



MURRAY
CITY COUNCIL

Council Meeting May 6, 2025



Murray City Municipal Council

City Council Meeting Notice

May 6, 2025

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, May 6, 2025 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 or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

6:30 p.m. **Council Meeting** – Council Chambers
Adam Hock conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting – April 1 2025

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.

Special Recognition

1. Farewell presentation from Miss Murray, Allysa Sullivan. Mayor Hales and Allysa Sullivan presenting.
2. Special recognition of Captain Steve Ellefsen in obtaining his Managing Fire Officer from the National Fire Academy. Joey Mittelman presenting.
3. Murray City Employee of the Month, Tyson Green, Paramedic/Firefighter. Adam Hock, Brett Hales and Joey Mittelman presenting.

Consent Agenda

None scheduled.

Public Hearings

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

1. Consider an ordinance relating to land use; amends the General plan from Office to General Commercial and the Zoning Map from G-O (General Office) to C-D (Commercial Development) for the property located at 20 East Winchester Street, Murray City. Zachary Smallwood presenting.

2. Consider an ordinance amending the City's Fiscal Year 2024-2025 Budget. Brenda Moore presenting.
3. Power Bonds Public Hearing. Brenda Moore presenting.

Business Items

None scheduled.

Mayor's Report and Questions

Adjournment

NOTICE

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

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

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

On Friday, May 2, 2025, 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 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, April 1, 2025

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

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3
Diane Turner	District #4

Via Telecom:

Adam Hock	District #5 – Council Vice-Chair
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Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Craig Burnett	Police Chief	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
Ben Ford	Wastewater Superintendent	Ben Gray	IT
Kim Sorensen	Parks and Recreation Director	Bruce Holyoak	Parks Superintendent
Greg Bellon	Power Director	Adam Davis	Rockworth Companies
Citizens & Guests		Serra Lakomski	Rockworth Companies

Call to Order: 6:30 p.m. – Council Member Turner

Approval of Minutes: Council Meeting, March 4, 2025.

MOTION: Mr. Pickett moved to approve, and Mr. Goodman SECONDED the motion.

Voice vote taken, all “Ayes.” Approved 5-0

Citizen Comments:

Rosane Coleman – Murray Resident

Murray Senior Center Advisory Board Member Rosane Coleman said the Murray Senior Center had a positive impact on her life due to classes she has taken, which improved her life and helped her form new friendships.

Special Recognition:

1. **Consider a Joint Resolution of the Mayor and the Municipal Council of Murray City, Utah, in support of the Murray Exchange Club by recognizing and declaring April 2025 as Child Abuse Prevention Month.** Mayor Hales introduced members of the Murray Exchange Club and invited Sheri VanBibber to read the joint resolution.

MOTION: Ms. Cotter moved to approve the joint resolution. Mr. Goodman SECONDED the motion.

Council Roll Call Vote:

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

2. **Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah, declaring Thursday, May 1st 2025 as Murray Arbor Day.** Mayor Hales read the joint resolution after he introduced

Power Director Greg Bellon and the Shade Tree Committee members.

MOTION: Mr. Pickett moved to approve the joint resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

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

Consent Agenda:

1. **Consider confirmation of the Mayor's appointment of Sonja Jensen to the Public Safety Advisory Board for a term beginning March 1, 2025 through March 1, 2028.** Mayor Hales introduced Sonja Jensen.

MOTION: Mr. Goodman moved to confirm the Mayor's appointment. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

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

Public Hearings:

1. **Consider an ordinance relating to land use; amends the General Plan from Low Density Residential to Residential Business and the Zoning Map from R-1-8 (Single Family Low-Density) to R-N-B (Residential Neighborhood Business) for the property located at 1300 East 6500 South, Murray City.** Planning Manager Zac Smallwood said Post Investments made the request for the rezone. Mr. Smallwood shared and aerial map to point out the parcel and explained why the R-N-B zone was the preferred zone for the site. He compared requirements of the low density residential zone to those of the residential business zone and compared zoning standards. The findings were outlined to confirm why the Planning Commission and staff favored the proposal and to confirm a recommendation of approval.

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

MOTION: Ms. Cotter moved to approve the ordinance. Mr. Scott Goodman SECONDED the motion.

Council Roll Call Vote:

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

2. **Consider a resolution approving the 2024 Municipal Wastewater Planning Program Report.** Wastewater Superintendent Ben Ford gave a brief review of the report noting that it must be submitted annually upon Council approval. Mr. Ford confirmed that the report provides an overview of the wastewater system, highlights three lift stations that provide direct flow to the Central Valley Water Reclamation Facility and includes a financial section. Financial information would reflect whether the City's Wastewater Fund is

stable enough to support capital projects, maintenance, and operations, while implementing appropriate fee increases. Mr. Ford noted that with current funding now approved, Wastewater revenue will now cover the expenses. Other financial information mentioned was that last year the average monthly user charge was \$55.58, the last impact fee study was completed in 2023 and that resulted in last year's impact fee of \$12.02.

Mr. Ford said the report also requires information about maintenance and preventing SSOs (sanitary service overflows). Only one Class 2 SSO occurred, 8,818 feet of service line was treated for killing tree roots and Murray crews cleaned 194.25 miles of the system and inspected 46.82 miles of sewer pipe. Staffing information, updates to the Sanitary Sewer Management Plan and modifications to the Capacity Assurance plan were also outlined in the report.

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

MOTION: Mr. Pickett moved to approve the resolution. Mr. Goodman SECONDED the motion.

Council Roll Call Vote:

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

Business Items:

1. **Consider an ordinance amending Section 13.40.050(D) of the Murray City Municipal Code changing fees in the Murray City Cemetery.** Parks Superintendent Bruce Holyoak said the Murray City Cemetery would like to raise fees to match those of other public cemeteries in the Salt Lake Valley. The cost for standard and monument lots remained unchanged due to lack of availability, but the price for an infant-size lot increased to \$400 for residents and \$600 for non-residents. For standard opening and closing of graves the cost would rise to \$700 for a resident and to \$900 for non-residents. Disinterment fees would raise to \$2,000 and for digging a double depth grave site the cost would rise to \$3,500. For cremains, niche engraving would increase to \$250. Also proposed was to increase fees for weekday services after 3:00 p.m. to \$300 per hour and for services on weekends to \$150 per hour. Service times would be limited to 3-hours.

Mr. Goodman noted that increases were not intended to increase revenue. Mr. Holyoak agreed the Cemetery does not make money but is there to provide a service.

MOTION: Mr. Goodman moved to approve the ordinance. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

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

2. **Consider a resolution approving amendments to an Interlocal Cooperation Agreement among Murray City ("City"), Bluffdale City, Draper City, Sandy City, South Jordan City, South Salt Lake City, West Jordan City, and West Valley City relating to the operations of the Metro Fire Agency.** Chief Administrative

Officer Doug Hill said that the Metro Fire Agency Board of Trustees recently voted to approve two minor changes to the existing interlocal agreement. The first was to remove a requirement that the Operations Committee of Metro Fire follow open and public meeting laws, since they are not subject to them anyway; and second was to remove the annual budget requirement, since the agency does not collect revenue or create an annual budget.

MOTION: Mr. Pickett moved to approve the resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

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

3. **Consider a resolution authorizing and ratifying the execution of an Interlocal Cooperation agreement between the City and Salt Lake County to provide election services to assist the City in conducting the City's 2025 Municipal Election.** City Recorder Brooke Smith recapped about the scope of work needed for the City to run municipal elections. She noted that major changes to the agreement were thoroughly explained in a previous work session with Council Members.

MOTION: Ms. Cotter moved to approve the resolution. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

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

4. **Consider a resolution authorizing Murray City to enter into a Development Agreement with the Redevelopment Agency of Murray City and Rockworth Companies for the Redevelopment of property owned by Murray City and the Redevelopment Agency of Murray City Beginning at 48 East 4800 South and including a substantial portion of the property referred to as Block One, located in Murray City, Salt Lake County, Utah.** Community and Economic Development Director Chad Wilkinson discussed a proposal to develop Block One in downtown Murray. Mr. Wilkinson displayed conceptual renderings, noted that a more thorough presentation occurred during the previous April 1, 2025 RDA (Redevelopment Agency) meeting and explained that if approved by the City Council, the Downtown Development Agreement would form the backbone of four more agreements.

Additional agreements include two Disposition Agreements, which are for the transfer of City and RDA property for the Rockworth project. A Participation Agreement, which is the RDA's portion of the agreement and is the amount of tax increment dollars to be spent on constructing a parking structure and relocating a gas line. Lastly, a Parking Agreement. Mr. Wilkinson explained how all parties would contribute to the project, as outlined in the development agreement.

Mr. Wilkinson said Rockworth would construct 150 residential apartments, approximately 50,000 square feet of retail office space, provide both surface and underground parking and contribute the DAR property that they are currently trying to purchase from the Brown family. Rockworth estimated that the capital expense to build the project would be approximately \$63 million and they expect annual increases in sales and property tax revenue totaling about half a million dollars. In addition, Rockworth agreed to build at a

lower density than what is allowed in the current code, they would design to meet a form based code that is under negotiations; and they would give the City 32 structured parking spaces for City Hall use.

