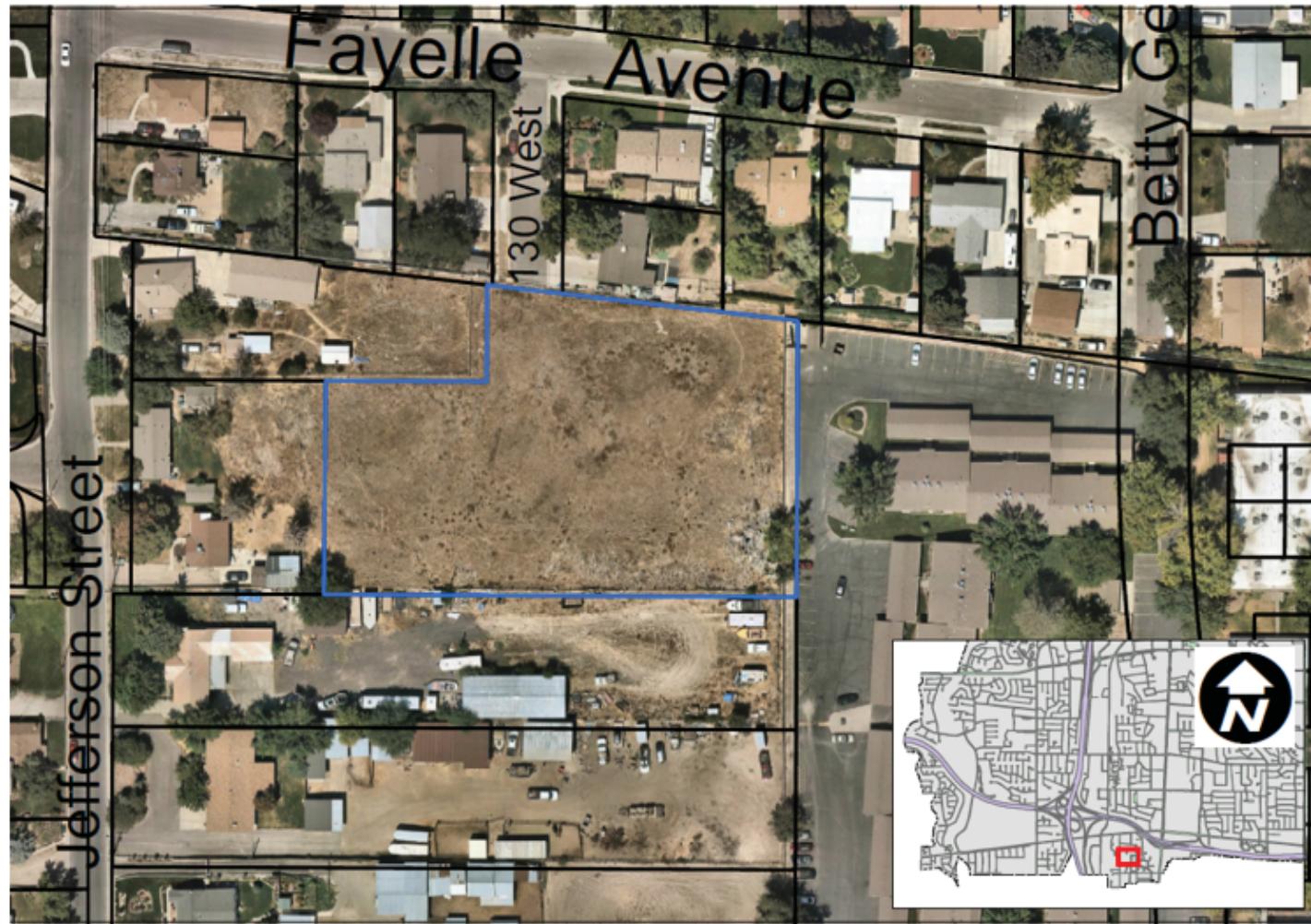
The applicant would like to amend the Zoning Map and change from the R-1-8, Low Density Single Family to R-2-10, Medium Density Residential.

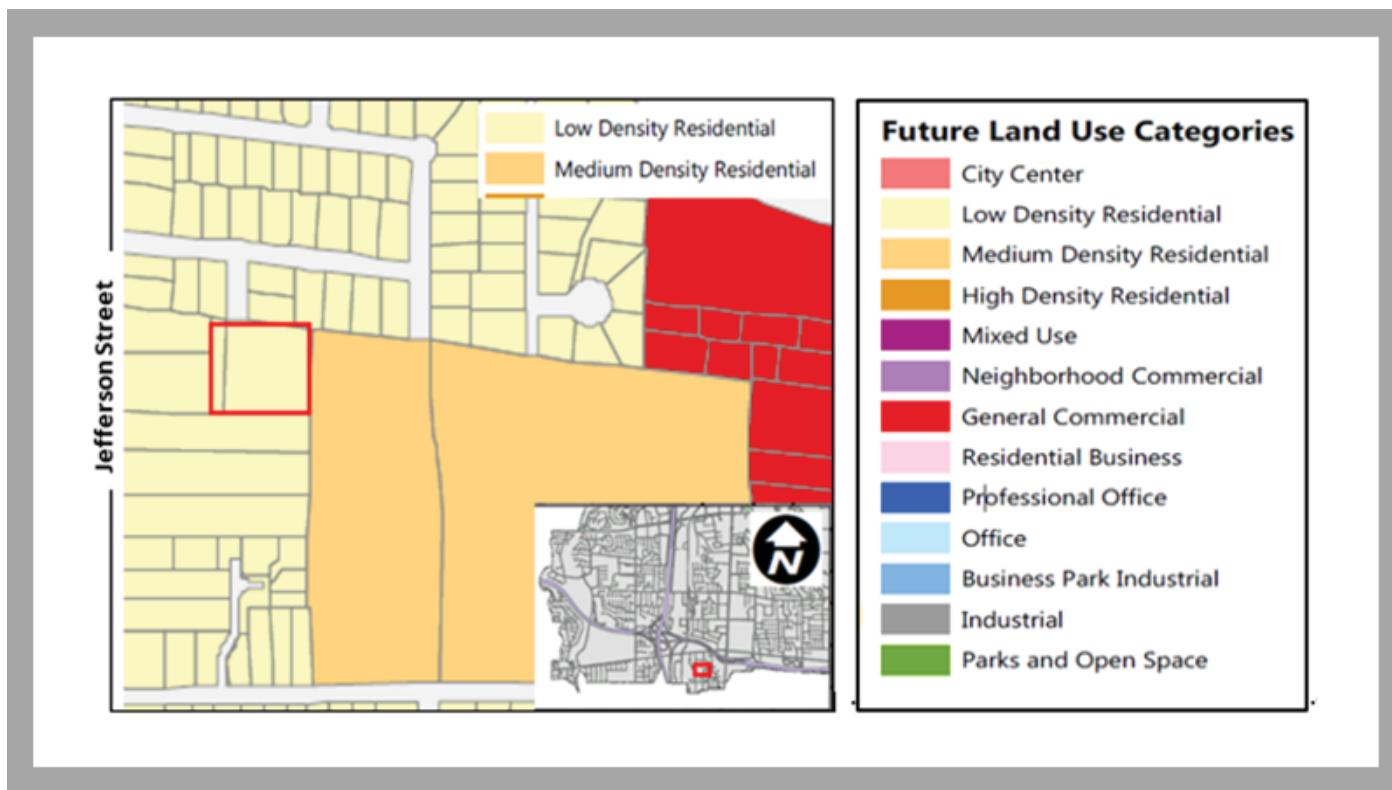
The request is supported by the 2017 General Plan.

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





	R-1-8 (existing)	R-2-10 (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	10,000 ft ² ; (5,000 ft ² 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

Public Hearing #2



MURRAY

Public Works Department

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

Council Action Request

Council Meeting

Meeting Date: March 8, 2022

Department Director Danny Astill	Purpose of Proposal Vacate Alley way that is no longer being used for access or utility service.
Phone # 801-270-2404	Action Requested Information and comment Only
Presenters Trae Stokes	Attachments Petition to vacate south Alley Way, Alley Way Description, South Alley Exhibit, City Hall Plat
Required Time for Presentation 10 Minutes	Budget Impact There are no budget impacts
Is This Time Sensitive No	Description of this Item 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.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:13:51 -07'00'	
Date January 31, 2018	

MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8th 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.

DATED this 23rd day of February 2022.



MURRAY CITY CORPORATION

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

Brooke Smith
City Recorder

DATES OF PUBLICATION: February 25, 2022
PH22-12

UCA §10-9a-208

- Mail to the record owner of each parcel that accessed by the 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

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

Mail tax notice to:

Affected Parcel ID Nos:

21-12-231-015
21-12-231-014
21-12-231-005
22-07-104-010
22-07-104-011
22-07-104-023
22-07-104-024
22-07-104-014
22-07-104-015
22-07-104-019
22-07-104-005
22-07-104-020
22-07-104-017

ORDINANCE NO. ____

AN ORDINANCE PERMANENTLY CLOSING AND VACATING A
PORTION OF AN ALLEYWAY AT 4860 SOUTH POPLAR STREET,
MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH

WHEREAS, the Murray City Municipal Council received a petition to vacate a portion of an alleyway from the Murray City Public Works Department; and

WHEREAS, the petition requested that a portion of the alleyway at 4860 South Poplar Street, Murray, Salt Lake County, State of Utah, be permanently closed and the rights-of-way vacated; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5, 1953 as amended; and

WHEREAS, the request was made in order to facilitate the proposed construction of the new City Hall building; and

WHEREAS, the Murray City Municipal Council finds good cause to permanently close the requested portion of the alleyway at 4860 South Poplar Street, Murray, Salt Lake County, State of Utah, and to vacate the right-of-way; that the action will not be detrimental to the public interest, nor materially injure any person or the public interest; and that said portion of the alleyway should be permanently closed and the right-of-way vacated; and

WHEREAS, the Murray City Municipal Council finds that there is filed a written consent to the vacation by the owners of the properties adjacent to the portion of right-of-way being vacated; that affected entities have been given notice and have been consulted; that owners of record of each parcel accessed by the right-of-way have been given notice; and that notice has been published and a public hearing has been held on March 8, 2022 pursuant thereto, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. That a portion of an alleyway at 4860 South Poplar Street, Murray, Salt Lake County, State of Utah, is permanently closed and the right-of-way is vacated and that the City releases any and all title, right or interest it may have in the described parcel, SUBJECT TO any easement or right-of-way of any lot owner and the franchise rights of any public utility. The portion of right-of-way hereby vacated is particularly described as follows:

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.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 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 or a summary hereof was published according to law on the _____ day of _____, 2022.

Brooke Smith, City Recorder



MURRAY CITY CORPORATION
PUBLIC WORKS

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

Public Hearing #3



MURRAY

Public Works Department

Right of Way Vacation Petition - North Alley #1 East 4800 South

Council Action Request

Council Meeting

Meeting Date: March 8, 2022

Department Director Danny Astill	Purpose of Proposal Vacate Alley way that is no longer being used for access or utility service.
Phone # 801-270-2404	Action Requested Information and comment Only
Presenters Trae Stokes	Attachments Petition to vacate south Alley Way, Alley Way Description, North Alley Exhibit, City Hall Plat
Required Time for Presentation 10 Minutes	Budget Impact There are no budget impacts
Is This Time Sensitive No	Description of this Item 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.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:13:14 -07'00'	
Date January 31, 2018	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8th 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.

