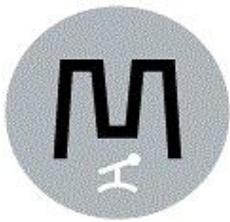




MURRAY
CITY COUNCIL

Council Meeting

July 15, 2025



Murray City Municipal Council

City Council Meeting Notice

July 15, 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, July 15, 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
Pam Cotter conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting – June 3, 2025
Council Meeting – June 17, 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. Murray City Employee of the Month, Christopher Castrillo, Parks Cemetery Supervisor – Pam Cotter, Mayor Hales and Bruce Holyoak 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 a resolution of the Murray City Municipal Council approving an adjustment to the wastewater service boundaries it has in common with Midvalley Improvement District. Ben Ford presenting.
2. Consider a resolution of the Murray City Municipal Council accepting the plat depicting the adjustment to the wastewater service boundaries the City has in common with Midvalley Improvement District. Ben Ford 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, July 11, 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, June 3, 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
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Craig Burnett	Police Chief	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Emily Barton	Finance	Brooke Smith	City Recorder
Julia Pehrson	Murray Library	Kim Sorensen	Parks and Recreation Director
Kate Hoag	Murray Library	Chad Wilkinson	Community and Economic Dev. Director
Cody Giles	Murray Library	Greg Bellon	Power Director
Rob White	IT Director	Isaac Zenger	IT
Citizens			

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

Approval of Minutes: Council Meeting, May 6, 2025 and May 13, 2025.

MOTION: Mr. Hock moved to approve both sets of minutes and Ms. Turner SECONDED the motion.

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

Citizen Comments:

Michelle Kruger – Murray Citizen

Ms. Kruger expressed gratitude to the City for paving her parking strip last fall. She explained the strip was difficult for her to garden on 1300 East, which borders the property line of Woodstock Elementary.

Karen Summerhays – Murray Citizen

Ms. Summerhays encouraged every senior to attend the Murray Senior Recreation Center, described various activities and expressed gratitude to the City for meeting needs of Murray's low income seniors at the center.

Marshall Smith – Murray Citizen

Mr. Smith suggested the City consider implementing a reduced rate, or a one-time fee for seniors who need to license animals.

Special Presentation:

Presentation of an Award of Financial Reporting Achievement to the Finance Department. Mayor Hales commended Finance Director Brenda Moore and Finance Controller Emily Barton for great leadership and expressed appreciation to all finance staff.

Consent Agenda:

1. Consider confirmation of the Mayor's appointment of Daniel Cody Giles to the Library Board for a term beginning July 1, 2025 through June 30, 2028.

2. Consider confirmation of the Mayor's appointment of Kate Hoag to the Library Board for a term beginning July 1, 2025 through June 30, 2028.

MOTION: Mr. Hock moved to approve the Consent Agenda. Mr. Goodman SECONDED the motion.

Council Roll Call Vote:

Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye

Motion passed: 5-0

Public Hearings:

1. Consider an ordinance adopting the transfer of monies from enterprise funds to other city funds. Ms. Moore explained that transferring reserves money from the Water, Wastewater and Power Funds were necessary for providing revenue to the GF (General Fund). The total in transfers out was approximately \$5.24 million to cover all administrative costs associated with the operations of each enterprise fund. She explained how the money subsidizes services that would otherwise require a 39.8% property tax increase to cover costs and shared a chart reflecting all GF revenue. She presented the State required cost breakdown showing how enterprise funding would pay for the City's administrative services and overhead expenses.

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

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

Council Roll Call Vote:

Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye

Motion passed: 5-0

2. Consider an ordinance approving and adopting compensation increases for the Executive Municipal Officers of the city for Fiscal Year 2025-2026. Ms. Moore reviewed State Code requiring the public hearing for compensation increases, noting that pay increases have always been discussed as part of the City's budget. She outlined details and benefits of the Step Plan and confirmed that all employees would receive a 2.5% COLA (Cost of Living Adjustment), all employees would receive the appropriate step increase on their next step date and some employees would receive a market adjustment. A chart was displayed reflecting compensation increases for FY (Fiscal Year) 2025-2026.