Mr. Wilkinson said the RDA would give 2.34 acres of land-valued at \$3.69 million, give \$3 million toward a parking structure to be paid as completed; and provide up to \$1.5 million to relocate a gas line. The cost to relocate the gas line could change if Enbridge Gas Company would move the gas line themselves. Mr. Wilkinson confirmed that the RDA Board approved the Downtown Development Agreement in the previous RDA meeting.

Mr. Wilkinson said the City's obligation would be to donate approximately three quarters of an acre of land, located east of City Hall and valued at \$1.21 million.

Mr. Wilkinson explained additional terms saying that the developer would be given a feasibility period of 120 days to perform due diligence, to ensure no other environmental issues or encumbrances exist on the property. If an issue was found making the proposed project unfeasible, the developer can return to the RDA Board and City Council to ask for additional RDA funding, which would be completely at the discretion of the RDA Board.

Should the RDA deny additional funding, the developer may terminate the project or complete the work on their own. Should the agreement be terminated, the RDA agrees as part of the adoption of the agreement to purchase the DAR property back at the developer's cost. The project would begin as soon as possible or into the fourth quarter of 2025.

Mr. Wilkinson displayed the site plan to highlight the underground parking area, noting that 32 spaces would be designated for City use.

He said green space was important to the downtown and pointed out the south west corner of Block One. He shared conceptual drawings to explain how the City already started to develop a public plaza by the Murray Mansion and the Townsend House that included the street between them to 5th Avenue. Mr. Wilkinson said the proposed Rockworth project was just one piece of the puzzle for developing and revitalizing Murray's downtown and requested approval of the Rockworth Downtown Development Agreement.

Ms. Turner expressed appreciation for having her questions answered prior to the presentation and hard work to complete the agreement.

Ms. Cotter summarized that the City would give Rockworth \$3 million for constructing a parking structure, the City Hall employee parking lot valued at \$1.21 million and give Block One property to Rockworth valued at \$3.69 million. Mr. Wilkinson agreed. Ms. Cotter mentioned it was possible that more than one gas line would need to be moved and there was no existing contract with Enbridge Gas Company to move any gas lines. Mr. Wilkinson agreed.

Ms. Cotter asked if the Murray RDA would be obligated to purchase the DAR building from Rockworth at an undetermined cost, if Rockworth were to withdraw from the project. Mr. Wilkinson agreed. Adam Davis with Rockworth Companies confirmed he could not disclose the cost of DAR parcel, the due diligence period on the DAR property would expire on April 11, 2025 and the contract to purchase the DAR parcel would close by April 30, 2025.

Ms. Cotter asked the balance of the RDA Fund and if Triumph Design Build had paid the City for the old

city hall parcel. Mr. Wilkinson said the RDA Fund balance was little over \$8 million; and no, the City had not closed on a transaction with Triumph at this time. Ms. Cotter asked whether funds received from Triumph would eventually returned to the RDA Fund. Mr. Wilkinson confirmed.

Ms. Cotter said Rockworth received a copy of the Block One survey that resulted in numerous public comments opposing the inclusion of apartments or housing at a Block One project. Mr. Wilkinson agreed.

Ms. Cotter said she was told that apartments belong downtown and that maybe the City made some mistakes. She might accept the Rockworth proposal had the City not allowed so many other apartment complexes to be built all over the City. While she agreed that something needed to be developed at Block One, she felt a development should not include 150 more apartment units noting that 450 apartment units would be constructed soon to the west on Berger Lane. She pointed out high density apartments like the Murray Crossings and the Current, to the west of City Hall and mentioned the unknown housing plans that could be developed at the Fun Dome parcel. She felt that restaurants such as Wingers, Ice House, Club 48, Tea Rose, and the Desert Star Playhouse were already thriving in downtown Murray without the need for additional housing.

MOTION: Mr. Goodman moved to approve the resolution. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

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

Mayor's Report and Questions: Mayor Hales said an open house would be held for the Murray Mansion on May 2, 2025, the Murray Armory would have an open house on June 2, 2025, the restoration of the Murray Theater was almost complete and with Council approval they hoped to restore the Townsend Home next.

Adjournment: 7:34 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



Special Recognition



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY


Mayor's Office

Farewell presentation of Miss Murray, Allysa Sullivan

Council Action Request

Council Meeting

Meeting Date: May 6, 2025

Department Director Mayor Hales Phone # 801-264-2600 Presenters Mayor Hales	Purpose of Proposal Farewell presentation of Miss Murray. Action Requested None Attachments None Budget Impact None Description of this Item Allysa Sullivan will give her farewell presentation.
Required Time for Presentation Is This Time Sensitive No Mayor's Approval  Date April 22, 2025	



Special Recognition #2



MURRAY


Murray City Fire Department

Recognize Managing Fire Officer

Council Action Request

Council Meeting

Meeting Date: May 6, 2025

Department Director Joseph Mittelman	Purpose of Proposal Recognize Captain Steve Ellefsen in obtaining his Managing Fire Officer from the National Fire Academy.
Phone # 801-264-2775	Action Requested Informational only. Award Given By Fire Chief.
Presenters Joseph Mittleman	Attachments None
	Budget Impact 0
Required Time for Presentation 5 Minutes	Description of this Item The MFO is an award that enhances leadership and managerial skills in fire service operations. Helps fire officers implement effective fire and emergency service strategies. The award is also recognized as a prestigious achievement within the fire service.
Is This Time Sensitive No	
Mayor's Approval 	
Date April 1, 2025	



MURRAY
CITY COUNCIL

Special Recognition #3



MURRAY

City Council/Mayor

Employee of the Month - Tyson Green

Council Action Request

Council Meeting

Meeting Date: May 6, 2025

Department Director Jennifer Kennedy	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2622	Action Requested Informational only
Presenters Scott Goodman Brett Hales Joey Mittelman	Attachments Recognition Form
	Budget Impact None
Required Time for Presentation	Description of this Item See Employee of the Month Recognition Form
Is This Time Sensitive No	
Mayor's Approval	
Date March 5, 2025	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Fire

3-3-2025

NAME of person to be recognized:

Submitted by:

Tyson Green

Joey Mittelman

DIVISION AND JOB TITLE:

Paramedic / Firefighter

YEARS OF SERVICE:

16

REASON FOR RECOGNITION:

Paramedic/Firefighter Tyson Green is an outstanding choice for the March Murray City Employee of the Month, as he exemplifies dedication, leadership, and service in every aspect of his role. Tyson has played a crucial part in organizing our EMS training equipment, ensuring that our team has the necessary resources to provide top-notch emergency care. His commitment to education extends beyond the department as he teaches community CPR courses, helping to empower residents with life-saving skills. As a mentoring paramedic, Tyson has guided many newly hired employees, fostering growth and confidence in the field. His willingness to step up when the department is short-staffed demonstrates his dedication. Above all, Tyson serves as an incredible role model, embodying professionalism, teamwork, and an exceptional work ethic. His contributions make a significant impact on both his colleagues and the community, making him truly deserving of this recognition.

COUNCIL USE:

MONTH/YEAR HONORED March / 2025





MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY

Community and Economic Development

Sonia Cordero:
20 East Winchester Street

Council Action Request

Council Meeting

Meeting Date: May 6, 2025

Department Director Chad Wilkinson	Purpose of Proposal Amend General Plan & Zone Map. General Plan: Office to General Commercial. Zoning: G-O to C-D
Phone # 801-270-2427	Action Requested General Plan Future Land Use Map Amendment & Zone Map Amendment
Presenters Zachary Smallwood	Attachments Slides
	Budget Impact None Anticipated
Required Time for Presentation 15 minutes	Description of this Item The owner/applicant is requesting to amend the General Plan's Future Land Use Map and the Zoning Map to allow for additional flexibility of uses that can be conducted on the property. The applicant proposes that changing the lot from General Office to Commercial Development will allow them to redevelop the property to maximize its full potential.
Is This Time Sensitive No	 The existing building is a legal nonconforming single-family dwelling where the property owner currently resides and operates an accounting and tax services home occupation. The property owner wishes to redevelop the property into a small events center. This is provided as to the nature of the request and not to review the proposed use or project.
Mayor's Approval	
Date January 31, 2018	 The Planning Commission held a public hearing on February 20th, 2025 and voted 6-0 to forward a recommendation of approval to the City Council.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6TH day of MAY, 2025, at the hour of 6:30 p.m. in the Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to consideration of amending the General Plan's Future Land Use Map from Office to General Commercial and amending the Zoning Map designation from the G-O (General Office) zoning district to the C-D (Commercial Development) zoning district for the property located at 20 East Winchester Street, Murray, Utah.

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

DATED this 18th day of March 2025.



MURRAY CITY CORPORATION

A handwritten signature in black ink, appearing to read "Brooke Smith", is written over a horizontal line.