DATED this 23rd day of February 2022.



MURRAY CITY CORPORATION

A blue ink signature of the name Brooke Smith.

Brooke Smith
City Recorder

DATES OF PUBLICATION: February 25, 2022
PH22-13

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

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

Mail tax notice to:

Affected Parcel ID Nos:

21-12-231-005
22-07-104-001
22-07-104-002
22-07-104-003
22-07-104-004
22-07-104-025
22-07-104-006
22-07-104-007
22-07-104-010
22-07-104-011

ORDINANCE NO. ____

AN ORDINANCE PERMANENTLY CLOSING AND VACATING AN
ALLEYWAY AT 1 EAST 4800 SOUTH, MURRAY CITY, SALT LAKE
COUNTY, STATE OF UTAH

WHEREAS, the Murray City Municipal Council received a petition to vacate a portion of an alleyway from the Murray City Public Works Department; and

WHEREAS, the petition requested that an alleyway at 1 East 4800 South, Murray, Salt Lake County, State of Utah, be permanently closed and the rights-of-way vacated; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5, 1953 as amended; and

WHEREAS, the request was made in order to facilitate the proposed construction of the new City Hall building; and

WHEREAS, the Murray City Municipal Council finds good cause to permanently close the alleyway located at 1 East 4800 South, Murray, Salt Lake County, State of Utah, and to vacate the right-of-way; that the action will not be detrimental to the public interest, nor materially injure any person or the public interest; and that said portion of the alleyway should be permanently closed and the right-of-way vacated; and

WHEREAS, the Murray City Municipal Council finds that there is filed a written consent to the vacation by the owners of the properties adjacent to the portion of right-of-way being vacated; that affected entities have been given notice and have been consulted; that owners of record of each parcel accessed by the right-of-way have been given notice; and that notice has been published and a public hearing has been held on March 8, 2022 pursuant thereto, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. That an alleyway at 1 East 4800 South, Murray, Salt Lake County, State of Utah, is permanently closed and the right-of-way is vacated and that the City releases any and all title, right or interest it may have in the described parcel, SUBJECT TO any easement or right-of-way of any lot owner and the franchise rights of any public utility. The portion of right-of-way hereby vacated is particularly described as follows:

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.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 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 or a summary hereof was published according to law on the _____ day of _____, 2022.

Brooke Smith, City Recorder



MURRAY CITY CORPORATION

PUBLIC WORKS

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.

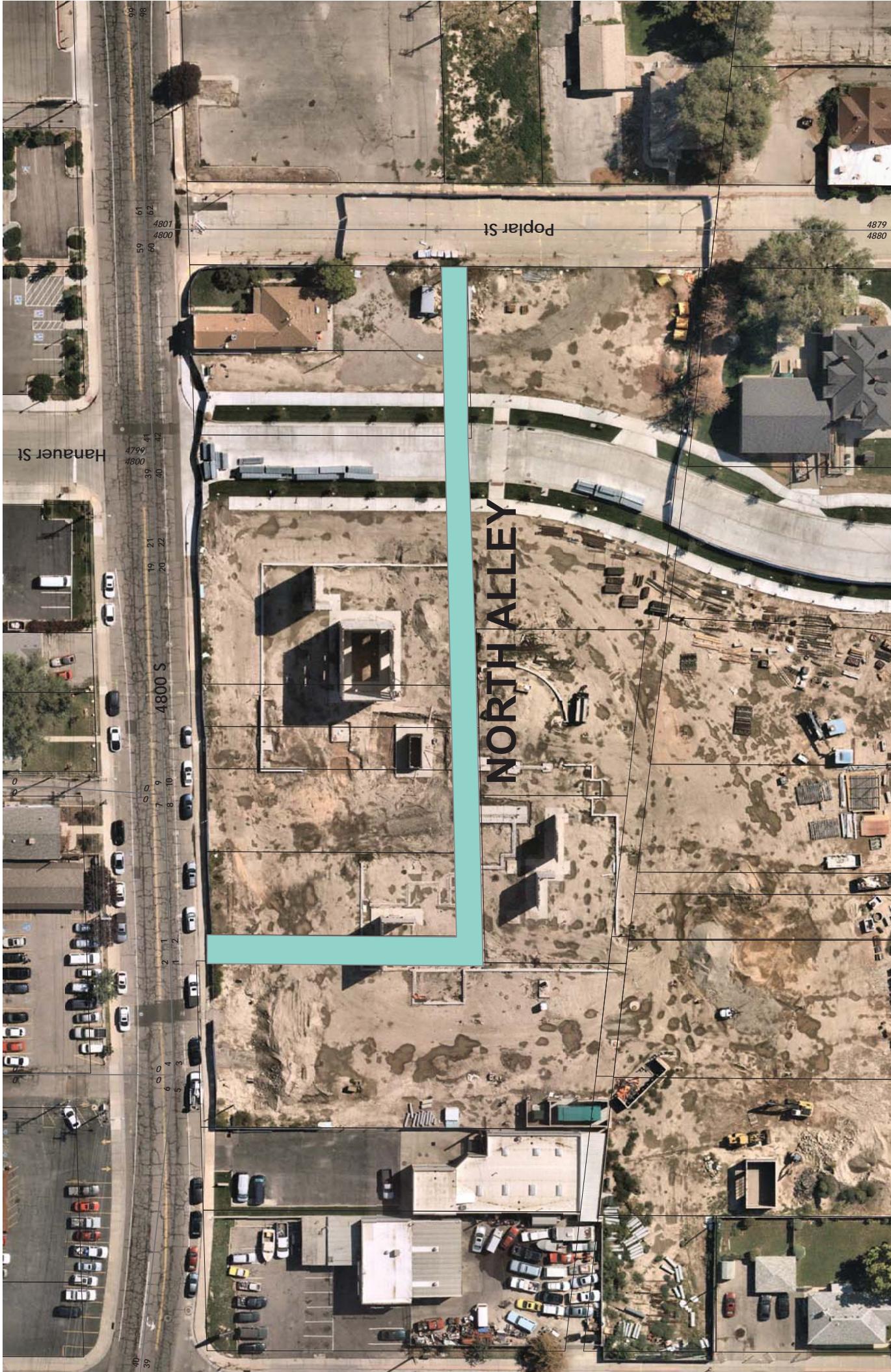
Sincerely,

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

Public Hearings

4



MURRAY

Community & Economic Development

MCCD Design Guidelines

Council Action Request

Council Meeting

Meeting Date: March 8, 2022

Department Director Danny Astill	Purpose of Proposal Approval of the revised MCCD Design Guidelines.
Phone # 801-270-2428	Action Requested Approval of the revised MCCD Design Guidelines.
Presenters Zachary Smallwood Jared Hall	Attachments Draft MCCD Design Guidelines & Presentation Slides
Required Time for Presentation 30 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item 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.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:14:37 -07'00'	 Date February 15, 2022



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 8th day of March 2022, at the hour of 6:30 p.m. of said day the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to the consideration of repealing the 2011 Murray City Center District (MCCD) Design Guidelines and enacting new MCCD Design Guidelines.

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

This notice is being sent to you since you own property within the near vicinity. Comments at the meeting will be limited to three (3) minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Council Office at least one day prior to the day of the meeting.

If you have questions or comments concerning this proposal, please call the Murray City Community & Economic Development Department office at 801-270-2420.

SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2660). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 OR CALL RELAY UTAH AT #711.

DATED this 24th day of February 2022.

MURRAY CITY CORPORATION



Brooke Smith
City Recorder

PH 22-15

ORDINANCE NO. _____

AN ORDINANCE RELATED TO THE MURRAY CITY CENTER DISTRICT; REPEAL OF 2011 DESIGN REVIEW GUIDELINES AND ENACTMENT OF NEW DESIGN REVIEW GUIDELINES.

Preamble

In 2011, the Murray City Municipal Council (“City Council”) adopted Design Guidelines for the Murray City Center District (“2011 Design Guidelines”) in order to establish the standards of appropriate activity that will facilitate development within the Murray City Center District (“MCCD”). The City Council recently amended the MCCD zone ordinance, which revised the role of design guidelines in the MCCD. Accordingly, the 2011 Design Guidelines have become obsolete, and current guidelines are required. Design guidelines in the MCCD are to be “consulted during the review of proposed development [within the MCCD] in order to provide guidance, direction and options which will further the stated purposes of the MCCD.” Section 17.170.020 of the City Code. The Proposed Design Review Guidelines (“Proposed Guidelines”), along with the MCCD ordinance provide policy directives to decision-makers in addressing development and planning issues within the MCCD. Input was received from the Planning Commission, after holding a public hearing on the matter, which forwarded a recommendation to repeal the 2011 Design Guidelines and adopt the Proposed Guidelines. A public hearing has been held before the City Council concerning the Proposed Guidelines pursuant to public notice provided according to law. It is in the best interests of the City that the 2011 Design Guidelines be repealed and the Proposed Guidelines adopted to enhance the character of buildings within the MCCD and to facilitate and enhance orderly development in the future.

NOW, THEREFORE, be it enacted by the Municipal Council of Murray City as follows:

Section 1. Purpose. The purpose of this ordinance is to repeal the Design Guidelines for the Murray City Center District originally adopted in 2011, and to adopt the attached Design Guidelines for the Murray City Center District drafted in 2020.

Section 2. Repeal. The Design Guidelines for the Murray City Center District adopted by the City Council in 2011 are hereby repealed.

Section 3. Enactment. The attached Design Guidelines for the Murray City Center District, drafted in 2020, are hereby adopted.

Section 4. Effective date. This Ordinance shall take effect upon first publication and filing of copy thereof in the office of the City Recorder of Murray City, Utah.

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

MURRAY CITY MUNICIPAL COUNCIL

Kat Martinez, Chair

ATTEST:

Brooke Smith, City Recorder

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

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2022.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

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

Brooke Smith, City Recorder

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.