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

MOTION: Ms. Turner moved to approve the ordinance. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye

Motion passed: 5-0

3. Public Hearing for the proposed Fiscal Year 2025-2026 Budget. Ms. Moore said the GF budget was balanced

with no use of reserves, but with using \$4.7 million of the .2% optional sales tax revenue. The tentative budget included a 5% Property Tax revenue increase. Employees would receive a 2.5% COLA and the Step program would be fully funded. The budget proposed an insurance increase of net .25% on existing employees, dental increase of 1.3% and the City would continue the 85%/15% split on premiums. Full-time employee requests are one police lieutenant, one wastewater technician and one arborist. Pay ranges would be increased to be within 5% of average market for 85 positions, affecting 162 employees.

Ms. Moore reviewed Internal Service Funds regarding the Central Garage Fund and the Retained Risk Fund where spending would be reduced. The Library Fund would continue to save for a new facility or remodel. The Water Fund would spend \$2 million of reserves to complete scheduled projects, the Wastewater Fund would use \$1.3 million and the Power Fund would use \$2.8 million. With no capital in the Solid Waste Fund reserves would naturally spend down until a rate increase was determined by Trans Jordan Landfill for garbage services. The Storm Water Fund anticipated that once a new Master Plan was completed significant project spending would occur.

Highlights of the GF were noted as the Ending Fund Balance at \$16 million, the 5% property tax increase providing \$618,387 in revenue for contributing to one police lieutenant position and running the Murray Theater that is estimated at \$.9 million annually. Sales Tax Revenue was budgeted at FY2024 actual less 1% to help control costs. Personnel costs increased 4% or 1.5 million, operations costs decreased 4% or \$472,432. Ms. Moore reviewed sources that provide revenue to the GF and all GF expenditures by function. All one-time Capital Improvement Program Fund projects totaling \$18.5 million were outlined.

Ms. Turner asked if a property tax increase was really needed this year and what the budget impact would be if a 5% property tax increase was not implemented. Ms. Moore explained instead of the tax increase two simple solutions were possible. First was to increase the .2% Optional Sales Tax budget by \$510,000 and allocate new property tax growth and return all unspent money back to reserves at the year end. Second solution was to draw money from the GF reserves, which would then remain at 25% of revenue an equivalent to \$15.4 million instead of \$16 million. Ms. Moore said if the property tax increase was delayed one year, next year's budget would be fine.

The public hearing was open for public comments. No comments were given, and the public hearing was closed. Mr. Pickett clarified the public hearing did not include a vote on the budget, that would occur after Ms. Moore made final budget adjustments.

Ms. Turner preferred the .2% Optional Sales Tax revenue increase and not use GF reserves. Mr. Hock noted the .2% revenue would end in 2030 and questioned whether the City should rely on it. Mr. Pickett expressed concern that without an increase now, a higher tax increase would eventually be needed. He asked if the City was weaning itself from the .2% revenue source since it would end in 2030. Ms. Moore said that was the hope, but costs were rising at the same rate.

Mr. Pickett felt without a property tax increase the City would fall behind. Ms. Moore noted that this year each department was required to cut budgets by 1% to prepare for the loss of revenue in the future, but the savings was used for salary increases. She felt a 3% tax increase would not make a difference one way or another. Mr. Pickett said the numbers didn't add up for him. He felt that as costs kept rising on everything, avoiding a property tax increase now seemed more like a token gesture than a practical solution, because in reality prices were going up. He expressed concern that whether GF reserves were used or other adjustments were made they were painting a picture that shouldn't be painted. He clarified he wanted to be sure they were making the right move and he was not necessarily saying no to removing the tax increase.