Brooke Smith
City Recorder

DATE OF PUBLICATION: April 25, 2025
PH25-19

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 (*Murray City Code 17-04-140*)

ORDINANCE NO. 25-_____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM OFFICE TO GENERAL COMMERCIAL AND THE ZONING MAP FROM G-O (GENERAL OFFICE) TO C-D (COMMERCIAL DEVELOPMENT) FOR THE PROPERTY LOCATED AT 20 EAST WINCHESTER STREET, MURRAY CITY

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

WHEREAS, the owner of the real property located at 20 East Winchester Street, Murray, Utah, has requested amendments to the General Plan to designate the property as General Commercial and the Zoning Map to designate the property in a C-D (Commercial Development) 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 General Plan be amended to show a General Commercial projected land use for the described property located at 20 East Winchester Street, Murray, Utah:

Section 2. That the Zoning Map and the zone district designation for the described property located at 20 East Winchester Street, Murray, Utah be amended from the G-O (General Office) zone district to the C-D (Commercial Development) zone district:

Legal Description:

LOT 1 WINCHESTER CORNER

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 6th day of May, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this ____ day of _____, 2025.

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____ day of _____, 2025.

Brooke Smith, City Recorder

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards and obtain any required permits.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Commissioner Klinge. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

GENERAL PLAN & ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Sonia Cordero - Project # 25-007 & 25-008 - 20 East Winchester Street - Future Land Use Map Amendment from Office to General Commercial and Zone Map Amendment from G-O, General Office to C-D, Commercial Development

Carter Maudsley was present to represent the request for Sonia Cordero. Zachary Smallwood presented the application to amend the Future Land Use Map designation from Office to General Commercial and the Zoning Map for the subject property from the G-O (General Office) zone to the C-D (Commercial Development) zone. Mr. Smallwood showed a map of the area where Ms. Cordero's residence is located, where she operates her current business. He explained that she is requesting the General Plan and Zone Map amendment in order to redevelop the property. He described the current zoning standards, as well as those of the proposed zone. Mr. Smallwood explained how the zone change would allow her to redevelop the property. Public notices were sent to surrounding properties, with no comments being received. Staff recommends that the Planning Commissions forward both requests to the City Council for approval.

Commissioner Hacker and Mr. Smallwood had a discussion regarding the requirements for the zone. Commissioner Hacker asked about height restrictions for the zone. Mr. Smallwood said it's only based on the distance from residential.

Chair Richards asked Mr. Maudsley to approach the podium for questions.

Chair Richards opened the agenda items for public comment. Seeing none, the public comment period was closed.

Commissioner Hacker and Mr. Maudsley had a discussion about parking spaces for the size of event center that Ms. Cordero plans to have. Mr. Maudsley said they will go through the process of obtaining a conditional use permit, which will include a review of parking requirements.

Commissioner Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 20 East Winchester Street from Office to General Commercial.

Seconded by Commissioner Klinge. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

Commissioner Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the property located at 20 East Winchester Street from G-O, General Office, to C-D, Commercial Development as described in the Staff Report.

Seconded by Commissioner Klinge. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood announced the Redevelopment Agency publicly unveiled the plans for the Block One development. He said they are working with Rockworth Companies, who wish to break ground in November 2025.

The next scheduled meeting will be held on Thursday, March 6th, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.


ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:07 p.m. MST.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or

<https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.



Zachary Smallwood, Planning Manager
Community & Economic Development Department



AGENDA ITEM # 6 & 7 Sonia Cordero

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	20 East Winchester Street	MEETING DATE:	February 20, 2025
APPLICANT:	Sonia Cordero	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-19-152-009	PROJECT NUMBER:	25-007 & 25-008
CURRENT ZONE:	G-O, General Office	PROPOSED ZONE:	C-D, Commercial Development
Land Use Designation	Office	PROPOSED DESIGNATION	General Commercial
SIZE:	.35 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning Map for the subject properties to facilitate future development.		



I. BACKGROUND & REVIEW

The owner/applicant is requesting to amend the General Plan's Future Land Use Map and the Zoning Map to allow for additional flexibility of uses that can be conducted on the property. The applicant proposes that changing the lot from General Office to Commercial Development will allow them to redevelop the property to maximize its full potential.

The existing building is a legal nonconforming single-family dwelling where the property owner currently resides and operates an accounting and tax services home occupation. The property owner wishes to redevelop the property into a small events center. This is provided to the Planning Commission as to the nature of the request and not to review the proposed use or project.

Surrounding Land Uses & Zoning

The subject property is located on the south side of Winchester Street and east of State Street.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Office/Commercial	C-D
South	I-215	N/A
East	Office/Commercial	C-D
West	Vacant	G-O

Zoning Considerations

The subject property is in the G-O, General Office Zoning District. Staff supports rezoning the property to C-D, Commercial Development as staff believes the flexibility provided by this change will allow this property to redevelop and contribute to the surrounding community in a cohesive way. Neighboring property to the east is currently zoned C-D and an extension of the zoning district to the west is a logical extension of the zone boundary.



Figure 1: Zoning Map segment.

Allowed Land Uses

- **Existing G-O**, General Office Zone:
Permitted Uses include professional and medical office uses with limited service oriented uses.

Conditional Uses include retirement homes, restaurants, and other more impactful service uses.
- **Proposed C-D**, Commercial Development Zone:
Permitted Uses include many light and general retail, office, and service uses.

Conditional Uses include retirement homes, hotels, heavier impact retail such as auto sales, and public assembly/entertainment uses.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the two districts are summarized below.

	G-O (existing)	C-D
Height	Within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (30').	Within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (35').
Front yard setback	20'	
Rear Yard setback	20' if abutting residential	20' if abutting residential
Side Yard setbacks	10'	None
Corner Yard setback	20'	None
Parking Required	Based on Use	Based on Use

Table 1: Compared Regulations in existing and proposed zones.

General Plan Considerations

The General Plan was adopted in 2017. The primary goal and mission of the plan is to “Guide growth to promote prosperity and sustain a high quality of life for those who live, work, shop, and recreate in Murray.”

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.

Future Land Use Map Designations

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

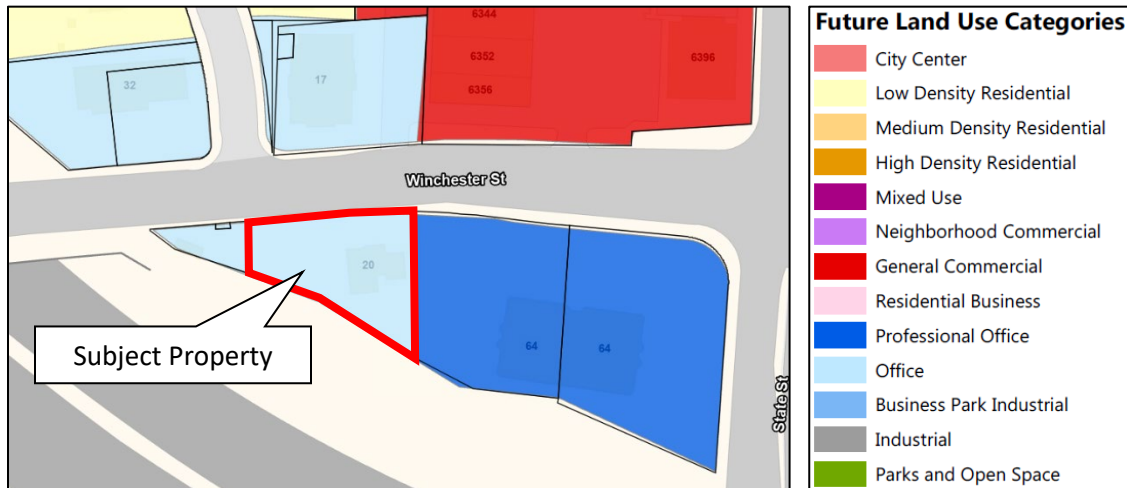


Figure 2: Future Land Use Map segment.

- The property is currently designated as “Office”. The Office designation is intended for office uses that are compatible with nearby residential, see Figure 3 for a more detailed description.

OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



Figure 3: p. 5-17, Murray City General Plan 2017

- The applicants propose to amend the Future Land Use Map designation of the subject property to “General Commercial”. This category is intended to allow a more intensive

commercial environment. Large corridors like State Street, 5300 South, and 4500 South have a number of properties with this designation. See figure 4 below for a more detailed description.

- The General Plan is intended to be a living document that responds to changing circumstances as they arise. This document is intended to view the entirety of the city in broad strokes. In the crafting of the current General Plan events such as a global pandemic, and shifts in attitude towards remote work have led to smaller footprints of office space writ large. As a result of these changes in circumstances, the need for commercial property specifically devoted to office use has decreased. Providing additional commercial options for the property is consistent with the goals and objectives of the General Plan.
- This specific property's land use designation was anticipated to be office because of the trend of nearby office users such as the properties to the north and east. The Planning Division recognizes that the situation has changed and the applicant would like to use this property for a different purpose.

GENERAL COMMERCIAL

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

Corresponding zone(s):

- C-D, Commercial development



Figure 4: p. 5-16, Murray City General Plan 2017

II. CITY DEPARTMENT REVIEW

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

- Murray City Power Department states that there are overhead power lines that cannot be relocated and the owner/applicant will need to consider the constraints with safety clearances in any future development.
- Murray City Wastewater states that any future sewer work on the property will need to meet Murray City Wastewater specifications.

All other reviewing departments did not have any comments to provide at this time. These comments are provided for the benefit of the applicant; as this application is not for a specific project, they are provided to make the applicant aware of potential issues if/when they receive the General Plan and Zone Map Amendment.

III. PUBLIC COMMENTS

Fifty-two (52) 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 date of this report no comments have been received.

IV. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for additional redevelopment opportunities for the property.
3. The proposed Zone Map Amendment from G-O to C-D has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change will be managed within the allowed uses in the C-D Zone.
4. The proposed Zone Map Amendment from G-O to C-D conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate redevelopment of the subject property.

V. STAFF RECOMMENDATION

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

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 20 East Winchester Street from Office to General Commercial.**

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 20 East Winchester Street from G-O, General Office to C-D, Commercial Development as described in the Staff Report.**

GENERAL PLAN AMENDMENT APPLICATION

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

Applicant Information Name: Sonia Cordero

Mailing Address 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax

#: _____ Email Address: sonia.cordero2010@gmail.com

Property Owner's Information (If different) Name: Air Plus Properties, LLC

Mailing Address: 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax

#: _____ Email Address: sonia.cordero2010@gmail.com

Application Information

For Map Amendments:

Property Address: 20 East Winchester Street, Murray, Utah 84107

Parcel Identification (Sidwell) Number: 2191520090000

Parcel Area(acres): .36 Land Use Designation: G-O Proposed: Commercial Development

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

—

—

____ Authorized Signature:  _____ Date: 2/5/2025

For Office Use Only

Project Number: PZ-25-007 Date Accepted: 2/7/2025

Planner Assigned: Zachary Smallwood, Planning Manager

Property Owners Affidavit

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


Owner's Signature

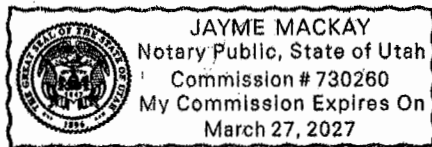
State of Utah

County of Salt Lake

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 16 day of JANUARY, 20 25.


Notary Public



Residing in SALT LAKE COUNTY

My commission expires: 3/27/25

Agent Authorization

I (we), Sonia Cordero, Manager of Air Plus Properties, LLC, the owner(s) of the real property located at 20 East Winchester Street, in Murray City, Utah, do hereby appoint T Carter Maudsley as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize T Carter Maudsley to appear on my (our) behalf before any City board or commission considering this application.



Owner's Signature

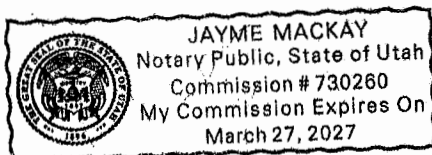
State of Utah

County of Salt Lake

Owner's Signature (co-owner if any)

On the 16 day of JANUARY, 20 25, personally appeared before me Sonia Cordero the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.


Notary public



Residing in: SALT LAKE COUNTY

My commission expires: 3/27/25

ZONING AMENDMENT APPLICATION

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

Applicant Information Name: Sonia Cordero

Mailing Address 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax

#: _____ Email Address: sonia.cordero2010@gmail.com

Property Owner's Information (If different) Name: Air Plus Properties, LLC

Mailing Address: 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax

#: _____ Email Address: sonia.cordero2010@gmail.com

Application Information

For Map Amendments:

Property Address: 20 East Winchester Street, Murray, Utah 84107

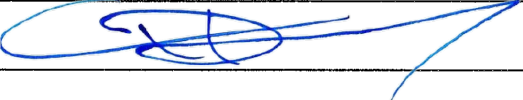
Parcel Identification (Sidwell) Number: 2191520090000

Parcel Area(acres): .36 Land Use Designation: G-O Proposed: Commercial Development

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

For Text Amendments:

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

_ Authorized Signature:  _____ Date: 2/5/2025

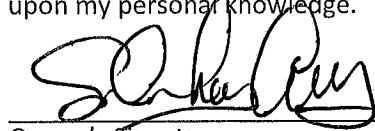
For Office Use Only

Project Number: PZ-25-008 Date Accepted: 02/07/2025

Planner Assigned: Zachary Smallwood, Planning Manager

Property Owners Affidavit

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



Owner's Signature

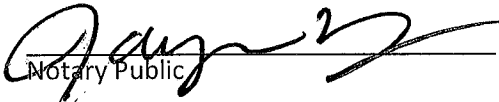
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

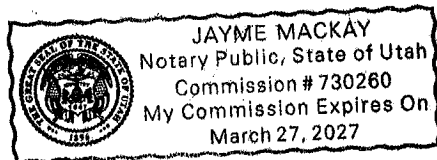
Subscribed and sworn to before me this 16 day of JANUARY, 20 25.



Notary Public

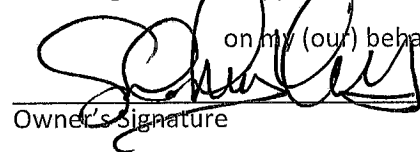
Residing in Salt Lake County

My commission expires: 3/27/25



Agent Authorization

I (we), Sonia Cordero, Manager of Air Plus Properties, LLC, the owner(s) of the real property located at 20 East Winchester Street, in Murray City, Utah, do hereby appoint T Carter Maudsley as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize T Carter Maudsley to appear on my (our) behalf before any City board or commission considering this application.



Owner's Signature

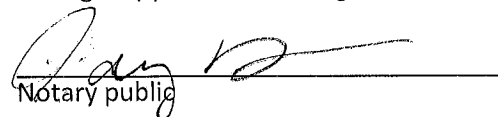
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

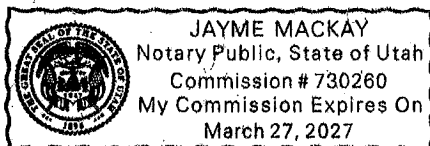
On the 16 day of JANUARY, 20 25, personally appeared before me SONIA CORDERO the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



Notary public

Residing in: Salt Lake County

My commission expires: 3/27/25





NOTICE OF PUBLIC HEARING

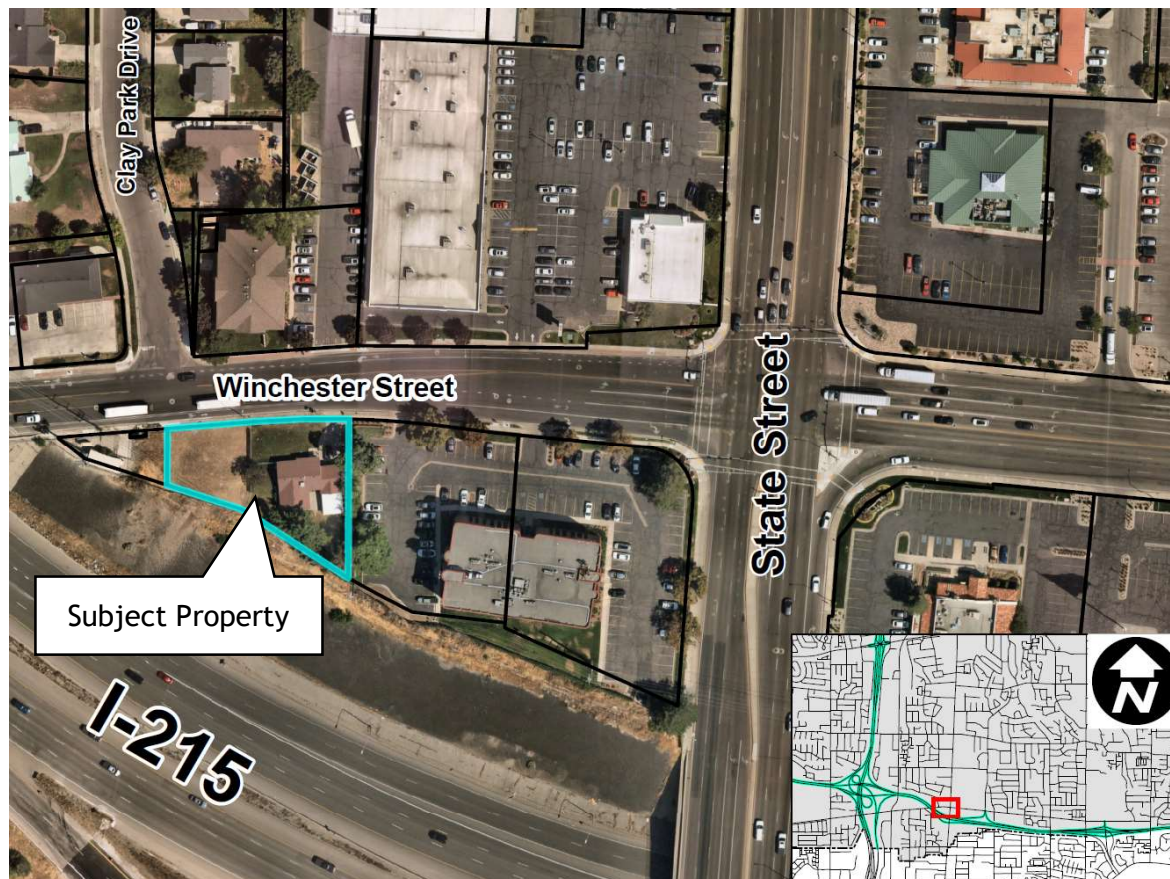
February 20th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on the following application:

Sonia Cordero is requesting a general plan & zone map amendment for the property located at **20 East Winchester Street**. The applicant is requesting a Future Land Use Map Amendment from Office to General Commercial and a Zone Map Amendment from G-O, General Office to C-D, Commercial Development. The requirements of the zone are located on our website at www.murray.utah.gov. **The Planning Commission will be making a recommendation to the City Council for this item. The City Council conduct another Public Hearing to make a decision regarding this application at a later date.**

To make comments regarding this proposal the public may attend the meeting, calling Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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

Public Notice Dated | February 7th, 2024

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 1 WINCHESTER CORNER

**REQUEST FOR GENERAL PLAN AMENDMENT AND ZONING
AMENDMENT:**

Air Plus Properties, LLC is the owner of the property located at 20 East Winchester in Murray (the "Property"). The Property is currently zoned General Office but is being used as a single-family home under a grandfathered use.

Air Plus Properties is exploring the possibility of constructing an events center, with an attached living space for the owner/manager of the events center, on the Property to serve the needs of the community. Smaller event centers are scarce in the area and are booked months in advance. This use is not allowed in the General Office zone.

The owner is requesting that the general plan be amended to allow for Commercial Development for this property, along with a Zoning Amendment to Commercial Development so that the event center could be constructed (after obtaining a conditional use permit). The property adjacent to the east of the Property is currently zoned Commercial Development, as are the properties directly north of the Property; the area itself is mostly zoned Commercial Development. The plan and zoning amendment would have little to no effect on the surrounding properties. The plan and zoning amendment would also be beneficial to the community as it would provide the community with a space to convene and celebrate each other.

Thank you,

Carter Maudsley
Agent for Air Plus Properties, LLC

WINCHESTER CORNER

20 EAST WINCHESTER STREET, MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH 84107

SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST

AND THE NORTHEAST QUARTER OF SECTION 24,

TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

DATE: 8-24-2020

NARRATIVE

THIS SUBDIVISION WAS DONE UNDER THE AUTHORITY OF CELL TOWER HOLDINGS, LLC (THE PROPERTY OWNERS). THE BASIS OF BEARING FOR THIS PLAT IS N 0°0'10" E BETWEEN THE EAST QUARTER CORNER OF SECTION 24 AND THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OVERALL PARCEL DESCRIPTION:

BEGINNING AT A POINT 121.83 FEET WEST AND 846.64 FEET NORTH FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°0'12" EAST 1.01 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF WINCHESTER STREET, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 85°10'20" EAST 180.43 FEET, TO A POINT ON A 800.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE 84.81 FEET (CHORD BEARS N88°16'19" E A DISTANCE OF 84.77 FEET), THENCE SOUTH 00°0'12" WEST 145.45 FEET, MORE OR LESS, TO THE FREEWAY NO ACCESS LINE, THENCE ALONG SAID NO ACCESS LINE NORTH 57°27'19" WEST 108.06 FEET TO A POINT ON A 48.16 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 8.91 FEET (CHORD BEARS N57°27'10" W A DISTANCE OF 8.89 FEET), THENCE NORTH 72°19'45" WEST 150.30 FEET, TO A POINT ON A 420.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE 30.91 FEET (CHORD BEARS N52°0'10" W A DISTANCE OF 30.91 FEET) TO THE POINT OF BEGINNING. CONTAINING 18575 SQUARE FEET OR 0.426 ACRES, MORE OR LESS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN WARRANTY DEED, RECORDED JUNE 22, 2010 AS ENTRY NO. 10975461 IN BOOK 9834 AT PAGE 8739 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WINCHESTER STREET, WHICH POINT IS NORTH 00°0'12" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 24, 854.30 FEET AND NORTH 89°38'40" WEST 42.74 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 04°59'48" EAST 5.43 FEET, THENCE SOUTH 84°55'10" WEST 14.59 FEET TO A POINT ON AN EXISTING FENCE LINE, THENCE NORTH 03°45'22" EAST ALONG SAID FENCE LINE, 5.58 FEET TO SAID SOUTH RIGHT OF WAY LINE OF WINCHESTER STREET, THENCE NORTH 85°10'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF WINCHESTER STREET, 13.74 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT(S) OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT INTO LOTS, STREETS AND EASEMENTS TO BE HEREFTER KNOWN AS:

WINCHESTER CORNER

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

N WITNESS WHEREOF, I, Kenneth J. Bell, THE MANAGING MEMBER OF CELL TOWER HOLDINGS, LLC, HAVE HEREUNTO SET MY HAND THIS 28th DAY OF September, 2021.

Kenneth J. Bell KENNETH J. BELL (MANAGING MEMBER)

Stephen McPhie STEPHEN J. MCPHIE (MANAGING MEMBER)

ACKNOWLEDGEMENT:

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

ON THIS 28th DAY OF September, 2021, BEFORE ME Susan Nixon, A NOTARY PUBLIC, PERSONALLY APPEARED Kenneth J. Bell, A MANAGING MEMBER OF CELL TOWER HOLDINGS, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING WINCHESTER CORNER SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID CELL TOWER HOLDINGS, LLC AND ACKNOWLEDGED THAT HE/SHE/IT/HEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 5/9/2023 COMMISSION NUMBER: 705250
DATE: Susan Nixon NAME: Susan Nixon
NOTARY PUBLIC PRINT NAME

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

ON THIS 28th DAY OF September, 2021, BEFORE ME Susan Nixon, A NOTARY PUBLIC, PERSONALLY APPEARED Stephen McPhie, A MANAGING MEMBER OF CELL TOWER HOLDINGS, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING WINCHESTER CORNER SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID CELL TOWER HOLDINGS, LLC AND ACKNOWLEDGED THAT HE/SHE/IT/HEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 5/9/2023 COMMISSION NUMBER: 705250
DATE: Susan Nixon NAME: Susan Nixon
NOTARY PUBLIC NAME: NOTARY PUBLIC COMMISSIONED IN UTAH

WINCHESTER CORNER

MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH 84107

SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

RECORDER INFORMATION

RECORD # 13804199

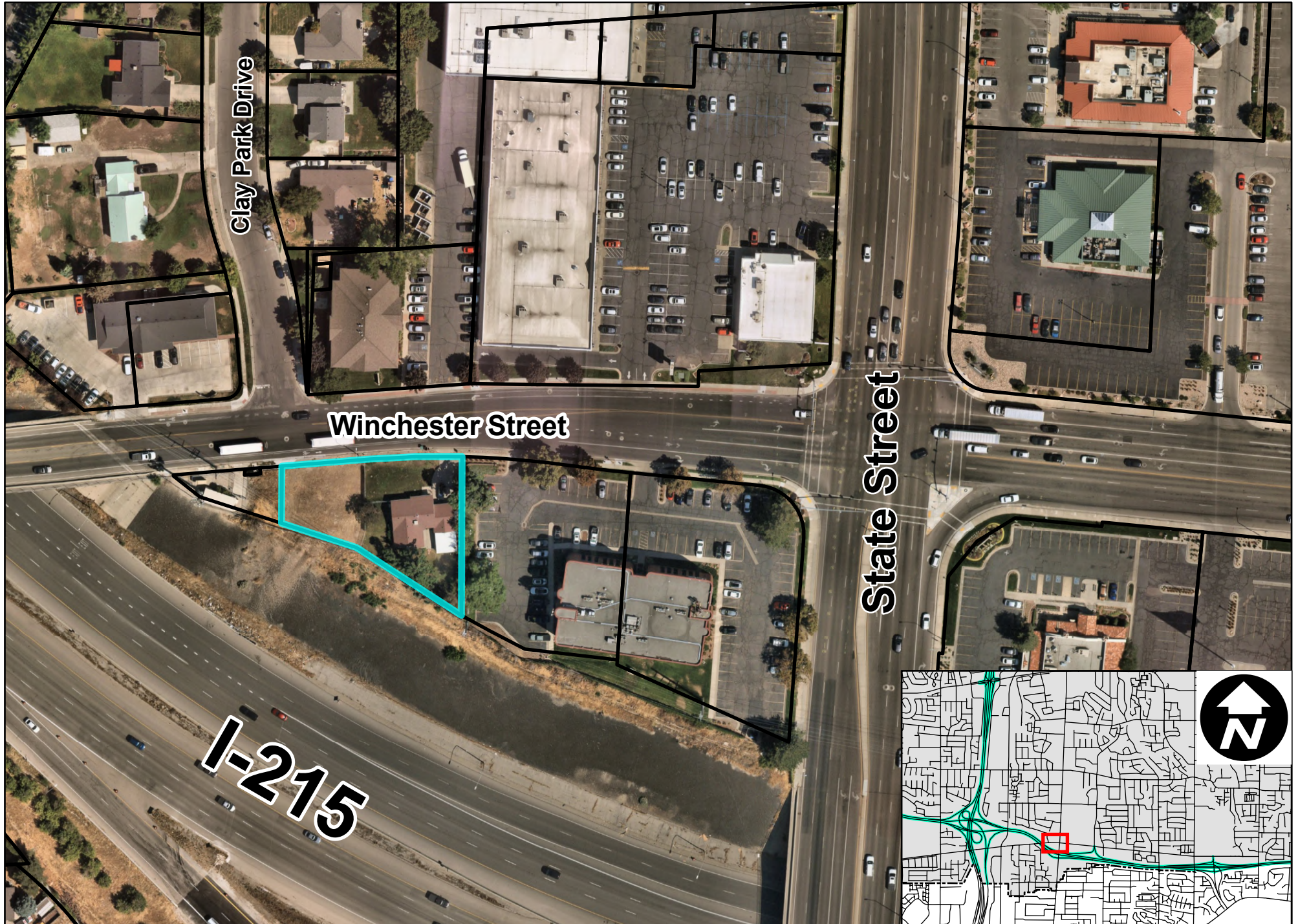
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF CELL TOWER HOLDINGS, LLC

DATE: 10/21/2021 TIME: 10:28 AM
IN BOOK 221P PAGE 262
FEE \$ 54.00

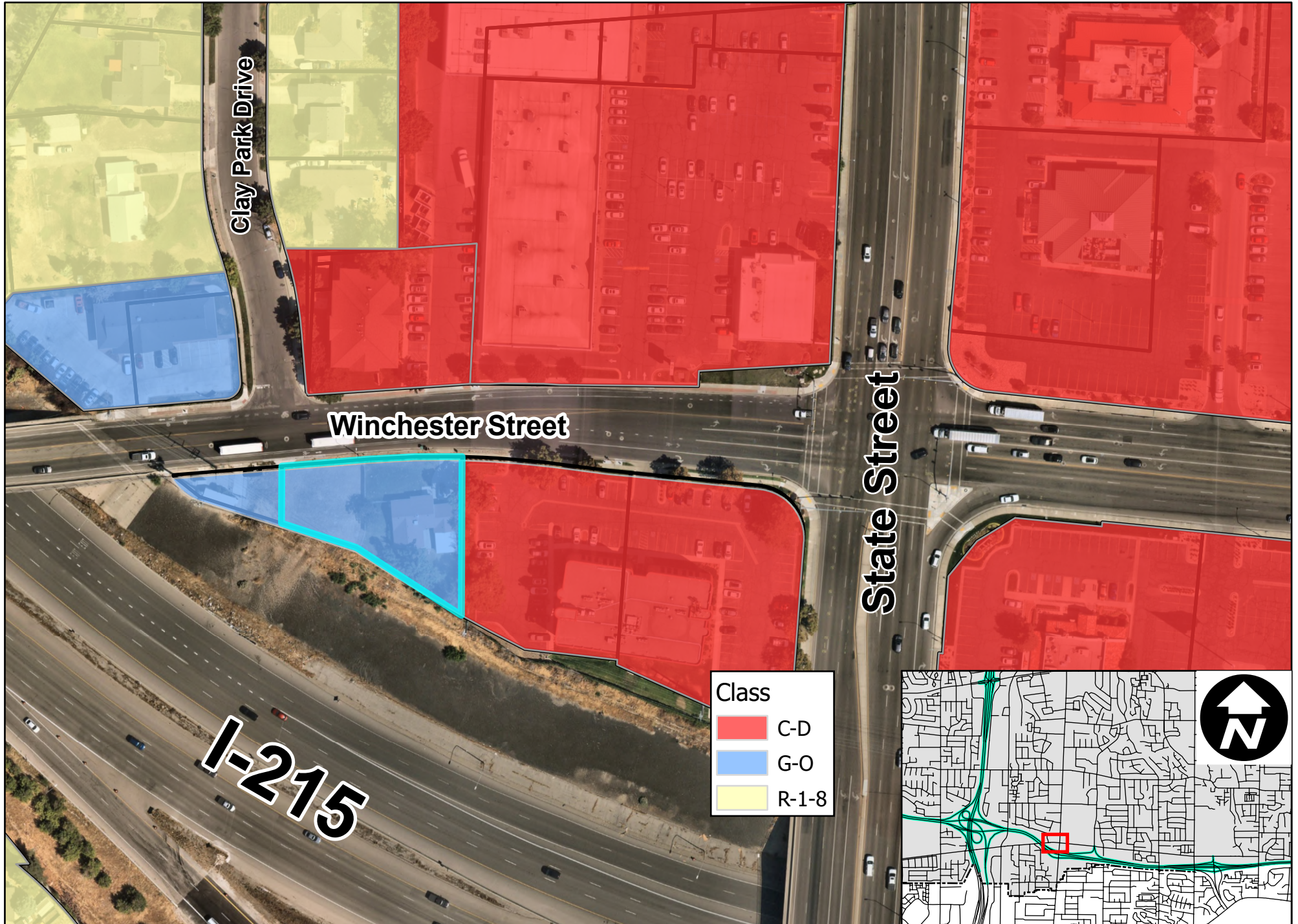
Amey Nelson DEPUTY
SALT LAKE COUNTY RECORDER

22-19-11 22-19-152-006 54 00 2021P-262

20 East Winchester Street



20 East Winchester Street





MURRAY CITY PLANNING COMMISSION

February 20th, 2025



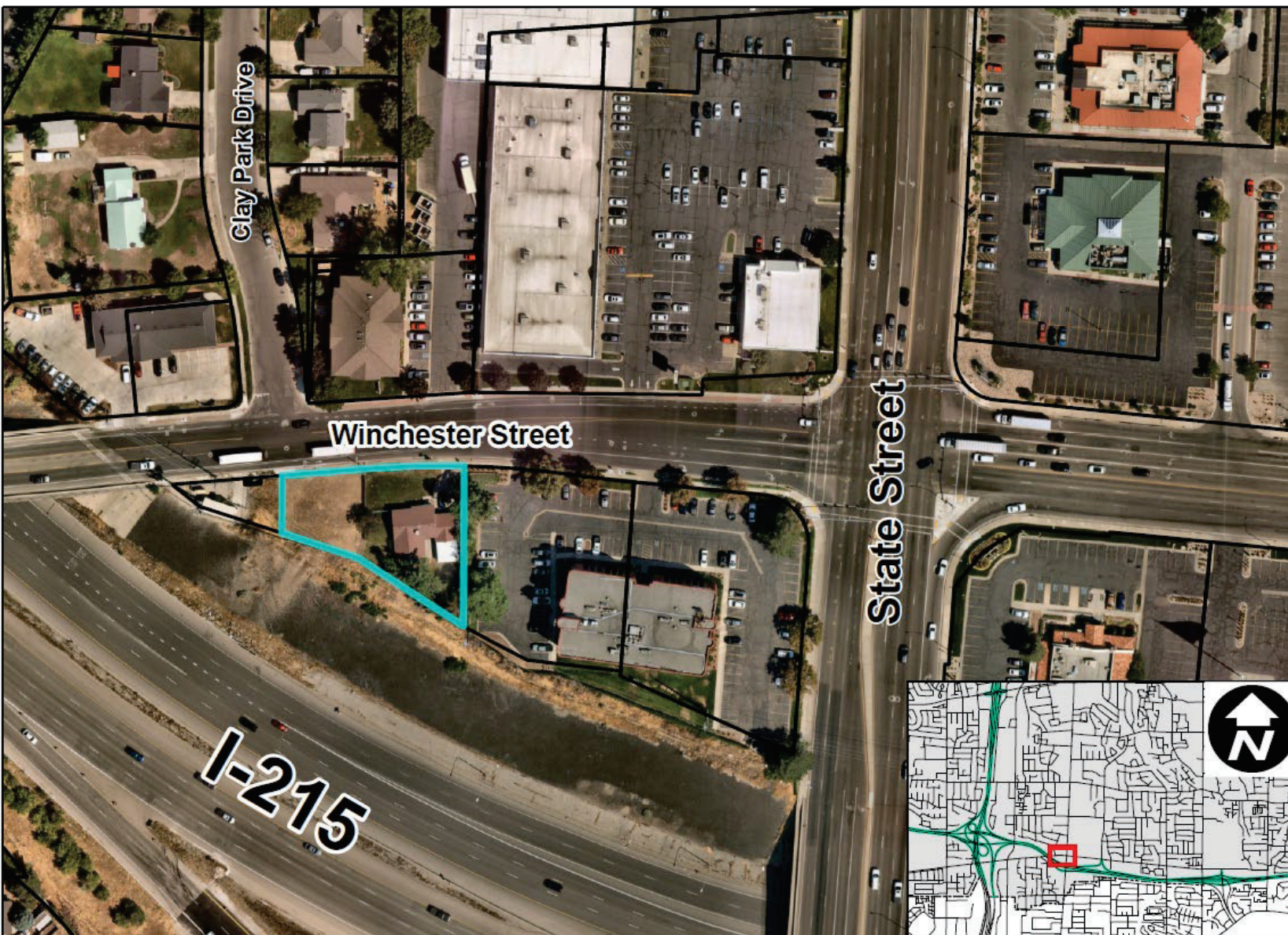
Agenda Item # 6

Sonia Cordero

General Plan and Zone Map Amendment

20 East Winchester





Site
Information:

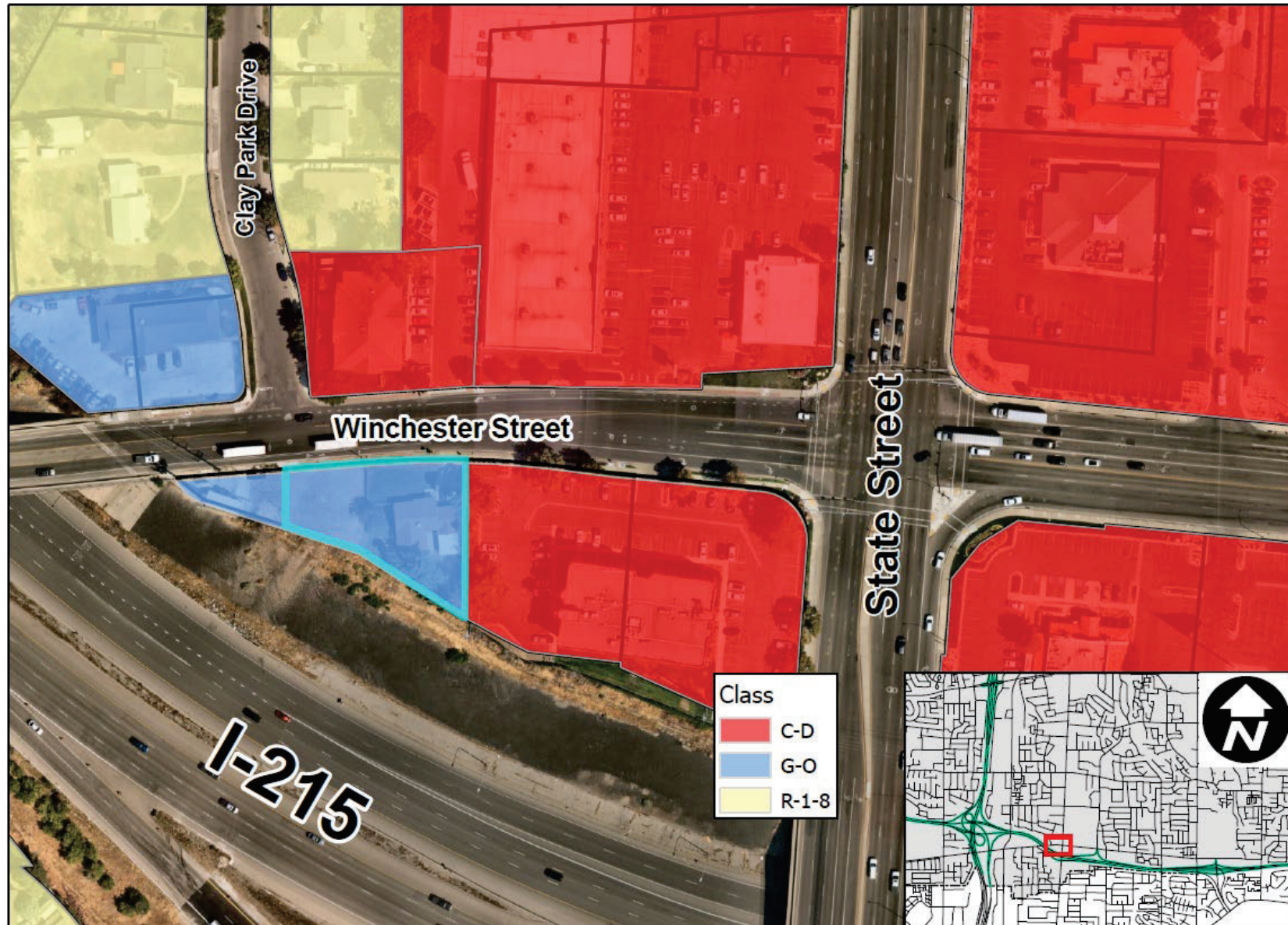
0.35 acres

General Plan
& Zone Map
Amendment

Site Information:

0.35 acres

General Plan &
Zone Map
Amendment

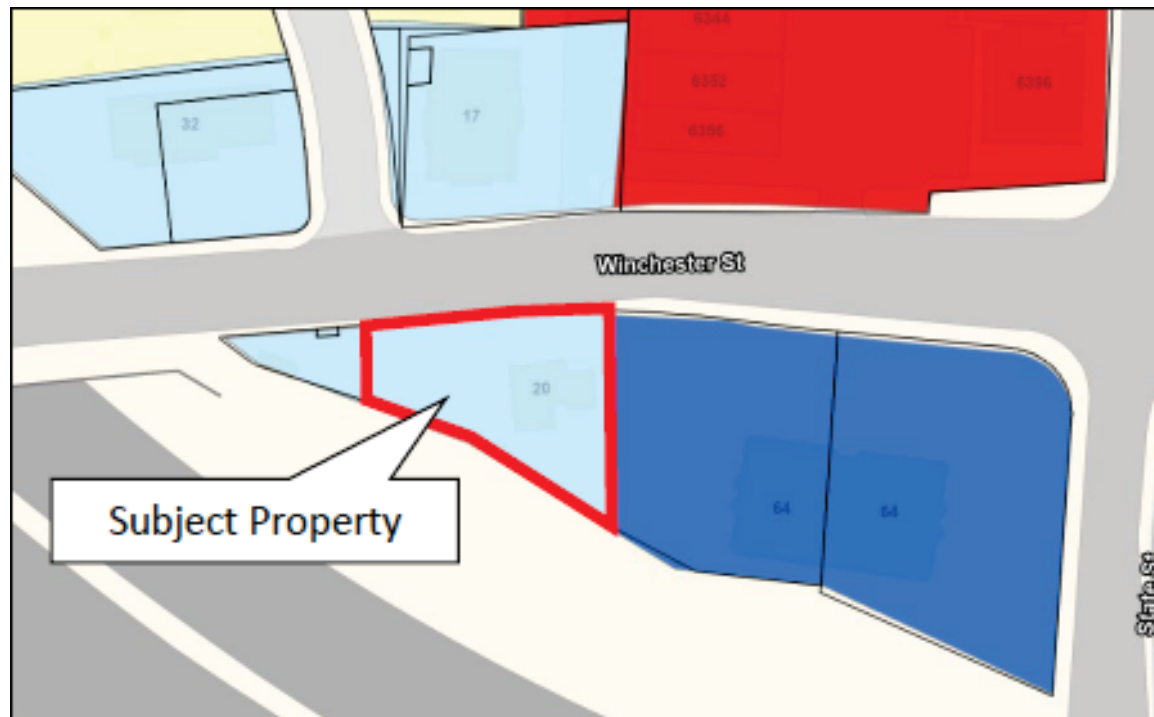


Site Information:

0.35 Acres

Future Land Use
Map

General Plan
Update & Zone
Map Amendment



Future Land Use Categories

- City Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Residential Business
- Professional Office
- Office
- Business Park Industrial
- Industrial
- Parks and Open Space

OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



GENERAL COMMERCIAL

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

Corresponding zone(s):

- C-D, Commercial development





Zoning Standards

	G-O (existing)	C-D
Height	Within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (30').	Within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (35').
Front yard setback	20'	
Rear Yard setback	20' if abutting residential	20' if abutting residential
Side Yard setbacks	10'	None
Corner Yard setback	20'	None
Parking Required	Based on Use	Based on Use



Public Notice:

Fifty-two (52) 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 date of this presentation no comments have been received.



Findings:

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for additional redevelopment opportunities for the property.
3. The proposed Zone Map Amendment from G-O to C-D has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change will be managed within the allowed uses in the C-D Zone.
4. The proposed Zone Map Amendment from G-O to C-D conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate redevelopment of the subject property.
5. The Murray City Planning Commission held a public hearing on February 20th, 2025 and voted 6-0 to forward a recommendation of approval to the City Council.



Staff Recommendation

The Murray City Planning Commission and Staff recommends that the City Council ADOPT an ordinance relating to land use; amends the General Plan from Office to General Commercial and the zoning map from G-O (General Office) to C-D (Commercial Development) for the property located at 20 East Winchester Street, Murray City



THANK YOU!





MURRAY
CITY COUNCIL

Public Hearing #2



MURRAY

Department/Agency Finance & Administration

FY 2024-2025 Budget Amendment

Council Action Request

Council Meeting

Meeting Date: May 6, 2025

Department Director Brenda Moore Phone # 801-264-2513 Presenters Brenda Moore	Purpose of Proposal Amend the 2024-2025 budget Action Requested Public Hearing and Consideration Attachments Memo outlining budget changes, proposed ordinance Budget Impact Amendment Description of this Item A request is being made to change the FY2024-2025 budget. See attached memo for proposed changes. The memo has had one item added since we talked at Committee of the Whole. The Power fund is in the process of signing a contract with Truckee Donner power to buy Green Credits we receive for using landfill gas. We do not need the credits and this is an opportunity to generate more revenue with no additional costs. Rules require Council approval and G.L. determined that if the Council approves receipt of the revenue in the budget, that would be sufficient to show council approval.
Required Time for Presentation 10 Minutes Is This Time Sensitive Yes Mayor's Approval Date April 17, 2025	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of May 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning amending the City's fiscal year 2024–2025 budget. A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 155, Murray City Hall, Murray, Utah, (801) 264-2662 during normal business hours beginning April 4, 2025.

DATED this 25th day of March 2025.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "B. Smith", written over a horizontal line.