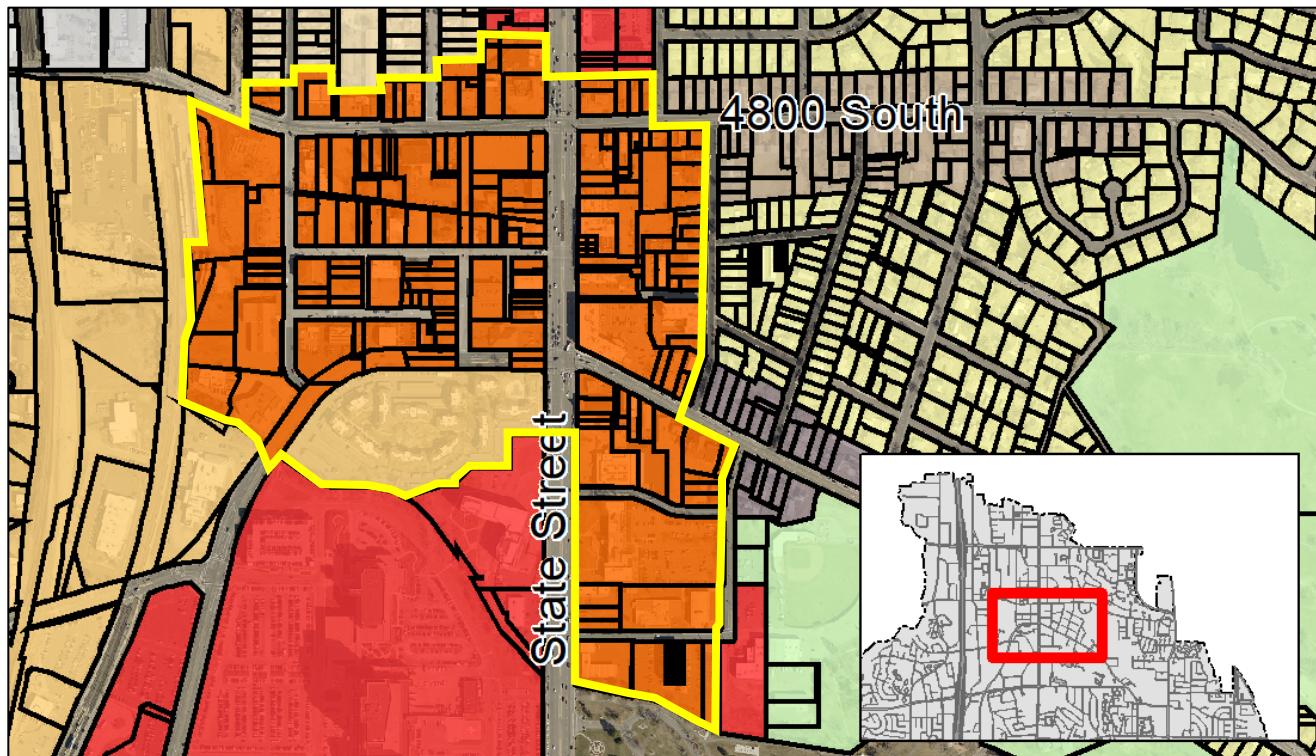
The meeting was adjourned at 8:50 p.m.

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**

Amount Due **\$73.88**

Text: Legal Ad - MCCD Guidelines

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. 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. No physical meeting location will be available. Murray City, Salt Lake County, State of Utah.

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

Product	Placement	Position
Salt Lake Tribune	Legal Liner Notice	998

Scheduled Date(s): 10/04/2020

utahlegals.com	utahlegals.com	utahlegals.com
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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. 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 or calling (801) 270-2420.

No physical meeting location will be available.



MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES

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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:

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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.

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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.

--

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> 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
www.murray.utah.gov

From: Rosalba Dominguez <rosalbaforcitycouncil@gmail.com>
Sent: Thursday, October 15, 2020 4:41 PM
To: Susan Nixon <snixon@murray.utah.gov>; Jared Hall <jhall@murray.utah.gov>
Cc: Mattparks801@gmail.com; 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

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Dale Cox	District 2
Rosalba Dominguez	District 3
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TABLE OF CONTENTS

Chapter 1 Murray City Center District Design Guidelines	Introduction	05
	Introduction Statement	06
	Design Review	07
	Document Organization	08
Chapter 2 Shared Values for Murray's Downtown		09
Chapter 3 Design Guidelines		15
	District Wide Guidelines	
	- Walkability	16
	- Activity	18
	- Sustainability	20
	Public Spaces and Streetscape Guidelines	
	- Streetscape	22
	- Public Spaces	26
	Development Site Guidelines	
	- Circulation	28
	- Open Space	30
	- Active Buildings	32
	- Parking	34
	- Neighbor Awareness	36
	- Meaningful Light	38
	Architectural Guidelines	
	- Design for Potential	40
	- Connection to the Ground	42
	- Connection to the Sky	44
	- Fenestration & Porosity	46
	- Express a Clear, Organizing Idea	48
	- Private Space	50
	- Materiality	52
Chapter 4 Photo Credits		55

DESIGN GUIDELINES INTRODUCTION

1



INTRODUCTION

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

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

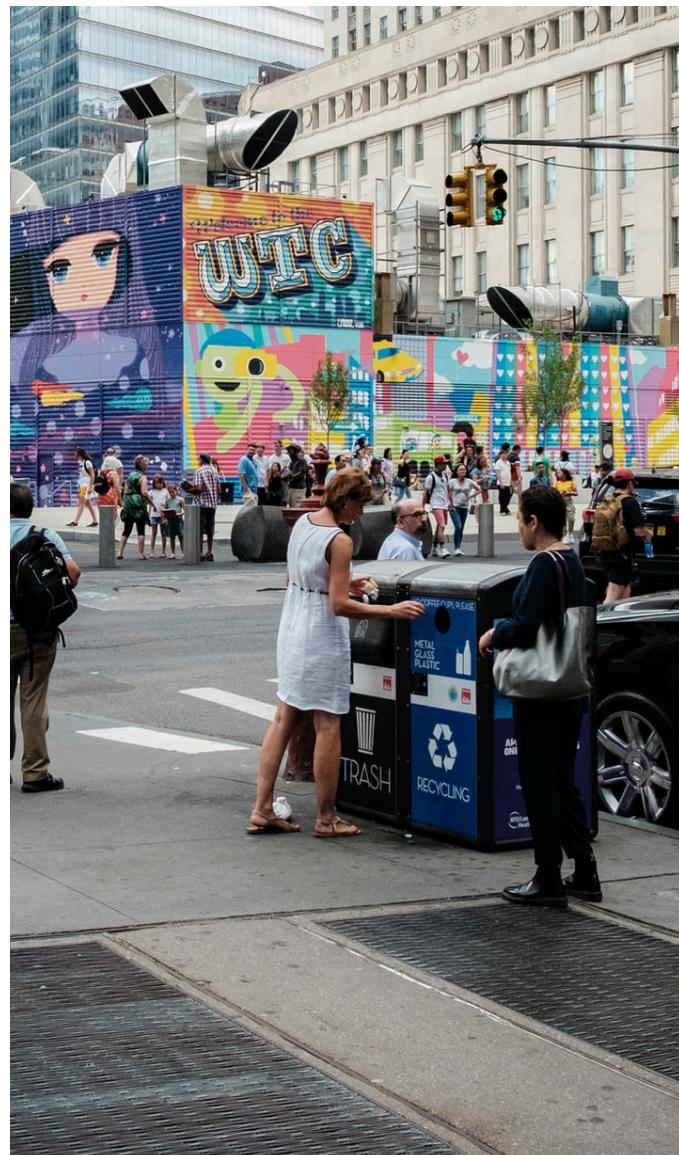
Being physically active includes encouraging a variety of businesses, homes, and entertainment venues that allow for extended hours and activity. By creating a downtown that is physically active it becomes safer because more people are able to see and be seen moving throughout the district.

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.

DESIGN GUIDELINES

3



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.

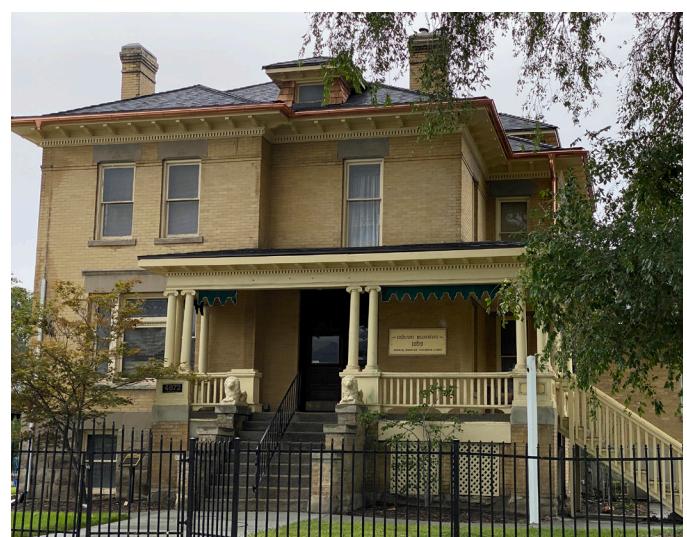
- Include office uses and employment that will strengthen and support a retail base with a larger daytime population.
- Encourage development that provides ample opportunities for dining and food offerings.
- Potential projects should focus on everyday uses and cultural development for everyday activity.
- 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.

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.



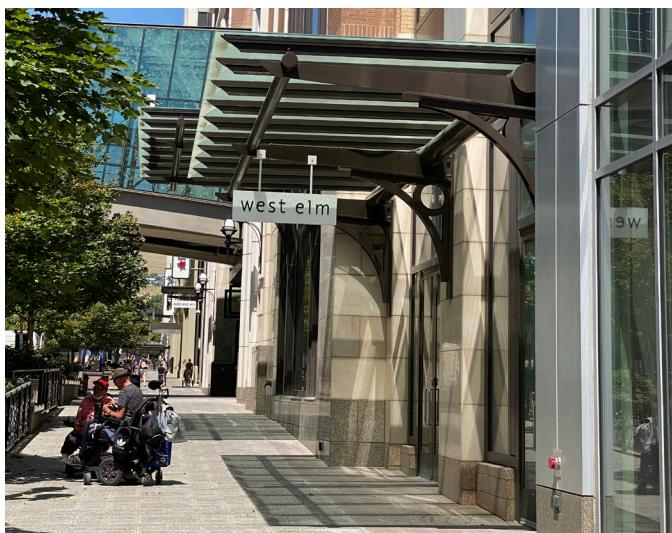
Planted medians allow for pedestrian refuge and opportunities to manage stormwater runoff.



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.

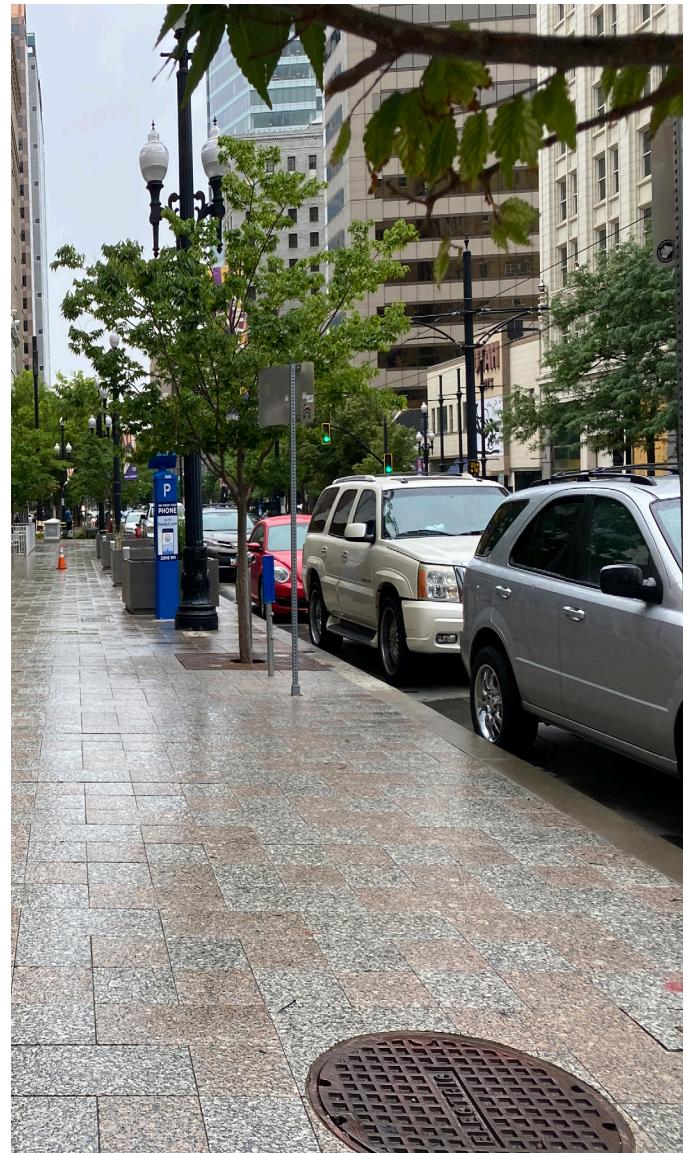
Align trees and other sidewalk landscape features to provide a direct and continuous path of travel.

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.

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.

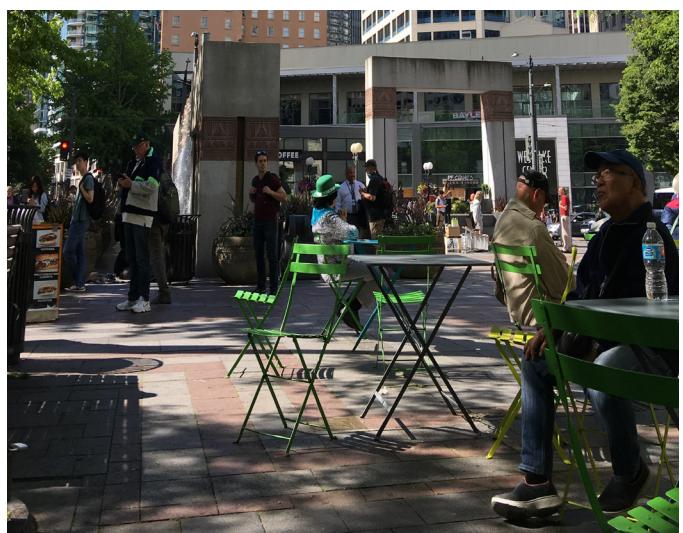
Where feasible, include public art installations throughout the district.

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.

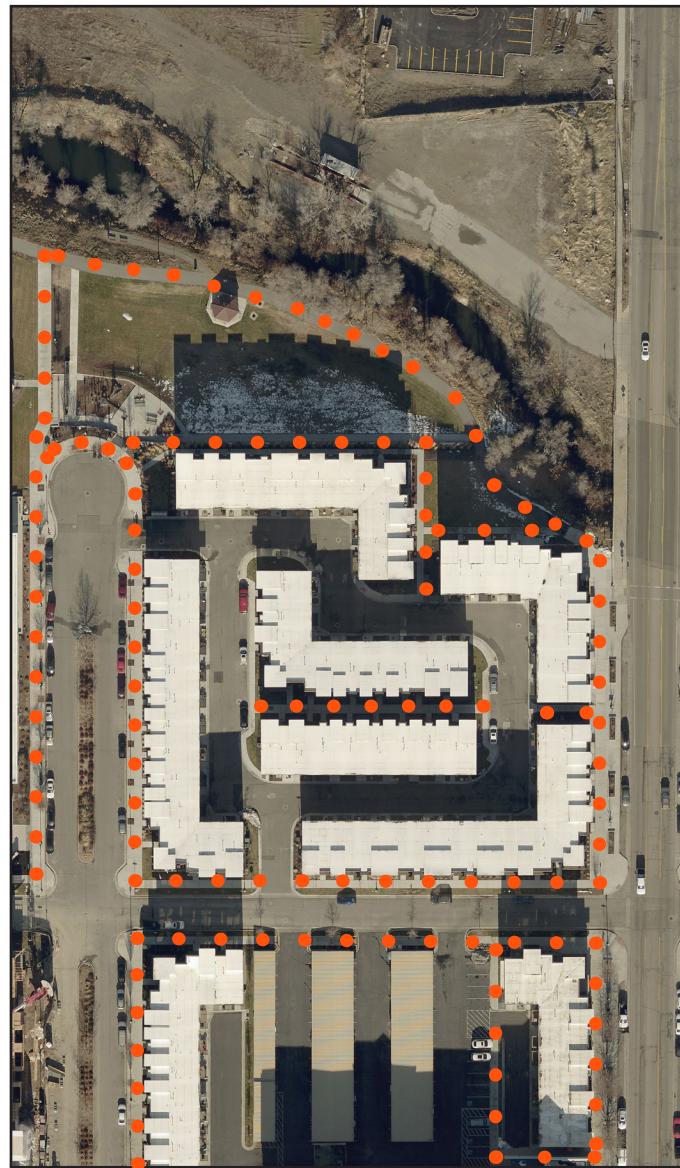
GUIDELINE: 06

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.

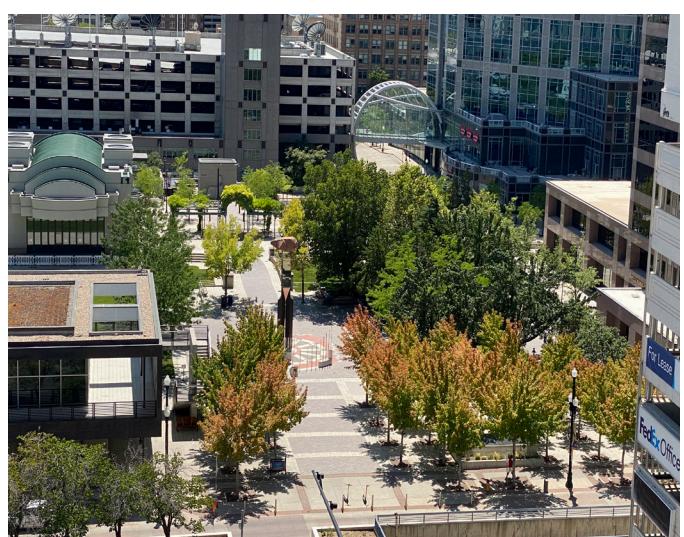
Ensure new developments have parks and open space opportunities.

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

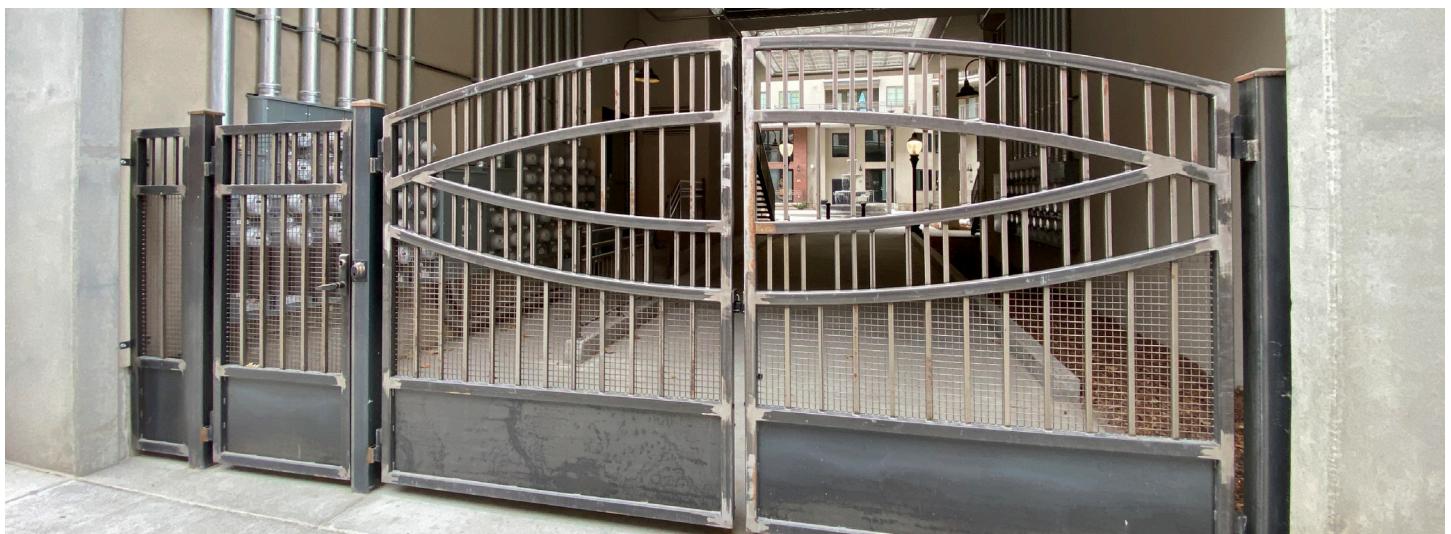
Avoid conflicts between pedestrians and utility equipment.



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

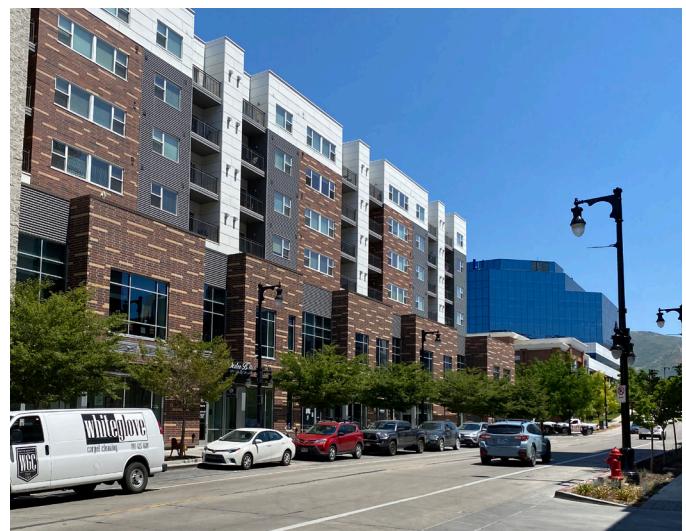
Develop and express programmatic relationships between inside and outside by the use of furniture, displays, signage, and landscaping to help animate the building edge and sidewalk.

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.



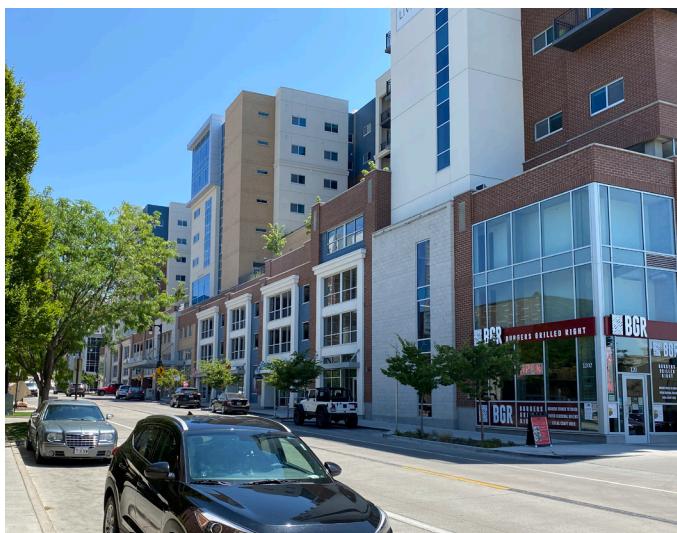
Including different types of signage creates visual interest and informs pedestrians as they pass by.



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.

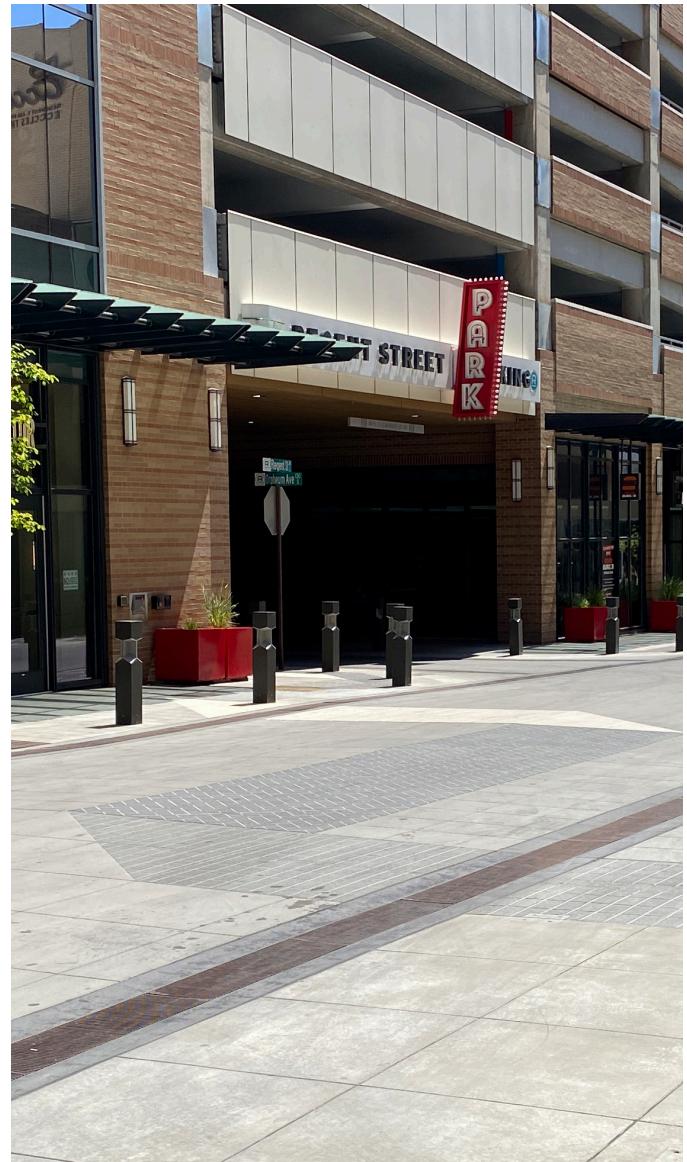
- Site design should promote sharing larger parking areas among multiple developments where necessary. This allows for the possibility of smaller parking areas immediately adjacent to specific buildings.

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

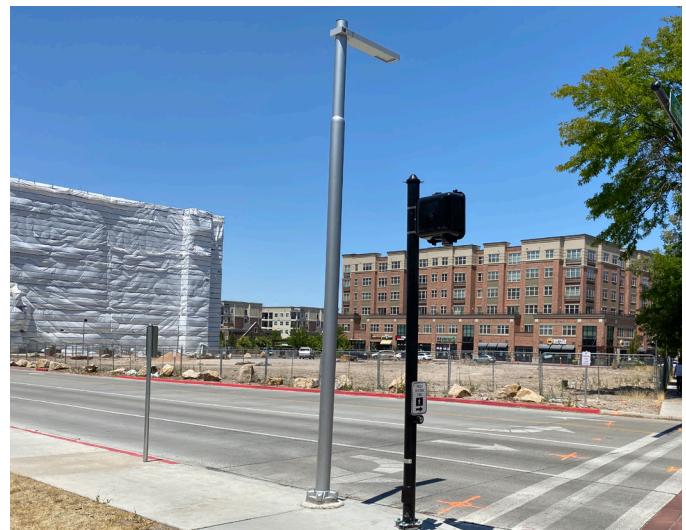
Meaningful Light

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

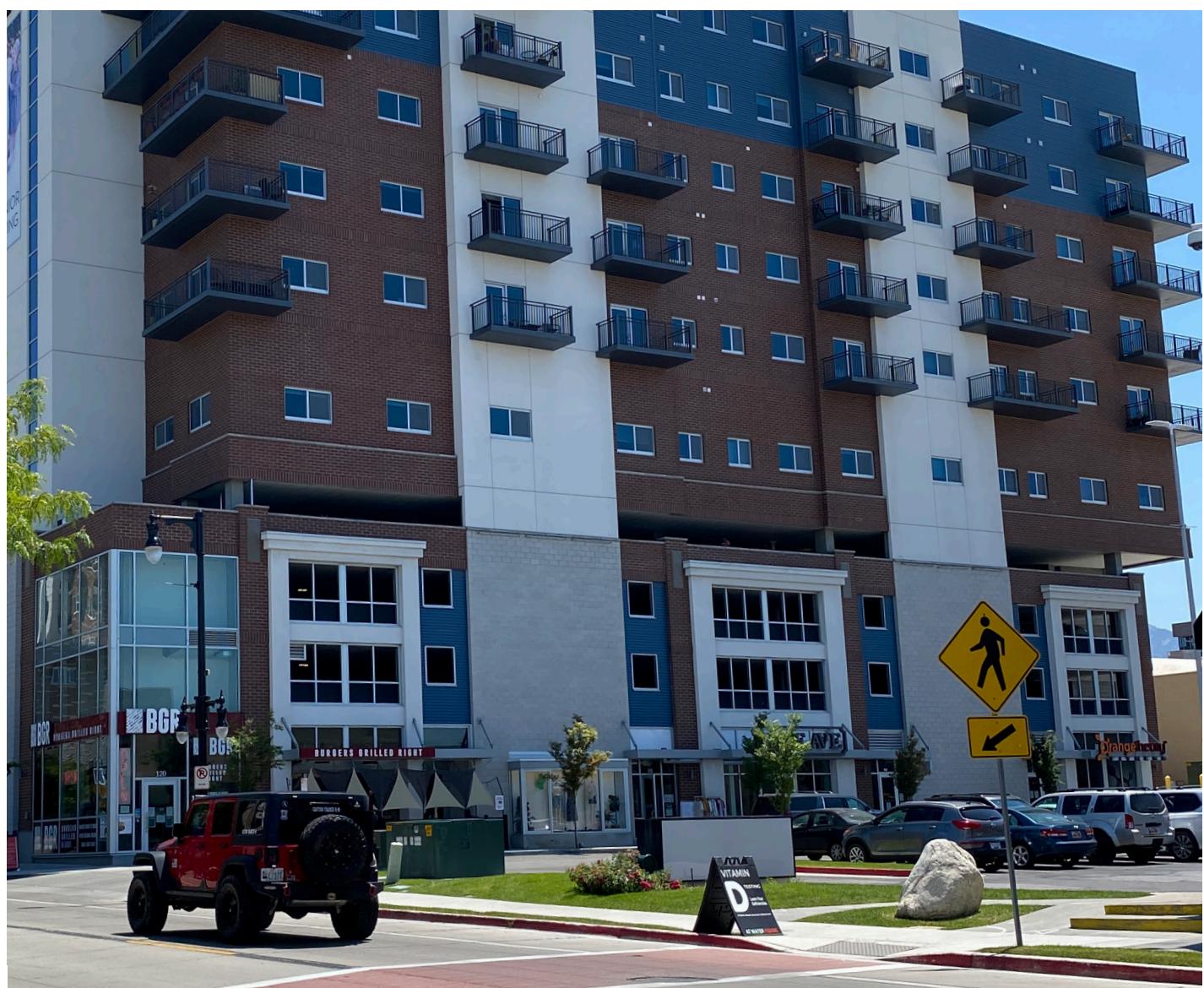
Design For Potential

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.



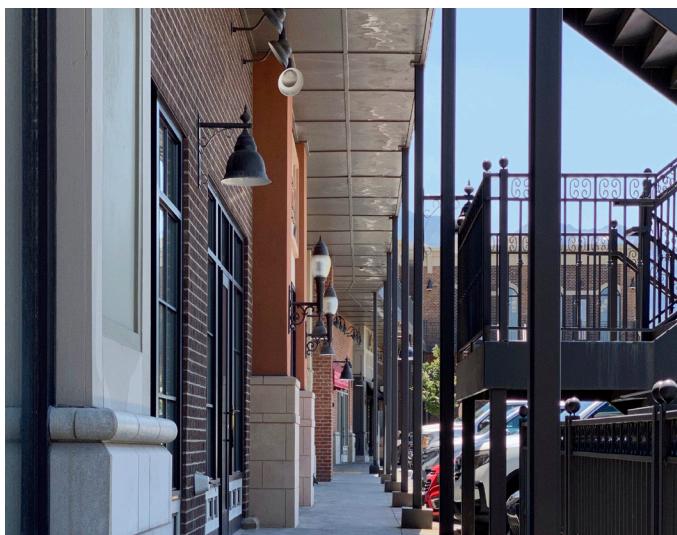
Human-scaled entrances with translucent windows make people feel comfortable entering a space.



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.

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

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.

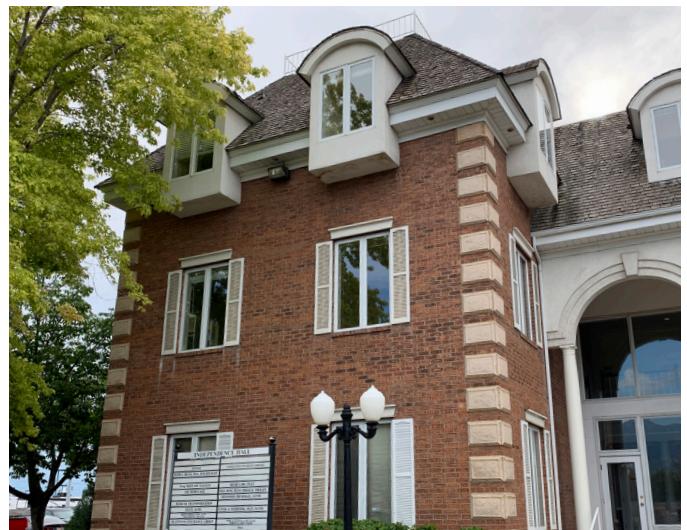
Shape the roof of buildings.



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

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.

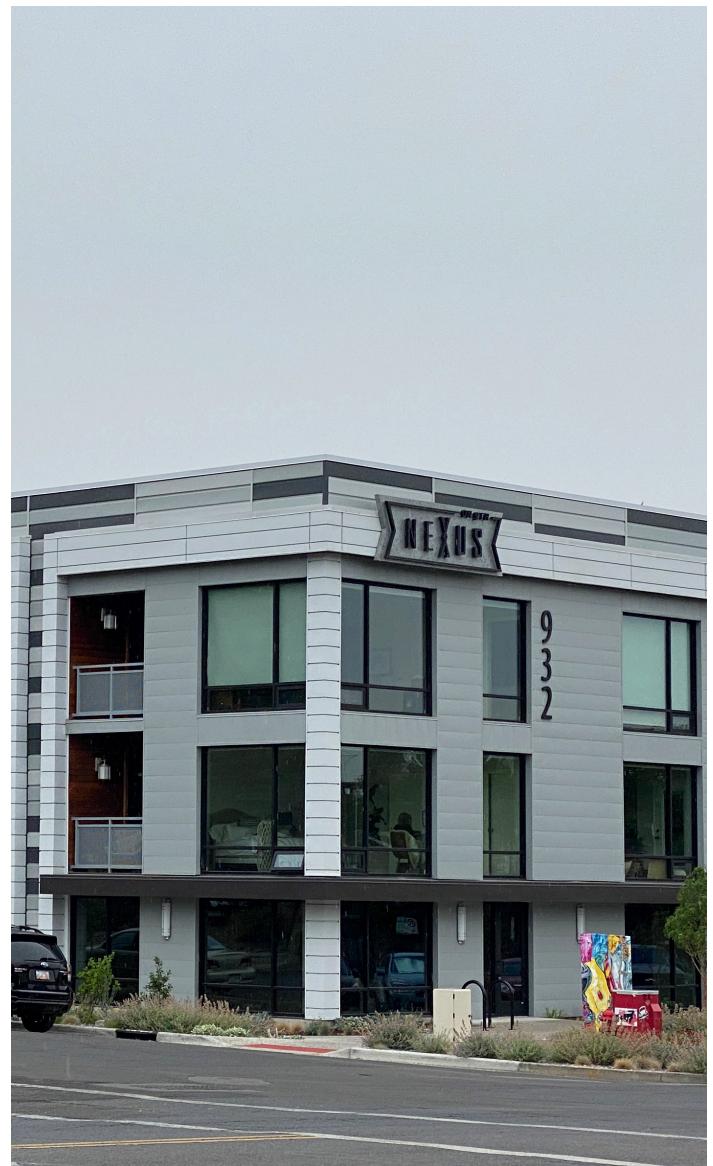
Consider meaningful adaptations for contemporary projects to address the same scale or rhythm of familiar inflections.



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.

PHOTO CREDITS

4

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

Page 6	GSBS Architecture, 2018
Page 7	GSBS Architecture, 2018
Page 11 Top Right	Murray City Mayor's Office
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Page 30	Google Street View, May 2019 - 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
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

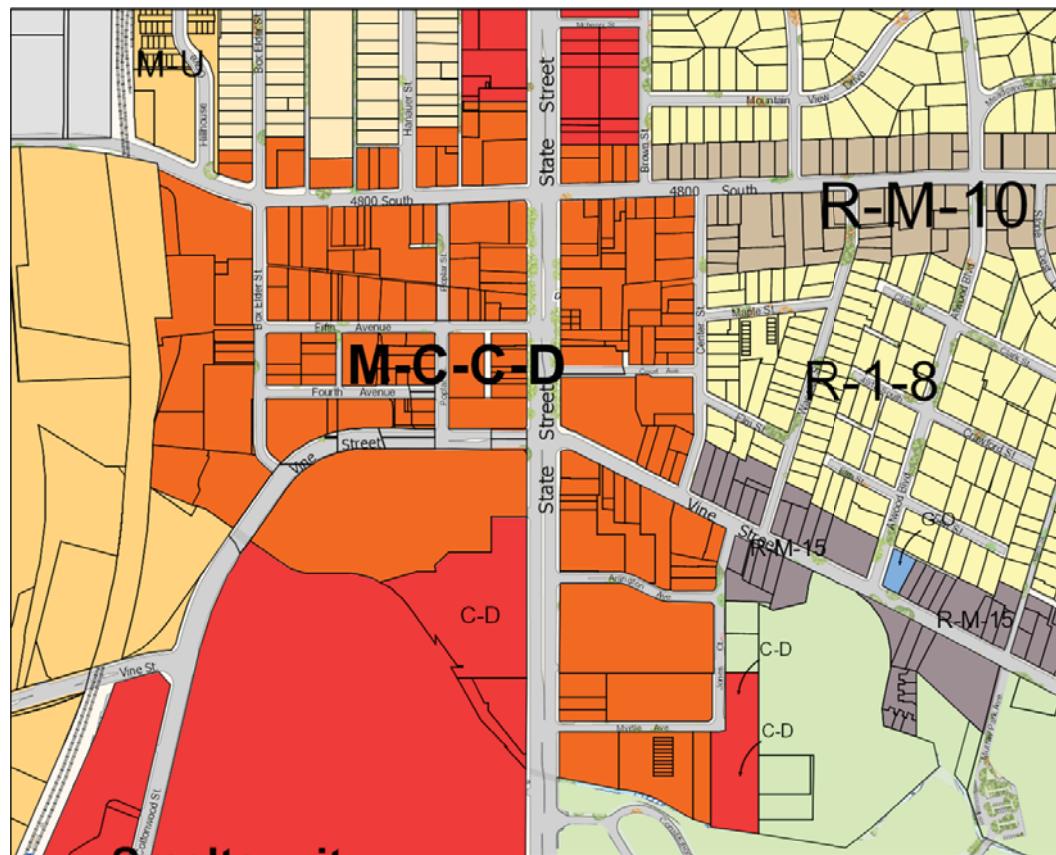
MCCD Design Guidelines

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)

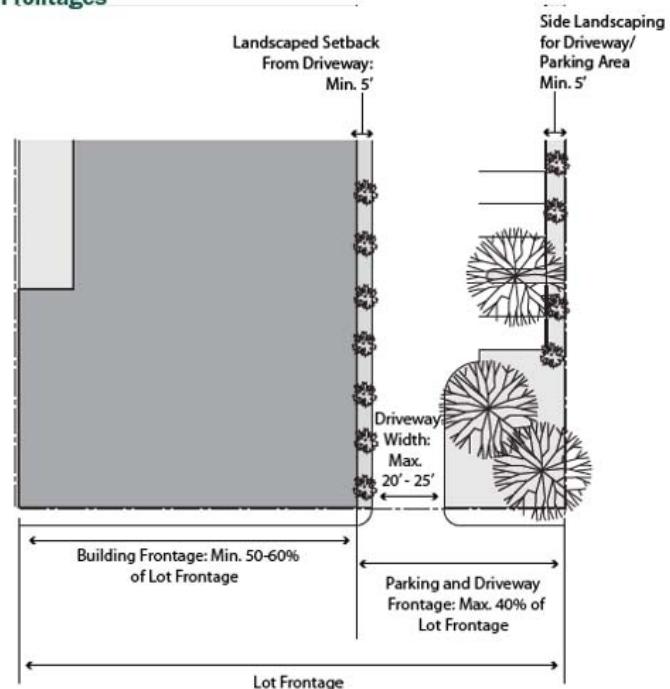


Development Standards

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
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY						
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	
COMMERCIAL USES						
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

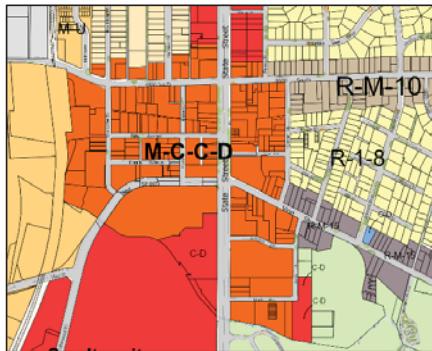


Standards of Review

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

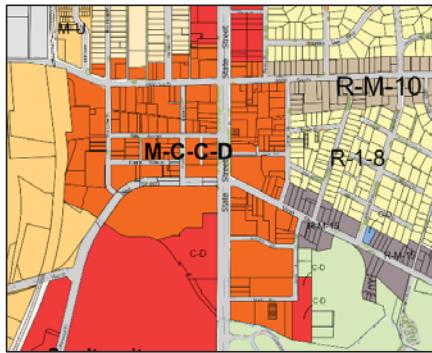
- Circulation
- Open Space
- Active Buildings
- Parking
- Neighbor Awareness
- Meaningful Light



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.

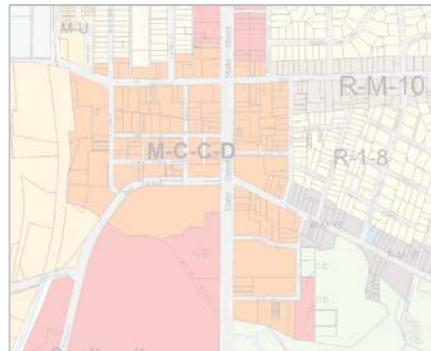
- Limit damage to local ecosystem services by developing and implementing an active management plan for the control and subsequent management of known invasive plants found on site, and by ensuring that no invasive species are brought to the site.

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
- Fenestration and Porosity
- Express a Clear, Organizing Idea
- Private Space
- Materiality

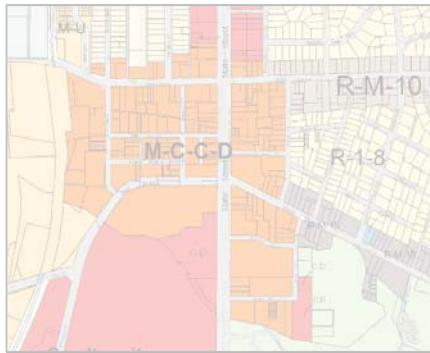


Guideline 04: Streetscape



- 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



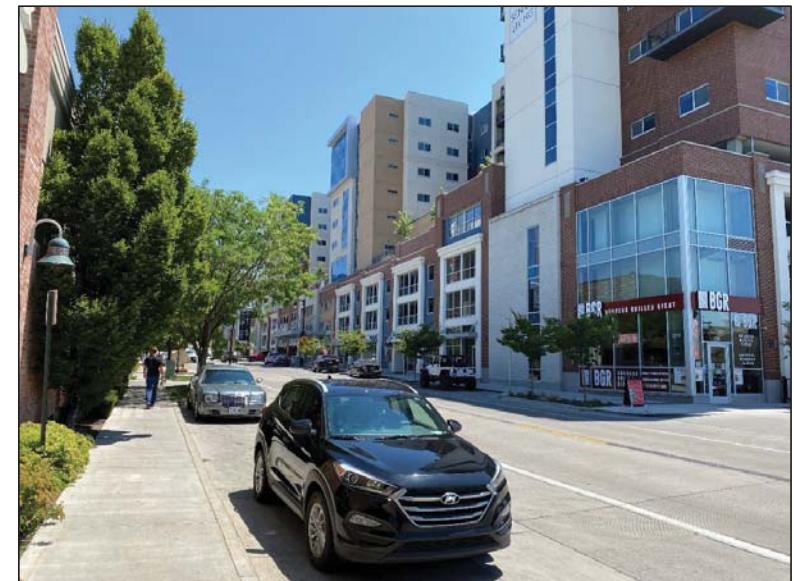
- Ensure opportunities for parks and open space opportunities in new developments
- Provide seating throughout sites
- Avoid private open spaces and elements that exclude the public

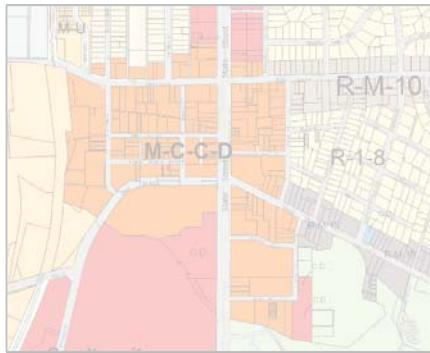


Guideline 09: Parking



- 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

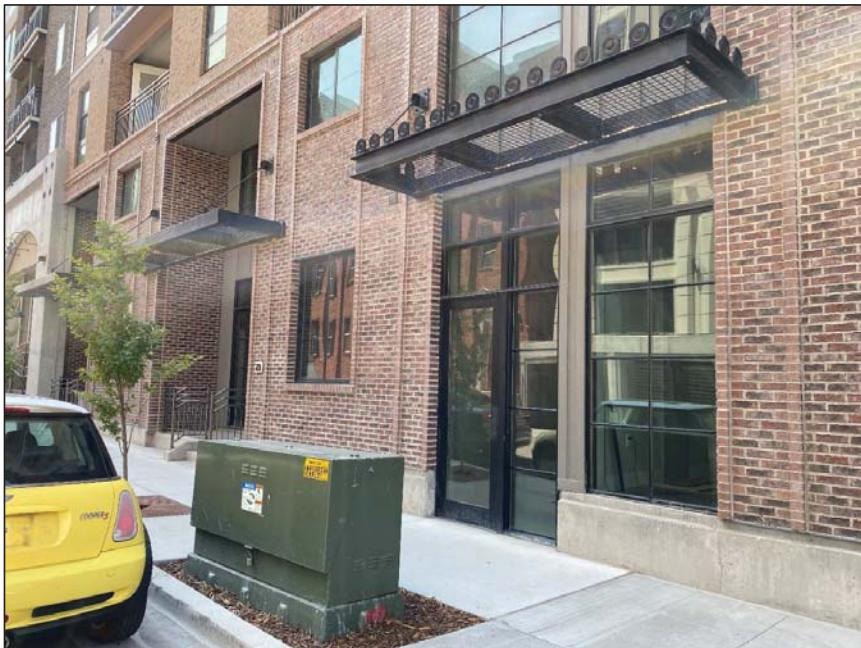


Architectural

- 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 where 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

Business Items



MURRAY
CITY COUNCIL

Business Item #1



MURRAY

Murray Parks and Recreation Department

Discussion of Parks and Recreation user fees and pricing.

Council Action Request

Council Meeting

Meeting Date: March 8, 2022

Department Director Kim Sorensen	Purpose of Proposal Discussion of Parks and Recreation user fees and prices.
Phone # 801-264-2614	Action Requested Consider an ordinance enacting section 12.24.175 of the Murray City Municipal Code.
Presenters Kim Sorensen	Attachments Proposed ordinance
Required Time for Presentation 10 minutes	Budget Impact none
Is This Time Sensitive No	Description of this Item Discuss new ordinance authorizing Mayor authority to set user fee and pricing for Parks and Recreation Department.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.15 15:12:17 -07'00'	
Date February 23, 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

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

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Business Item #2



MURRAY

Council Action Request

Community and Economic Development

Agreement with Neighborworks of Salt Lake

Council Meeting

Meeting Date: March 8, 2002

Department Director Danny Astill	Purpose of Proposal Approve an agreement between Neighborworks of Salt Lake (NWSL) and the Redevelopment Agency of Murray City.
Phone # 801-270-2440	Action Requested Approve a resolution approving the agreement.
Presenters Danny Astill Jared Hall	Attachments Agreement, Resolution
Required Time for Presentation 10 Minutes	Budget Impact Agreement has some additional funding for down payment assistance as well as mortgage assistance for those who qualify.
Is This Time Sensitive No	Description of this Item Redevelopment Agency of Murray City (RDA), and Salt Lake Neighborhood Housing Services dba NeighborWorks® Salt Lake (“NeighborWorks”) has worked the City since 2011 to address the City's housing goals and by facilitating neighborhood revitalization and development through increased homeownership in the community. The City has seen numerous benefit and is desirous to continue this arrangement through the renewal of this agreement.
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.24 14:01:30 -07'00'	
Date January 31, 2018	

+

Agreement between NeighborWorks® Salt Lake, the Redevelopment Agency of Murray City and Murray City Corporation

This Agreement (the "Agreement") is made this ____ day of _____ 2022, between Salt Lake Neighborhood Housing Services, DBA as NeighborWorks® Salt Lake ("NeighborWorks" or "NWSL"), the Redevelopment Agency of Murray City ("RDA") and Murray City Corporation ("City").

RECITALS

- A. The mission of NeighborWorks, a private nonprofit organization incorporated in the State of Utah, is to build on the strengths of neighborhoods, creating opportunities through housing, resident leadership, youth and economic development. The organization works in partnership with residents, government and businesses to build and sustain neighborhoods of choice.
- B. In May 2017, the Murray City Council adopted a new General Plan. The General Plan includes Neighborhood & Housing Goals and Moderate-Income Housing Goals as follows:
 - Provide information to homeowners on available grants, loans and other programs to assist in restoration and rehabilitation efforts;
 - Continue to work with NeighborWorks Salt Lake on Housing rehabilitation and infill project;
 - Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles;
 - Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics;
 - Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas;
 - Continue to support Accessory Dwelling Units (ADUs) in all single-family residential zones.
- C. The RDA and City have an interest in a continuing partnership with NeighborWorks to address the housing goals and to facilitate neighborhood revitalization in the community.
- D. All parties have a vital interest in strengthening underserved communities and promoting community revitalization and development through facilitation of increased homeownership within the City.

- E. The parties wish to continue a collaborative effort which will result in the opportunity for NeighborWorks to expand its lines of business to the City.
- F. This Agreement is executed in consideration of the mutual promises of the parties contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows:

1.0 Purposes of this Agreement between NeighborWorks, the RDA and the City

- A. To agree to a mutual process and commitments for lending and future development of NeighborWorks to meet City housing goals and objectives from January 2022 through January 2024
- B. To delineate roles, responsibilities and/or expectations of parties involved.

2.0 Background

NeighborWorks will serve as a centralized resource for affordable homeownership opportunities in the City, providing seamless homeownership education and counseling services to low-and moderate-income households.

The collaboration aims to collectively build the capacity of NeighborWorks' lending and development lines of business and increase leverage of RDA and City housing dollars to meet their housing goals. The objectives of this partnership are to provide housing counseling, act as a conduit for land banking, property acquisition, affordable housing development, administering a housing rehabilitation program and appropriate neighborhood revitalization efforts. The goal of the parties is to facilitate home improvement loans, maintain homeownership and revitalize neighborhoods experiencing decline.

3.0 Partner Roles, Responsibilities and Deliverables

Homeownership promotion is one of NeighborWorks's core lines of business. NeighborWorks will help the City meet its home rehabilitation goals. To do so, the Parties shall take on the following roles and responsibilities:

Activity	Responsible Party	Outcome
Maintain a centralized website of information about affordable homeownership opportunities, special mortgage products, and homeownership education and counseling services	NWSL	NWSL website will have current and accurate information about affordable homeownership opportunities, special mortgage products, homeownership education and counseling services, and affordable rehab loan products

Maintain a neighborhood based NeighborWorks office in the City	NWSL	NWSL will maintain a presence in within the City through operating an office within the City limits when possible
Continue a city-wide public awareness campaign to promote home improvement loan opportunities, to improve awareness of, and access to, such offerings by all segments of the qualifying public, particularly households that are historically underserved for homeownership opportunities	NWSL City	NWSL and the City will jointly conduct at least one annual city-wide public awareness campaign per year
Maintain an <u>advisory committee</u> reflecting a resident/private/public sector representation not to exceed nine members	NWSL	NWSL will hold regular meetings with its advisory committee throughout the contract period
Maintain a loan committee reflecting a resident/private/public sector representation not to exceed five members	NWSL	NWSL will hold regular meetings with its loan committee throughout the contract period
Host four community meetings or events in the City. These events could include Paint Your Heart out or community action planning	NWSL	NWSL will host four community meetings or events during the contract period
Process eight loans during the two-year contract period	NWSL	NWSL will process eight loans for properties located within the City which may include, but is not limited to, first mortgages, second mortgages, home improvement loans, 80/20 loans or down payment assistance forgivable loans up to \$30,000 or \$35,000 for "Champions". Champions are defined as health care workers, police, fire, teachers, veterans, active military or Murray City employees.
Acquire, rehabilitate or construct at least two properties	NWSL	NWSL will acquire at least two problem properties within the City as the market allows
Maintain open lines of communication and reporting	NWSL	NWSL will provide quarterly activity reports to the City and report to the RDA as needed

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Provide Mortgage Payment Assistance to Murray homeowners experiencing financial difficulties due to the Covid pandemic	NWSL	Provide up to \$5000 in up to 6 disbursements to Murray homeowner mortgage companies
Designate CDBG funding	City	The City will prioritize housing as a critical funding issue for CDBG funds. CDBG funds are contingent upon appropriations from Congress and allocation approval by the Murray City Council and the advisory committee. Based on the Housing Market Study goals and objectives adopted by the City Council, the City will advocate for resources to address housing needs in the City
Designate RDA TIF funding	RDA	The RDA will designate at least 20% of RDA TIF housing funds for homeowners that are at or below 120% Area Median Income for housing programs to NWSL each year during the contract period. Funding is contingent upon property tax allocation
Program Delivery with funds	NWSL	NWSL will allocate at least 80% of TIF funding towards program activity and 20% may be used toward administrative expenses
Maintain representation on NWSL Board of Directors	City	The City will maintain current membership on the NWSL Board of Directors
Maintain representation on the advisory committee	City	The City will maintain current membership on the Murray Advisory Committee
Assist in the hiring of staff for the NWSL Murray office	City	City's representative on the NWSL board shall, upon the request of NWSL and time permitting, serve on NWSL's hiring panel for the Murray Office
Participate in training and planning opportunities, when available, that contribute to strengthening the partnership and services to the City	City	City staff will actively participate in training and planning opportunities throughout the contract period

4.0 Performance and Deliverables

4.1 Period of Performance

The services specified are to be performed commencing as of the effective date of this agreement to January 2024, in accordance with the timelines described in this Agreement.

4.2 Termination

In the event of breach of this Agreement or failure by any of the parties to perform the services described hereunder, NeighborWorks, the RDA, or the City shall be entitled to terminate this Agreement upon thirty (30) days' notice, to permit the other parties the opportunity to cure if possible. This Agreement may be terminated by any party for any reason on thirty (30) days written notice to the other parties.

4.3 Independent Contractor

This Agreement represents the entire agreement and understanding of matters between the parties and supersedes any prior agreements. It is understood that NeighborWorks is an independent contractor and both the RDA and the City are public agencies and neither is a partner, agent or employee of NeighborWorks. NeighborWorks shall be responsible for its own employment taxes, worker's compensation and similar expenses. NeighborWorks shall comply with all Federal, State and Local laws.

4.4 Contacts

Coordination of work on this Agreement will be the responsibility of:

For NeighborWorks:

Maria Garciaz
Chief Executive Officer
622 West 500 North
Salt Lake City, Utah 84116
maria@nwsaltlake.org
801-539-1590

and

For Murray City and the RDA:

TBD
Community & Economic Development Director
4646 South 500 West
Murray, Utah 84123
801-270-2428

All inquiries regarding this agreement and implementation of the Scope of Work should be directed to these contact persons.

4.5 Ownership of Documents

All documents and records, produced by NeighborWorks in connection with this Agreement, without limitation, shall become and remain the City's property. NeighborWorks shall not publicly disclose the records without prior approval of the City. NeighborWorks understands that the records produced in connection with this Agreement are subject to the Utah Government Records Access and Management Act (GRAMA).

4.6 Program Income

All program income generated from the use of RDA funds will be put into a revolving fund that will be managed by NeighborWorks Salt Lake. Program income has the same restrictions as outlined above for RDA funding, including a 20% cap on program delivery expenses. A set monthly invoice approved by RDA will be submitted for program delivery expenses. NeighborWorks Salt Lake will report all program income to the RDA and the City. In addition, if this Agreement is terminated, all program income will be returned to the RDA and/or City, respectively.

4.7 Immigration Status Verification

NeighborWorks shall comply with section 63G-12-402 of the Utah Code in dispensing public benefits, as defined in State and Federal law. NeighborWorks shall fully comply with section 63G-12-302 of the Utah Code in hiring employees after July 1, 2009, including participation in a Status Verification System.

4.8 Assignability

This Agreement shall not be assigned by NeighborWorks without written consent of both RDA and City.

IN WITNESS THEREOF the parties have caused this Agreement to be executed and in effect as of the day and year first written above. It is understood that the signatures bind the parties to this Agreement of which the signatories are a part and that without all signatures, this Agreement shall be void.

Salt Lake Neighborhood Housing Services, dba NeighborWorks® Salt Lake

(Signature)

Maria Garciaz

Chief Executive Officer

(Date)

Redevelopment Agency of Murray City

(Signature)

(Date)

Diane Turner
RDA Chair

Attest:

Brett Hales
RDA Executive Director

Murray City Corporation

(Signature)
Brett Hales
Murray City Corporation

(Date)

Attest;

City Recorder

Approved as to Form

City Attorney's Office

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MURRAY CITY, MURRAY CITY CORPORATION AND SALT LAKE NEIGHBORHOOD HOUSING SERVICES DBA NEIGHBORWORKS SALT LAKE.

WHEREAS, the RDA, the City and Salt Lake Neighborhood Housing Services dba NeighborWorks® Salt Lake (“NeighborWorks”) have a common interest in addressing the City’s housing goals and in facilitating neighborhood revitalization and development through increased homeownership in the community; and

WHEREAS, the City and NeighborWorks have engaged in a collaborative effort by agreement since at least May, 2011; and

WHEREAS, the latest Agreement expired and the City and NeighborWorks want to continue to partner and enter into an agreement to extend their contractual relationship from January 2022 through January 2024 (“Agreement”); and

WHEREAS, the RDA wants to contribute Tax Increment Financing funds to fund part of the scope of work provided in the Agreement, specifically designated as TIF housing funds, and accordingly shall become a party to the Agreement.

NOW, THEREFORE, be it resolved by the Redevelopment Agency of Murray City as follows:

1. It hereby approves the Agreement between the RDA, the City and NeighborWorks in substantially the form attached as Exhibit A.
2. The Chair of the Redevelopment Agency of Murray City is authorized to sign the Agreement.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this _____ day of _____, 2022.

Redevelopment Agency of Murray City

Diane Turner, Chair

ATTEST:

Brett A. Hales, Executive Director



MURRAY
CITY COUNCIL

Business Item #3



MURRAY

Mayor Hales

Confirm appointment of Jared Hall as CED Director

Council Action Request

Council Meeting

Meeting Date: February 28, 2022

Department Director Brett Hales	Purpose of Proposal Confirm Jared Hall as CED Director
Phone # 801-264-2600	Action Requested Confirm Jared Hall as CED Director
Presenters Brett Hales	Attachments resume
	Budget Impact
	Description of this Item
Required Time for Presentation 10 Minutes	
Is This Time Sensitive Yes	
Mayor's Approval Brett A Hales  Digitally signed by Brett A Hales Date: 2022.02.28 16:46:25 -07'00'	
Date February 28, 2022	

RESOLUTION NO. _____

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE
MAYOR'S APPOINTMENT OF JARED HALLAS THE CITY'S
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
DIRECTOR.

WHEREAS, the City needs to hire a Community and Economic Development Department Director; and

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

WHEREAS, the Mayor has determined that Jared Hall is very qualified to serve as the City's Community and Economic Development Department Director; and

WHEREAS, the Mayor appoints Jared Hall as the City's Community and Economic Development Department Director subject to advice and consent of the City Council; and

WHEREAS, the City Council wants to give its consent to the Mayor's appointment of Jared Hall as the City's Community and Economic Development Department Director.

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

It hereby consents to the Mayor's appointment of Jared Hall as the City's Community and Economic Development Department Director.

DATED this day of , 2022.

MURRAY CITY MUNICIPAL COUNCIL

Kat Martinez, Chair

ATTEST:

Brooke Smith, City Recorder

JARED HALL

Mayor Brett Hales,

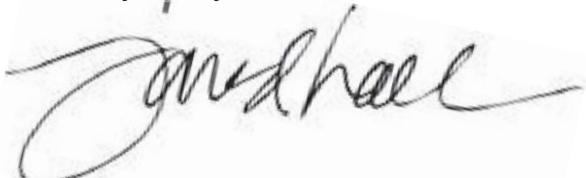
I hold a Bachelor of Science in Geography from Weber State University in Ogden, Utah. I have been a full-time professional land use planner for almost twenty years and have three years of professional experience in the private sector as well. I am grateful for your consideration of my candidacy for the position of Director of the Community and Economic Development Department in Murray, and I want to thank you in advance.

My experience in Community Development has been varied, but I feel the keys to success have been dedication to the work I do, and to the people and communities that the work touches. I have been fortunate to be involved with different cities during moments of transition, growth, and development. This has allowed me to work with various groups; citizens' groups, neighborhood alliances, government entities, elected officials, business leaders, and other industry representatives. I have learned to build consensus in the most difficult circumstances and persuade diverse groups to accommodate one another and find solutions. In 1998 I was hired by the City of South Salt Lake as a planner. Soon thereafter I was asked to fill the role of Development Services Administrator, supervising the planning, code enforcement, and business license staff. I worked hard to re-establish trust and relationships between the department and the several local Community Councils. In Roy I was responsible for current and long-range planning activities, code enforcement, and later the building inspection and business license activity as well. I was asked to re-write significant sections of the Zoning Ordinance, and to create development standards for multi-family projects as well. In Roy I instituted the use of a Design Review Committee for entitlement applications to involve other city department staff early in the process. In Murray I have managed the day to day operations of the Planning Division, providing direction and leadership for planning, business licensing, and zoning enforcement. I try hard to lead and manage from inside the division's work. I feel very strongly about work itself, and I believe that in order to lead successfully a manager must be visibly and actively participating in that work every day.

From the time I began working as a planner I have been full-time staff to Planning Commissions, Hearing Officers, City Councils, Redevelopment Agencies, and other committees and public bodies. I have guided the process of updating general plans, area plans, housing plans, and others. I have written and developed sign ordinances, zoning codes, and subdivision regulations. I have been fortunate to work with historic preservation, trails, transit projects, affordable housing, conservation subdivision, and the creation of unique design guidelines and development standards. I am fortunate to have a breadth of experience as a land use planner and manager. In addition to my experience as a land use planner, I value the years I spent working outside of planning and zoning in the private sector. That time broadened my view, changed my outlook, and honed skills of diplomacy I rely on every day. I came back to Community Development in the public sector because I am undeniably passionate about community and land use planning.

In closing, let me simply express that I am confident that my experience, skills, and professional background will be an asset to Murray if I am selected to lead the Community and Economic Development Department. I hope to have the opportunity to work with you in that capacity. I have enjoyed working in Murray City managing the Planning Division, and I would make the most of the opportunity to lead and direct the full activity of the Community and Economic Development Department as a member of your staff.

Thank you for your time and consideration.



JARED HALL

CONTACT

1645 West Bills Bylow Lane
Riverton, UT 84065
(801) 940-0464
jaredhall@email.com
jhall@murray.utah.gov

EDUCATION

Bachelor of Science
Geography & Anthropology
Land Use Planning Emphasis
Weber State University
Ogden, UT
June, 1997

SKILLS

Excellent communication skills
Research, reporting, data review,
presentations

20 years of land use planning,
providing staff services to all types
of public bodies

Energetic, creative thinking. People-
oriented, problem-solving
Supervised planning & zoning,
business licensing, building
inspection, and code enforcement
teams

Effectively lead diverse teams and
improved outcomes

Fluent in Spanish, written and
spoken

Experience in ordinance writing,
including subdivision regulations,
design guidelines, development
standards, sign regulations, and
others

CAREER OBJECTIVE

I am an experienced, professional land use planner and manager with almost twenty years working in the public sector for local municipalities, including eight years in Murray. I want to further my career as a public servant in a place and with an organization like Murray, where I know that the work I can do is valued and important to the people I work with and for.

WORK EXPERIENCE

Planning Division Manager

Murray City | June 2014 - current | Murray, UT

- Manage staff of 7, including planning, business licensing, and code enforcement
- Oversaw the process and adoption of the 2017 Murray City General Plan and two transit station area plans
- Creation of two new mixed use zones and significant revisions to existing mixed use zones

City Planner

Roy City | May 2008 - June 2014 | Roy, UT

- Re-wrote large sections of the ordinance, creating design standards for multi-family developments
- Coordinated the time and activities of building inspection, business licensing, and code enforcement
- Instituted a Design Review Committee to provide input from additional city staff on entitlement applications

City Planner

Farmington City | February 2007 - May 2008 | Farmington, UT

- Staff coordinator for the trails and historic preservation committees
- Processed conservation subdivisions and mixed uses in the Station Park development
- Advocated successfully for process changes and the enhancement of the civic downtown

City Planner, Development Services Administrator

South Salt Lake City | October 1998 - July 2003 | South Salt Lake City, UT

- Supervised daily planning, code enforcement, and business licensing activities
- Created unique design guidelines for an evolving business district
- Worked to improve the city's working relationships with local Community Councils

JARED HALL

PROFESSIONAL REFERENCES

Ned Hacker, Wasatch Front Regional Council

(801) 363-4250
41 North Rio Grande Street
Salt Lake City, UT 84101

Mr. Hacker is the Director of Operations at the Wasatch Front Regional Council (WFRC). While I have worked with him various times in a professional capacity, I have worked with Ned very closely as a member of the Murray City Planning Commission.

Paul Allred, Land Use Planner (retired)

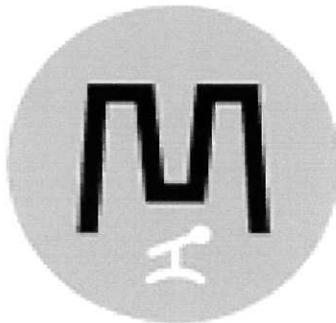
(801) 628-7253
2147 South 50 East
Kaysville, UT 84037

Mr. Allred hired me as an intern in 1997 when he was the Community Development Director in Centerville, UT. I have been lucky to be in touch with Paul over the years as I continued to work in planning, having learned so much from him at the beginning and throughout my career. Paul recently retired from his position as the Community Development Director in Holladay, but continues to work as a citizen planner on the Planning Commission in Kaysville, UT.

Andrew Blackburn, Roy City Corporation

(801) 774-1022
5051 South 1900 West
Roy, UT 84067

Mr. Blackburn is the Roy City Attorney. I was fortunate to work closely with him on a number of projects and ordinance work. Mr. Blackburn can speak to my general abilities as a planner, as a presenter, and as a dedicated and effective public servant.



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment