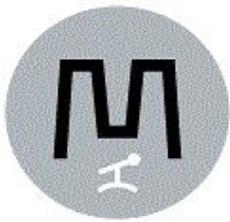




**MURRAY**  
CITY COUNCIL

**Council Meeting**  
**June 4, 2024**



# Murray City Municipal Council

## City Council Meeting Notice

### June 4, 2024

**PUBLIC NOTICE IS HEREBY GIVEN** that the Murray City Municipal Council will hold a City Council meeting beginning at 6:30 p.m. on Tuesday, June 4, 2024 in the Murray City Council Chambers located at Murray City Hall, 10 East 4800 South, Murray, Utah.

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

#### **Meeting Agenda**

**6:30 p.m.**      **Council Meeting** – Council Chambers  
Diane Turner conducting.

#### **Opening Ceremonies**

Call to Order  
Pledge of Allegiance

#### **Approval of Minutes**

Council Meeting – May 7, 2024

#### **Special Recognition**

1. Introduction of the new Miss Murray, Alyssa Sullivan. Mayor Hales presenting.

#### **Citizen Comments**

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

#### **Consent Agenda**

Mayor Hales presenting.

1. Consider confirmation of the Mayor's appointment of Jessica Benson to the Arts Advisory Board for a term from June 2024 to February 2025.

#### **Public Hearings**

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

1. Consider an ordinance adopting the transfer of monies from Enterprise Funds to other City Funds. Brenda Moore presenting.
2. Consider an ordinance approving and adopting compensation increases for the Executive

Municipal Officers of the city for Fiscal Year 2024-2025. Brenda Moore presenting.

3. Public Hearing for the proposed Fiscal Year 2024-2025 Budget. Brenda Moore presenting.
4. Consider an ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low Density) to R-1-6 (Single Family Low/Medium Density) for the properties located at 5991 and 6001 South Belview Avenue, Murray City. Zachary Smallwood presenting.

### **Business Items**

1. Consider a resolution authorizing Murray City pick up of public safety and firefighter employee retirement contributions. Brenda Moore presenting.
2. Consider a resolution approving the Mayor's appointment of a representative and an alternate representative to the TransJordan Cities Board of Directors. Mayor Hales presenting.

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

### **Adjournment**

#### **NOTICE**

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

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

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

On 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 Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



**MURRAY**  
CITY COUNCIL

# Call to Order

# Pledge of Allegiance



MURRAY  
CITY COUNCIL

# Council Meeting Minutes

**MURRAY CITY MUNICIPAL COUNCIL  
COUNCIL MEETING**

Minutes of Tuesday, May 7, 2024

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

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**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	City Council Executive Director
Doug Hill	Chief Administrative Officer	Crystal Brown	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Joey Mittelman	Fire Chief	Steve Roberson	Fire Department
Jake Larsen	Lartet Properties	Brooke Smith	City Recorder
Margaret Phal	Murray Historic First Foundation	Camron Kollman	IT
Rob White	IT Director	Doug Wright	Murray Property Owner
Gregory & Caroline Costello – Murray Property Owners		Citizens	

**Opening Ceremonies:**

Call to Order – Council Member Rosalba Dominguez called the meeting to order at 6:30 p.m.

Pledge of Allegiance – Josie Valdez led the Pledge of Allegiance.

**Approval of Minutes:** Council Meeting – April 2, 2024.

**MOTION:** Ms. Cotter moved to approve, and Mr. Pickett SECONDED the motion. Approved 5-0.

**Special Recognition:**

**Oath of Office for Justice Court Judge Spencer Banks.** Mayor Hales expressed thanks and appreciation to Judge Banks for accepting the position as Murray's Justice Court Judge. City Recorder Brooke Smith conducted the Oath of Office.

**Citizen Comments:**

Jeff Evans – Murray resident

Mr. Evans said his experience as a former board member for the Murray Park Amphitheater, Murray Theater and the Murray Arts Advisory Board provided him with an insight into programming. He felt cities like Ogden, Sandy, Layton and the Red Butte Garden venue are outshining Murray with concert choices, however Murray had the greater opportunity for drawing people with close transit locations. He said programming should be a community asset for the citizens and hoped one day people would be excited to hear about Murray's concert series like they are for other venues. He thought the current Murray concert selections were awesome but felt that improved programming was needed to appeal to 90% of the population.

DeLynn Barney – Murray resident

Mr. Barney was grateful for the cleanup of overgrown weeds on City owned property near his home. He spoke about a car wrongfully parked in front of a fire hydrant partially blocking his driveway, and how an excessive number of cars are parking on both sides of Fifth Avenue and Hannauer Street restricting traffic to one direction. He asked if permit parking in these areas could be implemented to prevent local residents from

being forced out when new businesses and venues locate to the downtown. He requested that the fire hydrant and curb near his home be repainted a brighter red to improve visibility and safety.

**Consent Agenda:**

1. **Consider the Mayor's appointment of Jann Cox to the Shade Tree Commission for a term from June 30, 2024 to June 30, 2027.** Mayor Hales introduced and presented Jann Cox as an interested citizen wanting to serve on the Shade Commission.

**MOTION:** Ms. Turner motioned to approve. Ms. Cotter SECONDED the motion.

**Council Roll Call Vote:**

Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Nay
Motion passed:	4-1

**Public Hearings:**

1. **Consider an ordinance relating to land use; amends the General Plan from Parks and Open Space to Medium Density Residential and amends the Zoning Map from A-1 (Agricultural Zoning District) to R-1-6 (Medium Density Single Family) for the properties located at 1177 West Bullion Street, Murray City.** Planning Division Manager Zac Smallwood displayed an aerial map of the 2.46-acre site to explain the proposed rezone. He found no reason as to why the parcels were ever rezoned from agriculture to a parks and open space designation in 2003 through 2017. Mr. Smallwood discussed objectives in the GP (General Plan) that were in harmony with the request, reviewed specific land uses in the GP and outlined zoning standards that resulted in a positive recommendation of approval to the Council.

Mr. Picket said residents in his district are pleased to see single-family homes available for purchase. Ms. Cotter asked if the rest of the property would be developed. Mr. Smallwood said the developer indicated during the Planning Commission meeting that the sale of this property would allow him to reinvest back into the remaining property.

The public hearing was open for public comment:

**Gregory Costello – Murray Resident**

Mr. Costello was opposed to the rezone because of his experience years ago when he developed six acres of his own land in the neighborhood. He said the City was strict back then to enforce R-1-8 and R-1-10 densities according to the City's Master Plan. He was conflicted about why an R-1-6 would now be allowed in the R-1-8 abutting the R-1-10 zone and did not favor low-income housing across the street from his home.

**Caroline Costello – Murray Resident**

Ms. Costello agreed with Gregory Costello saying that when their property of six acres was sold, it was plotted for only 14 houses. She expressed shock thinking that 11 homes would be constructed there and thought the plan would be congested.

**Joe Christensen – Murray Resident**

Mr. Christensen said he purchased a lot from the Costello's and was familiar with the history of the area. He confirmed that there was a consistent agreement that the entire area would remain R-1-10 or a minimum of R-1-8. He felt there was an incongruity with this Council to allow for an R-1-6 to be packed into a neighborhood, when a social contract was made years ago, by a previous council to the people living there. He asked the Council to stick to the social contract of R-1-8 and appeal to the developer to

change his lot sizes to a minimum of the R-1-8 range.

Ms. Dominguez asked what designations did the property and surrounding area belong to on the future land use map. Mr. Smallwood said parks and open space and the surrounding area is low density residential. He noted that new townhomes at Bullion Place and single-family homes on Tripp Lane were rezoned to R-1-6. Mr. Markham agreed older homes on Walden Glen are also R-1-6.

Mr. Smallwood clarified that lower cost residential housing did not mean low-income housing and the proposed project would result in very expensive market rate homes. Ms. Cotter asked why Mr. Larsen was not held to the same density as Mr. Costello. Mr. Smallwood said staff supported the applicant's request because the legislature is asking cities to move smaller lots forward, but the Council would make that final decision. Mr. Markham said Mr. Costello could have made the same request back then for his land, but it might not have been accepted at that time.

Ms. Turner asked Mr. Pickett if he had concerns about the project in his district. He said apart from comments made at the Planning Commission meeting, he had not heard anyone oppose the project, and many were happy it was not an apartment complex.

The public hearing was closed.

**MOTION:** Mr. Pickett moved to adopt the ordinance. Ms. Turner SECONDED the motion.

**Council Roll Call Vote:**

Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Nay
Motion passed:	4-1

Ms. Dominguez explained her vote of denial saying that she supported higher density housing in some areas of the City and she trusted staff and the Planning Commission with their decisions. She said investing in community was important, which can look different in many ways. She wanted those who expressed public concern to know that the Council was listening.

2. **Consider an ordinance related to land use; amends the General Plan to adopt the Murray City Center District (MCCD) Strategic Area Plan.** Mr. Smallwood shared downtown Murray history explaining that it was called the DHOD (Downtown Historic Overlay District) until 2011. In 2011 the MCCD (Murray City Center District) zone replaced the DHOD to provide a new contemporary downtown with mid- and high-rise architecture. Mr. Smallwood reviewed conceptual renderings and a proposed site plan from the 2011 Master Plan noting how it was completely different from current desires. There were plans for a performing arts theater, unlimited density, unlimited height and reduced parking requirements. Since 2017 the MCCD zone was changed six times by amendment to reduce height, density and for specific properties. He thought constant change to the MCCD Code was one reason developers shy away from approaching the City with proposals and why nothing has been developed in years. In 2020-2021 the previous administration attempted to develop Block One, but after public engagement the plan was never accomplished. In 2022 the City decided to work more with residents and the RDA (Redevelopment Agency) and commissioned a scientific survey for Block One to gauge public support, input and feedback. That information was used to create the 2024 MCCD Strategic Area Plan which are concepts tailored specifically for Block One.

Mr. Smallwood reviewed the strategic plan, noting strengths, weaknesses, opportunities and threats related to existing conditions of the MCCD. He noted public input that came from two public workshops and

feedback from stake holder interviews. The current MCCD map was displayed where he said the biggest issue is whether certain buildings at Block One should be demolished or kept; and eight recommendations were outlined intended to help develop a new downtown. He discussed the findings to establish why the plan was in harmony with the GP and confirmed that the MCCD Review Committee made additional recommendations, which after a unanimous vote, forwarded a recommendation of approval to the Planning Commission and the Planning Commission voted unanimously to forward that recommendation to the City Council.

Mr. Pickett shared a public comment regarding Recommendation #7. The concern was about whether the City would still maintain control over submitted development proposals, ultimately having the final decision. Mr. Smallwood said the RDA would review any proposed development much like what occurred for the old City hall property.

The public hearing was open for public comment:

Margret Pahl – Vice President of the HMFF (Historic Murray First Foundation)

Ms. Pahl shared her concerns from attending the January MCCD Review Committee meeting, where recommendations were made to save two buildings at Block One. She reported that a City staff member discussed with the MCCD Review Committee a structural evaluation study that deemed old buildings at Block One unstable for rehabilitation, however her Government Record Access Management Act request revealed no such study existed. Ms. Pahl argued that Murray City was making decisions inconsistent with what citizens want allowing historic buildings to deteriorate through neglect.

Robert Stefanik – Murray Resident

Mr. Stefanik, a resident of the old Harker building, expressed his willingness to go into debt to save historic buildings on State Street, as it was the only affordable housing for him and other low-income families in Murray. He proposed revitalizing the old costume shop and antique stores into a comedy club or a small restaurant to attract people downtown. He suggested using old buildings and the Murray Theater, and Desert Star as venues for the Sundance Film Festival. He also recommended renovating City-owned buildings for rental housing to generate revenue for funding social events in the downtown area.

Clark Bullen – Murray Resident

Mr. Bullen thanked the Community and Economic Development staff for their time and effort and for listening to years of citizen input. He thanked Mayor Hales and the Council for hiring and approving the consulting firm in response to the public advocacy that was opposed to the Edlen project and for incorporating citizen feedback. He thought the Form-Based Code could create a historic downtown destination that citizens want, agreed with recommendations to save buildings and described how developers could possibly utilize historic buildings to anchor a destination plaza. He asked that the demolition list be removed completely from the strategic plan so it would not predispose potential developers towards a narrower scope.

Peter Kling – Murray Resident

Mr. Kling urged the Council to approve the plan for the MCCD area and appreciated the significant time that staff and volunteers invested. He said the Grecian Diner was the last major commercial opportunity at Block One, which has remained dilapidated for 20 years. The City does not own the two old buildings recommended for preservation, and taxpayers have long supported this RDA. He emphasized that citizen input shaped the strategic plan, and he questioned those advocating for taxpayer-funded restoration projects, asking what was their alternative plan for funding these proposed renovation projects. He described in length many positive attributes that the plan would bring to an area of State Street he thought was shabby looking and deteriorating. He reminded people that restoring old buildings is expensive and that the City already invested heavily in other projects. He suggested preservationists focus on fundraising for current projects and hoped the Council would approve the plan because the area

currently lacks attractive venues, entertainment, and shopping.

Delynn Barney – Murray Resident

Mr. Barney reminisced about the area's past walkability and diverse businesses. He reported the loss of residential areas due to the Vine Street extension and criticized the condition of a City-owned vacant home near the Tea Rose Diner. Mr. Barney reported parking issues on 4th and 5th Avenue near the indoor soccer field and expressed disappointment with the city's inaction for years to deal with it. He spoke about his international travels where he learned the stark contrast between well-preserved historic areas and desolate places, implying that the important thing about change is getting it right.

Weston Firmage – Business Owner

Mr. Firmage said his family-owned BMW store has been in Murray for the last 50 years. He thought the plan was great push forward noting that their building was part the historic district which was renovated by keeping a 50-year-old fireplace façade. He said there are great ways to incorporate the City's history into modernization and he trusted the Council to be a great shepherd in whatever production occurs in the downtown. His one ask was that the City keep State Street flowing during construction.

Kathryn Litchfield – Murray Resident.

Ms. Litchfield said the City should not be telling building owners that their buildings could be demolished; and that it is unamerican for the City to be marking buildings for demolition that they do not own.

The public hearing was closed.

Mr. Markham said the plan is a proposal with recommendations, not mandates, the City was not contractually proposing to tear down old buildings in the downtown and the scope of the study was a futuristic vision. According to survey results, 81.3% of respondents want a downtown renovation and 60.6% believe that current conditions of the downtown create safety concerns. He discussed the high cost of renovating old buildings that do not have adequate restrooms, electricity, plumbing, entrances, exits, or fire suppression systems, and believes they will continue to crumble or be knocked down resulting in vacant lots.

Mr. Smallwood explained that in his research he found that out of 54 historic buildings registered, only 29 were contributing, leaving the City at 54% historic. He said if the number of historic buildings in a city drops below a 50% threshold, the Historic District status is removed from the National record. Currently four of Murray's historic buildings were demolished or in one case burned down, so the City is now under 50%. Presently, Murray is listed on the National registry but if the records are updated accurately, Murray could be removed from the registry today.

Mr. Smallwood said he was misrepresented in his approach to handling historic preservation and went on to share observances, thoughts and feelings regarding his belief in preserving buildings of significant value. He said Murray has been working on the downtown for 40 years and nothing has happened. He agreed that when developers approach Murray to restore existing buildings located in the RDA it is usually for tattoo parlors or tobacco stores. He clarified that the minutes from the MCCD Review Committee included the additional recommendations and were provided to the Planning Commission, shared publicly and provided to the City Council.

Ms. Turner asked if Murray City owns the DAR Building. Mr. Smallwood said it is privately owned.

The public hearing was reopened to acknowledge public comments received by email from Murray residents Joseph Stanford and Tracy Gomez. See Attachment #1. The public hearing was closed.

Ms. Cotter suggested building owners look at the Utah Historical Preservation Tax Credit program that can provide various credits to cover renovation costs.

Ms. Dominguez asked if the MCCD Review Committee suggested State or Federal funding resources to rehabilitate buildings. Mr. Smallwood said no because the City's Land Use Authority is the Planning Commission and they do not make financial decisions for any project, or for property owners. Ms. Dominguez asked about tax credits for buildings on the National Historic Registry. Mr. Smallwood said the City is not eligible because of its tax-exempt status and just because a property is listed as historic, property owners do not automatically get a tax cut or credit.

Mr. Pickett said everyone wants to see the downtown developed in a prudent way by respecting the process. He proposed to remove page 15 from the conceptual design of the strategic plan, which included the map of proposed demolitions. Additionally, he suggested striking language that recommended demolishing nine buildings and rehabilitating or adaptively reusing ten others in the project area.

**MOTION:** Mr. Pickett motioned to amend the strategic plan as proposed. Ms. Cotter SECONDED the motion.

**Council Roll Call Vote:**

Ms. Turner	Nay
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Motion passed:	4-1

**MOTION:** Mr. Hock motioned to adopt the ordinance as amended. Ms. Dominguez SECONDED the motion.

**Council Roll Call Vote:**

Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Motion passed:	5-0

**Mayor's Report and Questions**

Mayor Hales expressed appreciation for the Council's process and discussions with planning staff. He highlighted the City's efforts to preserve historic buildings, such as the Murray Theater renovation project, despite unexpected cost increases. He emphasized it was the use of taxpayer money that funded these renovation projects aimed at benefiting citizens and for funding festivities like the new Christmas decorations that attract large crowds to downtown. Mayor Hales acknowledged limitations in saving buildings due to ownership issues, said the City had worked hard to do what it has and called for advocates to contribute financially. He announced the upcoming presence of food trucks at City Hall plaza for the summer.

**Adjournment:** 8:49 p.m.

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

## ATTACHMENT # 1

## **Jennifer Kennedy**

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**From:** Joseph Stanford <joseph.stanford@utah.edu>  
**Sent:** Sunday, May 5, 2024 10:34 PM  
**To:** Jennifer Kennedy  
**Subject:** [EXTERNAL]Comment for May 7 Murray City Council meeting: downtown historic district at risk

Re May 7: City Council meeting to consider Strategic Plan for Murray Downtown from Murray City Staff and Planning Commission

Dear Mr. Kennedy,

I am very concerned that the proposed plan for Murray City State Street, which proposes to demolish the Harker and Merc and other historic buildings, will cause the number of historic buildings in the area to drop below 50%. This means that the MCCD zone may no longer qualify as a National Historic District. That means the remaining historic buildings will lose their tax benefits and any remaining historical protections. This will accelerate the irretrievable loss of Murray's historic character, and make us blandly indistinguishable from our neighboring cities. Maintaining only the Murray Theatre and the Murray Mansion are not sufficient by themselves to preserve the historic character of Murray's downtown.

Please record my strong objection to the plan to demolish more historic buildings (including the Harker and Merc buildings) on Murray's State Street.

Joseph Stanford, MD  
487 East Vine St.  
Murray, UT 84107

## Jennifer Kennedy

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**From:** Tracy Gomez <hawkermurray@gmail.com>  
**Sent:** Tuesday, May 7, 2024 3:36 PM  
**To:** Council Citizen Comments  
**Subject:** [EXTERNAL]Preserve the 4800 Block - Honor Murray's History

**Categories:** Purple Category

Members of the city council,

As a Murray resident I am gravely concerned about the future of one of our beautiful community's treasures; the historic block of buildings flanking State Street from 48th South to Vine. Especially following the devastating loss of other historic structures around the neighborhood, I want to express my family's support of saving the 4800 block.

We have something special with these grand old structures, and we should honor our community's past by protecting them. Please preserve what makes us special. Bulldozing these structures in favor of cheaply built and unsightly apartment buildings, chain restaurants, etc. ala Sugar House, seems to always be the preferred route. I have no doubt that the greedy developers with outsized influence have spent a great deal to convince you it's the best way. However, we would miss the chance to genuinely revitalize our historic core in a meaningful way that links our past, present, and future. Other communities in the region and elsewhere in the nation have managed this with great success. Let's embrace their model instead. There is a great opportunity here to enhance the area and make it more of a draw for the community for generations to come.

Please support the preservation of the buildings of the 4800 block, even if that's the "costlier" path, because it is the best investment in the long run.

Thank you,

Tracy Gomez  
4721 Atwood Blvd

PS, an idea for that unused northern corner (currently just pavement) along State and 48th. Food trucks? Move the farmers market there (or alternate days)?



**MURRAY**  
CITY COUNCIL

# Special Recognition



**MURRAY**

# **Mayor's Office**

## **Introduction of Miss Murray, Alyssa Sullivan**

### **Council Action Request**

#### **Council Meeting**

Meeting Date: April 16, 2024

<b>Department Director</b> Mayor Hales	<b>Purpose of Proposal</b> Introduction of Miss Murray
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> None
<b>Presenters</b> Mayor Hales	<b>Attachments</b> None
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b> 10 Min	<b>Description of this Item</b> Alyssa Sullivan will serve as Miss Murray from now until spring of 2025.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> 	
<b>Date</b> May 21, 2024	

## Miss Murray 2024

**Name:** Allysa Sullivan

**Instagram:** @missmurrayut

**Facebook:** Miss Murray Organization

### **Current Employment or Schooling:**

Student at the University of Utah majoring in Social Work and minoring in Japanese; Full-time event coordinator at University Guest House and Conference Services.

### **Previous Employment:**

Volunteer Missionary for Church of Jesus Christ of Latter Day Saints; Conference Assistant for University Guest House and Conference Services; Assistant Manager for Lolo Hawaiian BBQ; Preschool Teacher for Murray High School; Dance Instructor for Power Plus Productions

### **Education:**

Murray High School 2021 Graduate; Crisis Worker Certification; CPR Certification;

### **Scholastic/Career Ambitions:**

Receive a Master's in Social Work and work as an elementary school social worker before getting involved with advocacy and lobbying; Eventually, I plan to run for Congress.

### **Community Service Initiative (CSI):**

Let's Talk Suicide; Let's Talk Suicide emphasizes the importance everyone has in preventing suicide by teaching useful skills, breaking stigma, and supporting those at risk for suicide.

### **Accomplishments:**

Head Captain of the Murray High Drill Team 2020-2021; Recovered from an eating disorder; Academic scholarship at the University of Utah; Murray High Dance Sterling Scholar; 3.98 college GPA; Becoming fluent in Japanese; Superior Rating in piano with the National Federation of Music Clubs; Murray High School Seminary Council Vice President

### **Interesting Facts:**

Lived in Japan for a year; Worked as a preschool teacher throughout high school; Managed the advertising campaign for a religious organization for six months; Worked closely with Miss Lloyd the year before her death;

### **What social issue, besides your CSI, will have the greatest impact on your generation and why?**

The amount of divisiveness and contention in the world will have the greatest impact on Generation Z. It is becoming increasingly more difficult for people with opposing views to hold civil conversations. This contention then leads to greater issues such as war, civil unrest, and mental health concerns.

### **Name three items on your 'bucket list' in the next five years:**

Visit a state park in all 50 states; Advocate on Capitol Hill during a state legislative session; Overcome my fear of heights by skydiving.

### **Let's Talk Suicide**

Let's Talk Suicide focuses on encouraging open conversation about suicide and educating the public on what they can do to prevent it. My life has been impacted because one person noticed I was struggling and gave me the necessary support. I have also helped those with suicidal thoughts in my personal life and career in crisis intervention. Let's Talk Suicide aims to share these skills with the community while breaking down the stigma surrounding suicide to help more people get the help they need through those around them.

In the last year, 717 people died by suicide in the state of Utah, or approximately 1 death every 13 hours, all preventable. Unfortunately, most people don't have the proper knowledge and skills to assist those at risk for suicide, which is why I am sharing the knowledge I have learned with those in the Murray community. Skills such as being able to ask loved ones if they are having thoughts of suicide, knowing what resources to support those with suicidal thoughts, and how to create a safety plan are all taught in my educational presentation.

In the last two months, I became a volunteer for the Crisis Text Line, a mobile and online chat service that provides 24/7 mental health support. I have started partnering with the Utah Crisis Line, which is the state's connection to the National Suicide Prevention Lifeline network. With the assistance of the Zero Suicide Program Manager, Rachael Jasperson, I have created an educational presentation to help others develop crisis intervention skills. The three key actions of Let's Talk Suicide are **teaching skills, raising awareness, and showing support.**

Many of my friends have mentioned better mental health and stronger relationships by learning these skills and talking with each other about suicide. This will continue by sharing my educational presentation with faculty from at least five schools in the Murray School District and other community groups. Additionally, I will share these skills on social media for people to refer back to and share the state's LiveOn Instagram account, which includes a free suicide prevention course.

Raising awareness has already started on my mental health Instagram, which began to track my eating disorder recovery journey and inspire those around me. The most important thing I have done on this social media is bring awareness to resources such as the SafeUT app and 988 Crisis Line. To bring awareness to the positive effects of talking about suicide, I would love to share stories of those whom suicide prevention efforts have impacted.

Showing support is about helping at-risk groups and aiding non-profit suicide prevention organizations such as the American Foundation for Suicide Prevention. I have shown my support by participating in suicide awareness walks and am currently working on planning one of my own as a way to raise money and increase support in the community. Smaller community events for groups that are at a higher risk for suicide are another example of this key action. These include starting a pen pal service between the elderly and high schoolers and social events for those in the LGBTQ+ community.

**As Miss Murray, I aim to teach the faculty of at least five schools, grow the Miss Murray Instagram by 500 followers, and raise \$1,500 for the American Foundation for Suicide Prevention.** Everyone plays a role in preventing suicide. By teaching the skills and raising awareness, we can all make a difference in saving lives.

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**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Consent Agenda



**MURRAY**

# **Mayor's Office**

## **Appointment - Jessica Benson to the Arts Advisory Board.**

### **Council Action Request**

#### **Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Appointment of Arts Advisory Board member.
<b>Phone #</b> 801-264-2619	<b>Action Requested</b> Consider confirmation of the Mayor's appointment of Jessica Benson to the Arts Advisory Board.
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resume
<b>Required Time for Presentation</b> 10 Min	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Jessica Benson will be appointed to the Arts Advisory Board from June 2024 - February 2025. Jessica will be replacing Jai-Dee Riches
<b>Mayor's Approval</b> 	
<b>Date</b> May 21, 2024	

# Jessica Benson

## Summary

Served as BTS Visual Arts Specialist for MURRAY SCHOOL DISTRICT, assigned to two schools, Parkside and Longview Elementary schools for the 2022-2023 school year. Taught integrated arts lessons, customized per grade level, to 34 classes/ 840+ students each week.

With a mission to foster an arts-rich culture within Murray District and ultimately, an arts-rich community within Murray at-large, led arts advocacy efforts across Murray City by engaging community members, contributing to community improvement efforts and by producing two community events featuring student artwork, a STEAM FEST with live learning opportunities @Longview and MULTICULTURAL NIGHT @Parkside.

A portfolio of work over the past year is available to view at the following link, <http://www.canva.com/design/DAFi1cfK-fM/Mn9ySZOZbFpBbJck03P76Q/view>.

Former Communications Director in New York City, employed by the corporate office of Sotheby's International.

Former Talent Manager for Bumim-Murray Productions, assigned to the television productions "Project Runway," "The Apprentice," and "Life in the Fab Lane."

A portfolio of my work and a MarCom-specific resume is available at <https://teachthinklearn.wixsite.com/mysite>.

## Experience

### **BTS Visual Arts Specialist**

Murray School District

Jun 2022 - Present (1 year 10 months)

Educator in a grant-funded position at Murray City School District. Assigned to two separate Murray elementary schools, delivering an integrated arts education to 840+ students each week. With a mission to foster arts-rich schools, district and community at-large, led arts advocacy efforts across the district and Murray City, including community outreach and engagement. Successfully orchestrated two community events centered around student art exhibitions, STEAM FEST @Longview in March 2023 and MULTICULTURAL NIGHT @Parkside in May 2023. View a portfolio of my work for the 2022-2023 academic year at [https://www.canva.com/design/DAFi1cfK-fM/Mn9ySZOZbFpBbJck03P76Q/view?](http://www.canva.com/design/DAFi1cfK-fM/Mn9ySZOZbFpBbJck03P76Q/view?)

### **Integrated Marketing Communications and Creative Specialist**

LeDevenir (Freelance/ Consulting/ Special Projects)

2002 - Present (22 years)

Accomplished freelance professional, having completed work for numerous clients since 2002. Projects have included all aspects of branding, marketing, internal/external communications, public and media relations, social media management, creative direction, graphic/ collateral design and copy writing.



**Upper Elementary Educator, Fine Arts, STEAM, Digital Literacy**

## Charter One

Sep 2021 - Sep 2022 (1 year 1 month)



### **CTE/ Career Tech, Digital Literacy, Web Development, Yearbook Advisor, Instructional Support**

Renaissance Academy

Oct 2019 - Oct 2021 (2 years 1 month)

As the Career/ Tech, Digital Literacy, Creative Coding and Web Development teacher over Middle School, I strive to inspire my students to take ownership of their own academic journeys by encouraging them to become creators, as opposed to just consumers of technology and media.

My students successfully built their own computers and showcased them at our school's STEAM fest last year.

Just before this 2020-21 school year began, I accepted the offer to teach Coding, CTE digital literacy. I also had the added challenge of teaching my tech and CTE classes **ONLINE** only.



### **Fifth Grade Teacher**

Renaissance Academy

Sep 2019 - Aug 2020 (1 year)

Elementary School Teacher at Renaissance Academy.

Fifth Grade, Chinese Dual-Immersion.

As the English partner DLI Chinese teacher for 5th Grade, I proudly taught an amazing group of 42 students, during one of the strangest years in the history of schooling. Before the pandemic we had already achieved several feats. Among those accomplishments, we built 6 computers from scratch, and participated in the STEAM Festival, with my students demonstrating coding on their handmade computers to visitors of the exhibition. Another group built a dozen Leonardo da Vinci models, also showcased at the school's STEAM festival. Four of my students won first place prizes at said event.

As a class we also participated in Junior Achievements "Biz Town," a hit amongst my students, before which I had my students create professional resumes that would rival any recent graduates.

On a day-to-day basis I taught math, social studies, science and ELA, and I monitored student progress vigilantly by using Mastery Connect for comprehension checks after every lesson. I planned out my curriculum by using Plan Book, and later google classroom too.

Of my accomplishments over the 2019-2020 year, I am most proud of how we finished out the year during the pandemic school closure. Every one of my students finished with above average marks, because I worked around the clock in small group or one-on-one sessions online until every student completed their work.



### **Teacher, Lower Elementary Montessori**

American International School of Utah

Jul 2018 - Sep 2019 (1 year 3 months)

Responsible for educating 22 culturally- and socioeconomically- diverse students from 17 different countries. Accepted position under full disclosure of the unique challenges ahead. The class had

been subject to multiple staff turnovers over a two-year period, the result of which had left this group unstructured, behind academically, and a long way from normalization. By the end of the school year my students had not only managed to catch up, they had successfully catapulted themselves into "above average" levels.

### **Talent Manager**

Bunim Murray Productions

Jun 2009 - Sep 2019 (10 years 4 months)

Talent Manager for several Bunim Murray productions and special events, including Lifetime Television's "Project Runway" and E Network's "KIMORA: Life in The Fab Lane."

SPECIAL EVENT: 2010 MERCEDES-BENZ NEW YORK FASHION WEEK. Kimora Lee Simmons's "Baby Phat" SPRING/SUMMER 2010 Roseland Ballroom (Backstage/Talent Coordinator)

The "Baby Phat" SPRING 2010 runway show was one of the most anticipated shows of the Spring 2010 Fashion Week. In addition to managing the event itself, our crew filmed and edited all the footage on the spot to up link via satellite for LIVE broadcast on the Megatron in Times Square. Thousands of people in Times Square watched the show, hosted in part by Kim Kardashian and Robert Verdi of Full Frontal Fashion.

SPECIAL EVENT: 2010 MERCEDES-BENZ NEW YORK FASHION WEEK. "Project Runway 7" Season Finale Runway Show FEB 2010 Bryant Park (Talent Coordinator)

Initial production wrapped in September of 2009, but resumed again in February of 2010 with ten of the original sixteen contestants returning to New York City to showcase their complete collections at Bryant Park during the Mercedes-Benz NY Fashion Week.

Worked in conjunction with film, talent and countless other departments on location at The Westin Hotel in Midtown to ensure smooth execution throughout two weeks of final production to successfully complete filming for PR Season 7.

On the last Friday of production, worked on location, backstage at Bryant Park managing each of the ten contestants before, during and after each designer showed their collection. Coordinated with all departments to deliver a flawless marathon runway show, hosted by Heidi Klum, Timm Gunn, Nina Garcia, Michael Kors and Faith Hill as guest judge.

### **Talent Manager**

Project Runway

2009 - 2013 (4 years)

As emissary for the show's Talent Manager I was responsible for all sixteen designers throughout production, delegating to a team of PAs while fostering liaisons for communications between all departments.

### **Director of Marketing**

Mar 2009 - Jun 2010 (1 year 4 months)

Created, executed and sustained the company's strategic initiatives to launch a new brand identity. Designed and authored all marketing collateral and supporting company literature. In addition to the

primary responsibilities of the position, also contributed an extensive knowledge of spotting, analyzing and creating trends to the remodeling department. Submitted expert analysis and recommendations for the renovation of newly available properties based on market knowledge, competition, and price point, at the first of every month.



## Marketing Manager

Sotheby's International Realty

Oct 2008 - Jun 2010 (1 year 9 months)

Managed communication between the BGSIR executives and the Sotheby's corporate marketing department to launch marketing and brand visibility for the first Sotheby's International Realty office to open within Kentucky and situated at the heart of equestrian luxury, Lexington.

Jessica developed and implemented the brand's internal and external communication initiatives. She was responsible for overall brand aesthetic across all media and for all audiences, working with each BGSIR agent to create individual brand strategies in line with corporate identity. Jessica designed and authored corporate literature and all marketing collateral for the BGSIR; the company, its agents and the listings. Additionally, she managed BGSIR's in-house design department and design-related vendor relationships.

Among her accomplishments, Jessica implemented the use of social networking to market real estate, in turn making BGSIR a pioneer for the practice within the Kentucky region.

## Education



### Chapman University

BA, Communications, Public Relations, Film and Television

2001 - 2005



### International School of Brussels

International Baccalaureate Diploma, International Baccalaureate Diploma Programme  
1984 - 2001

The IB Diploma Programme is a comprehensive, internationally recognized curriculum and assessment system. The program is available to students of qualifying international institutes for education.



### New York University

Master of Arts - MA, International Real Estate Development

2009 - 2012

### New York Real Estate Institute

New York State Licensed Real Estate Salesperson, Real Estate Sales

2010 - 2011

## Skills

Media Relations • Event Planning • Communication • Copywriting • Marketing Communications •  
Creative Direction • Public Relations • Event Management • Publicity • Social Media Marketing

## Honors & Awards

### **Founder's Scholar - Chapman University**

2002

Awarded merit-based scholarship in the amount of \$5000 per academic year.

### **Dean's List - Chapman University**

2005

Earned designation every semester for high cumulative GPA = 3.82.

### **National Honor Society - National Honor Society**

Sep 2001

Membership selection based on scholarship, leadership, service, and character.

### **Dean's Scholar - Westminster College**

2001

Dean's Scholar - Westminster College - Bill and Vieve Gore School of Business

Awarded four-year Dean's Scholarship and \$24,400 in recognition of academic and extracurricular achievement.

### **Provost's List - Chapman University**

2005

Presented by the Office of the Provost for maintaining a high GPA, awarded every semester attended at Chapman University.

### **AP Scholar - The College Board**

2001

AP Scholar Award presented by the College Board's Advanced Placement Program for outstanding academic performance on the basis of AP achievements.

### **Honors Program - Westminster College**

2001

Based on ACT/SAT, GPA and essay scores, one of 35 students nationwide to be accepted into the Honors Program at Westminster College.

### **Graduated with Honors, Magna Cum Laude - Chapman University**

2005

Graduated from University with Honors, Magna Cum Laude GPA 3.9.

### **Dean's Scholar - Westminster College**

2002

Dean's Scholar - Westminster College - Bill and Vieve Gore School of Business.  
Awarded four-year Dean's Scholarship and \$24,400 in recognition of academic and extracurricular achievement.

**President's Award for Excellence in Education - President's Education Awards**

**Program**

2001

President's Award for Educational Excellence presented in recognition of Outstanding Academic Achievement. Signed by President Bill Clinton.



**MURRAY**  
CITY COUNCIL

# Public Hearings



**MURRAY**  
CITY COUNCIL

# Public Hearing #1



**MURRAY**

**Council Action Request**

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

**Fiscal Year 2024-2025 Enterprise  
Fund Transfer**

**Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b>  State law requires a public hearing concerning the Enterprise fund transfers
<b>Phone #</b> 801-264-2513	<b>Action Requested</b>  Public hearing & consideration of an ordinance
<b>Presenters</b> Brenda Moore	<b>Attachments</b>  Transfer notice which was included with the April Utility bills Copy of the ordinance
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b>  N/A
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  No adjustments to the transfer amounts were made from Mayor's tentative budget. The Water, Wastewater, and Power transfers are budgeted at 8% of revenue. There is also a disclosure of the transfers to the MBA for the Public Works project.
<b>Mayor's Approval</b>  	
<b>Date</b> May 21, 2024	

## Murray City Corporation

### NOTICE OF PUBLIC HEARING

#### NOTICE OF INTENT TO TRANSFER ENTERPRISE FUNDS, PURSUANT TO TITLE 10 CHAPTER 6 OF THE UTAH CODE, AND NOTICE OF ENTERPRISE FUND HEARING

Murray City Corporation intends to transfer funds from the utility enterprise funds to the general fund as part of the Fiscal Year 2024-2025 budget (July 1, 2024 – June 30, 2025). These funds will be used in supplementing City services. Estimated amounts to be transferred from utility enterprise funds to the general fund are as follows: Water Fund \$577,520 or 9.86% of fund expenditures; Wastewater Fund \$685,600 or 9.41% of fund expenditures; and Power Fund \$3,510,640 or 8.63% of fund expenditures. Each amount represents 8% of each fund's revenue, which percentage is unchanged from prior years.

Additionally, a remodel of the Public Works facilities is underway. Because multiple utilities use these facilities the City intends to transfer the following amounts totaling \$1,037,000 for the project cost from the Water (\$338,000 or 6% of fund expenditures), Wastewater (\$148,000 or 2% of fund expenditures), Solid Waste (\$60,000 or 2% of fund expenditures), Storm Water (\$134,000 or 6% of fund expenditures), Capital Projects Street Division (\$294,000), and the Central Garage (\$63,000) Funds to the Municipal Building Authority.

The Murray City Council will hold a public enterprise fund hearing on June 4, 2024, at 6:30 p.m. in the Council Chambers at 10 East 4800 South, Room 150, Murray, Utah 84107, to receive public comment on the proposed enterprise fund transfers and to comment on enterprise fund accounting data. Interested parties are invited to attend and make comment.

Dated this 21<sup>st</sup> day of May 2024.



MURRAY CITY CORPORATION

  
Brooke Smith  
City Recorder

DATE OF PUBLICATION: May 24, 2024

At least seven days before enterprise fund hearing:

Finance has mailed/mailed notices – in the April bill. (1 and 2 are complete)

1. mail notice to ratepayers

2. email notice to ratepayers if we regularly email user periodic billings
3. post notice on **Utah Public Notice Website**
4. post notice on **city's website** (prominently)
5. post at City Hall (in a public location within the City that is reasonably likely to be seen by residents)
6. post on social media (recommended)

ORDINANCE NO. \_\_\_\_

AN ORDINANCE ADOPTING THE TRANSFER OF MONIES FROM  
ENTERPRISE FUNDS TO OTHER CITY FUNDS

PREAMBLE

Section 10-6-135.5 of the Utah Code requires the City to provide notice of the proposed transfers, to hold an “enterprise fund hearing”, and to provide “enterprise fund accounting data” to the public. Further, section 10-6-135.5 of the Utah Code requires certain notices to be provided after the City adopts a budget which includes the transfer of enterprise funds to other City funds.

The City provided notice that included an explanation of the proposed transfer of enterprise funds to other City funds; the specific enterprise fund information, as defined in the Utah Code, the date, time, and place of the enterprise fund hearing, and the purpose of the enterprise fund hearing. A notice was mailed to users of the various enterprises in their most recent billings, which were mailed more than seven (7) days prior to the enterprise fund hearing. On May 24, 2024, the notice was posted on the Utah Public Notice Website, published on the City’s website, and posted at City Hall. The date, time, place, and purpose of the enterprise fund hearing was also published on the City’s social media platform seven (7) days prior to the enterprise fund hearing.

On June 4, 2024, the City held an “enterprise fund hearing” regarding the proposed transfer of enterprise fund monies to other City funds. At this hearing, the City explained the proposed transfer of enterprise fund money to other City funds, provided to the public the enterprise fund accounting data, as defined in the Utah Code, and received and considered any public input regarding both the proposed transfers and the enterprise fund accounting data.

The transfer of enterprise fund money to other City funds, is outlined in the City’s fiscal year 2024-2025 budget. Additionally, a remodel of the Public Works facilities is underway. Because multiple utilities use these facilities the City intends to transfer the following amounts totaling \$1,012,000 for the project cost from the Water (\$318,000 or 5% of fund expenditures), Wastewater (\$149,000 or 2% of fund expenditures), Solid Waste (\$60,000 or 2% of fund expenditures), Storm Water (\$128,000 or 6% of fund expenditures), Capital Projects Street Division (\$294,000), and the Central Garage (\$63,000) Funds to the Municipal Building Authority. These transfers are also outlined in the City’s fiscal year 2024-2025 budget.

On August 13, 2024, the City intends to adopt a budget that includes a transfer of money from an enterprise fund to another fund.

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

*Section 1. Enactment.*

The City hereby adopts the transfer of enterprise fund money to other City funds, as outlined in the City's fiscal year 2024-2025 budget. Accordingly, pursuant to section 10-6-135.5 of the Utah Code, the City shall provide the following notices:

1. Within sixty (60) days of adopting the budget, the City shall mail a notice to the users of the goods or services provided by the enterprise an announcement of the adoption of a budget that includes an enterprise fund transfer to another fund, and shall include the specific enterprise fund information; and
2. Within seven (7) days after adopting the budget, the City shall post the enterprise fund accounting data on its website and publish on its social media platform an announcement of the adoption of a budget that includes the transfer of money from an enterprise fund to another City fund; and
3. Within thirty (30) days of adopting the fiscal year 2024-2025 budget, the City shall submit to the State Auditor the specific enterprise fund information for each enterprise fund from which money will be transferred.

*Section 2. Effective Date.*

This Ordinance shall take effect immediately.

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

MURRAY CITY MUNICIPAL COUNCIL

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Pam Cotter, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Brett A. Hales, Mayor

ATTEST:

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Brooke Smith, City Recorder

## CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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— Brooke Smith, City Recorder



# Transfer of Funds Notice

As required by Utah State Code 10-6-135.5

## TRANSFER INTENTION

Murray City Corporation intends to transfer funds from the City's Water, Wastewater, and Power enterprise funds to the City's General Fund to supplement City services.

These transfers are proposed as part of the Fiscal Year 2025 Annual Budget.

The City's fiscal year is July 1, 2024, through June 30, 2025.

A remodel of the Public Works facilities is underway. Because multiple utilities use these facilities the City intends to transfer the following amounts totaling \$1,012,000 for the project cost from the Water (\$318,000), Wastewater (\$149,000), Solid Waste (\$60,000), Storm Water (\$128,000), Capital Projects Street department (\$294,000), and the Central Garage (\$63,000) Funds to the Municipal Building Authority.

## TRANSFER CALCULATION

The City estimates the transfer amount as 8% of revenues received by the enterprise fund. This percentage remains unchanged from prior years.

Utah State Code requires this disclosure be formatted as a percentage of total expenditures of the enterprise fund instead of total revenues; therefore, the percentage changes from year to year.

## TRANSFER AMOUNT

Murray City intends to transfer the following amounts to the General Fund from the following enterprise (utility) funds.

- \$606,396 from the Water Fund, or 10.28% of fund expenditures; and
- \$685,600 from the Wastewater Fund, or 9.26% of fund expenditures; and
- \$3,518,640 from the Power Fund, 7.71% of fund expenditures.

## PUBLIC HEARING

✓ The Murray City Municipal Council will hold a public hearing on June 4, 2024, at 6:30 p.m. in the Council Chambers at 10 E. 4800 S., Murray Utah 84107 to receive public comment on the proposed transfers. This hearing will include budget and accounting information. Interested parties are invited to attend and make comment.



**MURRAY**  
CITY COUNCIL

# Public Hearing #2



**MURRAY**

**Council Action Request**

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

## **Fiscal Year 2024-2025 Budget Compensation Increases**

### **Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Public hearing and consideration of compensation increases for executive municipal officers
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Public Hearing and consideration
<b>Presenters</b> Brenda Moore	<b>Attachments</b> Ordinance
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> N/A
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The Utah legislature during the 2024 session passed SB0091S03 Local Government Officers Compensation Amendments. This bill requires the City, to hold a public hearing on compensation increases for executive municipal officers. The increases outlined in attachment B are contained in the tentative budget.  These increases have always been contained within the budget, this legislation just requires us to have a separate public hearing concerning them.
<b>Mayor's Approval</b> 	The ordinance Attachment A can be found in the staffing section of the FY2024-2025 tentative budget.
<b>Date</b> May 21, 2024	

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4<sup>th</sup> day of June 2024, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Room 150, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing pursuant to Utah Code Ann. §10-3-818 to receive public comment concerning an ordinance relating to compensation increases for executive municipal officers of Murray City.

DATED this 23<sup>rd</sup> day of May 2024.



MURRAY CITY CORPORATION

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

Date of Publication: May 24, 2024  
PH24-24

1. in at least one public location within the City;
2. on the Utah Public Notice Website; and
3. on the City's Website.

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

ORDINANCE APPROVING AND ADOPTING COMPENSATION INCREASES  
FOR THE EXECUTIVE MUNICIPAL OFFICERS OF THE CITY FOR FISCAL  
YEAR 2024-2025.

In 2018 the City Council adopted a Compensation Step Plan (“Step Plan”) for City employees, including executive municipal officers. The Step Plan is designed to incrementally increase employees’ pay through the salary range related to their job titles. It allows for strict management and administration of compensation expenses. The Step Plan is contingent on authorization within the City’s annual budget. Step increases become effective on an employee’s hire date or if promoted, the employee’s promotion date of each year.

The pay range for each job title is divided into 12 incremental pay steps. Employees at the range maximum do not receive merit salary increases but may receive a cost-of-living adjustment. The Step Plan addresses pay equity issues, reduces bias, and addresses employee pay progression through the pay range based on time-in-job series. The program recognizes and rewards employees for years of service, promotes transparency, provides budget clarity, improves budget forecasting, and is easy to understand and predictable.

The Step Plan has proven successful in competing for and retaining personnel experienced in local government. Since the step plan was established, there has been a decrease in employee turnover for reasons other than retirement.

In 2024, the Utah Legislature imposed a new budget requirement. Before the City Council may adopt a final annual budget, the City Council must hold a public hearing when the compensation of an executive municipal officer will increase.

The proposed Compensation Step Plan for the fiscal year beginning July 1, 2024, and ending June 30, 2025 is attached as Attachment A and the compensation increases for executive municipal officers are shown on Attachment B.

A public hearing was held on June 4, 2024, the City Council wants to pass, approve, and adopt the executive municipal officers’ salary increases.

BE IT ENACTED by the Murray City Municipal Council as follows:

*Section 1. Purpose.*

The purpose of this Ordinance is to adopt compensation increases for executive municipal officers pursuant to Title 10, Chapter 3, Part 8, Section 818 of the Utah Code.

*Section 2. Adoption.*

The Murray City Municipal Council hereby approves and adopts the compensation increases for executive municipal officers as set forth in Attachments A and B.

*Section 3. Effective Date*

This ordinance shall take effect July 1, 2024.

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

MURRAY CITY MUNICIPAL COUNCIL

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Pam Cotter, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2024

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Brett A. Hales, Mayor

ATTEST:

---

Brooke Smith, City Recorder

## CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the    day of            2024.

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Brooke Smith, City Recorder

## **ATTACHMENT A**

**EXECUTIVE MUNICIPAL OFFICERS – COMPENSATION INCREASE FISCAL YEAR 2024-2025**

Job Title	Step as of June 30	Hourly Rate as of June 30	Annual Rate as of June 30	Hourly Rate after 3% COLA as of July 1	Annual Rate after 3% COLA as of July 1	Next Step	Annual Rate after Next Step
Assistant Fire Chief	4	\$59.38	\$123,510.40	\$61.16	\$127,212.80	9/18/2024	\$133,577.60
Assistant Fire Chief	4	\$59.38	\$123,510.40	\$61.16	\$127,212.80	9/18/2024	\$133,577.60
Assistant Fire Chief	5	\$62.35	\$129,688.00	\$64.22	\$133,577.60	9/18/2024	\$136,926.40
Assistant Library Director	5	\$45.31	\$94,244.80	\$46.67	\$97,073.60	11/18/2024	\$99,486.40
Assistant Power Director	8	\$70.78	\$147,222.40	\$72.90	\$151,632.00	5/28/2025	\$155,438.40
Cemetery Supervisor	12	\$39.78	\$82,742.40	\$40.97	\$85,217.60	Redlined	\$85,217.60
Chief Administrative Officer	n/a	\$89.47	\$186,097.60	\$92.15	\$191,672.00	7/01/2024	\$193,544.00
City Attorney	11	\$99.34	\$206,627.20	\$102.32	\$212,825.60	1/10/2025	\$218,150.40
City Engineer	12	\$73.02	\$151,881.60	\$75.21	\$156,436.80	Redlined	\$156,436.80
City Recorder	6	\$46.20	\$96,096.00	\$47.59	\$98,987.20	1/6/2025	\$101,462.40
City Treasurer	3	\$42.07	\$87,505.60	\$43.33	\$90,126.40	6/12/2025	\$94,660.80
Comm & Econ Dvlpmnt Dir	12	\$75.71	\$157,476.80	\$77.98	\$162,198.40	Redlined	\$162,198.40
Cultural Programs Manager	12	\$43.81	\$91,124.80	\$45.12	\$93,849.60	Redlined	\$93,849.60
Deputy Police Chief	8	\$64.29	\$133,723.20	\$66.22	\$137,737.60	5/16/2025	\$141,211.20
Deputy Police Chief	12	\$70.97	\$147,617.60	\$73.10	\$152,048.00	Redlined	\$152,048.00
Director of Finance & Admin	9	\$80.03	\$166,462.40	\$82.43	\$171,454.40	6/5/2025	\$175,718.40
Fire Chief	6	\$78.31	\$162,884.80	\$80.66	\$167,772.80	2/16/2025	\$171,974.40
Fleet Manager	12	\$49.70	\$103,376.00	\$51.19	\$106,475.20	Redlined	\$106,475.20
Golf Course Superintendent	6	\$40.09	\$83,387.20	\$41.29	\$85,883.20	4/2/2025	\$88,025.60
Human Resource Director	9	\$68.09	\$141,627.20	\$70.13	\$145,870.40	6/5/2025	\$149,489.60
IT Director	12	\$72.00	\$149,760.00	\$74.16	\$154,252.80	Redlined	\$154,252.80
Library Director	12	\$75.55	\$157,144.00	\$77.82	\$161,865.60	Redlined	\$161,865.60
Parks & Recreation Director	12	\$75.14	\$156,291.20	\$77.39	\$160,971.20	Redlined	\$160,971.20
Parks Superintendent	10	\$52.62	\$109,449.60	\$54.20	\$112,736.00	1/28/2025	\$115,564.80
Police Chief	12	\$90.32	\$187,865.60	\$93.03	\$193,502.40	Redlined	\$193,502.40
Power Director	10	\$91.92	\$191,193.60	\$94.68	\$196,934.40	5/17/2025	\$201,864.00
Public Works Director	5	\$78.89	\$164,091.20	\$81.26	\$169,020.80	7/20/2024	\$173,243.20
Recreation Director	8	\$49.70	\$103,376.00	\$51.19	\$106,475.20	7/26/2024	\$109,158.40
Senior Center Director	12	\$53.70	\$111,696.00	\$55.31	\$115,044.80	Redlined	\$115,044.80
Street & Stormwater Supt.	3	\$44.27	\$92,081.60	\$45.60	\$94,848.00	4/15/2025	\$99,590.40
Wastewater Superintendent	6	\$50.03	\$104,062.40	\$51.53	\$107,182.40	3/9/2025	\$109,865.60
Water Superintendent	4	\$46.48	\$96,678.40	\$47.87	\$99,569.60	12/25/2024	\$104,124.80



**MURRAY**  
CITY COUNCIL

# Public Hearing #3



**MURRAY**

**Council Action Request**

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

**Fiscal Year 2024-2025 Budget**  
**Public Hearing**

**Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Public hearing for the proposed FY2025 budget
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Public Hearing
<b>Presenters</b> Brenda Moore	<b>Attachments</b> PH Notice
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> N/A
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The Murray City Municipal Council will hold a Public Hearing to take comment on the City's tentative budget, as amended for fiscal year 2024-2025.  The tentative budget will be available on the city website for review.  Because of the property tax increase and the need for a truth in taxation hearing, where public comment will be heard on the property tax increase, no vote is necessary at this meeting.
<b>Mayor's Approval</b>  <b>Date</b> May 21, 2024	

## **MURRAY CITY CORPORATION**

### **NOTICE OF PUBLIC HEARING ON THE CITY'S TENTATIVE BUDGET, AS AMENDED,**

### **FOR FISCAL YEAR 2024 - 2025**

NOTICE IS HEREBY GIVEN that on the 4<sup>th</sup> day of June, 2024, at the hour of 6:30 p.m., in the City Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold a Public Hearing on the City's Tentative Budget, as amended, for fiscal year 2024-2025. Said budget includes:

- a. General Fund;
- b. Library Fund;
- c. Capital Projects Fund;
- d. Water Fund;
- e. Waste Water Fund;
- f. Power Fund;
- g. Murray Parkway Recreation Fund;
- h. Telecommunications Fund;
- i. Solid Waste Management Fund;
- j. Storm Water Fund;
- k. Central Garage Fund;
- l. Retained Risk Reserve Fund;
- m. Redevelopment Agency Fund;
- n. Cemetery Perpetual Care Fund.
- o. Municipal Building Authority Fund.

All interested persons in attendance shall be given an opportunity to be heard, for or against, the estimates of revenue and expenditures or any item thereof in the City's Tentative Budget, as amended, of any fund.

Because the tentative budget proposes a property tax rate increase under Sections 59-2-919 through 59-2-923 of the Utah Code Annotated, a second public hearing to receive comment before the City's final budget is adopted shall be held before September 1, 2024 on a date to be determined by Salt Lake County at approximately 6:30 p.m. in the City Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah.

Scheduling the second public hearing shall be coordinated through the Salt Lake County legislative body so that the public hearing is not scheduled at the same time as the public hearing of another overlapping taxing entity in Salt Lake County. The City Recorder shall publish notice of said public hearings consistent with the requirements of Section 10-6-11 of the Utah Code Annotated.

A copy of the City's Tentative Budget, as amended, may be reviewed by interested persons from 8:00 AM to 5:00 PM in the Finance and Administration Office, Murray City Hall, 10 East 4800 South, Room 155, Murray Utah, and in the office of the City Recorder,

Murray City Hall, 10 East 4800 South, Room 155, Murray, Utah and on the Murray City website at [www.murray.utah.gov](http://www.murray.utah.gov) .

DATED this 21<sup>st</sup> day of May 2024.



MURRAY CITY CORPORATION

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

DATE OF PUBLICATION: May 24, 2024

PH24-22

1. in at least one public location in the City;
2. on the Utah Public Notice Website; and
3. on the home page of the City website (until the hearing takes place).



**MURRAY**  
CITY COUNCIL

# Public Hearings

## # 4



**MURRAY**

## **Council Action Request**

# **Community and Economic Development**

## **Paul Dodge - Zoning Amendment 5991 & 6001 Sout Belview Ave**

### **Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Phil Markham	<b>Purpose of Proposal</b> Amend the Murray City Zoning Map for the referenced properties from R-1-8 to R-1-6
<b>Phone #</b> 801-270-2427	<b>Action Requested</b> Approval of the Zoning Map Amendment
<b>Presenters</b> Zachary Smallwood	<b>Attachments</b> Presentation Slides
<b>Required Time for Presentation</b> 20 Minutes	<b>Budget Impact</b> None Anticipated
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Paul Dodge with Down Home LLC has requested amendments to the Zoning Map in order to allow residential development of the property. The properties are currently owned by Paul Dodge.  The subject properties are comprised of two lots totaling approximately .79 acres in the R-1-8, Residential Single Family Zoning District on the east side of Belview Avenue. The surrounding properties have been developed as single-family homes in the R-1-8 Zone. The existing properties are currently nonconforming to the required 80' lot width of the R-1-8 zone. One lot is 70' wide and the other is 75' wide.
<b>Mayor's Approval</b>	The Planning Commission held a public hearing on 3/21/24. The commission voted 5-0 to forward a recommendation of approval for the requested zone map amendment.
<b>Date</b> May 7, 2024	

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 4<sup>th</sup> 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 amending the Zoning Map from the R-1-8 (Single Family Low Density) zoning district to the R-1-6 (Single Family Low/Medium Density) zoning district for the properties located at 5991 and 6001 South Belview Avenue, Murray, Utah.

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

DATED this 8<sup>th</sup> day of May 2024.



MURRAY CITY CORPORATION



Brooke Smith  
City Recorder

DATE OF PUBLICATION: May 24, 2024  
PH24-15

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 300 feet

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

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM R-1-8 (SINGLE FAMILY LOW DENSITY) TO R-1-6 (SINGLE FAMILY LOW/MEDIUM DENSITY) FOR THE PROPERTIES LOCATED AT 5991 AND 6001 SOUTH BELVIEW AVENUE, MURRAY CITY

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

WHEREAS, the owner of the real properties located at 5991 and 6001 South Belview Avenue, Murray, Utah, has requested a proposed amendment to the Zoning Map to designate the property in an R-1-6 (Single Family Low/Medium Density) zone district; and

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

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

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Zoning Map and the zone district designation for the described properties located at 5991 and 6001 South Belview Avenue, Murray, Utah be amended from the R-1-8 (Single Family Low Density) zone district to the R-1-6 (Single Family Low/Medium Density) zone district:

**Legal Description**

**5991 South Belview Avenue Property:**

*LOT 9, MURRAY BURTON ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.*

**6001 South Belview Avenue Property:**

*LOT 10, MURRAY BURTON ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "J" OF PLATS, AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.*

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

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

MURRAY CITY MUNICIPAL COUNCIL

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Pam Cotter, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Brett A. Hales, Mayor

ATTEST:

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Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Brooke Smith, City Recorder

A Hacker  
A Milkavich  
A Hristou  
A Henrie  
A Richards

Motion passes: 6-0

Commissioner Henrie excused himself for the remainder of the meeting.

GENERAL PLAN/ZONE MAP AMENDMENT

Paul Dodge - 5991 & 6001 S Belview Avenue - Zoning Map Amendment from R-1-8 to R-1-6

Paul Dodge was present to represent this agenda item. Susan Nixon presented the application to amend the zoning of the subject properties to facilitate a residential development in the R-1-8 zone, Single-Family Low Density. This application is for a zone map amendment request made by Paul Dodge. The applicant's request is consistent with the future land use map within the General Plan. She showed a map of the properties currently, as well as well as with the proposed zoning changes.

She indicated that the primary difference is lot size. The R-1-8 zone requires 8,000 square feet per lot and the R-1-6 zone requires 6,000 square feet per lot. Ms. Nixon reviewed and compared the zoning standards for both the R-1-8 and R-1-6 zones. Ms. Nixon showed a map indicating that about 30% of the currently zoned R-1-8 properties are below the 8,000 square feet within the greater neighborhood. She then showed a future land use map, indicating the low density residential area. The General Plan outlines objectives and goals to provide a mix of housing options and residential zones to meet a diverse range of needs related to the lifestyle and demographics including age, household size and income. The strategy is to ensure that residential zoning designations offer the opportunity for a spectrum of housing types. If the zoning is approved for R-1-6, staff anticipates that the best-case scenario for these two properties would be to have an additional two homes, for a total of four homes.

Staff recommends that the Planning Commission make a positive recommendation and forward this zoning map amendment to the City Council.

Chair Patterson asked Ms. Nixon to clarify that this request is not for a specific project or site plan. This is a zoning request only.

Susan Nixon said that's correct. She said specific projects cannot be considered with a zoning map application.

Chair Patterson had Mr. Dodge come forward and asked if he had additional information to share.

Mr. Dodge approached the podium and stated that he is not a developer – he's just a homeowner. He discussed his history with the properties and being directly adjacent to them, he decided to develop the

property himself, so that he can have full control over what will be developed there. He indicated that he asked his builder, Sterling Tholen, to attend this meeting and answer any questions.

Chair Patterson opened the public comment period.

Debbie Black, a resident living north of the subject properties, expressed concerns with the loss of open space within the city. She is concerned with Mr. Dodge's lack of upkeep on the rental properties that he owns and his unwillingness to engage with the neighbors.

Dale Bennett, representing Benchmark Engineering and Land Surveying, spoke on behalf of Paul Dodge and Sterling Tholen. Mr. Bennett emphasized that Mr. Dodge's goal is to make the flag lots viable, with single-family homes that will have a very low impact on the surrounding area. Mr. Bennett explained that the property has the required area, but the flag lot configuration requires a little more than what Mr. Dodge currently has and is the reason for the zone change.

Mark Lurie, the owner of the property to the south of the subject properties stated that he has dealt with issues such as waste coming over his fence from the rental property. He added that there are currently five vehicles parked outside the rental property, two of which are parked illegally on the wrong side of the street. Mr. Lurie expressed concerns that if two more properties are added, there could be up to 20 vehicles in an area designed for only two or three. He expressed concern about Mr. Dodge's statement about what he didn't want to look at from his house, yet the rest of the neighbors have to deal with looking at Mr. Dodge's properties. Mr. Lurie added that Mr. Dodge claimed to have reached out to the people affected by the proposal, but he did not reach out to him or Ms. Black, the two people who would be most directly impacted. Lastly, Mr. Lurie raised concerns about the potential timeline of construction, affecting the daily lives of the residents in the area.

Carol Willis, who lives on a flag lot around the corner from the subject properties, spoke about the challenges she faces as a resident of a flag lot. She mentioned that someone's front yard may be someone else's backyard and vice versa, which requires residents to be very mindful of what they put in their yards. She added that the long driveway is difficult to shovel, especially when there is no place to push the snow due to neighboring fences or garages. Ms. Willis also addressed parking issues, explaining that while two spaces may seem sufficient, families with growing children and visiting relatives may require more parking. Additionally, she mentioned that she has no street footage and no place to put her garbage cans on her side of the street, as she doesn't have a curb. She acknowledged that these issues are not necessarily zoning issues but emphasized that the proposed development would clearly require flag lots, which would lead to these long-term challenges for both the future residents and their neighbors, extending well beyond the construction phase.

Geneal Smith, who lives a near the subject properties, expressed her concerns about the proposed zoning changes. She stated that she was proud to live in Murray and had purchased her property for the lot size, neighborhood safety, uniqueness, and country feel of the area. Ms. Smith felt that the proposed zoning changes would alter the very reasons she and others, including Mr. Dodge, chose to live in the area. She pointed out that the lots were narrow, and there would be limited parking at the properties, especially if they were split or turned into flag lots. Ms. Smith believed that changing the zoning would open the possibility for more people to sell their homes and attempt to do the same thing. She

mentioned that the increased number of cars parked on the street would ruin the uniqueness, aesthetics, and safety of the area, potentially diminishing home values, despite a higher tax base. Ms. Smith emphasized that adding two more homes to the property would mean an additional four to six cars driving in and out of the neighborhood, which lacked sidewalks which she explained as a positive and hopes are never installed. The increased traffic would cause more safety issues for the residents that use this to walk or play on the street affecting visibility. Ms. Smith urged the planning commission to take these issues into consideration when making their decisions.

Aaron Abeyta expressed his concerns about the proposed zoning changes, clarifying that he had nothing against Mr. Dodge or the quality of the homes he would build. Instead, Mr. Abeyta's primary worry was that many homes in the subdivision had over 12,000 square feet, making it easier for them to subdivide their properties. He pointed out that many residents in the area had nice, expensive homes, with most having well over 0.27 acres (12,000 square feet), which was the minimum requirement for subdividing into two lots. Mr. Abeyta emphasized that many residents had invested large amounts of money into their properties. They chose to live in East Murray because of the high standards and expensive homes in the area. He believed that the presence of smaller single-family homes on R-1-6 lots with 10,000 square feet would drastically affect the value of the larger properties. He inquired about the potential construction of sidewalks in the area and whether the square footage of the proposed lots factored in the sidewalks. Additionally, he questioned why two of the properties couldn't be accessed from the private lane, suggesting that this could be a good compromise. Mr. Abeyta saw no reason why the properties should not be accessible from the private lane.

Doug Smith, who purchased his home 18 years ago, expressed his concerns about the proposed zoning change. He mentioned that when he first arrived, he didn't understand the uniqueness of the neighborhood, but as he lived there longer, he grew to appreciate how the area and homes were put together. A meeting was held last Sunday with homeowners in the neighborhood which resulted with a petition including 29 signatures from homeowners in the area who opposed the change, and out of the 30 people in attendance, only one person supported the proposal. He also noted that 10 people who signed the petition lived within a short distance of the property in question. Mr. Smith questioned whether the Planning Commission took into consideration the opinions of the homeowners in the area. He emphasized that the signed letters clearly stated that the residents did not want this change to happen and move forward. Mr. Smith expressed his concern about the apparent prioritization of one individual's desires over the wishes of the entire neighborhood. He urged the planning commission to consider the neighborhood's opinions and the signed papers before them, asserting that the change was not for the betterment of their community.

Kimbell Stewart, who lives around the corner from the subject properties, agreed with the concerns raised by the other residents. He drew attention to the map, pointing out that the 30% of homes under 8,000 square feet were primarily located south, not in the immediate area where they lived. Mr. Stewart mentioned that there was already a significant amount of traffic in their small circle, which posed a danger to his three young daughters. He expressed concern about Amazon drivers speeding through the neighborhood and the potential increase in cars that typically comes with renters, further endangering children. Mr. Stewart added that this could set a precedent for future zoning changes in the future. He acknowledged the challenges of buying and living in expensive areas but emphasized that allowing this change could lead to more residents attempting to build multiple houses on their large properties,

which would not be beneficial for the city, especially their small block. As someone involved in real estate, Mr. Stewart understood the concept of maximizing square footage; however, he believed that the main goal should be to build beautiful homes that enhance the view from the front window of the existing properties. He suggested that this could be easily accomplished by constructing two nice homes with ample space, avoiding issues related to flag lots and street parking. Mr. Stewart noted that there wasn't a single valid concern or comment that opposed the idea of building two nice homes instead of four.

Catalina Ochoa expressed her disappointment in not being able to see the project plans, which she considered the most important factor in deciding about the proposed zoning change. She understood that the commission did not review the plans at this stage but questioned what guarantees there were that the proposal would not change in the future. Ms. Ochoa pointed out that there was still conflicting information on the city's website regarding the zoning classification R-1-6, which described it as "single-family medium-density residential, intended to provide varied housing style and character, PUD as conditional use." She emphasized that this information was incorrect and contributed to the confusion surrounding the proposal. Ms. Ochoa expressed concern that the development might not be limited to what was currently being proposed, given the discrepancies in the available information. She reiterated her desire to see the plans to make a more informed decision, acknowledging that she understood the city's planning process but questioned whether it was more beneficial for the residents to truly comprehend what was going to happen. Ms. Ochoa agreed with the concerns raised by the other residents and stated that the potential changes were her main concern regarding the proposal.

Sean Mason, who purchased his house on the street 22 years ago, specifically sought an R-1-8 property and found this neighborhood. He expressed his disappointment in the planning staff's recommendation to proceed with the zone change process. Mr. Mason pointed out that, according to the Murray website and the General Plan, only 2% of properties in Murray are zoned R-1-6, and he believed that recommending this change based on a single applicant's request was a poor choice. He mentioned that flag lots were added to the street years ago, and they appeared out of place in the neighborhood, which has great character and livability, apart from the lack of sidewalks. Mr. Mason's children grew up in the area, playing in the street, and he believed that increased traffic would be an issue. He referred to the Murray General Plan, which states the goal to "preserve and protect viable residential neighborhoods" and argued that denying this request would align with that objective. Mr. Mason acknowledged that there were many reasons why the proposed project was not a good fit for the neighborhood and that approving it would open a door that the residents did not want to open. He expressed his desire to maintain what they have, even if it might be considered selfish, and stated that while the change was called an improvement, he did not see it as such, but rather as a loss for the neighborhood.

Julia McMillan, who lives directly west of the properties in question, acknowledged that like other residents, she has children and a dog that frequently used the road. However, she believed that one of Murray City's goals was to allow for more medium-density housing to provide places for people to live. Ms. McMillan recognized that more cars would lead to parking in front of her house and increased traffic, but she felt it was important to move away from some of the deep traditions in Murray. Despite being part of a pioneer family in the area, she believed that sometimes tradition could hinder progress and prevent necessary changes. Ms. McMillan expressed her minority opinion among the 30 residents, stating that she was okay with building the houses and believed it would add to the neighborhood by

bringing in more families. She mentioned that due to the aging population in Murray, her children didn't have many opportunities to interact with neighbors, and adding new families with children would be a positive change. Ms. McMillan emphasized that she didn't mind who moved in and wanted to represent the minority in the neighborhood that supported the construction of these properties and the changes they would bring. She extended her approval to any future similar developments on other blocks, as she believed change was acceptable. Recognizing the limited space available in Murray, a landlocked area, Ms. McMillan appreciated the convenience of living in Salt Lake County and expressed her love for Murray, encouraging more people to move to the city.

Marissa Kurby raised a question about whether she would benefit from the zoning change by potentially being able to sell the back of her land in the future, even if it was right in front of Mr. Dodge's property. She wondered whether he would appreciate her building two houses to sell. She added that Mr. Dodge had made her life difficult since she moved in, nailing the back gate on the private lane, preventing people from walking their dogs or accessing the area. Ms. Kurby felt that Mr. Dodge had bought his way into the neighborhood. Despite these issues, she expressed her support for progress, believing that the addition of only two more houses was manageable. She acknowledged the possibility of plans changing and expressed her desire to see what Mr. Dodge intended to build. Ms. Kurby also shared a positive experience with her neighbors, who were kind and helpful during her transition into the neighborhood.

Sterling Tholen stated his appreciation for the comments made by the residents. He acknowledged their concerns about change and the potential impact on their lives. Mr. Tholen recognized the inconvenience that construction projects can cause but pointed out that everyone lives in homes that were built at some point, likely inconveniencing others in the process. Although the meeting was not focused on design specifics, Mr. Tholen addressed the concerns raised about parking, traffic, and the perceived negative impacts of increased density. He clarified that the proposed homes would likely have three-car garages, allowing for three additional parking spaces in front of each garage, and some homes might even have RV parking for added parking capacity. While some residents might have five or six cars, he questioned whether this was the case for everyone. Mr. Tholen also challenged the notion that the neighborhood's quality of life would be dramatically diminished, stating that while it's easily claimed, the reality is that the impact would be marginal once the dust settles, as two additional homes would be added to the street. Regarding parking and traffic concerns, he doubted that there would be an extra 40 to 50 cars in traffic per day, as some residents had suggested, although he acknowledged that it might be a possibility.

Casey Butcher, who grew up on the street next door to the rental properties, highlighted the unique nature of the neighborhood compared to the other houses shown on the map. He pointed out that the neighborhood consists of only two streets that are not through streets, requiring residents to loop back out the same way they entered, which keeps the area more private. Mr. Butcher raised a concern about adding multiple smaller houses right next to, across from, and in front of very large houses, questioning whether the new residents would be as happy and if that would result in a different neighborhood dynamic that may not fit well. Regarding the concerns about the private lane and easements, Mr. Butcher acknowledged that the homeowners have invested a lot of money into the lane, but he believed that buying the property was the only way to control access to it, and any arising issues could be addressed through other means. He also mentioned that there is enough space to further develop the properties, even without resorting to flag lots, by focusing on quality rather than quantity of houses. Mr.

Butcher stated that development itself is not the problem, and understands that there will always be renters, which he did not consider an issue. He noted that the quality of renters and the care for rental properties can be a concern. Mr. Butcher also pointed out that Murray has seen a lot of development over the years, including apartments and condos that add diversity to the city. Lastly, he expressed skepticism about the ability to fit four homes with three-car garages and RV parking on the two properties in question, stating that it didn't make sense to him, acknowledging that the actual plan was unknown. Mr. Butcher concluded by expressing his thoughts as someone who grew up in and loved the neighborhood and still feels a strong connection to it.

Heidi Anderson, who has lived in the neighborhood with her husband for about 22 years, expressed her confusion regarding the public hearing portion of the meeting. She wanted to go on record stating that she agreed with most of the comments made by the other residents during the hearing. Ms. Anderson felt the need to stand up and verbally express her agreement with what had been said by others.

Joann Hanson expressed her concern about rental properties and the need for Mr. Dodge to monitor their renters' behavior. She mentioned that every morning, they hear a car with a loud engine speeding down their street when children are walking to school. Ms. Hanson also raised the issues of the high crime rate associated with the rental property, urging the commission to review police reports. She stated that police visit the rental house frequently and have had the Drug Enforcement Administration (DEA) and SWAT teams present as well. Ms. Hanson emphasized that the crime rate from this home is a significant concern for the residents, who all have families and do not want to see an increase in crime. She stated that if Mr. Dodge cannot properly manage his renters, he should not be allowed to build more rental homes. Ms. Hanson added that the police are familiar with the renters by name and stressed that the residents must worry about the crime rate stemming from these rental properties.

Egon Feday stated he is a relatively new resident compared others in the neighborhood and shared his experience of moving to the area with his family after their apartment building burned down. They were seeking a quiet space to raise their two children and now live in the vicinity of 15 to 20 kids. While appreciating the concerns raised by other residents, Mr. Feday found himself more on the fence regarding certain aspects of the issue. He acknowledged that the current renters on the property might not be ideal, but he believed that the quality of the houses would improve, leading to higher rental prices and the eventual relocation of the current renters, which could potentially resolve that issue. Mr. Feday agreed with the concerns about traffic and lack of sidewalks in the area. Mr. Feday's main concern was the lack of information and the disconnect between this part of the procedure and the actual plan itself, making it difficult for residents to make an informed decision without knowing what's coming. He indicated that the numerous previous rezoning instances suggest that the General Plan and zoning areas have not been adhered to, and he didn't believe that this should be a reason to continue the practice. Mr. Feday also criticized the analysis provided in the information packet, stating that it was more of an opinion piece advocating for the rezoning rather than a balanced analysis presenting both pros and cons. He noted that while the conditional uses might be similar between R-1-6 and R-1-8, the underlying purposes are very different. Additionally, he referred to the General Plan, which emphasizes protecting the integrity and quality of life in neighborhoods and ensuring a smooth transition from commercial to residential areas. Mr. Feday expressed that he didn't see any master plan on how this change would fit into the wider context, which he considered essential for residents to understand whether they should support the rezoning or not.

Lorilee Berry, who moved to the neighborhood 25 years ago, expressed her agreement with almost everyone who opposed the division of the lots. She stated that they chose to live in the area because of the large lots and she doesn't want to see that aspect of the neighborhood disappear. Ms. Berry emphasized her agreement with all the people who don't want the rezoning to happen and urged the Planning Commission to keep the residents' opinions in mind.

Colleen Abeyta addressed a specific concern regarding the map shown during the meeting, which displayed properties below 8,000 square feet. She pointed out that the map did not indicate whether those properties were zoned as R-1-6, and the quoted zoning percentage of 2% in Murray referred to properties zoned for R-1-6. Ms. Abeyta added that the properties built prior to zoning, or those that were not as critical to the zoning, should not be taken into consideration. Ms. Abeyta expressed concern that a change in zoning could lead to the potential increase in population in the area. Ms. Abeyta, a parent herself, acknowledged that while parents are responsible for ensuring their children's safety and the safety of the roads, they bought homes in Murray for the environment they desired. She expressed concern that if the zoning change is approved, it would not only impact the number of cars and the safety of children but also alter the character of Murray. Ms. Abeyta described Murray as a "small town in a big city" and feared that this aspect would disappear if the grassy areas for future generations to play in were lost and the smaller, close-knit communities were replaced by increased density. She pointed out that there are many dense areas and rental options available in the valley for those seeking such accommodations, and property owners can sell their properties and buy elsewhere that already has 6,000 square foot requirements. Ms. Abeyta emphasized that while property owners can do what they want with their property within the current zoning requirements, changing the zoning would change Murray, which she believes is not what any of the residents bought into Murray for.

Seta Ochoa said she really likes living in Murray. She says it's very quiet and beautiful. She doesn't want to see anything destroy that.

Mr. Smallwood read an email from Mike Conway. Mr. Conway has lived in the neighborhood for 17 years and expressed his support for Mr. Dodge's request. He pointed out that the area has many older homes situated on large lots, which can present difficulties and obstacles for the owners when it comes to maintaining and managing their properties. Mr. Conway, having known Mr. Dodge for many years, described him as someone who is deeply concerned about what is best for the neighborhood. He believed that the plan Mr. Dodge has presented, compared to all other possible options, would be the most beneficial for both Mr. Dodge and the neighborhood. Mr. Conway expressed concern of a trend replacing small homes in a neighborhood with large, expensive homes that seem out of place and do not fit well on the lots. He expressed his belief that Mr. Dodge had thoroughly investigated all possible options and that his plan does what is best for the neighborhood.

Mr. Smallwood read an email from Patty Dodge, a homeowner in the neighborhood and a partner in Down Home LLC, which owns the subject properties. She explained the decision-making process behind their plans for the properties. When the home was vacated, they initially chose to keep the two properties together with the intention of either selling, fixing, or building on them. Although there were interested parties who wanted to purchase both lots, Ms. Dodge and her partner realized that they would have no control over how the properties would be developed or what they would look like. Ms.

Dodge stated their reluctance to build on the lots, but upon assessing the two existing houses, they determined that they were old, small, and would require too much investment to improve them to a point where they could be viable options for selling or renting. Ms. Dodge also mentioned that when they first moved to the area, and for many years until they found someone to garden, the back half of both lots was nothing more than mowed down weeds. After considering the properties, Ms. Dodge concluded that it would be much more attractive to see nice single-family homes on the back lots rather than the state they had been in for the past 13 years. While it would be easier for them to sell both properties and let someone else develop them as they wished, Ms. Dodge and her partner decided to invest their time and money in ensuring that the changes made would be an improvement to the neighborhood and community, as they also live in the area. Recognizing that the aging neighborhood is likely to face changes in the coming years, they wanted to ensure that the changes made on those lots would be attractive and welcoming to both new families and the existing residents.

Mr. Smallwood read an email from Justin Bird, who said he's reviewed Paul Dodge's proposal and has decided that it's in the best interest of the neighborhood and surrounding area, and he believes it will improve and add value to our community.

Mr. Smallwood read an email from Gwyn Anglesey that stated she lives in the neighborhood and is not opposed to Paul Dodge building a low-density to medium-density single-family home on his property at 5991 & 6001 South Belview Avenue.

Mr. Smallwood read an email from Melissa Genaux, who expressed her strong opposition to the proposed change in their neighborhood's zoning from low-density to medium-density. She understood that Mr. Dodge had made this request to tear down the bungalows on his adjoining properties at 5991 and 6001 South Belview Avenue and build multiple dwelling buildings on each lot. Ms. Genaux opposes this proposal for several reasons. Firstly, she believed that large modern structures such as townhomes would not be in keeping with the nature and historic value of the neighborhood. Secondly, she expressed concern of increased traffic that multiple dwellings like townhomes would bring. Ms. Genaux pointed out that Mr. Dodge did not plan to allow access to the proposed structures from the existing lane at 450 East, meaning that a single driveway entrance on Belview Avenue would need to accommodate multiple units on each property. She believed this would have a serious negative impact on garbage pickup, snow removal, and parking in the neighborhood. Furthermore, Ms. Genaux suggested that there are numerous buyers who would be interested in purchasing the existing homes on these properties, and they could improve the homes with plumbing and electrical upgrades while maintaining the area's historical value. She thanked the Planning Commission for their attention to this matter and urged them to consider doing their part to prevent the further defacement of historical homes and neighborhoods for the short-term profit of a few property owners.

Mr. Smallwood read an email from Brian Peek. He stated that they could not support the proposal, as he believed it would be detrimental to their neighborhood. Mr. Peek mentioned that he understood from Mr. Dodge that the property would be developed into a group of townhomes. He was informed that there would not be a street connecting Belview Avenue to the lane at 450 East, but rather a driveway without curb and gutter to serve the dwellings. Mr. Peek expressed concern that the increased traffic, as well as issues related to garbage pickup and snow removal, had apparently not been addressed. He found it distressing to hear that no road would infringe upon the homes on 450 East,

leaving the problems for their neighborhood to deal with. Mr. Peek and his wife could not support the proposal, and they suggested that if the properties involved do not generate the income the owner desires, they should be sold to those who would be interested in improving the existing homes. They firmly stated their opposition to any change in the use of the property, emphasizing that any such change needs to benefit their neighborhood, not a business interest.

Mr. Smallwood read an email from Valeen Afualo, who expressed her support for the development. She has lived in the area since 2004 and noticed the increase in population within the city. Ms. Afualo acknowledged that people need to live somewhere, and she would rather see a small growth project in her neighborhood, involving one to four homes, than the large apartment blocks or projects of 50 to 100 people that she has observed in other parts of Murray, as well as in Midvale and South Salt Lake. She described Mr. Dodge as a kind and sensitive landlord who would consider community feedback in his project design and aesthetic. Ms. Afualo expressed her preference for having single-family homes built in her neighborhood rather than condos or apartments. She stated that she trusts Mr. Dodge to build homes that will blend in with the neighborhood and retain the spirit of Murray as a city.

Mr. Smallwood read an email from Cory Lains. He expressed his concerns regarding the proposed zoning changes for the lots in question. Mr. Lains' concerns were increased traffic and the risk that poses to children and secondly his fear that zoning change would lead to the creation of two additional poorly maintained rental units on their street, which could impact the safety of the area and the value of the surrounding homes. He noted that the current rental properties on the street are very poorly looked after. If the zoning change were to be approved, Mr. Lains believes that the new houses should be sold to families or owners who would live in them. Otherwise, he stated that he would not be in favor of additional rental homes on their street.

Mr. Smallwood read an email from Tarra Rossland. She expressed her opposition to the proposed zoning change for the subject properties, stating that these properties should remain single-family low-density lots. She indicated that one of the reasons her family chose their home was because the neighborhood's design allows for minimal traffic, making it ideal for raising their son, who can easily ride his bike, scooter, or skateboard around the block loop with minimal traffic encounters. Ms. Rossland pointed out that the neighborhood does not have any sidewalks, so children often ride their bikes in the road. She stated that with increased housing on the street, there would be an increase in the number of cars, as each dwelling requires two parking spaces, and average homes have two or more cars. Ms. Rossland urged the commission to visit the neighborhood to understand the huge impact this change would have. Beyond the practical concerns that increased density brings, such as traffic, power, electrical, and fire response issues, Ms. Rossland worried that any new medium-density development would cram houses onto these narrow lots, resulting in designs that are inconsistent with the look and feel of the neighborhood. She also pointed out that, as far as she could tell, there were no medium-density lots approved in this neighborhood or any of the surrounding areas, as shown in the future land use map in the meeting packet. While acknowledging that there are locations within Murray where approving these kinds of zoning changes would make sense, and she would fully support them, Ms. Rossland stated that the Afton-Belview subdivision is not the right location. She referred to the overall goal of Chapter Five Land Use and Urban Design Elements, which aims to provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces. Ms. Rossland believed that by denying the zoning

change, the Planning Commission would be supporting a livable neighborhood, as adding housing would not increase the livability of this area. She emphasized that one of the most appealing factors of the neighborhood is the large lots, describing it as an oasis tucked into the city, and any modifications to the lots would change that. Ms. Rossland strongly opposes any zoning change to the Belview and Afton neighborhood lots, urging the Planning Commission to protect the uniqueness of the area by voting against the proposed rezoning of 5991 and 6001 Belview Avenue.

Mr. Smallwood read and email from Ryan Stock. He stated his support of the zoning change from R-1-8 to R-1-6. This allows additional units of housing which the city and state are in desperate need of while still being residential and maintaining a great neighborhood feel. He thought this would be the best fit for the parcels in question and welcomed the zoning change in our neighborhood.

Chair Patterson closed the public comment period.

Ms. Nixon clarified that the proposal would not allow for multifamily or townhomes, as they are not permitted in the R-1-6 zone. Regarding the construction of potential new homes, Ms. Nixon acknowledged that construction can be an inconvenience for neighbors and pointed out that everyone lives in homes that have inconvenienced someone else during their construction. Ms. Nixon noted that there are regulations in place to mitigate some of the issues associated with construction, such as dust control and limits on hours of operation.

Ms. Nixon agreed with the difficulties associated with flag lots, such as one home's front yard facing another's backyard. She emphasized that when purchasing a home on a flag lot, buyers should be aware of what they are getting into. She also mentioned that flag lots have longer driveways due to the private drive accessing the property alongside another home. Ms. Nixon pointed out that flag lots are permitted uses throughout the city, with three flag lots already existing within the subdivision.

Chair Patterson asked Ms. Nixon if she would address some people's questions about the requirements for a flag lot and if other properties in this neighborhood meet those requirements what that would mean.

Ms. Nixon said there are three in the subdivision. The one on the west side of Belview, predates the city's current flag lot regulations. The regulation states that residents are only allowed one flag lot per existing dwelling, which requires a 28-foot-wide access way to the new home. Twenty feet of which must be hard asphalt and four feet must be landscaping on each side. It does require 125% of the underlining zone for the minimum area for a flag lot. In this case, 8,000 square feet is the standard minimum lot size. But if they were to have a flag lot, they would be required to have 10,000 square feet.

Chair Patterson clarified that if a property can meet those requirements, they would be able to do a flag lot.

Ms. Nixon said that's correct. She mentioned that another difference between the R-1-6 and R-1-8 zones is that the R-1-8 zone requires a minimum 80-foot width at the 25-foot front setback for an interior lot. The R-1-6 zone requires a 60-foot minimum lot width. She pointed out that Mr. Dodge's properties

currently are legal nonconforming to the current R-1-8 zone. As far as the lot width, they are less than the 80 feet.

Ms. Nixon stated that 450 East is a private lane and that the code was changed in 2008 which prohibited any new creation of single-family lots on a private road. It is not possible to have another lot or parcel access off 450 East.

Vice Chair Hacker asked if that is in Murray City ordinances.

Ms. Nixon said it's in the city's subdivision code.

Commissioner Richards asked if the code could be changed.

Ms. Nixon said the issue was discussed extensively. Staff held numerous meetings and it was studied for over a year. All the elected officials at the time, and many of the city departments agreed on this. She said it's possible, but not likely.

Commissioner Milkavich asked if this zoning change were approved, if there's an opportunity to build a townhomes or condos on this property.

Ms. Nixon said no.

Commissioner Milkavich asked if there were a chance the city would require that they put sidewalks in the subdivision.

Ms. Nixon said although there is a right-of-way as part of residents' front yards, she highly doubts that would happen because there would be two properties that would have sidewalks that went nowhere. She said the city could decide to do a special improvement district, and in that case, they might put sidewalks in.

Ms. Nixon then discussed parking issues. She said for single-family homes, the city only requires two spaces per home. For an apartment, the city requires 2.5 spaces, noting that apartments are not allowed. She mentioned the requirement for apartments to make the public aware that the city does require more spots for apartments.

Commissioner Milkavich asked Ms. Nixon if the city code can dictate whether homeowners must live on their property or if they can rent their property.

Ms. Nixon said that city code does allow for a single-family home to be rented as a single-family home, meaning that it must remain as one unit, not split into different units with different kitchens.

Commissioner Milkavich clarified that they cannot tell homeowners that they can't rent their property.

Ms. Nixon said that's correct. They can't prohibit someone from renting.

Mr. Smallwood pointed out that this isn't just city code. This is the Federal Housing Act.

Ms. Nixon then discussed traffic. She said that, per the Institute of Transportation Engineers, a single-family home generates an average 10 trips per day. This equates to about 20 vehicles.

Ms. Nixon addressed a comment that the Planning Commission has already recommended approval. She said that this is a staff presentation to recommend to the Planning Commission. The Planning Commission makes their own decision.

Chair Patterson asked Ms. Nixon to explain the process of presenting a staff report and why they are no pros and cons listed in the presentation, as well as if a project meets the requirements, how staff concludes recommending or denying a project.

Ms. Nixon said that when they get the application, they look to see if applicant's proposal is viable. Staff doesn't want to waste anyone's time if the project isn't viable, so they are very thorough in their work, in making sure the application meets the requirements of the zone. In this case, there is not an existing plan to look at yet, as this is a zoning request.

Chair Patterson asked Ms. Nixon to discuss what is the obligation of staff and the Planning Commission when an applicant can meet zoning requirement.

Ms. Nixon said that property owners have certain rights to their property. If a property owner can develop their property, according to the underlining zoning regulations and requirements, planning staff and the Planning Commission are obligated to approve the application. For example, if Mr. Dodge could meet the zoning requirements, they are obligated to approve that.

Chair Patterson said these are the same rights as any property owner in this area.

Commissioner Milkavich said it isn't about whether she likes an idea. If she voices her own opinion, and votes against a project based on her opinion, the applicant can sue the city, which will only waste tax dollars, since the applicant will win because their project meets city code.

Ms. Nixon clarified that a rezone or zoning map amendment is a legislative action. That is up to elected officials to vote upon, unlike the development of a property, which is determined by whether it's part of city code and a permitted use.

Commissioner Milkavich asked if residents wanted to voice their opinion in a legislative setting, would they do that with the City Council.

Ms. Nixon said that's correct. The Planning Commission is just a recommending body to the City Council, who will make the decision.

Ms. Nixon addressed the public comment regarding PUD's being allowed. She said that PUD's are allowed for single-family attached homes as a conditional use in the R-1-6 zone; however, there must be a minimum of two acres to have a PUD. That means this is not a possibility for this property.

Ms. Nixon said if the City Council approved the zoning, and if Mr. Dodge decides to subdivide it, there would be another public hearing with the Planning Commission that the public will receive notices for.

Vice Chair Hacker asked Ms. Nixon to define what a PUD is for the audience.

Ms. Nixon said it stands for planned unit development. They are allowed in most residential zones, but they are conditional use. She said they have strict regulations that they must meet, including a minimum of two acres of land.

Chair Patterson said that someone asked if the zoning change is applicable to the whole subdivision.

Ms. Nixon said no. This request is specific only to Mr. Dodge's property. The zoning is only for those two lots, not any other lots. Other property owners would have to petition if they wanted to do a zone change.

Chair Patterson confirmed that a property owner could do if they wanted to.

Commissioner Hristou said he feels that some of the concerns that were brought forward are very legitimate. He said there may be a disconnect as to what this commission's role is versus who ultimately makes approval. He said it's hard without the specific building plans and details.

Chair Patterson said she understands it is frustrating to have the zoning looked at independently of any kind of project. She said she's been on the commission long enough that she's seen situations occur where a project was approved that never ended up being developed because the developer's funding fell through. She feels this is a sound decision on the part of the city to not promise something that may not end up being delivered. The Planning Commission is only looking at whether this is worth forwarding a recommendation to the City Council, who will make this decision whether an R-1-6 single-family low-density residential zone is consistent with the General Plan for this property. She feels everyone's concerns are valid and she understands the frustration. She wants everyone to understand the role of the Planning Commission in this process and the experience they have in reviewing zoning changes of this nature.

Vice Chair Hacker addressed the audience with some comments. He said they know this development is going to be single-family homes if it gets developed at all. He said that some residents expressed concern that this development would decrease value of your property. He said that, based on the experience of the Planning Commission, they have not seen a decrease in property values from the development of such projects. He wanted to reiterate that anybody in this neighborhood can change their property from an ownership to a rental property. That is not going to change. He feels this project could add value to the neighborhood. He said there are already people in or properties in this area that can have flag lots on their properties. There are some bigger lots, so change is happening. Change is happening all over Murray. Like many residents, he would like to keep those neighborhoods the same, but he acknowledged that when property changes hands, it has the potential to become a rental property. That's the way things are going.

Vice Chair Hacker made a recommendation 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 5991 and 6001 South Belview Avenue from R-1-8 single-family low-density residential to R-1-6 single-family low/medium-density residential, because it is consistent with General Plan as described in the staff report.

Seconded by Commissioner Hristou. Roll call vote:

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

Motion passes: 6-0

Vice Chair Hacker asked to address the audience. He thanked them for coming and providing their thought-provoking comments. He said the Planning Commission appreciated them being here tonight.

#### ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, April 4<sup>th</sup> at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

#### ADJOURNMENT

Commissioner Richards made a motion to adjourn the meeting at 8:35 pm. Seconded by Vice Chair Hacker. A voice vote was taken, with all in favor of adjournment.



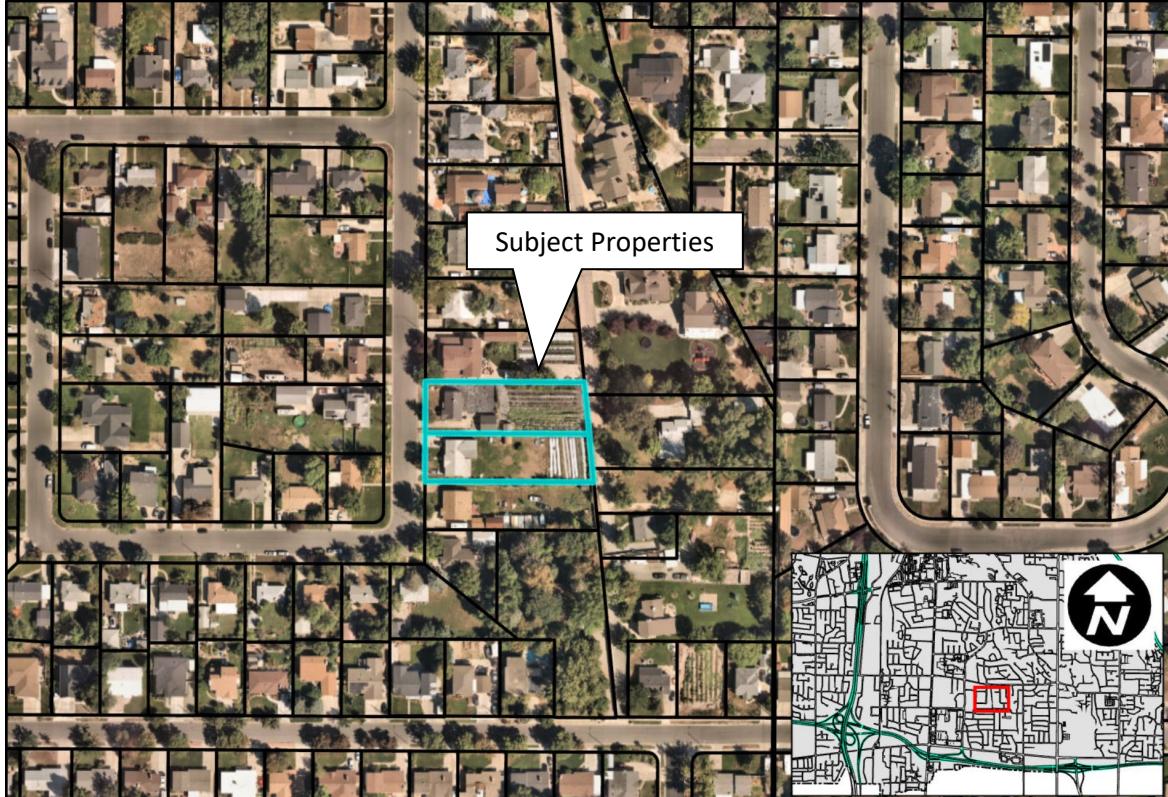
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Philip J. Markham, Director  
Community & Economic Development Department



## AGENDA ITEM # 6 - Paul Dodge

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	5991 & 6001 South Belview Ave	MEETING DATE:	March 21, 2024
APPLICANT:	Paul Dodge	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	22-18-453-029 & 22-18-453-030	PROJECT NUMBER:	24-029
CURRENT ZONE:	R-1-8, Single Family Low Density	PROPOSED ZONE:	R-1-6, Single Family Low/Medium Density
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	Low/Medium Density Residential
SIZE:	.79 acre		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development.		



## I. BACKGROUND

Paul Dodge with Down Home LLC has requested amendments to Zoning Map in order to allow residential development of the property. The properties are currently owned by Paul Dodge.

The subject properties are comprised of two parcels totaling approximately .79 acres in the R-1-8, Residential Single Family Zoning District on the east side of Belview Avenue. The surrounding properties have been developed as single-family homes in the R-1-8 Zone. The existing two properties are currently nonconforming to the required 80' lot width at of the R-1-8 zone. One parcel is 70' width and the other is 75' in width.

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

## IV. ANALYSIS

### Zoning Considerations

The subject properties are in the R-1-8, Residential Single Family Zoning District. Most of the properties nearby have been developed as single-family residential subdivisions. Staff supports the proposed zone map amendments noting that the potential development into two new flag lot subdivisions would facilitate additional reinvestment into the area and provide much needed housing into the city.

### Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-8 Zone and the proposed R-1-6 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

- **Existing R-1-8, Single Family Low Density Residential Zone:**  
Permitted Uses in the R-1-8 Zone include single-family dwellings on 8,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-8 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**  
Permitted Uses in the proposed R-1-6 include single-family detached dwellings on 6,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

### Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	<b>R-1-8 (existing)</b>	<b>R-1-6</b>
Single-Family Lot Size	8,000 ft <sup>2</sup> min per lot	6,000 ft <sup>2</sup> min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

*Figure 1: Compared Regulations in existing and proposed zone.*

### General Plan & Future Lane use Designation Considerations

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

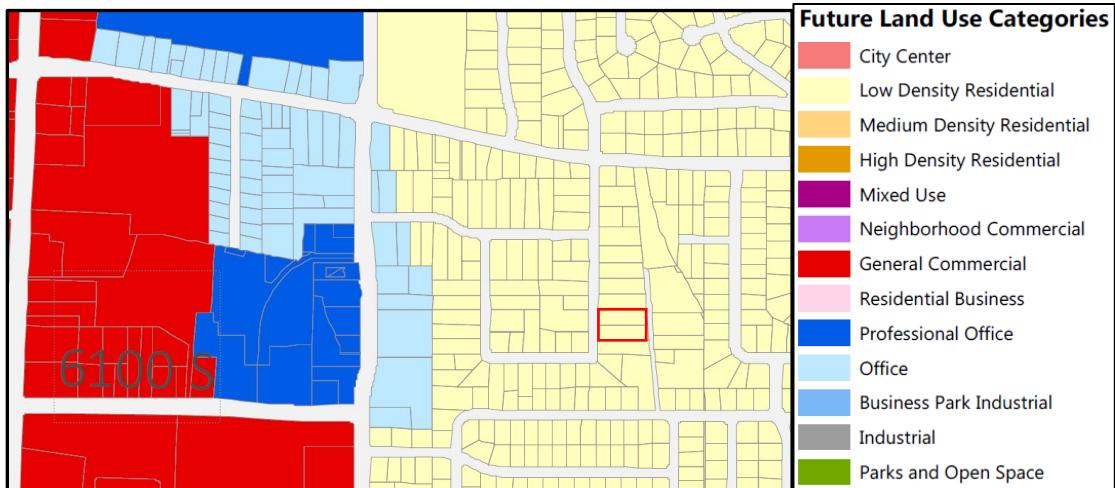


Figure 2: Future Land Use Map

The subject property is currently designated “Low Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-8 Zone and the proposed R-1-6 Zone. When the General Plan was updated in 2017, the R-1-6 Zone was included in both “Low Density Residential” and “Medium Density Residential” (see figure 3 below). Because of this, the proposed rezone is supported by the General Plan. Staff supports this proposal for a Zone Map amendment to R-1-6.

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

Figure 3: General Plan showing the corresponding Zoning Districts

## General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-1-6 Zone. The overall goal of Chapter 5, 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 neighborhoods, vibrant economic districts, and appealing open spaces”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

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 provides for widely asked for single family housing with smaller yards that can contribute to lower costs overall. 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.

The overall goal of Chapter 8, Neighborhoods and Housing 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 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.**

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

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

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

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

The first objective, shown above, encourages supporting residential infill projects and housing transitions that integrate well with the surrounding neighborhoods.

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

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

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

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

**Strategy:** Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

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

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types and reducing setbacks in implementing the plan. An R-1-6 Zone would allow the two properties to potentially be subdivided into flag lots.

## II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. The following comments were submitted.

Engineering Department had no comments.

Water Department had no comments.

Police Department had no comments.

Wastewater Department made the following comments:

- Approve the Zone Map amendment.
- Will need to see a proposed utility layout in order to conduct a full review. Sewer modification will be required.

Fire Department made the following comment:

- Dead ends in excess of 150' length will require a turnaround to meet fire and city regulations.

Building Department made the comment to obtain any and all required building and demolition permits.

Power Dept stated the following:

- 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) and figure best equipment placement for the development.
- 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.

### **III. PUBLIC COMMENTS**

Sixty-four (64) 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 300' of the subject property and to affected entities. As of the writing of this report no comments have been received.

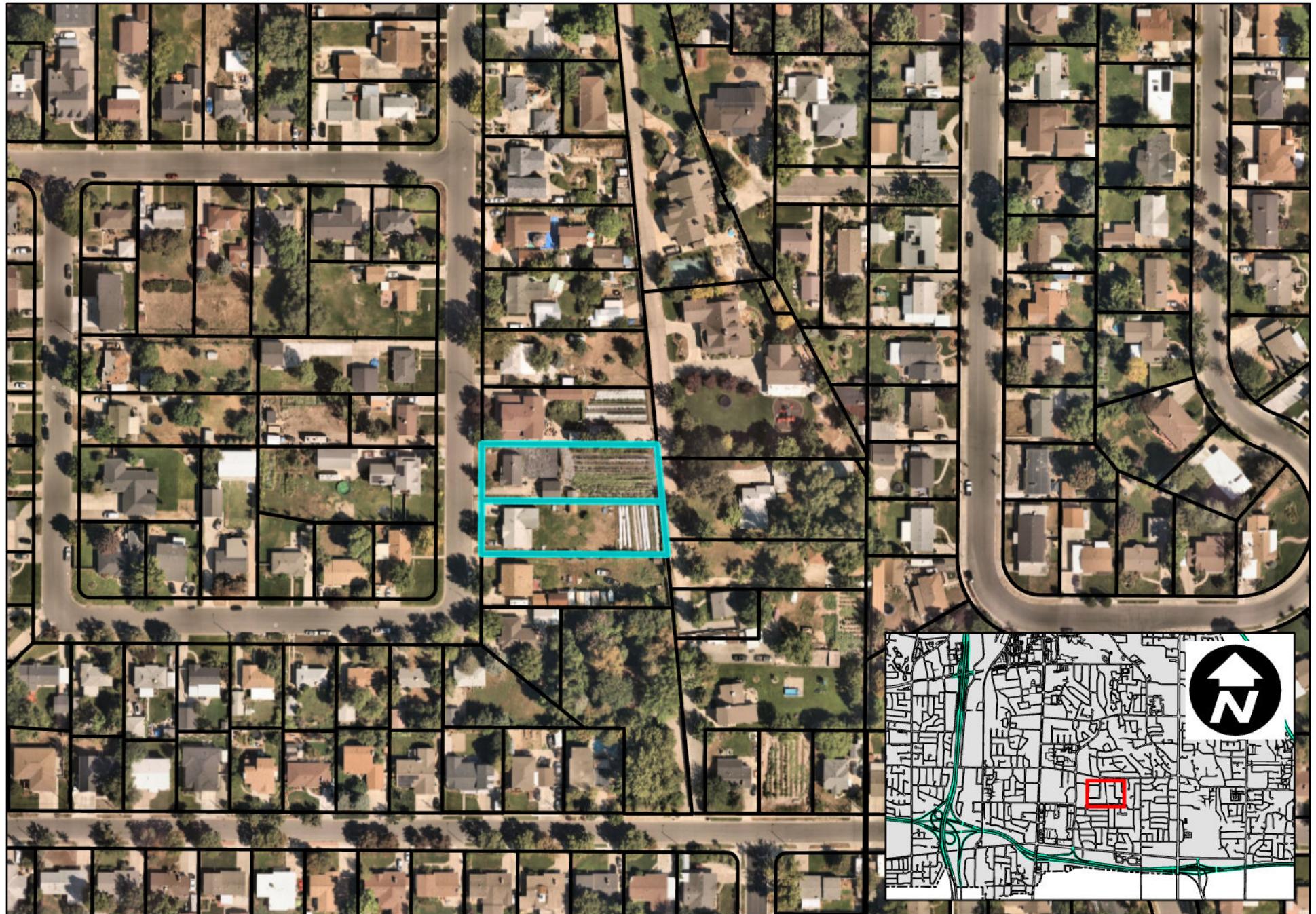
### **IV. FINDINGS**

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 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-1-6 Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

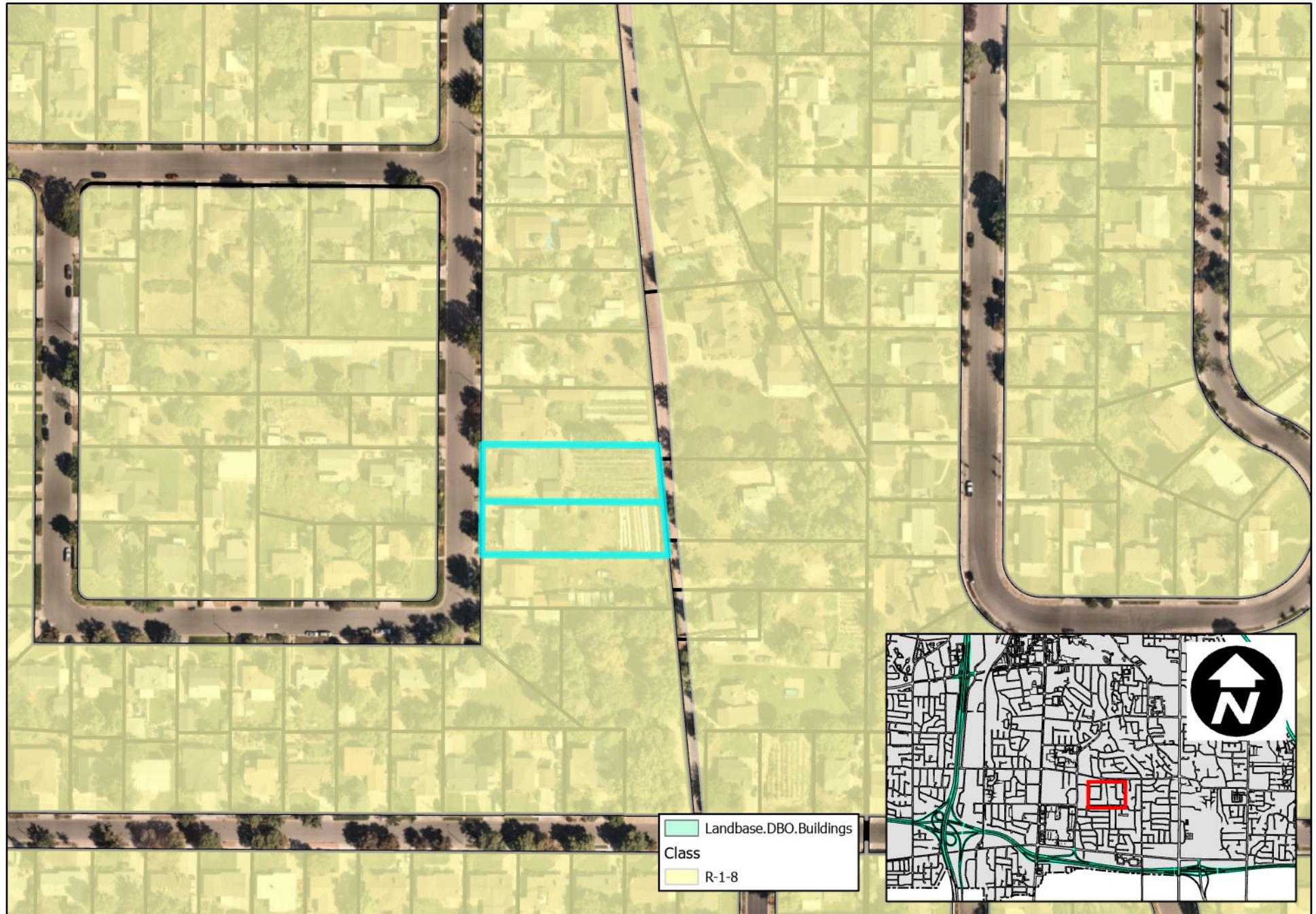
### **V. STAFF RECOMMENDATION**

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 5991 & 6001 South Belview Avenue from R-1-8, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

# 5991 South & 6001 South Belview Dr



# 5991 South & 6001 South Belview Dr



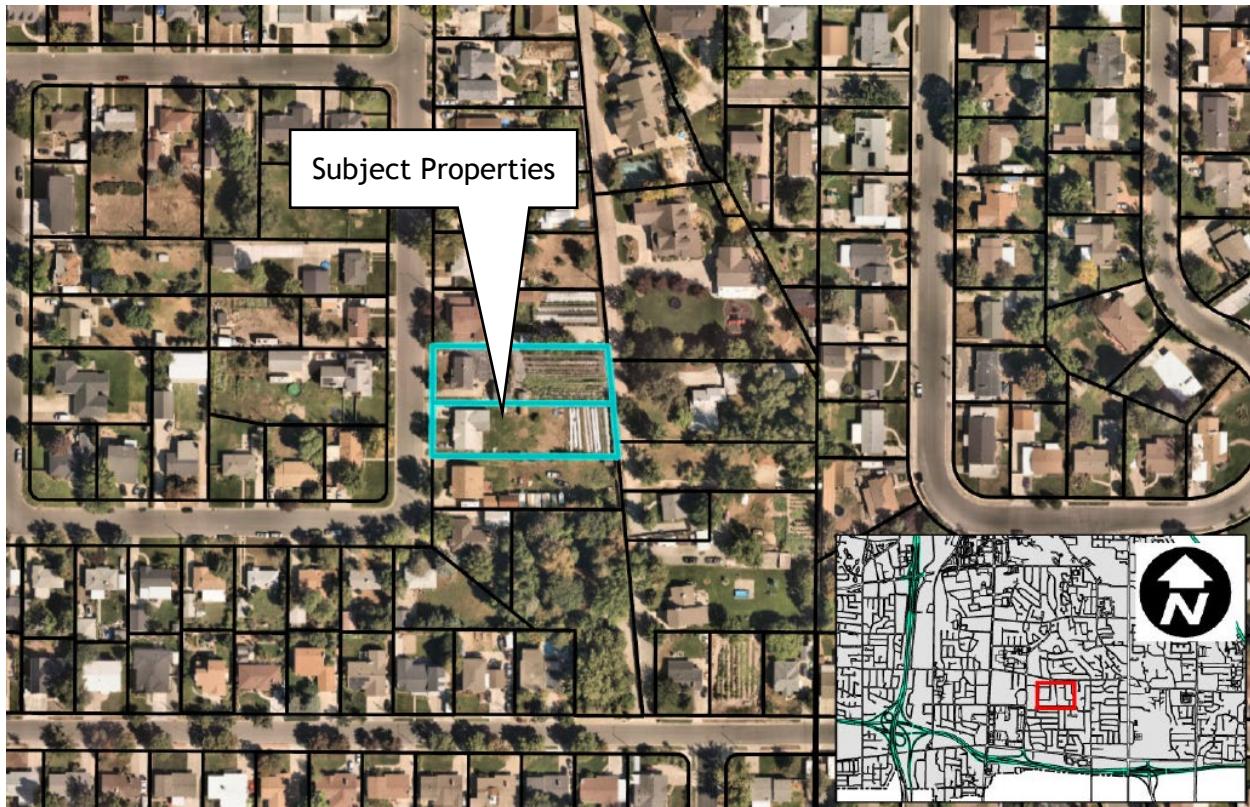


## NOTICE OF PUBLIC HEARING

March 21<sup>st</sup>, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, March 21<sup>st</sup>, 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 **Paul Dodge** for the properties located at **5991 South Belview Ave & 6001 Belview Ave**. The requests are to amend the General Plan from low-density residential to Medium Density Residential and amend the Zone Map from R-1-8, Single Family Low Density to R-1-6, Single Family Medium 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](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).

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



This notice is being sent to you because you own property within 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](mailto: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.

# ZONING AMENDEMENT APPLICATION

Type of Application(check one): Text Amendment: \_\_\_\_\_ Map Amendment:

## Applicant Information

Name: Paul Dodge

Mailing Address: 5969 So 450 E City: Murray State: UT ZIP: 84107

Phone #: 801 514 7749 Fax #: \_\_\_\_\_ Email Address: Paulwododge@yahoo.com

## Property Owner's Information (If different)

Name: Dawn Home LLC

Mailing Address: 5969 So 450 E City: Murray State: UT ZIP: 84107

Phone #: 801 514 7749 Fax #: \_\_\_\_\_ Email Address: Paulwododge@yahoo.com

## Application Information

For Map Amendments:

Property Address: 5991 So Belview Ave & 6001 Belview Ave

Parcel Identification (Sidwell) Number: 22-18-453-029-0000 22-18-453-030-0000

Parcel Area(acres): 0.40 0.39 Existing Zone: R-1-8 Proposed: R-1-6

Request Complies with General Plan: Yes:  No: \_\_\_\_\_

For Text Amendments:

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

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Authorized Signature: Paul W. Dodge Date: 2/20/2024

## **For Office Use Only**

Project Number: 24-029 Date Accepted: 2/29/24

Planner Assigned: Susan Nixon

### Property Owners Affidavit

I (we) Paul W Dodge for Down Home L.L.C, 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.

Paul W. Dodge, partner

Owner's Signature

Owner's Signature (co-owner if any)

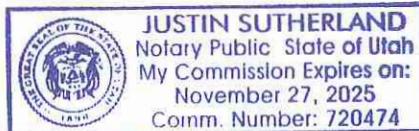
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 20<sup>th</sup> day of February, 20 24.

Notary Public



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

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

### 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: \_\_\_\_\_



Applications

VTDI 22-18-453-029-0000	DIST 21	TOTAL ACRES	0.40
DOWN HOME, LLC	TAX CLASS	UPDATE	REAL ESTATE 258200
	LEGAL		BUILDINGS 100300
	PRINT P	TOTAL VALUE	358500

5969 S 450 E

NO:

MURRAY UT 84107 EDIT 1 FACTOR BYPASS

LOC: 5991 S BELVIEW AVE EDIT 0 BOOK 10360 PAGE 1944 DATE 09/10/2015

SUB: MURRAY BURTON ACRES AMD & EXT TYPE SUBD PLAT

02/20/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOT 9, MURRAY BURTON ACRES 4860-1178 5821-1220 5821-1221

7799-2836 8796-8565 8796-8585 9991-8646 10319-8640

10319-8641

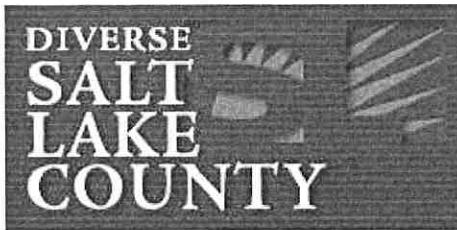
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1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

HostKeyPad

01/007

Salt Lake County Government Center – 2001 South State Street Salt Lake City, UT 84190 – 801 468-3000



Esc / CLEAR

Logoff

Applications



VTDI	22-18-453-030-0000	DIST	21	TOTAL ACRES	0.39
DOWN HOME, LLC		TAX CLASS	UPDATE	REAL ESTATE	255500
		LEGAL		BUILDINGS	162000
		PRINT	P	TOTAL VALUE	417500

5969 S 450 E

NO:

MURRAY UT

84107 EDIT 1 FACTOR BYPASS

LOC: 6001 S BELVIEW AVE

EDIT 0 BOOK 10360 PAGE 1945 DATE 09/10/2015

SUB: MURRAY BURTON ACRES

TYPE UNKN PLAT

02/20/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOT 10 MURRAY BURTON ACRES 8862-8337 9371-3373 9982-4734

10319-8635

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

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01/007

Reset

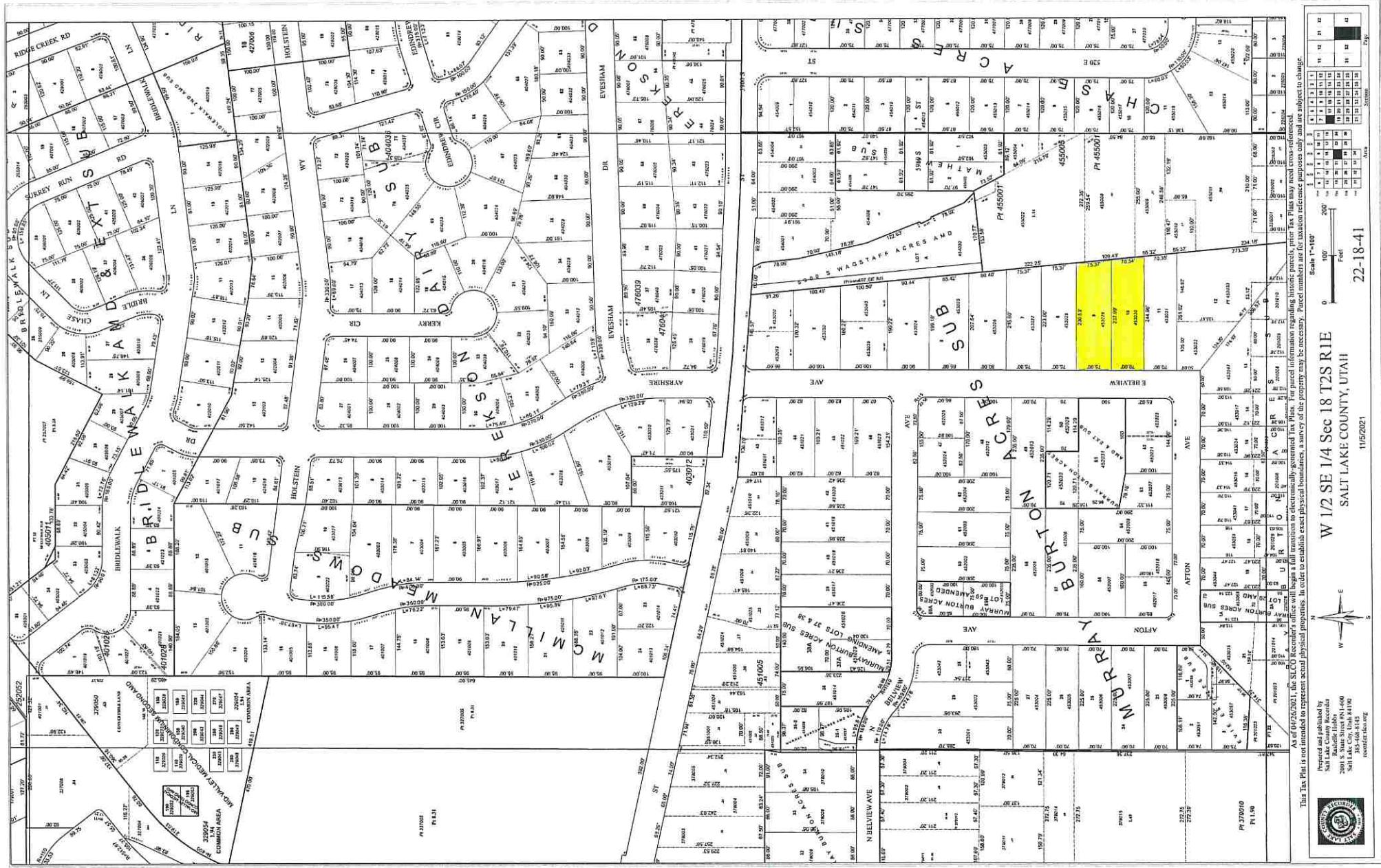
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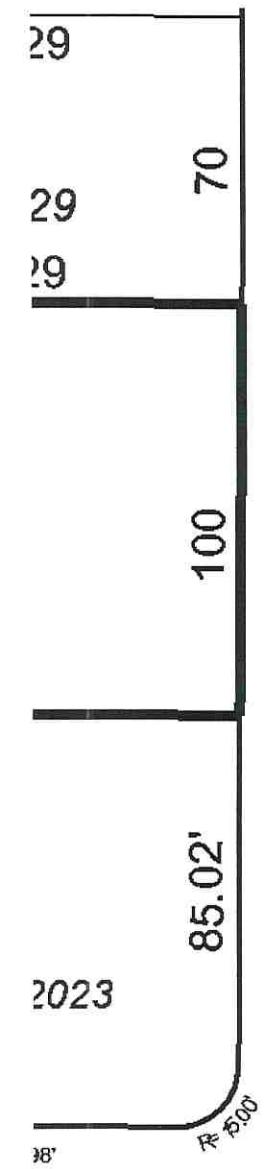
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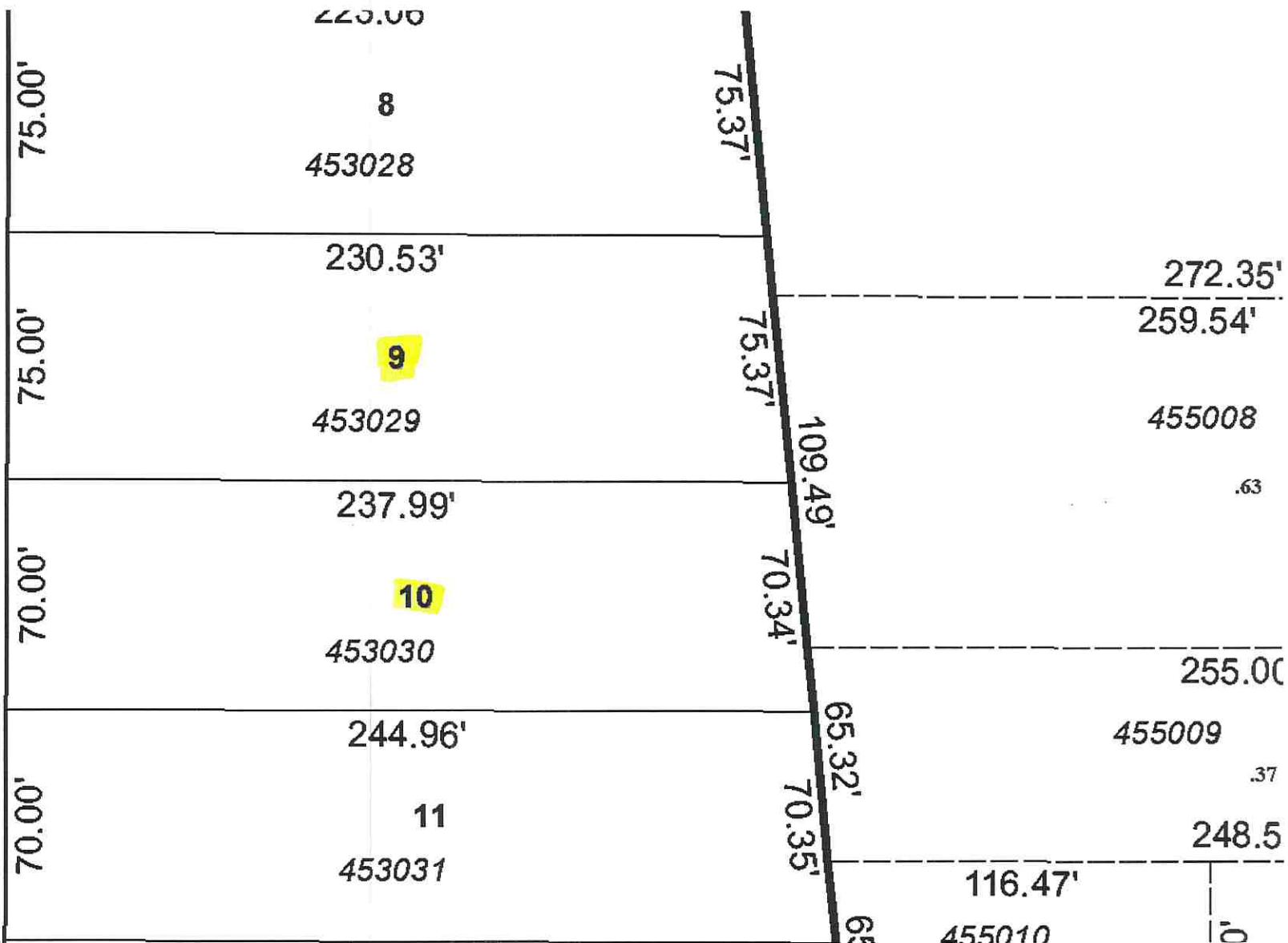
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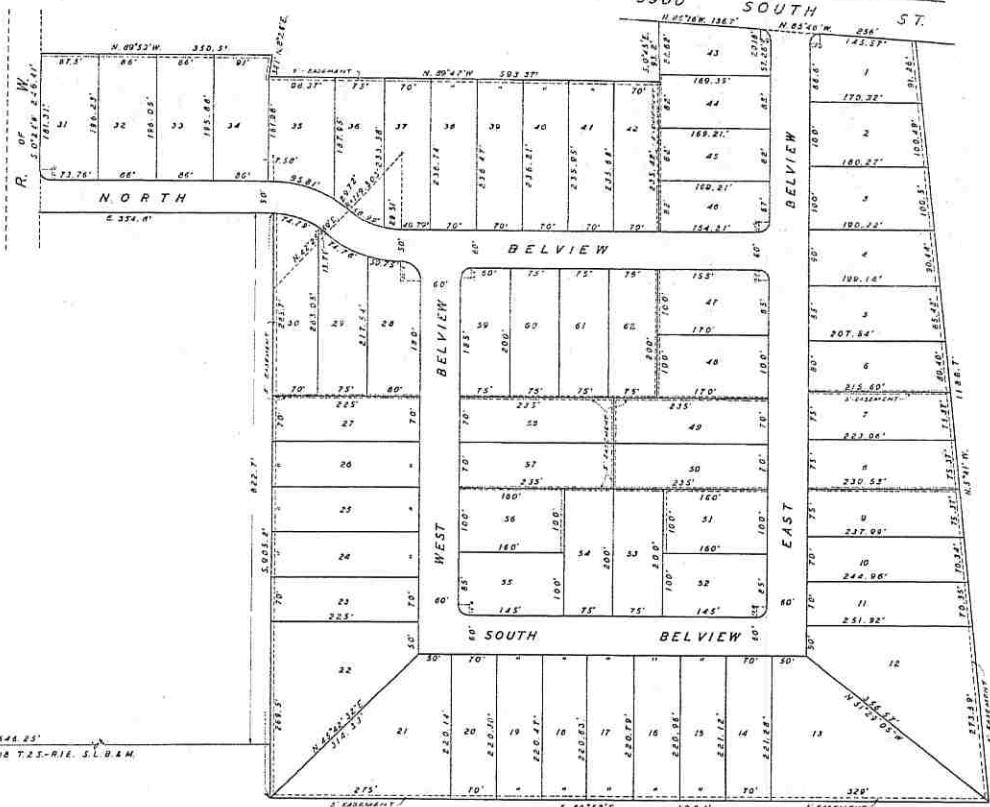
E BELVIEW



MURRAY BURTON ACRES

A SUBDIVISION  
OF PART OF THE S.E. AND S.W.  
QUARTER OF SECTION 18. T.2S.-  
R.1 E. S. L. B. & M.

SCALE 1 IN. = 100 FT.



**SURVEYOR'S CERTIFICATE**

1. GEORGE E. FISHER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND HOLDING CERTIFICATE NO. 401, DO HEREBY CERTIFY THAT THE TRACT OF LAND SHOWN ON THIS MAP AND OWNED BY MRS. AFTON S. FARNWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD P. BURTON & ANNIE H. BURTON IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS TRUE NORTH 822.7 FEET AND TRUE EAST 244.6 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, T.8S, R.1E., S.L.B.M. (SAID POINT OF BEGINNING IS ALSO ABOUT 486.32 FEET SOUTH FROM THE NORTH-EAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, T.8S, R.1E., S.L.B.M.), BOUNDING THENCE TRUE SOUTH 805.2 FEET; THENCE S.89°32'E. 104.8 FEET; THENCE N.5°41'W. 118.67 FEET TO THE SOUTH PROJECTION OF THE POINT, SOUTHWEST CORNER, THENCE N.83°46'W. 256 FEET; THENCE N.86°07'W. 144.7 FEET; THENCE S.83°46'W. 256 FEET; THENCE N.84°46'W. 333.314 FEET; THENCE N.5°41'W. 111 FEET; THENCE N.45°45'W. 155.5 FEET TO THE EAST SIDE OF EXISTING RIGHT OF WAY; THENCE T.029W. 244.4 FEET; THENCE TRUE EAST 354.6 FEET TO POINT OF BEGINNING.

THAT I HAVE BY THE AUTHORITY OF SAID OWNERS SUBDIVIDED SAID LAND INTO LOTS AND STREETS TO BE KNOWN AS MURRAY BURTON ACRES, THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND IS AS SHOWN ON THIS MAP.

George E. Fisher  
SURVEYOR

*OWNER'S DEDICATION*

KNOW ALL MEN BY THESE PRESENTS THAT WE, MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD R. BURTON & ANNIE H. BURTON, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND BLOCKS, TO BE HEREAFTER KNOWN AS "MURRAY BURTON ACRES", A SUBDIVISION SO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS MAP AS INTENDED FOR PUBLIC STREETS.

F. J. French & P. Keating  
Joseph H. Burton  
Alton J. Fernández  
W. L. & W. L. Hartman

#### ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 19<sup>th</sup> DAY OF MARCH, A.D. 1944, PERSONALLY APPEARED BEFORE ME  
THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF SALT  
LAKE OF SAID STATE OF UTAH MRS. AFTON S. FARNSHORTH, MRS. VILITE S.  
CHAPMAN, CLIFFORD A. BURTON & ANNIE H. BURTON, THE SIGNERS OF THIS INSTRUMENT, WHO  
DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FREELY AND  
VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED.

RESIDING IN SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES 5/1/47

Robert A. Wurster  
NOTARY PUBLIC

PRESENTED TO THE BOARD OF COMMISSIONERS OF MURRAY CITY  
AND THE CITY ENGINEER AUTHORIZED TO SIGN  
Ernest Smith Holger Grunfor P. P. Petersen  
MAYOR ENGINEER RECORDER

DATE June 17, 1946 June 8, 1946 June 17, 1946

N<sup>o</sup> 1050013  
STATE OF UTAH - COUNTY OF SALT LAKE  
Filed and recorded at the request of  
R. J. CHAPMAN  
JULY 26, 1946 at 2:42 P.M. In Book J of Plats Page 104  
Fwd 102 *Conrad S. Lund*

1-104



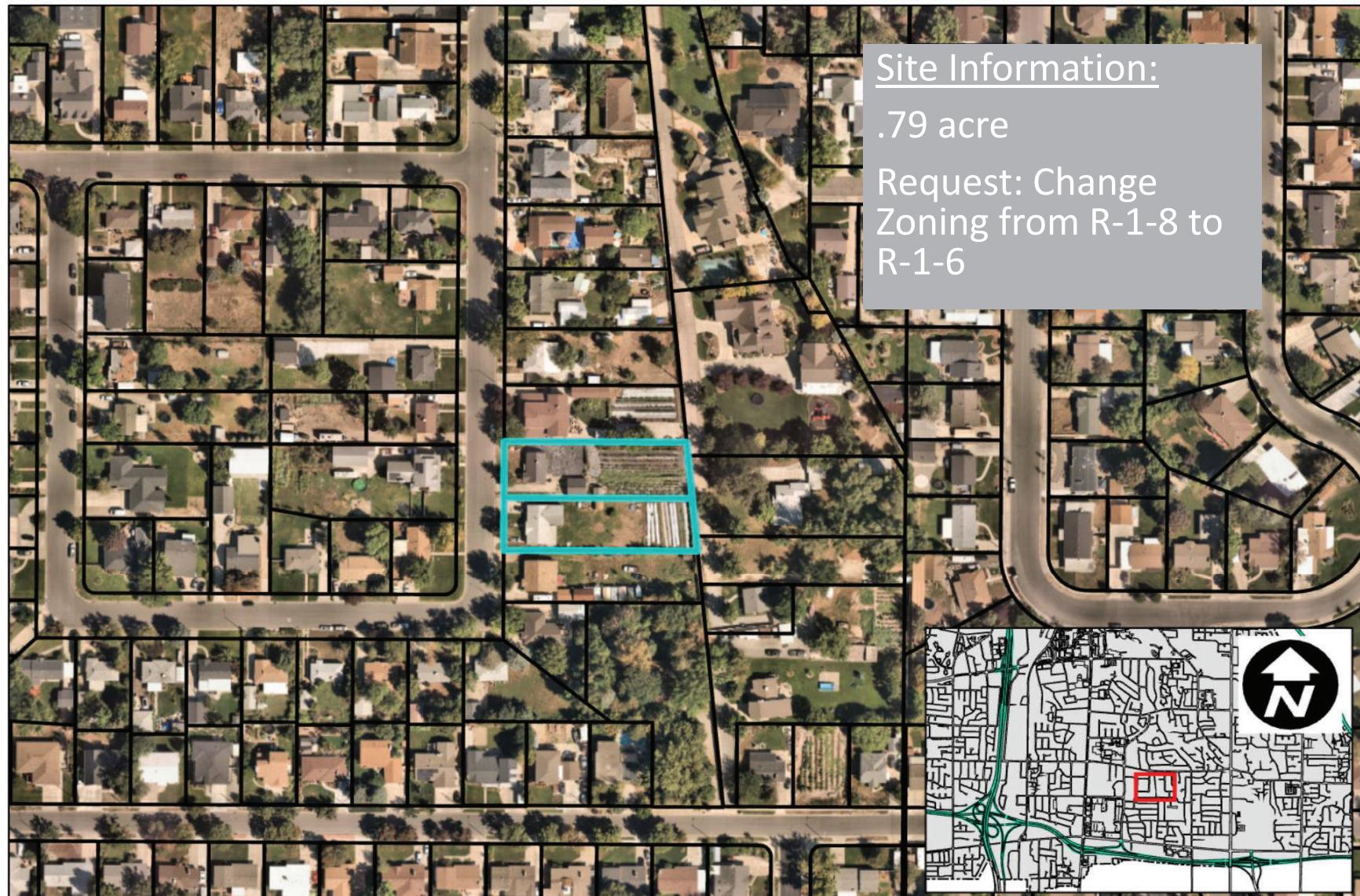
# MURRAY CITY COUNCIL

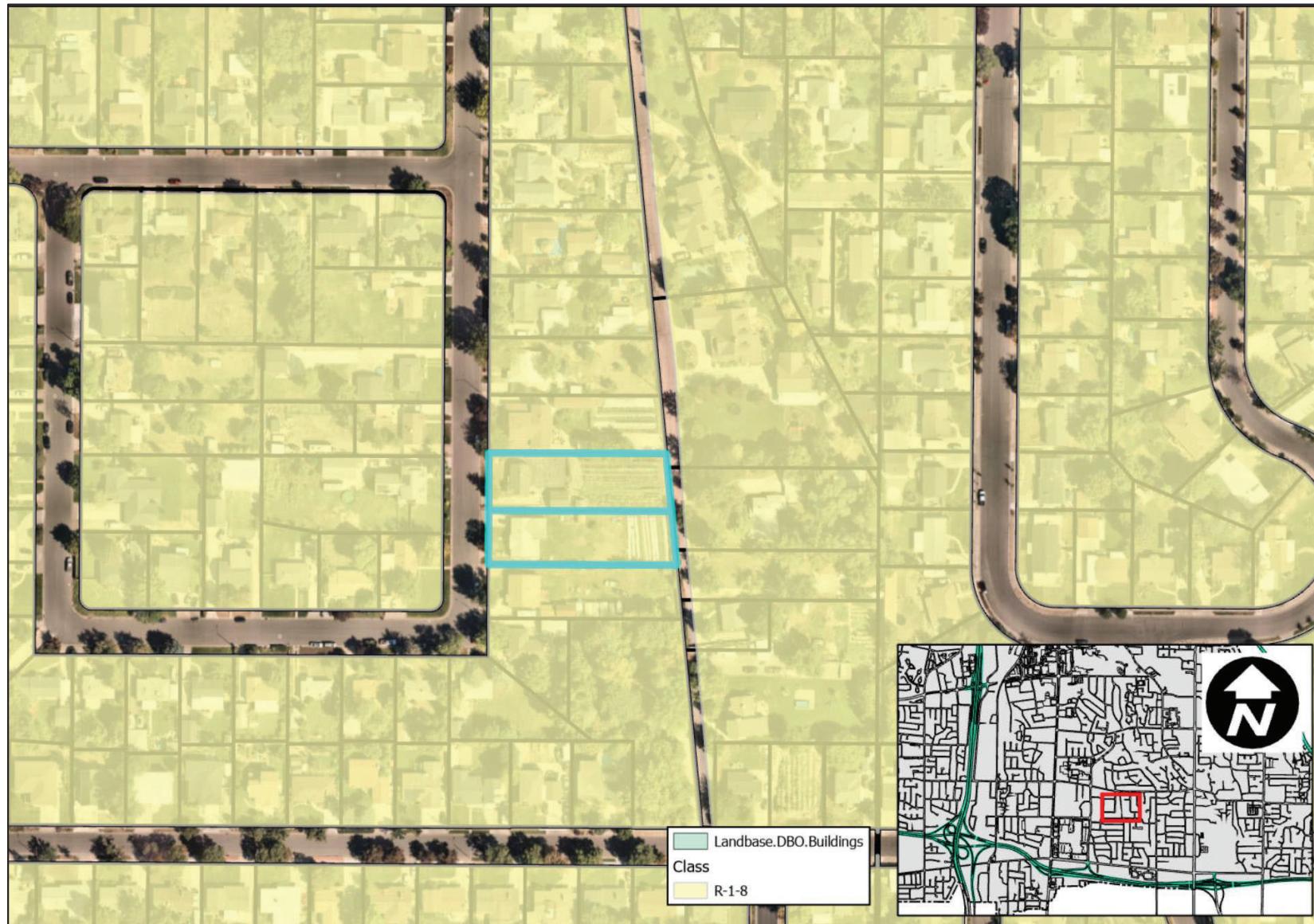


# Paul Dodge

5991 & 6001 South Belview Avenue  
Zone Map Amendment from R-1-8  
to R-1-6









- **Existing R-1-8, Single Family Low Density Residential Zone:**  


Permitted Uses in the R-1-8 Zone include single-family dwellings on 8,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-8 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**  


Permitted Uses in the proposed R-1-6 include single-family dwellings on 6,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.



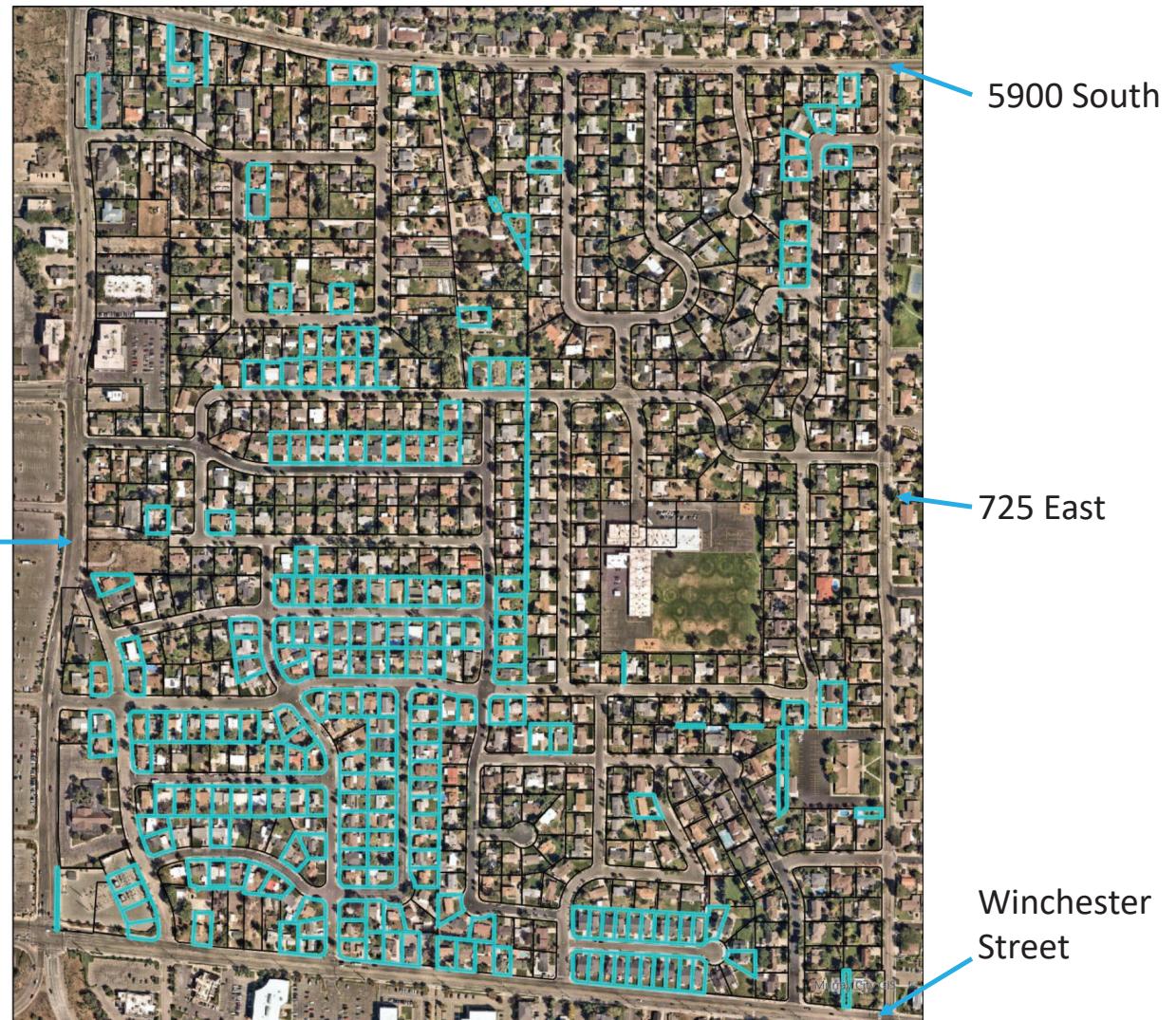
## Zoning Standards

	<b>R-1-8 (existing)</b>	<b>R-1-6</b>
<b>Single-Family Lot Size</b>	8,000 ft <sup>2</sup> min per lot	6,000 ft <sup>2</sup> min per lot
<b>Height</b>	35'	30'
<b>Front yard setback</b>	25'	20'
<b>Rear Yard setback</b>	25'	25'
<b>Side Yard setbacks</b>	8' , total 20'	5'
<b>Corner Yard setback</b>	20'	20'
<b>Parking Required</b>	2 spaces per dwelling	2 spaces per dwelling



213 of 718 properties (29.6%)  
are less than 8,000 sq.ft. all  
located within the current  
R-1-8 Zone.

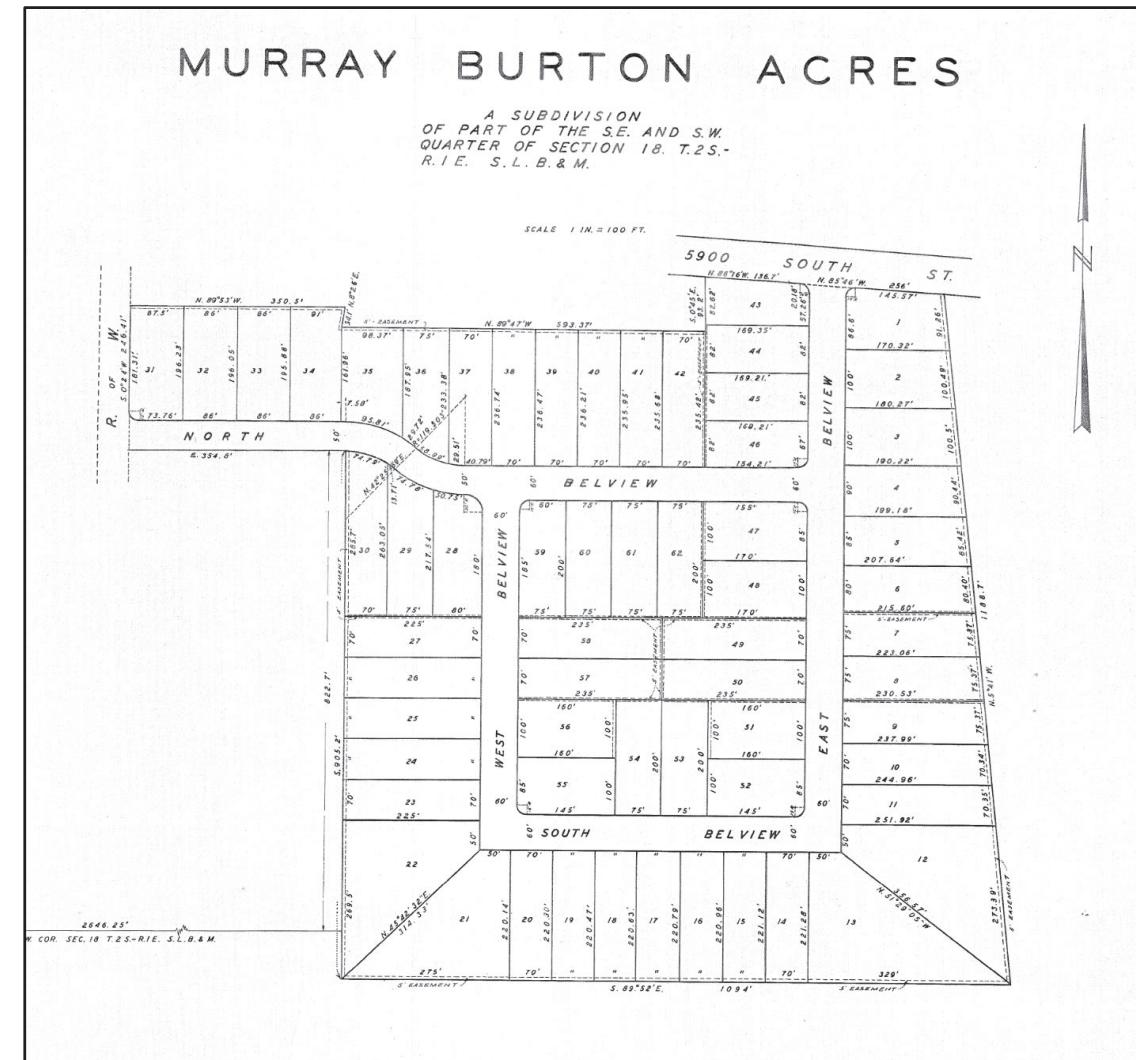
Fashion Blvd



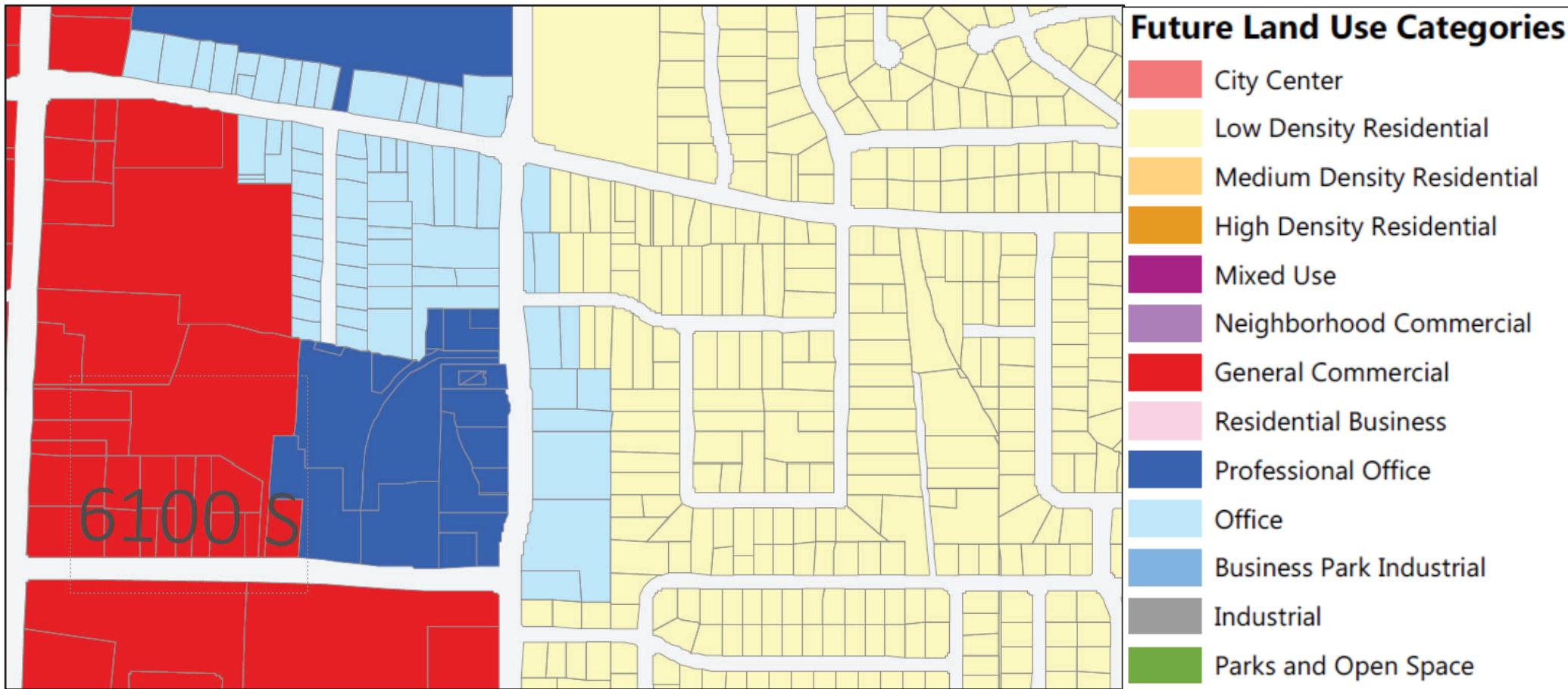
MURRAY BURTON ACRES

A SUBDIVISION  
OF PART OF THE S.E. AND S.W.  
QUARTER OF SECTION 18. T.2 S.-  
R. I. E. S. L. B. & M.

## Murray Burton Acres Subdivision recorded in 1947.









## General Plan

### Objectives: Land Use & Urban Design

**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.



# General Plan

## Objectives: Neighborhoods & Housing

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

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

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

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

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

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

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

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

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

**Strategy:** Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

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

## FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 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-1-6 Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.
4. The proposed Zone Map Amendment is consistent with the 2017 General Plan.
5. The Murray City Planning Commission held a public hearing on March 21, 2024, and voted 5-0 to recommend approval of the request.

## Staff & Planning Commission Recommendations

The Murray City Planning Commission and Planning Staff recommends that the City Council **APPROVE the requested amendment to the Zoning Map designation of the properties located at 5991 & 6001 South Belview Avenue from R-1-8, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential.**



**MURRAY**  
CITY COUNCIL

# Business Items



**MURRAY**  
CITY COUNCIL

# Business Item #1



**MURRAY**

**Council Action Request**

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

**Pickup of Public Safety Tier 2  
employee retirement contribution**

**Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b>
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Consider a resolution
<b>Presenters</b> Brenda Moore	<b>Attachments</b> resolution
<b>Required Time for Presentation</b> 5 Minutes	<b>Budget Impact</b> \$310,088, which is already in the FY2024-2025 budget
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Currently the tier 2 public safety retirements plans for police and firefighters require a 4.73% employee contribution. The employee contribution has been required for the past few years and the City has elected to pay the contribution for the employees. All cities have elected to pay the contribution.  The attached resolution outlines our intent to pick up this contribution.
<b>Mayor's Approval</b> 	
<b>Date</b> May 21, 2024	

RESOLUTION NO. R24-

A RESOLUTION AUTHORIZING MURRAY CITY PICK UP OF  
PUBLIC SAFETY AND FIREFIGHTER EMPLOYEE RETIREMENT  
CONTRIBUTIONS.

WHEREAS, Murray City ("City") employs employees who are eligible for and participate as members in the New Public Safety and Firefighter Tier II Contributory Retirement System administered by the Utah Retirement Systems; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, the City desires to formally pick up a portion of the employee contributions required to be paid under Utah Code Ann. § [49-23-301](#)(2)(c), as enacted in S.B. 56, Public Safety and Firefighter Tier II Retirement Enhancements (2020 General Session), for all City employees participating in the New Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, the City Council is duly authorized to take this formal action on behalf of the City as a participating employer with the Utah Retirement Systems.

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

1. Beginning July 1, 2024, the City shall prospectively pick up and pay required employee contributions for all City employees who are members of the New Public Safety and Firefighter Tier II Contributory Retirement System, subject to a maximum of 4.73% of compensation for each employee.

2. The picked-up contributions paid by the City, even though designated as employee contributions for state law purposes, are being paid by the City in lieu of the required employee contributions.

3. The picked-up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirement Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal Revenue Code.

4. The picked-up contributions are a supplement and not a salary reduction to the City employees who are eligible for and participating members in the New Public Safety and Firefighter Tier II Contributory Retirement System.

5. From and after the date of this pick-up, a City employee may not have a cash or deferred election right with respect to the designated employee contributions, including that the employees may not be permitted to opt out of the pick-up and may not be entitled to any option of choosing to receive the contributed amounts directly instead of having them paid by the City on behalf of its employees to the Utah Retirement Systems.

6. This resolution shall take effect on July 1, 2024.

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

MURRAY CITY MUNICIPAL COUNCIL

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Pam Cotter, Chair

ATTEST:

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Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Business Item #2



**MURRAY**

# **Mayor's Office**

## **TransJordan Cities Board of Directors Appointment**

### **Council Action Request**

#### **Council Meeting**

Meeting Date: June 4, 2024

<b>Department Director</b> Mayor Brett Hales	<b>Purpose of Proposal</b> Mayors appointments to the TransJordan Cities board of directors.
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> Actionable
<b>Presenters</b> Mayor Hales	<b>Attachments</b> Resolution
<b>Required Time for Presentation</b> 5 Minutes	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> With the retirement of Lynn Potter, who has been Murray's representative to the TransJordan Cities landfill board of director, it becomes necessary for Mayor Hales to appoint and the City Council to approve new representatives. Mayor Hales is recommending that Russ Kakala, Public Works Director, be appointed as Murray's representative and Josh Hill, Streets and Storm Water Superintendent, as alternate.
<b>Mayor's Approval</b> 	
<b>Date</b> May 21, 2024	

RESOLUTION NO. R24-

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF A REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE TO THE TRANSJORDAN CITIES BOARD OF DIRECTORS.

WHEREAS, on January 2, 2024, the City Council approved the Mayor's appointment of Lynn Potter and Russ Kakala as the City's representative and alternate representative, respectively, to the TransJordan Cities Board of Directors; and

WHEREAS, Lynn Potter recently retired and no longer serves as the City's representative to the TransJordan Cities Board of Directors; and

WHEREAS, the Mayor has made appointments to the governing board of TransJordan Cities to replace the vacancy resulting from Lynn Potter's retirement; and

WHEREAS, the Mayor wants approval by the Murray City Municipal Council of the appointments;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves Russ Kakala as the City's representative to the TransJordan Cities Board of Directors with Josh Hill as the alternate representative.

These appointments shall take effect immediately.

DATED this    day of            2024.

MURRAY CITY MUNICIPAL COUNCIL

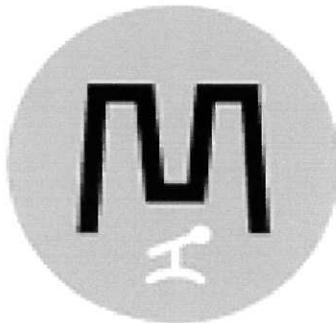
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Pam Cotter, Council Chair

ATTEST:

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Brooke Smith, City Recorder



MURRAY  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

# Adjournment