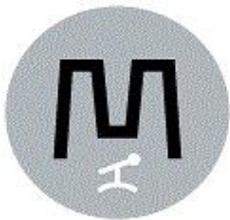




MURRAY
CITY COUNCIL

Committee of the Whole Meeting

June 4, 2024



Murray City Municipal Council

Committee of the Whole

Meeting Notice

June 4, 2024

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 4:45 p.m. on Tuesday, June 4, 2024 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

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

Meeting Agenda

4:45 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes

Committee of the Whole – May 7, 2024

Discussion Items

1. Discussion on Form Based Code. Mark Morris, VODA Landscape and Planning and Zachary Smallwood presenting. (45 minutes)
2. Discussion on an ordinance amending the General Plan from General Commercial to High Density Residential and amends the Zoning Map from C-D (Commercial Development) to R-M-20 (Multiple Family High Density Residential) for the property located at 5425 South Vine Street. Zachary Smallwood presenting. (15 minutes)
3. Discussion on an ordinance amending the city's Fiscal Year 2023-2024 Budget. Brenda Moore presenting. (10 minutes)

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 Poplar Meeting Room will be able to hear all discussions.

On Friday, May 31, 2024, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, 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 Minutes

MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE
Work Session Minutes of Tuesday, May 7, 2024
Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
Kim Sorensen	Parks & Recreation Director	Crystal Brown	Council Administration
Brenda Moore	Finance Director	Matt Youngs	Assistant Power Director
Greg Bellon	Power Director	Joey Mittelman	Fire Chief
Brooke Smith	City Recorder	Craig Burnett	Police Chief
Steve Roberson	Fire Department	Phil Markham	CED Director
Camron Kollman	IT	Citizens	

Conducting: Council Chair Ms. Cotter called the meeting to order at 5:45 p.m.

Approval of Minutes: Committee of the Whole – April 2, 2024

Ms. Turner moved to approve, and Mr. Hock seconded the motion. All in favor 5-0.

Discussion Items:

- **Prepayment for Red Mesa Solar.** Power Director Greg Bellon explained that Murray Power would like to enter into a prepayment plan with UAMPS (Utah Associated Municipal Power Systems) for the purchase of solar energy from Red Mesa Solar. Murray Power would still honor its existing purchase agreement with Red Mesa and receive five megawatts of solar generation, but UAMPS would issue a 30-year tax-exempt bond to purchase solar energy at a reduced rate. UAMPS would assign existing gas or electricity purchase agreements into the prepay transaction and a discount would be applied to contract prices under these new agreements. The prepayment plan would provide Murray Power with a cost savings of 8%. Currently Murray's cost for the resource including transmission, is approximately \$45 per megawatt hour.
- **Extension for the Trans-Jordan Landfill Contract.** Mr. Bellon said the contract Murray Power has with Trans-Jordan Landfill would expire this month. The 15-year term contract began in 2009 and Murray Power would like to extend it. Mr. Bellon explained how the landfill generates power from methane gas and Murray City is the only municipality in the State who receives energy from both Trans-Jordan and the Salt Lake County landfill. Assistant Power Director Matt Youngs confirmed that language in the new Trans-Jordan contract would also allow access to a new proposed generator that may be installed in the future; and noted that the contract with Salt Lake County landfill was recently renewed.
- **Reports from the ULCT (Utah League of Cities and Towns) Midyear Conference.** Pam Cotter, Paul Pickett and Jennifer Kennedy shared what they learned at the 2024 ULCT conference.

Adjournment: 6:12 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Council Action Request

Community and Economic Development

Form Based Code Discussion

Committee of the Whole

Meeting Date: June 4, 2024

Department Director Phil Markham	Purpose of Proposal Discussion on Form Based Code and an FAQ for Council Members
Phone # 801-270-2427	Action Requested None
Presenters Mark Morris, VODA Landscape + Planning Zachary Smallwood, Planning Manager	Attachments
	Budget Impact None Anticipated
Required Time for Presentation 45 minutes	Description of this Item Earlier this year, the City Council appropriated funds for the development of a Form Based Code for the downtown area of Murray. Planning staff went through a public RFP process and selected VODA Landscape + Planning to work with us in developing this code.
Is This Time Sensitive No	The purpose of this meeting is to get a better understanding of Form Based Coding. Allow the Council to ask questions, and provide feedback as we begin this process over the next few months.
Mayor's Approval 	
Date January 31, 2018	



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Community and Economic Development

**Brad Reynolds Construction:
5425 South Vine Street**

Committee of the Whole

Meeting Date: June 4, 2024

Department Director Phil Markham	Purpose of Proposal Amend General Plan & Zone Map. General Plan: General Commercial to High Density Residential. Zoning: C-D to R-M-20
Phone # 801-270-2427	Action Requested General Plan Future Land Use Map Amendment & Zone Map Amendment
Presenters Zachary Smallwood	Attachments Slides
Required Time for Presentation 15 minutes	Budget Impact None Anticipated
Is This Time Sensitive No	Description of this Item Brad Reynold's with Brad Reynold's Construction would like to amend the General Plan's Future Land Use Map for the property addressed 5425 South Vine Street from General Commercial to High Density Residential. He would also like to amend the zoning map from C-D, Commercial Development to R-M-20, Multiple Family High Density Residential. The Planning Commission conducted a public hearing on May 2, 2024 and voted 7-0 recommending that City Council approve the requested changes.
Mayor's Approval	
Date January 31, 2018	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th day of June, 2024, at the hour of 6:30 p.m. in the Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to consideration of amending the General Plan from General Commercial to High Density Residential and amending the Zoning Map from the C-D (Commercial Development) zoning district to the R-M-20 (Multiple Family High Density Residential) zoning district for the property located at 5425 South Vine Street, Murray, Utah.

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

DATED this 21st day of May 2024.



MURRAY CITY CORPORATION



Brooke Smith
City Recorder

DATE OF PUBLICATION: June 7, 2024
PH24-18

UCA §10-9a-205(2)

LOCATIONS OF POSTING – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Mailed to Each Affected Entity
2. Utah Public Notice Website
3. City's Official Website
4. City Hall - Public Location Reasonably Likely to be Seen By Residents
5. Mailed to each property owner within 400 feet (*Murray City Code 17-04-140*)

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND AMENDS THE ZONING MAP FROM C-D (COMMERCIAL DEVELOPMENT) TO R-M-20 (MULTIPLE FAMILY HIGH DENSITY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 5425 SOUTH VINE STREET, MURRAY CITY

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

WHEREAS, the owner of the real property located at 5425 South Vine Street, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property located at 5425 South Vine Street as high density residential and to amend the Zoning Map to designate the property in an R-M-20 (Multiple Family High 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 General Plan and the Zoning Map be approved.

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Murray City General Plan be amended to show a high density residential projected land use for the following described properties located at 1177 West Bullion Street, Murray, Salt Lake County, Utah:

Legal Description

Beginning at the point on the East Right of Way line of Vine Street, said point being North 89°48'51" East along the Section line 296.59 feet and South 0°00'35" West 386.27 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°00'35" East along said East line 257.296 feet; thence North 89°33'26" East 641.083 feet thence South 0°04'30" East 224.103 feet; thence North 89°49'35" West 366.33 feet; thence South 0°00'35" West 40.00 feet; thence North 89°49'35" West 275.00 feet to the point of beginning.

Section 2. That the Zoning Map and the zone district designation for the described properties located at 5425 South Vine Street be amended from the C-D (Commercial Development) zone district to the R-M-20 (Multiple Family High Density

Residential) zone district.

Section 3. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2024.

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 _____, 2024.

Brooke Smith, City Recorder

Brad Reynolds Construction - 5425 South Vine Street - Zone Map Amendment from C-D, Commercial Development to R-M-20, Multiple Family High Density Residential - Project # 24-043

Brad Reynolds was present to represent the request. Zachary Smallwood reviewed the application for Brad Reynolds Construction for a general plan amendment and zoning map amendment to facilitate a residential development. The proposed general plan amendment is to change from C-D (Commercial Development) to High-Density Residential. The proposed zoning map amendment is to change from C-D (Commercial Development) to R-M-20 Multifamily Residential High-Density. The Future Land Use map designates the property as general commercial. It only has one zone applied to it, which is the C-D Commercial Development District. Mr. Smallwood provided a detailed comparison of permitted and conditional uses of the C-D and the R-M-20 Zones. Mr. Smallwood recommended that the Planning Commission forward a recommendation of approval for both the general plan amendment and the zoning map amendment.

Commissioner Milkavich brought up a comment that the Wastewater division expressed concern over a concept plan. Mr. Smallwood said the comment should not have been included in their review as a concept plan was not included as part of this application.

Commissioner Patterson asked the applicant to come forward.

Mr. Reynolds expressed his pleasure in working on another project in Murray City. He said the zone change will provide a good transition from the adjacent property to the south. He feels that this project will provide much needed affordable housing.

Chair Patterson opened the public comment period for this agenda item. Seeing no comments, the public comment period was closed.

Chair Patterson brought up the principle of highest and best use of a property. She acknowledged that previous uses for this property have not met the criteria of that principle. The proposed zoning changes will facilitate redevelopment that will align better with the principle.

Commissioner Richards made a motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5425 South Vine Street from General Commercial to High Density Residential as described in the Staff Report.

Commissioner Hristou seconded. Roll call vote:

<u>A</u>	Patterson
<u>A</u>	Hacker
<u>A</u>	Milkavich
<u>A</u>	Henrie
<u>A</u>	Hristou
<u>A</u>	Pehrson
<u>A</u>	Richards

Motion passes: 7-0

Commissioner Richards made a motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the property located at 5425 South Vine Street from C-D, Commercial Development to R-M-20, Multi-Family High Density Residential as described in the Staff Report.

Commissioner Milkavich seconded. Roll call vote:

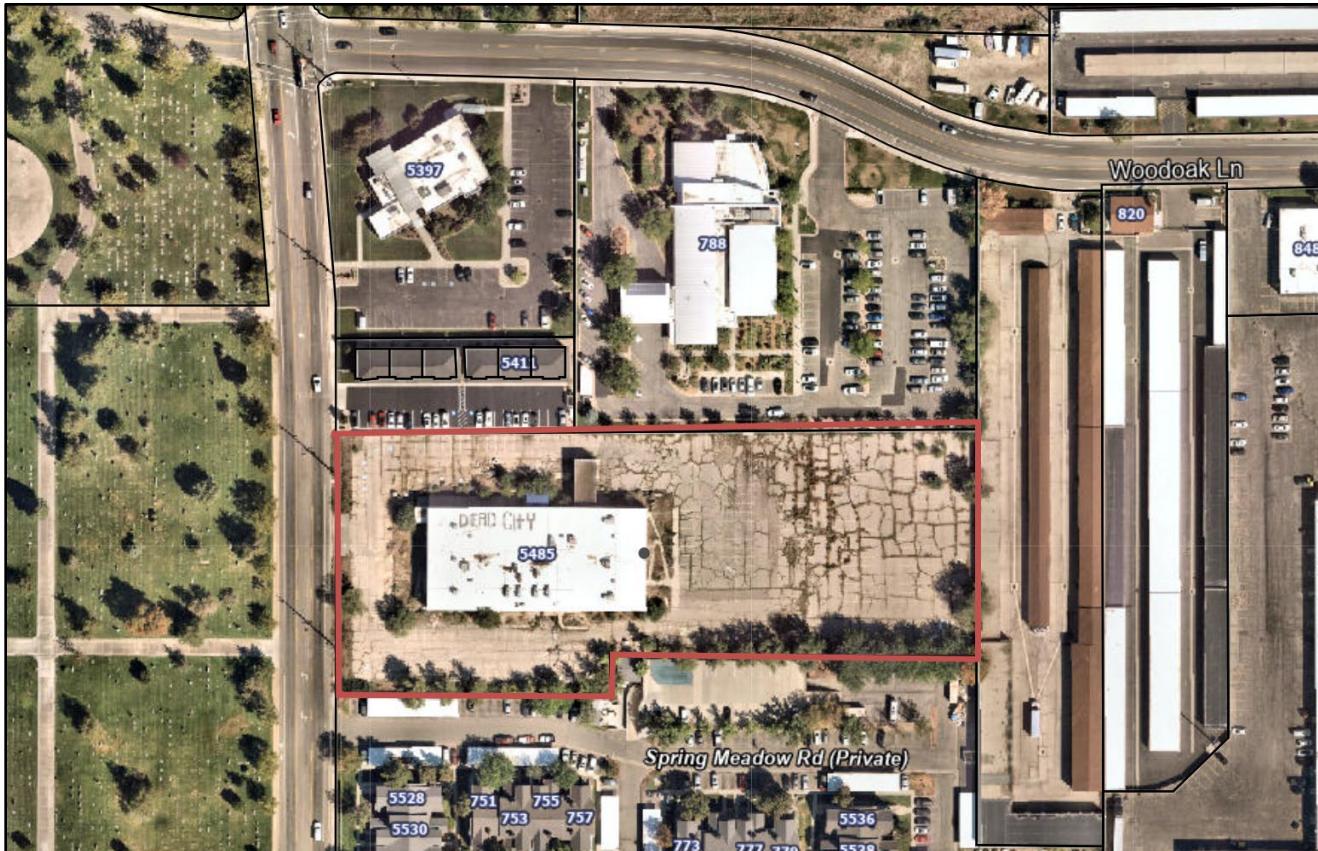
A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 7-0



Brad Reynolds Construction

ITEM TYPE:	General Plan & Zone Map Amendments		
PC ACTION:	General Plan: 7-0 for approval. Zone Map: 7-0 for approval		
ADDRESS:	5425 South Vine Street	MEETING DATE:	May 2, 2024
APPLICANT:	Brad Reynolds Construction	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-17-102-010	PROJECT NUMBER:	24-042 & 24-043
CURRENT ZONE:	C-D, Commercial Development	PROPOSED ZONES:	R-M-20, Multi-Family Residential, High Density
Land Use Designation	General Commercial	PROPOSED DESIGNATION	High Density Residential
SIZE:	3.50 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a residential development		



I. BACKGROUND & REVIEW

Brad Reynolds has requested an amendment to the General Plan and Future Land Use Map in order to allow a residential development of the property. The property was most recently used as a haunted house known as “Dead City”. The haunted house closed approximately 18 months ago and has been vacant since that time. The property is approximately 631 feet in length and varies from 257’ width along the west boundary and 275’ width on the east boundary.

Mr. Reynolds filed an application to amend the General Plan’s Future Land Use designation of the properties from General Commercial to High Density Residential in order to support the proposed R-M-20 Zone on the property. The intent is to develop a residential project on the site.

Surrounding Land Uses & Zoning

The subject property is comprised of one parcel totaling 3.50 acres in the C-D Zone located on the east side of Vine Street across from the Murray City Cemetery. The staff report will focus on review and comparison of the differences between the existing and proposed Future Land Use and Zoning Map designations of the 3.5 acre subject property.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial/Office	C-D
South	Residential Multi-Family	R-M-20
East	Commercial/Warehouse Units	C-D
West	Open Space/Cemetery	O-S

Zoning Considerations

The subject property is in the C-D, Commercial Development Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There has been redevelopment of office condominiums to the north. The adjacent Stillwater Apartments to the immediate south were developed in 1985 on a 15.34-acre parcel under the R-M-30C Zone with a total of 456 units averaging 29.7 units per acre and are considered legal nonconforming to the R-M-20 Zone. For comparison purposes, the existing Stillwater apartments are three-story structures (apx 35’ in height). The proposed zone change would be in harmony with the neighboring property to the south.

Staff supports the proposed general plan and zone map amendments noting that the potential development into a multifamily project would be a complement to the apartments and further stabilize the adjacent multifamily and commercial developments, and that there is precedent for this type of use in the immediate area. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

Allowed Land Uses

The existing C-D Zone largely allows for commercial uses and is flexible on the types of uses. They are to be built at a more of “shopping center” scale. The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-M-20 Zone allows for multi-family housing at a base density of seventeen units per acre.

- **Existing C-D, Commercial Development Zone:**

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

Conditional Uses in the C-D Zone include retirement homes, assisted living facility, education services, department stores, medical and health services, pawnbrokers, tattoo salons, gasoline service stations, dance halls, athletic clubs/gym and sports assembly.

- **Proposed R-M-20, Multi-Family High Density Residential Zone:**

Permitted uses in the proposed R-M-20 include single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses in the R-M-20 Zone include attached single-family dwellings, multi-family dwellings (17 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, parks, assisted living facilities and retirement homes.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing C-D and proposed R-M-20 zones are summarized in the table below.

	C-D (existing)	R-M-20
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot 17 units per acre
Height	35' when within 100' of residential zone; may increase 1' in height per additional 4' of setback	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	20'	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2.5 spaces per unit

Figure 1: Compared Regulations in existing and proposed zones

General Plan Considerations

In order to support the Zone Map amendment to R-M-20, the applicant has also made an application for General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Development Commercial to High Density Residential. General Plans are not intended to be static documents. Significant evaluations and revisions are common every five to ten years, and in growing and complex communities like Murray it is reasonable to expect that additional adjustments may be appropriate and should be considered individually.

Future Land Use Map Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use” designations are intended to help guide decisions about the zoning designations of properties. The subject properties are currently designated Development Commercial. The applicant proposes to amend the Future Land Use designations described above to “High Density Residential”.

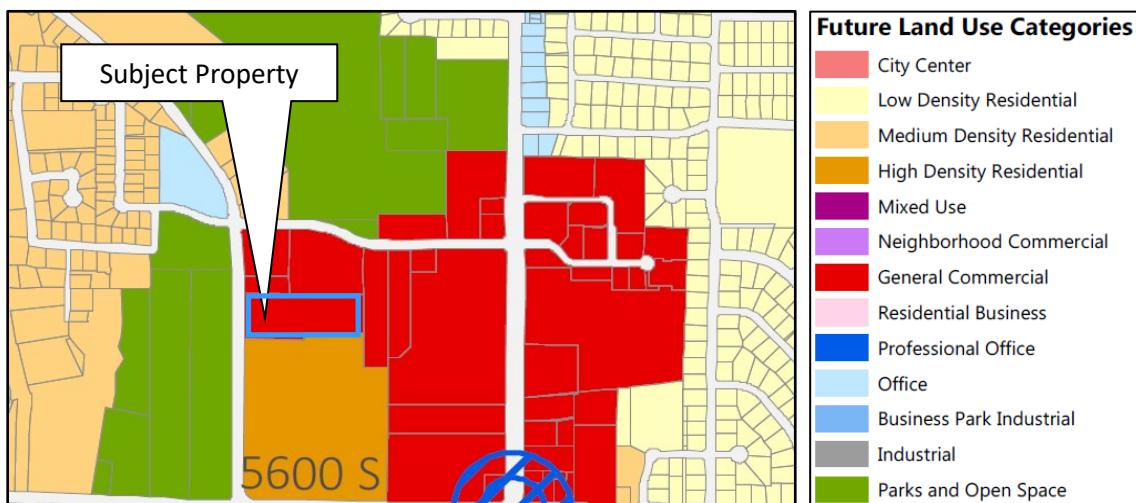


Figure 2: Future Land Use Map segment

- Existing: The existing properties are currently designated as “General Commercial”. This category is intended for “primarily larger retail destinations”.
- Proposed: The applicants propose to amend the Future Land Use Map designations of the subject property to “High Density Residential.” The High-Density Residential designation allows a mix of housing types that are smaller multi-family structures. The designation is intended for areas near or along centers and corridors. Densities should range between 6 and 15 units per acre. Corresponding Zones are:
 - R-M-20, High Density Multiple Family

- R-M-25, High Density Multiple Family

The High-Density Residential categories assume that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).” Staff finds that the impacts of the change to High Density Residential can be adequately overcome through conditional use permit review combined with stabilizing the existing single-family development around the subject property. The illustration below is from pg. 5-13 of the 2017 General Plan.

GENERAL COMMERCIAL

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

Corresponding zone(s):

- C-D, Commercial development



Figure 3: p. 5-16, Murray City General Plan 2017

HIGHER DENSITY RESIDENTIAL

This designation allows a mix of housing types, primarily multi-dwelling structures. Single-dwelling types may be mixed in, but at a denser scale than the other residential designations. This designation is intended for areas that are near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas are designed to be transit-supportive. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands).

Density range is between 10 and 25 DU/AC.

Corresponding zone(s):

- R-M-20, High density multiple family
- R-M-25, High density multiple family



Figure 5: p. 5-13, Murray City General Plan 2017

General Plan Objectives

There are several goals and objectives taken from elements of the General Plan that would be supported by development of the subject property under the R-M-20 Zone. The primary goal of the Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable Developments, vibrant economic districts, and appealing open spaces”.

There are a number of strategies in this section of the General Plan that would support the change, including the first objective to “Preserve and protect the quality of life for a range of viable residential Developments”. A strategy under this objective is to “prioritize infill and redevelopment for commercial development over expansion into residential Developments”. Allowing high-density residential development of the subject properties can help to stabilize the area which has seen multiple tenant changes over the past few years and is currently sitting vacant as a result of a fire.

Within the Developments & Housing element, objective 3 (below), states that the city should “support a range of housing types, including townhomes, rowhomes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.”

OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

The strategy and objective above are one of many intended to support the overall goal of the element, which is to “Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.”

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

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

surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

Traffic Information

Traffic Impact Studies (TIS) are not required with General Plan Amendments and Zone Map Amendments. The 2020 Murray City Master Transportation Plan shows Vine Street to have a A - B level of service. The City Engineer has indicated that if the general plan amendment and zone map amendment is approved by the City Council, any potential residential development will not rise to the level to require a TIS.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment on April 2,2024 by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. Staff has compiled their comments below:

- Murray City Engineering: no comments.
- Murray City Power: recommends approval and notes the following:
 - However, there are existing underground powerlines running through the property that will need to be protected in place or re-located. The existing underground vaults will require change-out to above ground Primary Junction Cabinets during development.
 - When the time comes to build the new building(s), we will want to have an on-site meet to plan the new electrical service(s).
 - The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
 - Please contact John Galanis 801-264-2723 for meter placement on the building.
- Murray City Sewer recommends approval and notes the following:
 - OK with property changing from commercial to high density residential and to “R-M-20, Multiple Family High Density Residential District” if the following is met with the project.
 - Need to maintain full drivable access to manholes and easement with the 8” sewer main that runs through the rear of the property.
 - Sewer reroute of the existing main be required for this project.
 - Concept 2 shows building on top of existing private main to the east. This will not be allowed and will have to be modified. Both concept plans have issues and will have to be sorted out with drawings but there are solutions to make the project work.
 - Sewer should tie into the main that runs through the east side of the property which is deeper and has better access. Should not attempt to tie the sewer into the property from Vine street.

- Future plans must note all work must meet Murray City Wastewater Specification.
- Include all applicable specification directly from the Murray Wastewater specification book.
- <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>
- Murray City Water:
 - All water utility work must follow Murray City Water Specification and Requirements
 - <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
 - Currently the property has a shared private 6" Ductile Iron Water Main with the property at 788 E Woodoak Ln. This serves both properties water and fire protection. The city also utilizes this line to loop the water, to and from, Woodoak Ln to Vine St. We have in our master plan to upsize the line on Woodoak Ln and create the loop by extending the watermain on Woodoak Ln to Vine St. We are ok with the loop being eliminated.
 - Brad Reynolds will have to create a plan and work with Salt Lake County Health Department (The owners of 788 E Woodoak Ln) to separate the shared 6" watermain on Salt Lake County Health Departments property. It could be done by plugging the south end of the fire hydrant tee that is located on the south end of Salt Lake County Health Departments property. All parties must be in agreeance on the plan.
 - Brad Reynolds must abandon the 6" main at Vine St. that is currently providing service to the property, before installing new watermain to meet minimum city standards of 8".
 - The water division is indifferent as to which plan Brad Reynolds and the planning committee chooses.

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

III. PUBLIC COMMENTS

Forty-Eight (48) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 400' of the subject property and to affected entities. Notices were prepared and mailed on Tuesday, April 9, 2024. No comments have been received as of the date of this report.

IV. FINDINGS

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

2. The proposed Zone Map Amendment from C-D to R-M-20 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-20 Zones.
3. The proposed Zone Map Amendment from C-D to R-M-20 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

V. PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing on May 2, 2024. No public comments were made at the meeting and the Commission voted 7-0 to forward a recommendation of approval for both the General Plan and Zone Map Amendments.

VI. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff, but the Planning Commission must take actions individually. The two separate recommendations of Staff are provided below:

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5425 South Vine Street from Commercial Development to High Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 5425 South Vine Street from C-D, Commercial Development to R-M-20, Multi-Family High Density Residential as described in the Staff Report.

GENERAL PLAN AMENDEMENT APPLICATION

Type of Application(check one): Text Amendment: _____ Map Amendment: _____

Applicant Information

Brad Reynolds Construction
Name: _____

Mailing Address: PO BOX 17958 City: SLC State: UTAH ZIP: 84117

Phone #: 801-281-2200 Fax #: 801-281-2202 Email Address: brad@bradreynoldsconstruction.com

Property Owner's Information (If different)

Name: Michael J. Todd - Vine Street LC
Mailing Address: PO Box 57727 City: SLC State: UT ZIP: 84157

Phone #: 435-640-1080 Fax #: _____ Email Address: Mike@TheStarStage.com

Application Information

For Map Amendments:

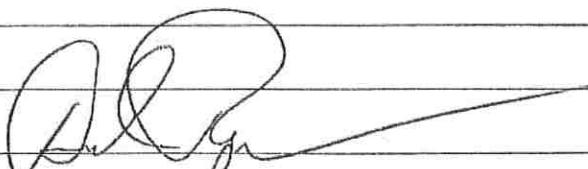
Property Address: 5425 S Vine St

Parcel Identification (Sidwell) Number: 22171020100000

Parcel Area(acres): 3.50 Land Use Designation: Wharehouse Proposed: Multifamily

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

Authorized Signature:  Date: _____

For Office Use Only

Project Number: 24-042 Date Accepted: 3/21/24

Planner Assigned: SM

ZONING AMENDMENT APPLICATION

Type of Application (check one): Text Amendment: _____ Map Amendment: _____

Applicant Information

Name: Brad Reynolds Construction

Mailing Address: PO BOX 17958 City: SLC State: UTAH ZIP: 84117

Phone #: 801-281-2200 Fax #: 801-281-2202 Email Address: brad@bradreynoldsconstruction.com

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Name: Michael J Todd - Vine Street LC

Mailing Address: PO BOX 57727 City: SLC State: UT ZIP: 84157

Phone #: 435-640-1080 Fax #: Email Address: Mike@TheStarStage.com

Application Information

For Map Amendments:

Property Address: 5425 S Vine Street

Parcel Identification (Sidwell) Number: 22171020100000

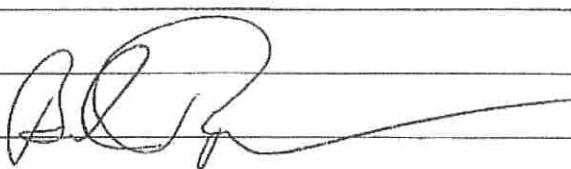
Parcel Area(acres): 3.50 Existing Zone: CD Proposed: RM-20

Request Complies with General Plan: Yes: _____ No: _____

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

Would like to re zone this parcel to accommodate up to 17 units per acre

Authorized Signature:  Date: _____

For Office Use Only

Project Number: 24-043 Date Accepted: 3/21/24

Planner Assigned: SN

Property Owners Affidavit

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



Owner's Signature

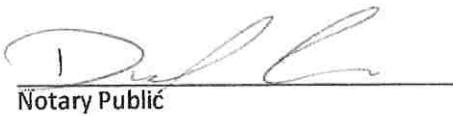
Owner's Signature (co-owner if any)

State of Utah

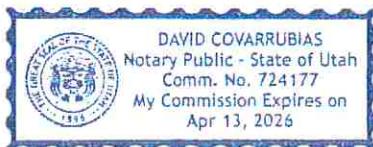
§

County of Salt Lake

Subscribed and sworn to before me this 70 day of March, 20 24.



Notary Public



Residing in Murray

My commission expires: Apr 13, 2026

Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner 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: _____

Property Owners Affidavit

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

Owner's Signature

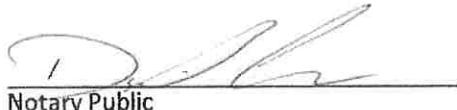
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

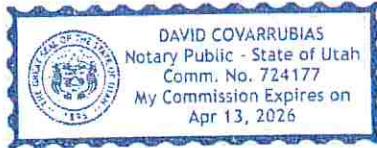
Subscribed and sworn to before me this 20 day of March, 20 24.



Notary Public

Residing in MURRAY

My commission expires: Apr 13, 2026



Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner 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: _____



NOTICE OF PUBLIC HEARING

April 18th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, April 18th, 2024, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Brad Reynolds Construction** for the property located at **5425 South Vine Street**. The requests are to amend the General Plan from General Commercial to High-Density Residential and amend the Zone Map from C-D, Commercial Development to R-M-20, Multi-Family High Density. 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 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be 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. TTY is Relay Utah at #711.



******Planning Commission Meeting Date UPDATED******

NOTICE OF PUBLIC HEARING

May 2nd, 2024, 6:30 PM

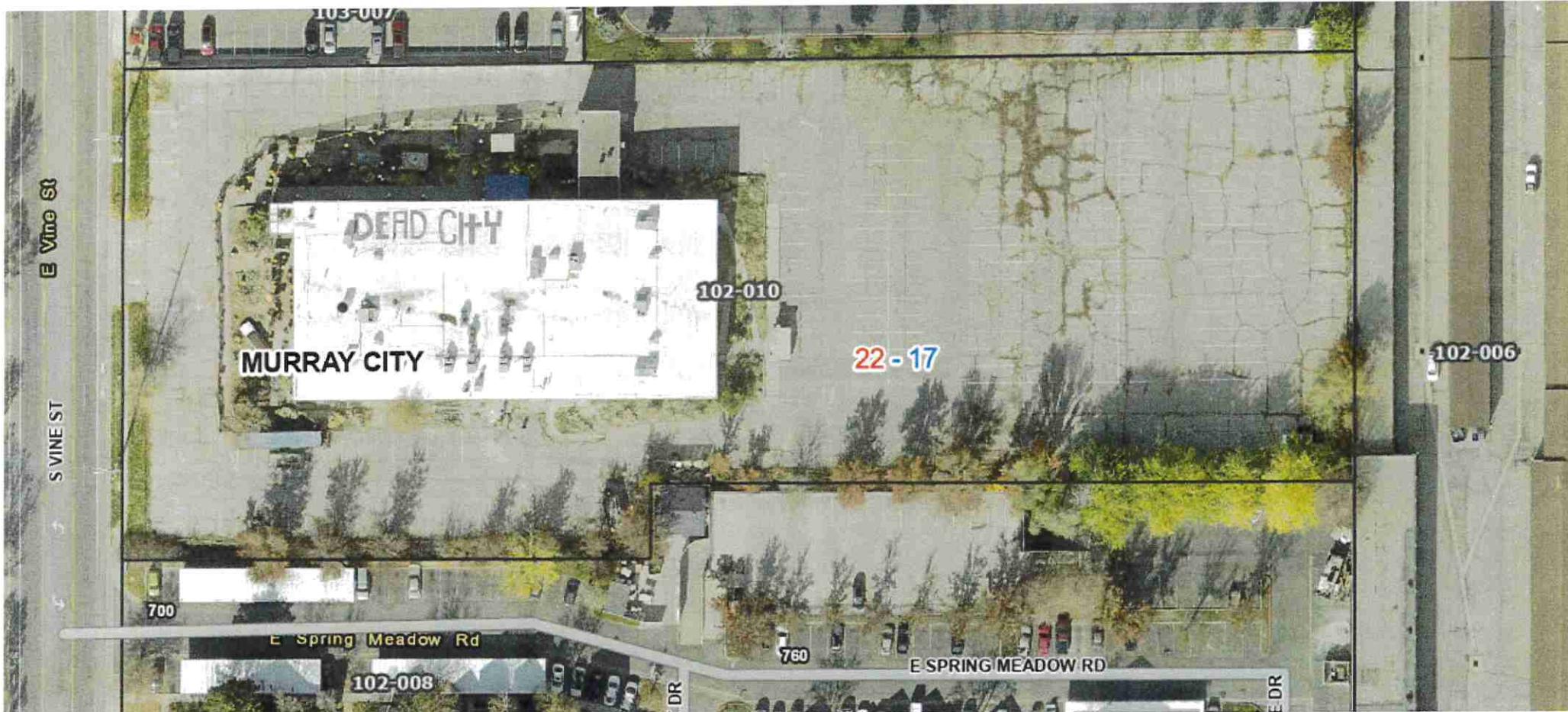
The April 18th Planning Commission meeting has been canceled. The request for **Brad Reynolds Construction** has been rescheduled to **Thursday, May 2, 2024**. The public hearing for this item will be heard on **Thursday, May 2nd, 2024**, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Brad Reynolds Construction** for the property located at **5425 South Vine Street**. The requests are to amend the General Plan from General Commercial to High-Density Residential and amend the Zone Map from C-D, Commercial Development to R-M-20, Multi-Family High Density. 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/.

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Special accommodations for the hearing or visually impaired will be 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. TTY is Relay Utah at #711.



Legal Description for 5425 South Vine Street:

Beginning at the point on the East Right of Way line of Vine Street, said point being North 89°48'51" East along the Section line 296.59 feet and South 0°00'35" West 386.27 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°00'35" East along said East line 257.296 feet; thence North 89°33'26" East 641.083 feet thence South 0°04'30" East 224.103 feet; thence North 89°49'35" West 366.33 feet; thence South 0°00'35" West 40.00 feet; thence North 89°49'35" West 275.00 feet to the point of beginning..



MURRAY CITY COUNCIL



Brad Reynolds Construction

General Plan Amendment:

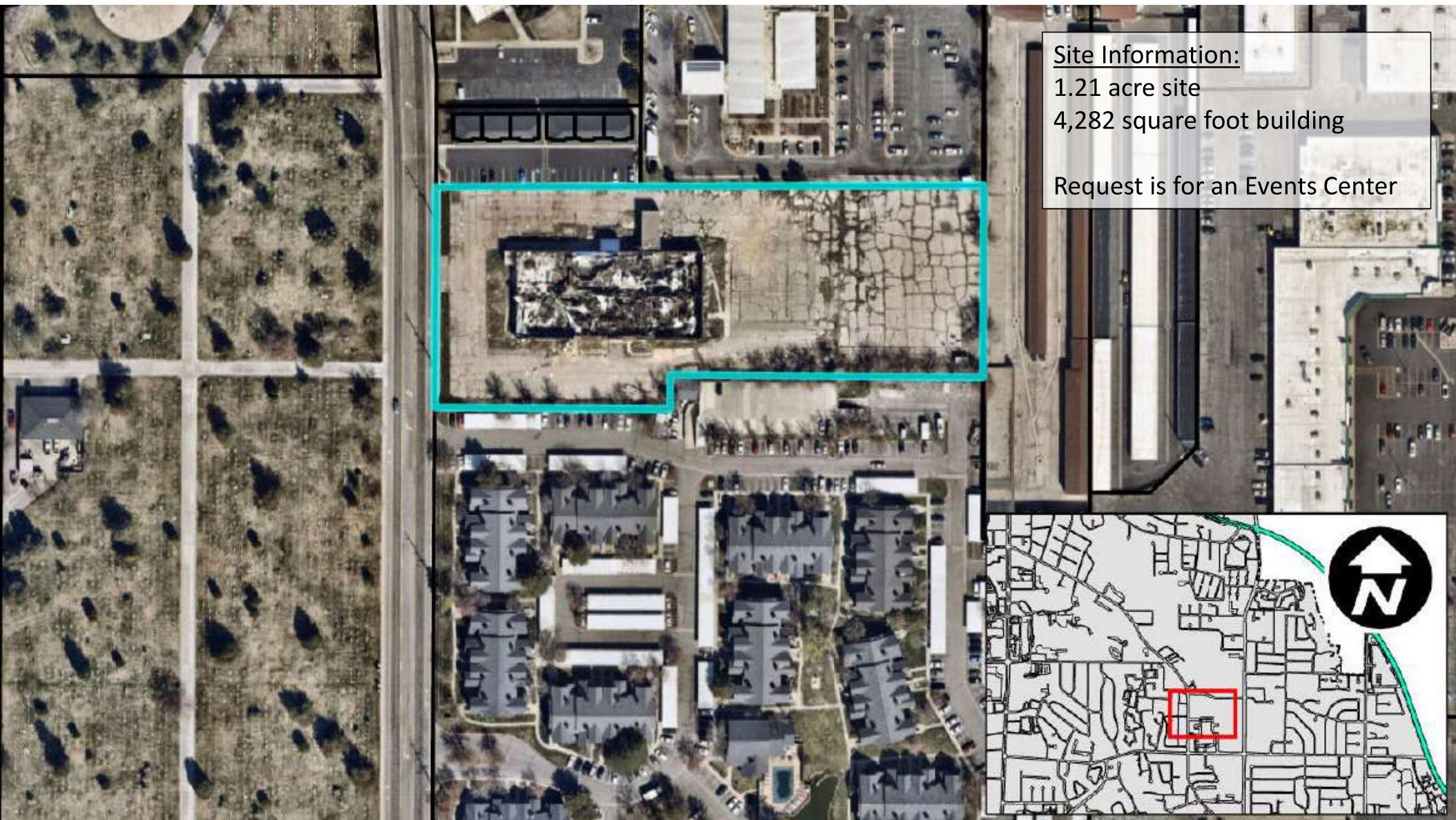
Commercial Development to Higher Density
Residential

Zone Map Amendment:

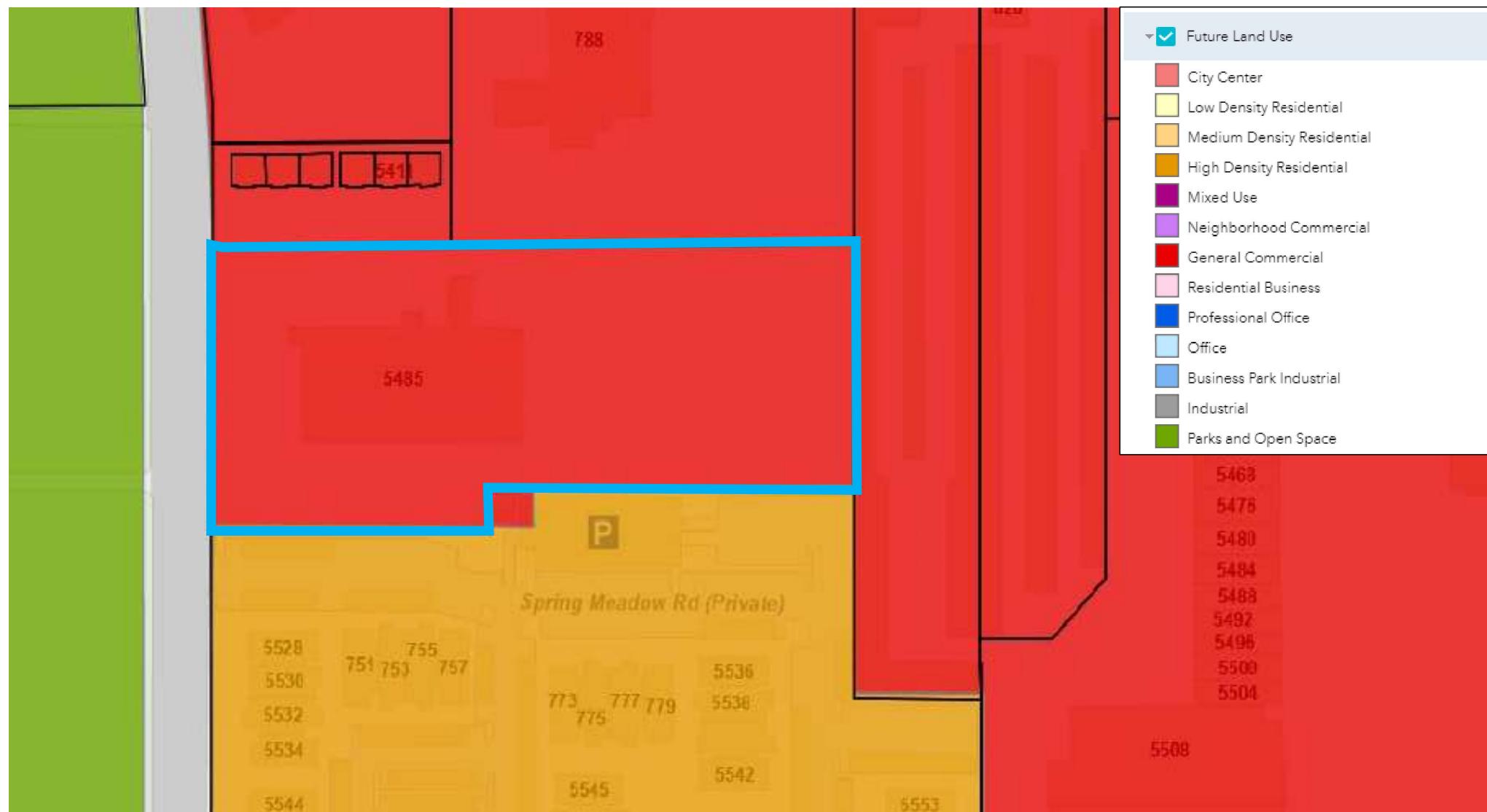
C-D, Commercial Development to R-M-20,
Multi-family Residential, High Density

5425 South Vine Street









GENERAL COMMERCIAL

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

Corresponding zone(s):

- C-D, Commercial development



HIGHER DENSITY RESIDENTIAL

This designation allows a mix of housing types, primarily multi-dwelling structures. Single-dwelling types may be mixed in, but at a denser scale than the other residential designations. This designation is intended for areas that are near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas are designed to be transit-supportive. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands).

Density range is between 10 and 25 DU/AC.

Corresponding zone(s):

- R-M-20, High density multiple family
- R-M-25, High density multiple family



Use Comparisons

C-D, Commercial Development Zone:

Permitted Uses

Variety stores
Various retail establishments,
Shopping centers,
Financial, real estate, banking, and other professional level businesses.

Conditional Uses

Retirement homes and assisted living facilities
Education services,
Department stores,
Medical and health services,
Pawnbrokers,
Tattoo salons,
Gasoline service stations
Athletic clubs/gym and sports assembly.

R-M-20, Multi-Family High Density Residential Zone:

Permitted uses

Single-family detached dwellings on 8,000 ft² lots,
Two-family dwellings on 10,000 ft² lots,
Utilities,
Charter schools, and
Residential childcare as permitted uses.

Conditional uses

Attached single-family dwellings,
Multi-family dwellings (17 units per acre),
Bed and breakfasts,
Retirement homes and assisted living facilities,
Cemeteries,
Parks, schools and churches,
Utilities,
Libraries,
Parks

	C-D (existing)	R-M-20
Residential Density	Residential not allowed except for assisted/retirement facilities.	8,000 sq ft min per lot 17 dwelling units per acre
Height	35' when within 100' of residential zone; may increase 1' in height per additional 4' of setback	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	Minimum 8' total of 20'
Corner Yard setback	20'	20'
Parking Required	4-5 spaces for 1,000 square feet	2.5 off-street spaces per unit

Planning Commission Action

- The Planning Commission held a public hearing on May 2, 2024
- Forty-eight (48) public notices were sent to neighboring property owners and affected entities.
- There were no public comments made at the meeting.
- The Planning Commission voted 7-0 to forward a recommendation of approval for both applications

Staff Recommendation

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

The Murray City Planning Commission and Planning Staff recommends that the City Council **APPROVE** the requested amendment to the Future Land Use Map, re-designating the property located at 5425 South Vine Street from Commercial Development to High Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

The Murray City Planning Commission and Planning Staff recommends that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5425 South Vine Street from C-D, Commercial Development to R-M-20, Multi-Family High Density Residential as described in the Staff Report.



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Department/Agency

Finance & Administration

FY2023-2024 Budget Amendment

Council Action Request

Committee of the Whole

Meeting Date: June 4, 2024

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2023-2024 budget
Phone # 801-264-2513	Action Requested Discussion
Presenters Brenda Moore	Attachments Proposed Ordinance
Required Time for Presentation 10 Minutes	Budget Impact Amendment
Is This Time Sensitive No	Description of this Item A request has been made to amend the FY2023-2024 budget for the following items: General Fund: 1. \$7,145 receive and allocate State EMS grant for Fire EMS equipment. 2. \$9,000 for salaries and benefits in the justice court the Justice Court due to having 2 judges. The Justice Court fines budget will be increased to cover this expense.
Mayor's Approval 	
Date May 21, 2024	

Continued from Page 1:

3. \$19,000 for a retirement payout in Planning and Zoning division. The position was replaced quickly, so the open position only partially covered the full retirement payout.

4. \$174,000 for Software and equipment maintenance in the Information Technology department to cover increased cost and amount of hardware and software being maintained.

5. \$50,000 for plow blades and other equipment maintenance in the Streets Department.

The total of the above not paid by grants is \$252,000. The expense increase will be offset by a \$243,000 increase in the interest revenue budget and \$9,000 increase in the Justice Court fines budget.

6. \$20,000 move from prosecution salary to prosecution professional services for attorney coverage while without one attorney. The division as a whole will show no increase.

In the General Fund and Library Fund receive \$105,000 from the Integrated Water Conservation & Land Use Municipal Partnerships Program, to replace non essential turf at the Park Center, Fire stations 82, 83, 84 and the library with lower water use plants.

In the CIP fund increase the interest revenue budget by \$695,000 and allocate to police equipment for police cars and accessories. An order of 12 vehicles which were not expected until FY2025 were received early. In the FY2025 tentative budget the \$660,000 police vehicle budget was removed. The extra \$35,000 is for the light bars and other equipment, the cost of which is now estimated at \$13,000, rather than the \$10,000 which was anticipated in the \$660,000 budget.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th day of June 2024, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning amending the City's fiscal year 2023–2024 budget.

A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 155, Murray City Hall, Murray, Utah, (801) 264-2662 during normal business hours beginning, June 7, 2024.

DATED this 15th day of May 2024.



MURRAY CITY CORPORATION

A handwritten signature in black ink.

Brooke Smith
City Recorder

DATE OF PUBLICATION: June 10, 2024
PH24-17

1. Utah Public Notice Website.
2. City's Website.
3. At City Hall (public location reasonably likely to be seen by residents).

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2023-2024 BUDGET

On August 22, 2023, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2023-2024. It has been proposed that the Fiscal Year 2023-2024 budget be amended as follows:

1. In the General Fund receive \$243,000 interest revenue and \$9,000 justice court fine revenue and appropriate the following items:
 - a. Increase the budget \$9,000 for salaries and benefits in the Justice Court, and;
 - b. Increase the budget \$19,000 for a retirement payout in the Planning and Zoning division, and;
 - c. Increase the budget \$174,000 for software and equipment maintenance in the information technology department, and;
 - d. Increase the budget \$50,000 for plow blades and equipment maintenance in the Streets division.
2. In the General Fund receive \$7,145 State of Utah EMS grant and appropriate to fire EMS equipment.
3. In the General Fund transfer \$20,000 from the Prosecution division personnel budget to the Prosecution professional services operations budget for attorney coverage.
4. In the General Fund receive \$100,000 Water Conservation Grant and appropriate to grounds maintenance in the Parks department to replace nonessential turf.
5. In the Library Fund receive \$5,000 Water Conservation Grant and appropriate to grounds maintenance in the Parks department to replace nonessential turf.
6. In the Capital Improvement Project Fund receive \$695,000 interest revenue and appropriate to police equipment for police vehicles and accessories.

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 June 18, 2024, to consider proposed amendments to the Fiscal Year 2023-2024 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2023-2024 budget.

Section 1. Enactment. The City's Fiscal Year 2023-2024 budget shall be amended as follows:

1. In the General Fund receive \$243,000 interest revenue and \$9,000 justice court fine revenue and appropriate the following items:
 - a. Increase the budget \$9,000 for salaries and benefits in the Justice Court, and;
 - b. Increase the budget \$19,000 for a retirement payout in the Planning and Zoning division, and;
 - c. Increase the budget \$174,000 for software and equipment maintenance in the information technology department, and;
 - d. Increase the budget \$50,000 for plow blades and equipment maintenance in the Streets division.
2. In the General Fund receive \$7,145 State of Utah EMS grant and appropriate to fire EMS equipment.
3. In the General Fund transfer \$20,000 from the Prosecution division personnel budget to the Prosecution professional services budget for attorney coverage.
4. In the General Fund receive \$100,000 Water Conservation Grant and appropriate to grounds maintenance in the Parks department to replace nonessential turf.
5. In the Library Fund receive \$5,000 Water Conservation Grant and appropriate to grounds maintenance in the Parks department to replace nonessential turf.
6. In the Capital Improvement Project Fund receive \$695,000 interest revenue and appropriate to police equipment for police vehicles and accessories.

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 _____, 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2024.

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 _____, 2024.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Adjournment