Brooke Smith
City Recorder

DATE OF PUBLICATION: April 4, 2025
PH25-20

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



TO: Murray City Municipal Council

From: Brenda Moore, Finance & Administration Director

Date: April 24, 2025

Re: Fiscal Year 2025 Budget Opening – Meeting May 6

A budget opening public hearing has been scheduled for May 6. The opening will request funds and budget adjustments for the following purposes:

- Receive and allocate several grants and reimbursements.
- New project, needs, or increased cost for FY2025.

The interest rates on city investments continue to decrease so a few new budgeted items will be paid by increasing the budget for interest revenue. The remaining expenses will be paid out of reserves.

General Fund

1. The General Fund reserves budget will be increased by \$197,954. The increase in revenue budget will be allocated to the following increased expenses:
 - a. \$133,262 in the Streets and Engineering division to cover rent on the 2024 MBA Bond.
 - b. \$64,962 in the Police department to cover increased costs for Salt Lake County Animal Services to provide services within Murray City.
2. The interest budget will be increased \$28,300. The increase in revenue budget will be allocated to the following expenses:
 - a. \$4,200 in the Treasury division to cover additional benefit costs.
 - b. \$24,100 in the Community and Economic department for additional salaries and benefits based on Phil Markham's retirement payout.
3. The Community and Economic Development department received a \$10,000 from the Utah Department of Natural Resources. The grant will be used towards water use and preservation efforts.
4. The Arts and History division received a \$17,400 grant from the Utah Division of Arts and Museums for general operating support.
5. The State Liquor Allocation revenue budget will be increased by \$10,398 due to additional funds collected from the State.
6. \$25,000 will be transferred from the Prosecution division personnel budget to the Prosecution division professional services budget for additional attorney coverage.

Capital Improvement Projects Fund (CIP)

7. The CIP fund will receive \$36,766 from the Parkway Reserve Funds and allocated to install a new HVAC system for the Pro Shop and Café.

Power Fund

8. Receive \$383,657 of revenue from the sale of Green Credits and allocate to reserves.

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2024-2025 BUDGET

On August 13, 2024, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2024-2025. It has been proposed that the Fiscal Year 2024-2025 budget be amended as follows:

1. Appropriate \$197,954 for the following items from the General Fund reserves:
 - a. Increase the budget \$133,262 for Streets and Engineering rent from reserves, and;
 - b. Increase the budget \$64,962 for the Police department to cover the increase in cost of Salt Lake County Animal Services providing service in the city.
2. In the General Fund receive \$28,300 interest revenue and appropriate the following items:
 - a. Increase the budget \$4,200 for benefits in the Treasury department, and;
 - b. Increase the budget \$24,100 for salaries and benefits in Community and Economic Development department.
3. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. Increase the budget \$10,000 from a grant from the Utah Department of Natural Resources and use it for Community and Economic Development efforts relate to water use and preservation, and;
 - b. Increase the budget \$17,400 from a grant from the Utah Division of Arts and Museums for general operating support for our Arts and History department, and;
 - c. Increase the budget \$10,398 from the State alcohol funds distribution based on extra allocation from the state.
4. In the General Fund transfer \$25,000 from the Prosecution division personnel budget to the Prosecution division professional services operations budget for attorney coverage.
5. In the General Fund transfer \$32,435 from the Parks and Recreation Administration personnel and operations budget to the Mayors office personnel

and operations budget for the Market Specialist change to Chief Communications officer.

6. In the Murray Parkway Fund allocate \$36,766 from Reserves and appropriate to a HVAC system for the Pro Shop and Café.
7. In the Power Fund receive \$383,657 of Green Credit sales and appropriate to reserves.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on May 6, 2025, to consider proposed amendments to the Fiscal Year 2024-2025 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2024-2025 budget.

Section 1. Enactment. The City's Fiscal Year 2024-2025 budget shall be amended as follows:

1. Appropriate \$197,954 for the following items from the General Fund reserves:
 - a. Increase the budget \$133,262 for Streets and Engineering rent from reserves, and;
 - b. Increase the budget \$64,962 for the Police department to cover the increase in cost of Salt Lake County Animal Services providing service in the city.
2. In the General Fund receive \$28,300 interest revenue and appropriate the following items:
 - a. Increase the budget \$4,200 for benefits in the Treasury department, and;
 - b. Increase the budget \$24,100 for salaries and benefits in Community and Economic Development department.
3. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. Increase the budget \$10,000 from a grant from the Utah Department of Natural Resources and use it for Community and Economic Development efforts relate to water use and preservation, and;
 - b. Increase the budget \$17,400 from a grant from the Utah Division of Arts and Museums for general operating support for our Arts and History department, and;

- c. Increase the budget \$10,398 from the State alcohol funds distribution based on extra allocation from the state.
4. In the General Fund transfer \$25,000 from the Prosecution division personnel budget to the Prosecution division professional services operations budget for attorney coverage.
5. In the General Fund transfer \$32,435 from the Parks and Recreation Administration personnel and operations budget to the Mayor's office personnel and operations budget for the Market Specialist change to Chief Communications officer.
6. In the Murray Parkway Fund allocate \$36,766 from Reserves and appropriate to a HVAC system for the Pro Shop and Café.
7. In the Power Fund receive \$383,657 of Green Credit sales and appropriate to reserves.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025.

Brett Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the ____ day of _____, 2025.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Public Hearing #3



MURRAY


Department/Agency Finance & Administration

Power bonds public hearing

Council Action Request

Council Meeting

Meeting Date: May 6, 2025

Department Director Brenda Moore Phone # 801-264-2513 Presenters Brenda Moore Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval  Date April 17, 2025	Purpose of Proposal Power Revenue Bond Public Hearing Action Requested Hold a public hearing about the Power Bonds Attachments Budget Impact Description of this Item State Law requires that after the Bond Parameters have been approved a public hearing be held. As a reminder here are the bond parameters: Principal Amount : \$25,000,000 Maturity in Years: 30 years Sales Price: 98% (meaning you won't discount more than 2%) Interest Rate: 7% Designated Officer: Mayor and Finance Director The parameters outlined are the worst case. They provide flexibility in amounts, and interest rates to help with debt structuring.
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NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), that on April 15, 2025, the Municipal Council (the “Council”) of Murray City, Utah (the “City”), adopted a resolution (the “Resolution”) authorizing the issuance of the City’s Electric Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the City) and called a public hearing to receive input from the public with respect to the issuance of the Series 2025 Bonds.

PURPOSE, TIME, PLACE AND LOCATION OF PUBLIC HEARING

The City shall hold a public hearing on May 6, 2025, at the hour of 6:30 p.m. at 10 East 4800 South Rm 160, Murray, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2025 Bonds and (b) any potential economic impact that the project to be financed with the proceeds of the Series 2025 Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2025 BONDS

The Series 2025 Bonds will be issued for the purpose of (a) financing capital improvements to the electrical systems of the City (the “System”) and all related improvements (collectively, the “Project”), (b) funding any required debt service reserve fund, and (c) paying costs of issuance of the Series 2025 Bonds.

REVENUES TO BE PLEDGED

The Series 2025 Bonds are special limited obligations of the City payable from the net revenues of the City’s electric system (the “System”).

PARAMETERS OF THE SERIES 2025 BONDS

The City intends to issue the Series 2025 Bonds in the aggregate principal amount of not more than Twenty Five Million Dollars (\$25,000,000), to mature in not more than thirty (30) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed seven percent (7.00%) per annum. The Series 2025 Bonds are to be issued and sold by the City pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust and a Supplemental Indenture of Trust (together, the “Indenture”) which Indenture was before the Council and in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Council in such form and with such changes thereto as shall be approved by the Mayor or Mayor pro tem; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2025 Bonds will not exceed the maximums set forth above.

OUTSTANDING BONDS SECURED BY REVENUES

Other than the proposed Series 2025 Bonds, the City currently has no outstanding bonds secured by the net revenues of the System.

OTHER OUTSTANDING BONDS OF THE CITY

Information regarding all of the City's outstanding bonds may be found in the City's audited financial report (the "Financial Report") at: <https://reporting.auditor.utah.gov/searchreports/s/>. For additional information more recent than as of the date of the Financial Report please contact Brooke Smith, City Recorder, at (801) 264-2662.

TOTAL ESTIMATED COST

Based on an estimate of the current interest rate and financing plan, the estimated total debt service cost of the Series 2025 Bonds, if held until maturity is \$46,757,763.

A copy of the Resolution and the form of the Indenture are on file in the office of the Murray City Recorder, 5025 South State Street, Murray, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. Monday through Friday for a period of at least thirty (30) days from and after the date of publication of this notice.

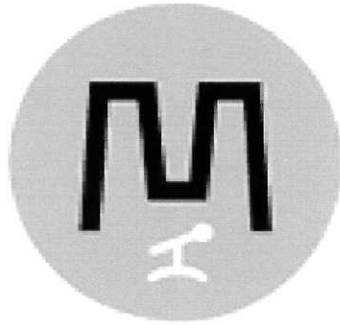
NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture, or the Series 2025 Bonds, or any provision made for the security and payment of the Series 2025 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this April 15, 2025.

/s/ Brooke Smith

City Recorder

PH25-23



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment