

# Murray City Municipal Council Chambers Murray City, Utah

## Tuesday, March 8<sup>th</sup>, 2022

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The Murray City Municipal Council met on Tuesday, March 8<sup>th</sup>, 2022, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

### **Council in Attendance:**

Kat Martinez	District #1
Pamela Cotter	District #2 – Conducting
Rosalba Dominguez	District #3 ( <i>attended virtually</i> )
Diane Turner	District #4
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

### **Administrative Staff in Attendance:**

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administration Director
Craig Burnett	Police Chief
Kim Sorensen	Park and Recreation Director
Phyllis Wall	Treasurer Clerk
Joey Mittelman	Fire Chief
Danny Astill	Public Works Director
Trae Stokes	City Engineer
Jared Hall	Community and Economic Development Director
Zac Smallwood	Senior Planner
Susan Nixon	Associate Planner
Rob White	IT Director

Cameron Kollman IT Technician

**Others in Attendance:**

Sharon Webb	Joan Andreason	Charles Turner	Lawrence Horman
Steven Murray	Jenn Kikel-Lynn	Charles Faux	Jeannie Patton
Maria Garcia	Jon Rudd	Cindy Hales	Joe Christensen
Mark Boren	Shane Hall	Luke Hall	Quaid Short
(Additional family and friends of Jared Hall)			

**Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Quaid Short.

**Approval of Minutes**

None Scheduled.

**Special Recognition**

**1. Murray City Employee of the Month: Phyllis Wall, Treasurer Clerk/CSR**

Presenting: Brenda Moore, Finance and Administration Director, and Brett A. Hales, Mayor

Mayor Hales and Brenda Moore, Finance and Administration Director introduced Phyllis Wall, as the March recipient for Employee of the Month. Wall is the Treasurer Clerk/CSR in the Finance and Administration Department. She will receive a certificate; a \$50 gift card and her name will appear on the plaque located in the Council Chambers.

Brenda Moore said Phyllis Wall is a great asset to Murray City. As the city transitions 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 the office. Wall 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.

Wall thanked the council and Mayor for the special recognition. She introduced her family members sitting in the audience.

Councilmembers thanked Wall for her ten (10) years of service, and they appreciate her

being a part of Murray City.

**2. Consider a Joint Resolution of the Murray Municipal Council and Mayor in support of the people in Ukraine**

Presenting: Mayor Brett A. Hales and Councilmember Hrechkosy  
Resolution number: R22-10

Councilmember Hrechkosy read into Resolution number R22-10.

Councilmembers Hrechkosy shared that he is the third generation Ukrainian. His great grandparents emigrated from Ukraine, and he is glad that the council and Mayor could present this joint resolution.

Councilmember Dominguez shared that she wants to recognize the families and children who stand with Ukraine who are Russian and recognize that they too, do not want this war.

**MOTION**

Councilmember Turner moves to adopt the resolution. The motion was SECONDED by Councilmember Martinez.

*Council roll call vote:*

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

**Citizen Comments**

The meeting was open for public comment.

Garry Hrechkosy - Councilmember

Garry sits on the Women's Initiative Network at his current company, and he wants to recognize that it's International Women's Day. Tonight, he expressed gratitude to the councilwomen he sits with on the stand.

Lawrence Horman

Shared information about homeless issues and shared that Salt Lake County

passed the law for Medical Vulnerable Housing Program. He encourages the city council to support this initiative and to look at laws and ordinances that support the homeless community.

No additional comments were given, and the open public comment period was closed.

## Consent Agenda

None Scheduled

## Public Hearings

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

- 1. Consider an ordinance 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).**

Presentation: Jared Hall, Community Development Director, and Susan Nixon, Associate Planner

Applicant: JNG Investments, LLC

PowerPoint Presentation: Attachment A - 6560 S 130 W

Ordinance: O22-11

Planning Commission Presentation on [January 6, 2022](#)

Committee of the Whole Presentation on [March 1, 2022](#)

## Presentation

Susan Nixon shared the purpose of the proposed changes tonight is intended to request an amendment to 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).

JNG has proposed the change in zoning to allow the development of twin homes located at approximately 6560 South 130 West. Twin homes are comprised of two separate dwellings on two separate lots, where those two dwellings 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.

- 1) The requested amendment is supported by the Future Land Use Map of the 2017 General Plan.
- 2) The requested amendment is supported by the Fashion Place West Small Area Plan.
- 3) The requested amendment to R-2-10 is appropriate because it will be context-

sensitive.

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.

## **DISCUSSION**

Councilmember Cotter shared a quote about the need for duplexes in the area from the Planning Commission minutes and asked if the applicant still stands with the quote.

John Rod, the representative from JNG Investments was invited up to the podium and shared that duplexes allow for a Murray resident to have the opportunity to own, instead of renting. Rod reiterated that duplexes are single-family homes with a shared central wall.

Councilmember Turner clarifies that what is being determined tonight is the change of zoning, not the development.

Councilmember Hrechkosy asked where other developments have occurred in the area.

Rod responded that the company has an estimated 40 + properties right now, but they are single-family residences, not multifamily or duplexes.

## **Citizen Comments**

The public hearing was open for public comment.

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

## **MOTION**

Councilmember Martinez moves to adopt the ordinance. The motion was SECONDED by Councilmember Hrechkosy.

### Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

- 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**

Presentation: Trae Stokes, City Engineer

Ordinance O22-12

Committee of the Whole Presentation on [March 1, 2022](#)

**Presentation**

Trae Stokes shared the purpose of the proposed changes tonight is to request to permanently close and vacate a portion of an alleyway at 4860 South Poplar Street, Murray City, Salt Lake County, State of Utah.

As part of the plat preparation for the City Hall site, his team has been working to clear up the remaining access and utility alleyways. This is a petition and requests to vacate one of the remaining alleyways that existed when the City acquired the property.

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.

**Citizen Comments**

The public hearing was open for public comment.

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

**MOTION**

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

*Council roll call vote:*

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

**3. Consider an ordinance permanently closing and vacating an alleyway at 1 East 4800 South, Murray City, Salt Lake County, State of Utah**

Presentation: Trae Stokes, City Engineer

Ordinance O22-13

Committee of the Whole Presentation on [March 1, 2022](#)

## **Presentation**

Trae Stokes shared the purpose of the proposed changes tonight is intended to request to permanently close and vacate an alleyway at 1 East 4800 South, Murray City, Salt Lake County, State of Utah.

As part of the plat preparation for the City Hall site, his team has been working to clear up the remaining access and utility alleyways. This is a petition and requests to vacate one of the remaining alleyways that existed when the City acquired the property.

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.

## **Citizen Comments**

The public hearing was open for public comment.

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

## **MOTION**

Councilmember Hrechkosy moves to adopt an ordinance. The motion was SECONDED by Councilmember Martinez.

### *Council roll call vote:*

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

#### **4. Consider an ordinance related to the Murray City Center District (MCCD); repeal of 2011 design review guidelines and enactment of new design review guidelines**

Presentation: Zach Smallwood, Senior Planner, and Jared Hall, Community and Economic Development Director

PowerPoint Presentation Attachment B – MCCD guidelines

Ordinance O22-14

Committee of the Whole Presentation on [March 1, 2022](#)

Planning Commission Presentation on [October 15, 2020](#), continued to [November 19, 2020](#)

## **Presentation**

Zach Smallwood shared the purpose of the proposed changes tonight is intended to request a repeal of 2011 design review guidelines and enactment of new design review guidelines.

At the November 19, 2020, Planning Commission meeting, the Planning Commission forwarded a positive recommendation for the revised Murray City Center District (MCCD) Design Guidelines. This item was scheduled for discussion in 2021, but when the Temporary Land-Use Regulation (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 eliminate regulations. The ordinance revisions necessitated the simplification of the design guidelines.

The guidelines are based on urban design principles and are intended to influence the flow, function, and layout of a project's site, and not necessarily the design and architect of the buildings.

The five shared values in the proposed new guidelines are:

- Authentic
- Active
- Inclusive
- Multi-Modal
- Connected

In April 2020, the department started working on new guidelines and started seeing a trend of one page-basic explanation of the guidelines which linked back to the General Plan.

## **DISCUSSION**

Councilmembers and staff discussed historical values, preservation, and zoning requirements. Jared Hall clarified that the MCCD guidelines can be updated as input is gathered. The MCCD guidelines are there to help staff coordinate design plans with developers to make sure the entire district is cohesive and not just the specific building plans for one development. If a developer does not adhere to the principles of the MCCD design guidelines, then staff can ask them to go back to the drawing boards during the concept phases before it is presented to the Planning Commission or City Council.



Staff clarified the difference between Mixed-Use Design Standards and the proposed MCCD guidelines.

Staff clarified when Traffic Studies are conducted as new developments are proposed in a Master Site plan phase.

Councilmembers Dominguez asked what the public input process is typically like when determining guidelines?

Jared Hall responded that he was not employed with Murray City when the 2011 guidelines were approved. However, some cities approve guidelines with a Public Hearing process and other cities gather input from several stakeholders. It is different with each city, and it depends on what level of public involvement the council finds necessary.

Councilmember Dominguez shared that some new laws and the Utah Governor encourage getting the community involved. She is wondering if additional research and community input can be gathered before approving the proposed guidelines tonight?

Zac Smallwood shared that the staff's role is to serve the public, so they are willing to review and update guidelines and needs as they are identified. This document, if approved, is a living document and can be updated as needed.

Councilmember Dominguez asked how the MCCD guidelines will reflect historical preservation if approved?

Zac Smallwood shared that the Murray Code specifically lays what the historical requirements are for preservation, not the guidelines.

Councilmember Turner shared concern that if we don't go forward then we keep getting stuck and because it is a living document, changes can be made. She believes that historical values should be added but, in the meantime, the 2011 MCCD guidelines should be updated to support staff.

Councilmember Hrechkosy addressed the word "authentic" and wondered if the statement, "Murray City is pursuing the development of a true functioning and authentic downtown neighborhood, not a historical replication of another time" could be pulled from the guidelines being presented tonight so that council and staff could work on updating the historical values of Murray's citizens.

Council members discussed the approval process for development in the MCCD zone.

Jared Hall stated that these design guidelines do not affect the approval process for a Master Site Plan as long as they adhere to the shared values. If a

development is over three (3) acres, then the proposed project would be presented to the Planning Commission and City Council for approval as a Master Site Plan approval.

Councilmember Hrechkosy asked if the code could be updated to request any development, regardless of size, to be presented for approval to the City Council?

Jared Hall clarified that only the two newest zones in the less transit-oriented parts of the city have the Master Site Plan agreement with the three (3) acre rule and that code could be changed.

Attorney GL Critchfield clarified that if the City Council would like to update the design guidelines using their legislative powers, then the council has that ability. However, the council cannot make administrative decisions during the initial review and application process.

Councilmember Cotter asked if a public survey could be conducted before approving the changes?

Zac Smallwood responded that the survey being requested right now is for “Block One” of the city and the proposed guidelines being discussed tonight affect more than the Block One area, so it depends on what the RDA and City Council decide as they build the survey.

### **Citizen Comments**

The public hearing was open for public comment.

Jeannie Patton

Lack of clear and transparent communication to citizens. Concerns over how this proposal can fit into the State Main Street Program and available funding.

Rachel Morot - Speaking on behalf of the Murray First Foundation

Would like the city to partner with Utah Main Street Program which has had great success and examples around several downtowns in Utah. Would also like the city to do an analytic survey of the citizen to gather input before official guidelines are updated.

Lloyd Jones

Shared a concern about the flexibility of the guidelines once something is written. Asked the council to wait before passing the guidelines and incorporate the

language that they want in the proposal.

Joe Christensen

Asked the council to consider what the urgency is between the 2011 guidelines and what is being presented today. Would like to see a side-by-side comparison of what the changes are and why they are important.

Jenn Kikel-Lynn

Requested that residents hear about these changes, so they understand everything that goes into the changes and why. She would like the residents to feel as if they are a part of the process and provide input.

Before the Public Hearing was closed, Councilmember Cotter asked Zac to respond to a few questions that were asked during the public comments.

Zac Smallwood clarified that these guidelines do not say historical buildings should be torn down, that decision is left up to private property owners and whether they feel like their buildings continue to be useful in the zone.

Zac Smallwood also used examples and photos from Holladay City, Sugar House, and the Central 9th Area around Main Street at 900 South as inspiration for the guidelines. The proposed design guidelines have shared values with statements on what they mean. Those values and statements can be updated. Zac reiterated that the proposed changes tonight have been presented during Planning Commission meetings, Committee of the Whole meetings, and during MCCD committee meetings. City Staff also has an open-door policy for anyone who wants to come into the offices during the day. Staff would love to see more engagement with the public and have goals to engage the public more moving forward.

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

## **DISCUSSION**

Councilmember Martinez shared appreciation for members of the community who heard about this on social media and came to the meeting tonight. She requests citizens to contact the Council office because they will email everyone a copy of the council packets once they are published.

Councilmember Hrechkosy asked how historical buildings are addressed in the guidelines and if it was possible to get public input or survey before the next council meeting date on April 5?

Zac Smallwood responded that because of noticing laws and the time it takes to build a quality survey with a third party it may not be possible to have everything completed by April 5th.

Doug Hill was invited to the podium to explain the process for a survey which was approved earlier today. From his memory, it typically takes three to four months to get results back and analyzed from a survey.

Councilmember Hrechkosy asked for a commitment from staff to come back and make tweaks to the MCCD guidelines if they approved the proposal tonight.

Staff agreed.

Councilmember Turner asked about the process to make changes.

Zac Smallwood shared the official process to have future amendments to the MCCD guidelines is the same process as any other text amendment. There would be citizen engagement or research, a public hearing at the Planning Commission, and Committee of the Whole presentation, and then a City Council Public Hearing.

Zac Smallwood clarified that current projects have not been evaluated against the proposed guidelines being presented tonight. If approved, then future projects would be evaluated with the updated MCCD guidelines.

Councilmember Cotter shared concerns about the authentic and historical values mentioned in the proposed changes and she would like to see what the citizens will say if they have an option for a survey.

Councilmember Martinez shared that she values public input and reminds the public that ordinances and guidelines are constantly being updated and revised as new information is gathered.

## **FIRST MOTION**

Councilmember Hrechkosy moves to amend the ordinance with the following redlined:

On page 10 of the Murray City Center District Design Guidelines, Shared Value 01: Authentic says:

*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 *that unites historical Murray with a modern Murray.*

The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez*

*Nays: Councilmember Dominguez, Councilmember Cotter*

*Abstentions: None*

*Motion passed 3-2*

**SECOND MOTION**

Councilmember Hrechkosy moves to adopt an ordinance as amended. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

*Ayes: Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez*

*Nays: Councilmember Dominguez, Councilmember Cotter*

*Abstentions: None*

*Motion passed 3-2*

**Business Item**

- 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**

Presentation: Kim Sorensen, Parks and Recreation Director

Committee of the Whole presentation on [March 1, 2022](#)

Ordinance Number: O22-15

**Presentation**

Kim Sorensen shared the purpose of the proposed changes is intended to enact section 12.24.175 of the Murray City Municipal Code authorizing the mayor to establish certain parks and recreation-related fees.

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.

**MOTION:** Councilmember Martinez moved to adopt the resolution. The motion was **SECONDED** by Councilmember Hrechkosy

Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

**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**

Presentation: Doug Hill, Chief Administrative Officer

RDA presentation on [February 15, 2022](#)

Resolution Number: R22-13

## **Presentation**

Doug Hill shared the purpose of the proposed changes is intended to request approval of an agreement between the Redevelopment Agency of Murray City, Murray City Corporation, and Salt Lake Neighborhood Housing Services dba NeighborWorks Salt Lake.

The proposed agreement is to renew an agreement to create 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.

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

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

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez, and Councilmember Cotter.*

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

### **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**

Presentation: Mayor Brett A. Hales

Resolution Number: R22-14

## **Presentation**

Mayor Brett A. Hales introduced Jared Hall as his appointed Community and Economic Development Department Director. Hall was selected from highly qualified candidates by an interview committee and also interviewed by Mayor Hales. Mayor Hales believes Hall is fully capable and prepared to be the next Murray City Community and Economic Development Department Director.

Jared Hall was invited to the podium and said he has worked for Murray City for 8 years and is excited about this new opportunity. Hall introduced his family and friends who were present in the audience.

**MOTION:** Councilmember Hrechkosy moved to adopt the resolution. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

Brooke Smith, City Recorder administered the Oath of Office to Jared Hall in a swearing-in ceremony.

Councilmembers congratulated Jared Hall on the promotion.

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

Mayor Hales shared the following announcements:

- Thanked Danny Astill, the Public Works department, who filled in as interim Department Director for the Community and Economic Development Department while a new director was selected.
- The city looks forward to working with the council and citizens moving forward.

Council members shared thanks to the presenters and staff.

### **Adjournment**

The meeting was adjourned at 8:48 p.m.



Brooke Smith, City Recorder





## Attachment A - 6560 S 130 W

# Murray City City Council Meeting

March 8, 2022



**Applicant:** JNG Investments

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

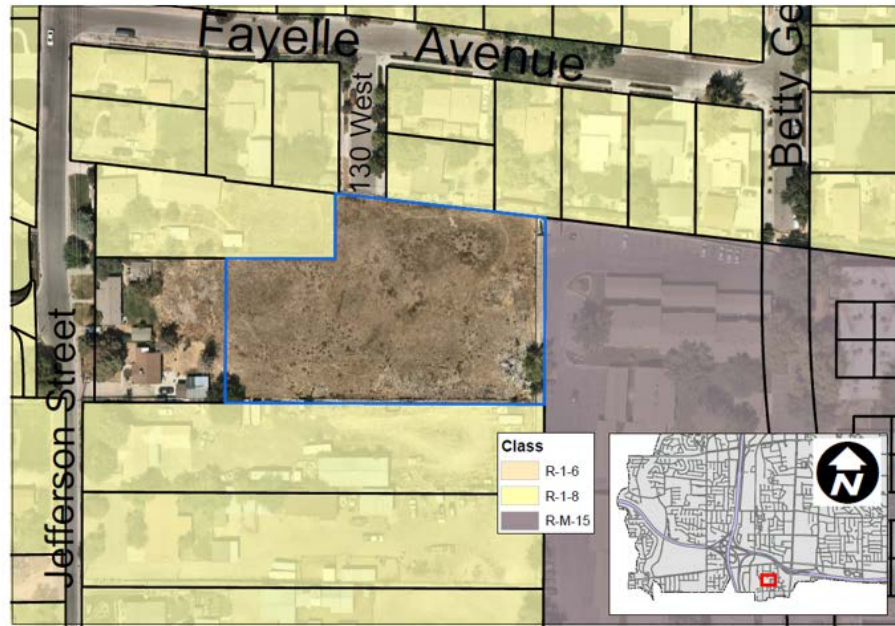
**Address:** 6560 South 130 West



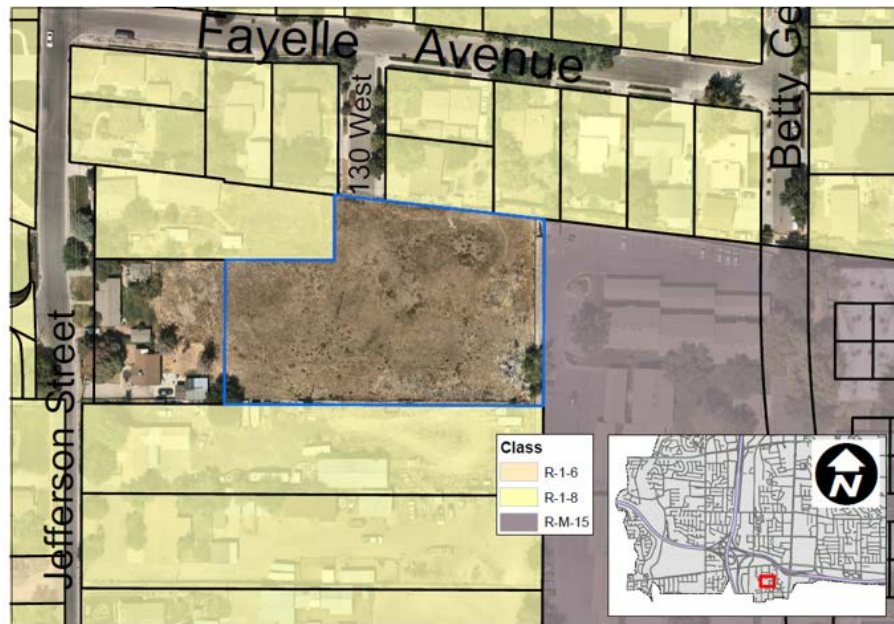
6560 South 130 West



Zone Change  
from  
R-1-8 to  
R-2-10



**Zone Change  
from  
R-1-8 to  
R-2-10**

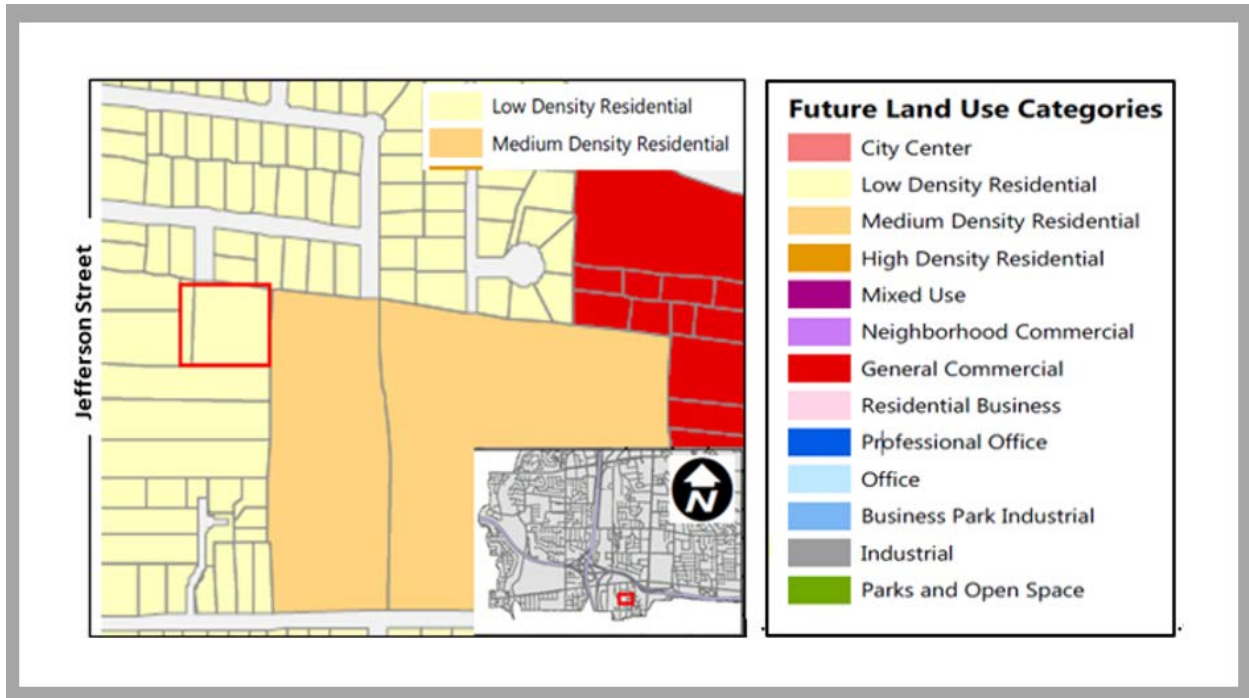


	<b>R-1-8 (existing)</b>	<b>R-2-10 (proposed)</b>
Lot Size Requirement	8,000 ft <sup>2</sup>	10,000 ft <sup>2</sup> ; (5,000 ft <sup>2</sup> per dwelling for twin-homes)
Structure Height	35' maximum	35' maximum
Front Yard Setbacks	25' minimum	25' minimum
Rear Yard Setbacks	25' minimum	25' minimum
Side 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

**R-1-8 (existing) & R-2-10 (proposed)**

**Similar Permitted Uses:** Single Family dwellings  
 Residential Facility for Persons with Disabilities  
 Residential Facility for Elderly Person, detached  
 Charter Schools  
 Public Schools  
 Churches  
 Playgrounds

**Additional Uses in R-2-10:** Two-family dwelling (duplex)  
 Two-Family dwelling (twin-homes)  
 Retirement Homes (independent living or congregate care).



## General Plan Chapter 5

### LOW DENSITY RESIDENTIAL

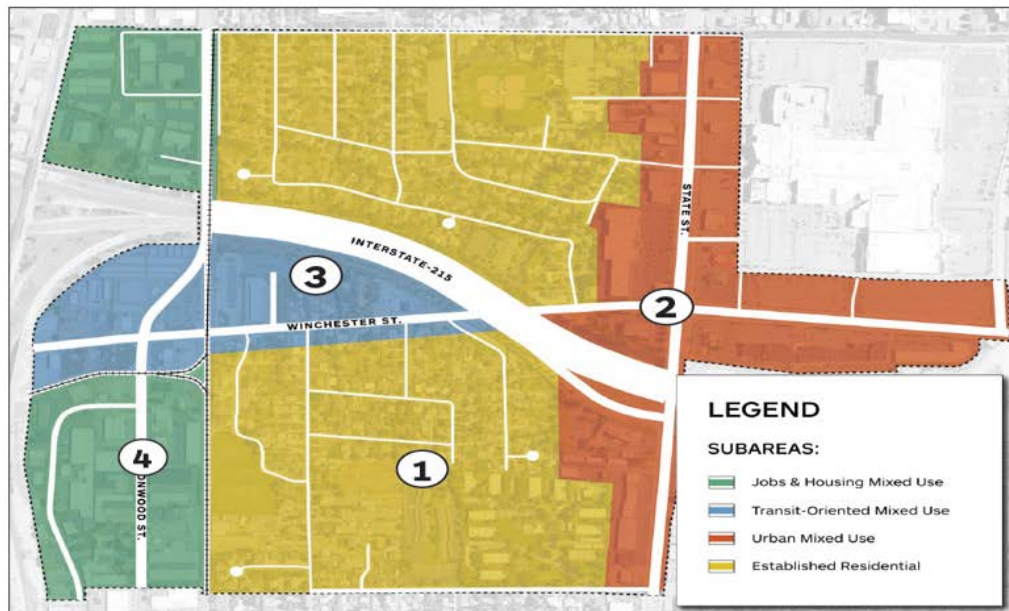
This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including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

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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

Fashion  
Place West  
Small Area  
Plan



### Planning Commission

- A public hearing was held by the Planning Commission on January 6, 2022.
- 61 notices were sent to all property owners within 300' of the subject property and to affected entities.
- 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.
4. The Planning Commission voted 3-2 to forward a recommendation of approval to the City Council on 1/6/2022.

## **Staff Recommendation**

Staff and the Planning Commission recommend that the City Council APPROVE the Zone Map amendment from R-1-8 to R-2-10 for the property addressed approximately 6560 South 130 West.

## Attachment B – MCCD guidelines

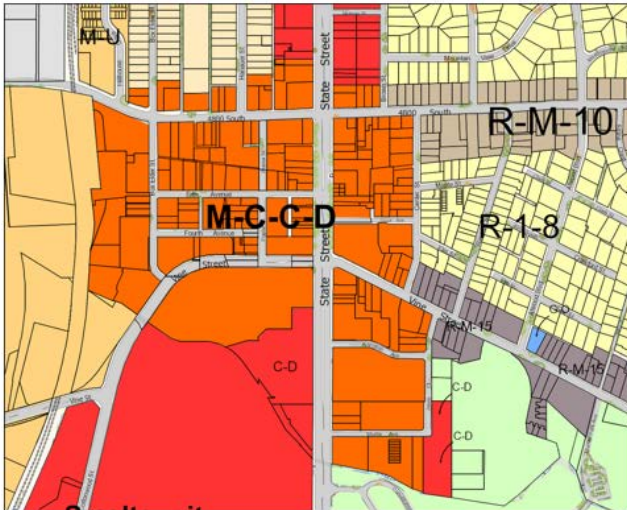
**Applicant:** Murray City Community and Economic Development

**Request:** Repeal and Replace the Existing Design Guidelines in the  
MCCD Zoning District

**Address:** Varies



### 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 DISTRICT 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)



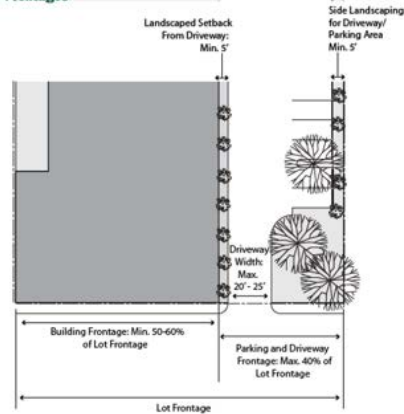
# Development Standards

TABLE 4.2-1: RESIDENTIAL MIXED-USE STANDARDS

Standard	CVBBD Land Use Group D (Sahara 2,4,5,6,7)	CVBBD Land Use Group E (Sahara 8, 9,10,11)	ACBD-TA	ACBD-TC, ACBD-FA (E, 14th, Mix-use)	ACBD-RC, ACBD-FA (Low-rise)	Additional Standards
<b>DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY</b>						
Minimum Building Size (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 CVBBD Land Use Group D, 20-40 du/ac is allowed in special circumstances. See Mixed-Use CVBBD 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-BVBD 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 CVBBD Land Use Group D in Table 4.1-1.
Minimum Overall FSI			0.75			
Maximum Lot Coverage (%)	70	70	70	70	70	
<b>COMMERCIAL USES</b>						
Commercial Uses	Commercial uses are required along the street frontage in the areas specified in the Specific Plans for continuous pedestrian-oriented shopping areas. On such street segments, locate residential units above ground floor commercial uses, or behind a commercial building that fronts the street.					
Minimum Ground Floor Commercial Space (%) of ground floor space			50			Exceptions to the minimum ground floor retail requirement may be approved by Staff for long deep lots if ground floor retail occupies at least 60 percent of the linear street frontage, and tenant spaces have a minimum width of 25 feet and a minimum depth of 60 feet.

DEVELOPMENT STANDARDS FOR RESIDENTIAL MIXED-USE PROJECTS | 4-15

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



Streetpage 1

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

**Values Supported** Issue

**Urban Character**  
**Diverse Urban Character**  
**Historic Character**  
**Economic Vitality**  
**Connection with the Community**

The comfort of the pedestrian is crucial to the development of any dense development which strives to be economically viable. This is especially true during winter when people have come to expect the climate control found in contemporary buildings. Like much of the south, Murray has many months of extremely hot and humid weather. It can also have very cold and wet winters. The tendency to dash across a parking lot from an air conditioned car into an air conditioned building is normal behavior in these areas, and so is the tendency to drop one's car only to discover where parking can be found directly in front of the store or restaurant.

Making the transition to a pedestrian oriented streetscape will require special attention to the comfort of the pedestrian. Dense development can increasingly expect pedestrians to arrive by means other than their destination. Because they are the economic base for any development it is important that pedestrians are comfortable. They will choose the more comfortable route, avoiding blocks which are too uncomfortable or which create gaps in the continuity of the protection.

**Recommendations**

- Overhead covers, 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 signs and fixtures set above the level of the sidewalk, and should provide a minimum of eight feet of cover in width. Covers 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 awning, or a combination of the two. Awnings shall be open to the street.
- Projections may take the form of fabric awnings which are removable, fabric awnings which are not removable, 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. When 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. Minimum clear sidewalk width not interrupted by columns. Provide sufficient space between curbs 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 reach the property line.
- Existing buildings which experience significant deterioration 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 MCCC
- 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

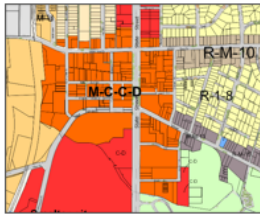


## Standards of Review

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

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# 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 reduce 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

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- Parking
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- Meaningful Light



Architectural

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## 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







District Wide

- Walkability
- Activity
- Sustainability



Public Spaces and Streetscape

- Streetscape
- Public Space



Development Site

- Circulation
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- Active Buildings
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Architectural

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## 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
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### Architectural

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## 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.