Mayor Hales said unless the budget was short millions of dollars, he would never agree to avoiding the property tax increase because the shortfall was roughly \$600,000. Ms. Moore confirmed the amount she would draw from reserves would be approximately \$400,000. Mayor Hales said citizens were promised that a 20% to 30% increase would not happen again and at the most a 5% increase would occur. He supported eliminating the property tax increase because using \$400,000 from reserves wouldn't harm the reserves or impact next year's budget.

Mr. Goodman said if all unspent money was returned to reserves anyway why not just use reserves. Ms. Moore said that was the easiest choice for her and reserves would still remain at 25.9%. There was consensus to use GF reserves to balance the budget. Ms. Moore would calculate new property tax growth, make other financial adjustments, then present new figures and the addendum at the June 17, 2025 council meeting when the Council would consider the final budget.

Business Items:

1. **Consider an ordinance amending Section 2.66.020 of the Murray City Municipal Code relating to elections.** City Recorder Brooke Smith recapped about the request to implement four amendments to be in compliance with State Code.

MOTION: Ms. Cotter moved to approve the ordinance. Mr. Hock SECONDED the motion. the need to update City Code regarding Elections. The

Council Roll Call Vote:

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

2. **Consider a resolution amending the Murray City Municipal Council Guidelines and Policy relating to Municipal Elections.** City Council Executive Director Jennifer Kennedy presented changes to the Municipal Elections Section of the City Council Policy and Procedures Handbook regarding elections and council office staffs interaction with Council Members during a municipal election. Ms. Kennedy clarified that council staff should remain completely neutral during a municipal election. Council staff shall not engage in any election campaign related activities while fulfilling their duties as a Murray City employee. Staff may not assist with conducting research, discussing campaign issues, scheduling appointments, holding campaign related meetings or events and organizing fundraising activities.

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

Council Roll Call Vote:

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

Mayor's Report and Questions: Mayor Hales said the grand opening of the Murray Armory was a great success and reported about the Light Up Navajo project thanking linemen and the City Council for their support.

Adjournment: 7:25 p.m.

Pattie Johnson
Council Office Administrator III

**MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING**

Minutes of Tuesday, June 17, 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
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Brenda Moore	Finance Director	Brooke Smith	City Recorder
Matt Youngs	Assistant Power Director	Alexis Thompson	Miss Murray
Marci Muszynski	Library Board	Amanda Gardner	Boys and Girls Club
Julia Pehrson	Assistant Library Director	Chad Wilkinson	Community and Economic Dev. Director
Zac Smallwood	Planning Manager	Elvon Farrell	Economic Development Specialist
Rob White	IT Director	David Rodgers	City Planner
Isaac Zenger	IT Support	Terese Walton	Murray property owner
Citizens		Jenn Kikel-Lynn	Murray City Downtown District

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

Citizen Comments:

Chenell Hill – Taylorsville

Ms. Hill introduced her Utah based nonprofit called Stand With SAFE and asked the Council to support her cause and legislation to reform the sex offender registry.

DeLynn Barney – Murray City Resident

Mr. Barney shared a 1929 article titled Murray Must Work, highlighting Murray City's legacy of hard-working citizens. He also recognized the United States Army for 250 years of service, those who served and those currently serving the Country.

Teresa Walton – Murray City Property Owner

Ms. Walton expressed concern about potential future redevelopment challenges under the new Form-Based Code, stating she was the property owner of the Jiffy Lube located on the corner of 4949 South State Street and Vine Street. She hoped that in the future the City would work with property owners who face constraints with parcels of odd size and shape.

Amanda Gardner – Murray Boys and Girls Club of Greater Salt Lake

Ms. Gardner said as the Chief Executive Officer of the Murray Boys and Girls Club of Greater Salt Lake she appreciated Murray City supporting the Murray club in the past. She thanked the Council for considering her current application to receive funding and expressed gratitude for their consideration.

LeAnn Parker-Reed – Murray City Resident

Ms. Reed expressed gratitude for the City Council's dedicated service and shared about the upcoming Meet the Candidates Night event that will be held at the Murray Armory and announced her run for Council District 3. She reported that residents in her area felt that the new traffic enforcement for speeding on 4800 South was

getting too excessive.

Special Recognition:

1. **Murray City Employee of the Month, Elvon Farrell, Economic Development Specialist.** Mr. Pickett, Mayor Hales and CED (Community and Economic Development) Director Mr. Wilkinson presented Mr. Farrell with a certificate and a \$50 gift card. Gratitude was expressed for his role in helping to make the grand opening of the Murray Museum a great success.
2. **Introduction of Miss Murray, Alexis Thompson.** Mayor Hales welcomed Miss Thompson as the 2025 Miss Murray. Ms. Thompson shared about her professional background working as an Emergency Medical Services technician and firefighter and recognized her first and second attendants. She highlighted that everyone has a place at the Miss Murray table, saying there was not a certain type of person that competes in pageants. She shared about her platform, Every Second Counts, which was dedicated to promoting CPR (cardiopulmonary resuscitation) awareness and CPR training.

Consent Agenda:

Consider confirmation of the Mayor's appointment of Marci Muszynski to the Library Board for a term beginning July 1, 2025 through June 30, 2028. Mayor Hales thanked Ms. Muszynski for her willingness to volunteer.

MOTION: Ms. Cotter moved to approve the Consent Agenda. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

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

Public Hearings:

1. **Consider an ordinance repealing Chapter 17.170 (Murray City Center District MCCD) of the Murray City Municipal Code, adopting and enacting Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC.** Planning Manager Zac Smallwood explained the new CC-FBC (City Center Form-based Code). The first public hearing was a land use text amendment that would repeal the Chapter in City Code associated with the MCCD (Murray City Center District) enacting the CC-FBC. The second public hearing would change the zone map to rezone all properties to the CC-FBC. A map was analyzed to discuss the affected area of approximately 86 acres including three small parcels currently zoned for Commercial development, located in most northern part the MCCD.

Mr. Smallwood used the 2017 General Plan to confirm that the FBC was a planned initiative for implementing a new city center area. He reviewed recommendations of the 2024 Downtown Strategic Plan to remind Council Members why the FBC was proposed and outlined FBC chapters that included the Form District map, Form District descriptions, District uses and street types and building types within each form District. Open space, landscaping, parking requirements and signage was thoroughly explained.

Mr. Smallwood explained three proposed edits affecting corner facades, connector street requirements and parapet height. Findings were shared to confirm why staff recommended approval of the amendments and why the Planning Commission also recommended approval by voting 6-0 in the April 17, 2025 a planning commission meeting.

Mr. Goodman pointed out on the Form District map that many properties at Block One and on the east side of State Street between 4800 South and Vine Street span over two different Form Districts, specifically naming the BD (Boulevard District) and RT (Residential Transition). Mr. Smallwood said new buildings would need to be separated to comply with the requirements of each Form District. Developers could also apply for a Form District change, similar to a rezone request if they don't like the option of separating buildings. Mr. Goodman requested the boundary be adjusted so that property owners did not have this challenge and asked how Form District boundaries were established. Mr. Smallwood said the consultant created them. Mr. Smallwood explained that on the east side of State Street from Brown Street to Court Avenue, between 4800 South and Vine Street the consultant originally omitted all neighborhood homes on the westside of Center Street from the FBC. Properties located between westside Center Street homes and the BD, were all designated as the RT.

He explained that during the second presentation of the FBC to the Council, former Council Member Dominguez proposed that all properties behind the BD including those on the west side of Center Street be part of the FBC. As a result the RT zone east of the BD was expanded to Center Street's westside neighborhood, which was approved by the Council.

Mr. Wilkinson believed distinct and oddly shaped property lines behind the BD were followed that resulted in several properties spanning over two FBC Districts, saying he tried to understand the boundary logic in that area as well when he was hired. He agreed adjustments could be made to the Form Districts, but any change would also require changes to the standards and requirements of the specific Form District noted in the FBC language.

The public hearing was open for public comments.

DeLynn Barney – Murray City Resident

Mr. Barney said he had no plans to move his home from the MCCC or new RT. He urged the Council to change his area from the RT to the NC (Neighborhood Corridor) District because he disagreed with the new parking and landscaping requirements. He also opposed 10-story buildings surrounding his home, opposed the possibility of a new road constructed near him and he believed that on-street parking was not practical for the area. He said streets in the area are crowded in the evening, which already create narrow one lane roads that obstruct emergency vehicles.

Diane S. Powers – Holladay City Resident

Ms. Powers said as the property owner of 4777 South State Street she only learned at the April Planning Commission meeting, that without her consent or knowledge her property was added to the FBC. Ms. Powers requested that her property not be included in the FBC.

LeAnn Parker-Reed – Murray City Resident

Ms. Reed expressed concern that the 2017 General Plan used to create the FBC was outdated.

Mike Todd – Desert Star Playhouse

Mr. Todd has owned the Desert Star Playhouse for 38 years and stated he was in complete opposition to his property being split between two different Form Districts. He did not oppose FBC but expressed fatigue with the number of times the City had implemented rezones for his property. His desire was to remain positive as the largest property owner on the east side of State Street between 4800 South to Vine Street saying it has always been a Commercial zone. Mr. Todd asked the Council respectfully to modify the BD boundary so that all of his property was designated to only one Form District.

Clark Bullen – Murray City Resident

Mr. Bullen expressed appreciation for the work done to create the FBC, saying it would make a big difference for improving downtown Murray. He noted parcels at Block One where Rockworth Companies would construct apartments so he thought the area should be changed from the CC (City Center) District to the NC District.

The public hearing was closed.

Mr. Smallwood was asked to address public comments and concerns saying that the Council could change the RT District to the NC for Mr. Barney, however, it is the current MCCD zone that allows for a 10-story building. The proposed RT District would reduce that maximum height to eight stories. Mr. Smallwood believed the RT District still made better sense because it was close to the Murray Central TRAX station. Mr. Smallwood agreed parking has always been challenging on Box Elder Street, especially at night and weekends however he felt the requirement fit the Code accordingly. About the proposal for a new road between 4th and 5th Avenue, Mr. Smallwood said this was only a street concept, was not funded and any new road proposal in the plan was only created for better traffic circulation in the future. Mr. Pickett asked if changing Mr. Barney's District from RT to NC would change the future proposal of the winding road. Mr. Smallwood said no and confirmed the NC allows a maximum of three story buildings.

Mr. Smallwood said changing all of Mr. Todd's properties to the BD. would potentially give him additional height with residential and office space allowed only on upper floors. The existing RT allows a maximum of three-stories. Mr. Hock felt the proposed change would take away the transition area between the BD and Center Street, saying it was important to him to have a clear transition area.

Mr. Smallwood explained that the property of Ms. Power's at 4777 South State could still be operated exactly as it is within the FBC. Removing it entirely from the FBC would not make any difference because existing buildings do not have to conform to the FBC. Only when a building was demolished, or remodeled on the outside would the FBC be applied.

Mr. Smallwood noted Mr. Bullen's request to change the Form District at Block One from CC to NC, saying it would not be necessary because the CC allows residential housing on the ground floor.

Ms. Cotter expressed concern with having a maximum height of eight stories in the TN (Transitional Neighborhood) District and suggested changing the maximum height to five stories.

Mr. Hock argued that he and Ms. Turner on the FBC Steering Committee settled on having a maximum of eight stories for a few reasons. Residents who attended the FBC Open House at first spoke with him unhappily about eight-story buildings in the TN but when he noted the TN as Intermountain Health Care property, all citizens changed their minds wanting to be good neighbors. Another reason was due to a natural change in grade, specifically where a hill would help lessen the visual impact of a tall building.

Mr. Pickett called for a voice vote to amend the TN District to a maximum height to five stories.

MOTION: Ms. Cotter motioned to amend. Mr. Pickett SECONDED the motion.

Council Voice Vote:

Ms. Cotter	Aye
Mr. Goodman	Nay
Ms. Turner	Nay
Mr. Hock	Nay

Mr. Pickett Aye
Motion failed: 3-2

Ms. Turner favored eight-story buildings in the TN District as she felt it made sense in the hospital area. As a FBC Steering Committee member she expressed concern with the MCCD always having a 10-story maximum height allowance so she worked to lower the height for the FBC.

Mr. Pickett reiterated concerns of Mr. Barney, saying existing narrow roads in the area would feed into the BD. Mr. Pickett believed major infrastructure changes would be needed because one lane roads cannot handle the potential of hundreds of cars coming from multiple eight-story buildings. Ms. Turner reiterated that she went over the Code many times and was comfortable with eight-stories.

Mr. Hock said knowing the new FBC was not perfect or finished, the FBC Steering Committee acknowledged in meetings that amendments could be made in the future if mistakes were realized as development occurred. Mr. Pickett expressed fear that mistakes would be realized too late. He believed fitting many people in a small area was not a good idea and he wanted to avoid possible lawsuits should the Council try to implement changes to the Code later in time. Ms. Turner agreed things that could happen and the committee tried to anticipate every one of them.

Mr. Pickett requested a motion on the ordinance.

MOTION: Mr. Hock motioned to approve the ordinance with edits from staff. Ms. Turner **SECONDED** the motion.

Council Roll Call Vote:

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

NOTE: This item was reconsidered under Public Hearing #2.

2. Consider an ordinance relating to land use; amends the Zoning Map from the MCCD (Murray City Center District) Zone to the CC-FBC (City Center Form Based Code) Zone for all property previously located within the MCCD and for three additional properties currently in the C-D (Commercial Development) Zone located at 4780 South Brown Street and 4777 South State Street. Zac Smallwood confirmed that the item was presented and discussed during public hearing item number one. City Attorney Critchfield confirmed two separate public hearings were required.

The public hearing was open for additional public comments.

DeLynn Barney – Murray City Resident

Mr. Barney reiterated his request to have his property changed from the RT to the NC District due to his same concerns previously stated about building height, congested roads, and increased traffic in his neighborhood. He hoped the Council would listen and that Murray could grow in a prosperous way without negatively impacting those who already live in the area and those yet to come.

Doug Wright – Murray Property Owner

Mr. Wright expressed support for Desert Star owner Mr. Todd, saying the idea of splitting a property into

two different districts was a serious burden for property owners.

Ben Peck – Murray Resident

Mr. Peck supported Desert Star owner Mr. Todd in his request to change all of his properties to the BD. He said it makes more sense to keep multiple parcels belonging to a single property owner all the same and asked that the Council consider granting Mr. Todd's request.

Clark Bullen – Murray Resident

Mr. Bullen said after listening to Desert Star owner Mr. Todd and comparing the differences between the BD and RT Districts, only three stories could be constructed on the westside of his property and on the east side of his property he could develop a three story building with a step back to five stories. Mr. Bullen agreed it made sense to zone all of his parcels the same in the BD.

Mike Todd – Desert Star Playhouse

Mr. Todd expressed appreciation to those speaking in his favor saying he was grateful for their comments, he did not know them personally and he did not ask them to speak.

The public hearing was closed.

Mr. Wilkinson presented an edited Form District Map with changes to reflect the request of Mr. Todd. The new boundary of the BD would follow the natural property lines capturing all of Mr. Todd's parcels into the same BD. Mr. Wilkinson explained that with the particular boundary change in relationship to this public hearing, the Council should consider changing the MCCD to the FBC with the sub-district BD being adjusted to include the new boundary line on the map.

Mr. Wilkinson noted the vote in Public Hearing #1. The ordinance was to adopt the text amendment and enact Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC. Neither the motion or vote included a Form District Map amendment or a proposed boundary adjustment for Mr. Todd's BD properties.

Mr. Critchfield advised Council to reconsider the first public hearing and vote again with the proposed changes to the zone map affecting the Code text amendment.

Mr. Hock thought rather than reconsider the first public hearing, property Mr. Todd could still apply for a form-based change if he wants to redevelop his property whether now or in a few months. The Council could consider a Form District change request at that time. He noted that Rockworth Companies faced the same situation so it was possible to construct new developments across two different Form Districts.

Mr. Goodman thought the Council should make boundary adjustments now to ensure requested changes were implemented as correctly as possible, saying property owners shouldn't have to return later to fix it.

Mr. Wilkinson displayed an adjusted Form District Map reflecting the boundary adjustment to the BD to include all of Mr. Todd's properties and other noted parcels not including homes along Center Street that would remain in the RT.

MOTION: Mr. Hock motioned to reconsider Public Hearing #1, to consider an ordinance repealing Chapter 17.170 (Murray City Center District MCCD) of the Murray City Municipal Code, adopting and enacting Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form

Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC. Ms. Cotter **SECONDED** the motion.

Council Roll Call Vote:

Ms. Cotter Aye

Mr. Goodman Aye

Ms. Turner Aye

Mr. Hock Aye

Mr. Pickett Aye

Motion passed: 5-0

Mr. Pickett called for a motion to consider again Public Hearing #1.

MOTION: Mr. Hock motioned to approve an ordinance repealing Chapter 17.170 (Murray City Center District MCCD) of the Murray City Municipal Code, adopting and enacting Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC including edits from staff and adjustments to the BD as discussed in this meeting. Mr. Goodman **SECONDED** the motion.

Council Roll Call Vote:

Ms. Cotter Aye

Mr. Goodman Aye

Ms. Turner Aye

Mr. Hock Aye

Mr. Pickett Aye

Motion passed: 5-0

Mr. Pickett called for a motion on Public Hearing #2.

MOTION: Mr. Hock motioned to approve an ordinance relating to land use; amends the Zoning Map from the MCCD (Murray City Center District) Zone to the CC-FBC (City Center Form Based Code) Zone for all property previously located within the MCCD and for three additional properties currently in the C-D (Commercial Development) Zone located at 4780 South Brown Street and 4777 South State Street. Mr. Goodman **SECONDED** the motion.

Council Roll Call Vote:

Ms. Cotter Aye

Mr. Goodman Aye

Ms. Turner Aye

Mr. Hock Aye

Mr. Pickett Aye

Motion passed: 5-0

3. **Consider an ordinance amending the City's FY (Fiscal Year) 2024-2025 Budget.** Finance Director Brenda Moore reviewed the budget amendment for FY 2024-2025 saying that in the GF (General Fund) the police department would receive \$36,000 in Asset Forfeiture revenue and Donation revenue would increase \$15,000 due to a contribution from Intermountain Health. Donation money would be allocated to the parks department for marketing expenses to develop the Love, Murray Campaign.

The GF would receive revenue of \$229,845 from the Los Angeles fire deployment project, where \$213,769 would be allocated to the Murray City Fire Department to cover fire salaries, benefits, travel expenses, vehicle maintenance, buildings and grounds expenses related to the deployment. The remaining \$16,076 would be transferred to the CIP (Capital Improvement Program) Fund which would appropriate that amount

for future fire equipment.

The Power Fund would receive a deposit of \$19,090,000 in bond money. Of that, \$90,000 would be allocated for the cost of the bond. To begin the gas turbine rebuild project, \$3,600,000 would pay for infrastructure expenses and the remaining \$15,400,000 would become Power Fund reserves. The Power Department would begin spending reserves next year to accomplish other power projects.

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

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

Council Roll Call Vote:

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

4. **Public Hearing for the proposed Fiscal Year 2025-2026 Budget.** Ms. Moore said the overall FY 2025-2026 budget remained the same since the public hearing on June 3, 2025, only minor changes resulted from that meeting. Ms. Moore added to the addendum the waiving of Murray Theater rental fees for the Miss Murray pageant and in the Library Fund, \$31,006 was added to library property tax revenue for growth. In the GF, the proposed property tax revenue increase was completely removed. New growth of \$120,235 would be recorded increasing property tax revenue. Ms. Moore would use \$498,152 of GF reserves to balance the GF budget. The GF would end at 26% of revenue, projected to be \$15.6 million at the end of next year.

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

Business Items:

1. **Consider an ordinance adopting the rate of tax levies for the fiscal year commencing July 1, 2025 and ending June 30, 2026.** Ms. Moore received the new tax rate from the Salt Lake County Assessor, noting that property values in Murray increased 6.7% overall. As a result the new calculated tax rate for the City would be lowered to 0.001403% from 0.001483%. The tax levy for the Murray City Library was reduced to .00293%. Ms. Moore said this would make the combined tax rate .001696% that would place Murray in the middle range compared to other cities in the County.

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

Council Roll Call Vote:

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

2. **Consider an ordinance adopting the final 2025-2026 Fiscal Year Budgets for Murray City including the Library Fund Budget.** Ms. Moore said only a final vote was needed as nothing in the budget had changed since her previous presentation.

MOTION: Mr. Goodman moved to adopt the ordinance. Ms. Cotter **SECONDED** the motion.

Council Roll Call Vote:

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

3. **Consider a resolution amending the regular meeting schedule of the Murray City Municipal Council for calendar year 2025.** City Council Executive Director Jennifer Kennedy said all meetings on Tuesday August 5, 2025 would be held in the Council Chambers due to early voting. Meetings scheduled for August 12, 2025 would be cancelled. The Municipal Building Authority, the Board of Canvassers, the City Council and the Committee of the Whole would hold meetings on August 25, 2025 and there was a possibility of an Redevelopment Agency Board meeting also on August 25, 2025.

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

Council Roll Call Vote:

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

Mayor's Report and Questions: Mayor Hales provided an update on the progress of the Murray Public Works reconstruction project.

Adjournment: 8:40 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Special Recognition



MURRAY

City Council/Mayor

Employee of the Month - Christopher Castrillo

Council Action Request

Council Meeting

Meeting Date: July 15, 2025

Department Director Jennifer Kennedy	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2622	Action Requested Informational only
Presenters Pam Cotter Brett Hales Bruce Holyoak	Attachments Recognition Form
Budget Impact	Description of this Item None
Required Time for Presentation	See Employee of the Month Recognition Form
Is This Time Sensitive No	
Mayor's Approval	
Date July 2, 2025	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Parks and Recreation

6/10/2025

NAME of person to be recognized:

Submitted by:

Christopher Castrillo

Bruce Holyoak

DIVISION AND JOB TITLE:

Parks Cemetery Supervisor

YEARS OF SERVICE:

20

REASON FOR RECOGNITION:

Chris began working for the parks division in Murray City Cemetery as a seasonal in 2002. He was hired full time as a maintenance worker in 2005. He was promoted to Cemetery Supervisor eight months ago.

Chris is fun to work with, he is always polite and courteous to cemetery patrons as well as the people who love to walk in the cemetery. He pays great attention to detail, as was evident during the recent Memorial Day holiday. The lawns were groomed well, the grave markers were trimmed around, and looked proper and crisp. The roadways were clean. All of these seeming small things make a big difference, as Memorial day is an important time for the cemetery. Chris made sure that the cemetery was a peaceful and beautiful place for people to come and spend time honoring and remembering those who have passed away.

He is an excellent supervisor who cares about his staff. They follow his example as public servants putting in many hours per week throughout the year, doing the duties and maintenance that a cemetery requires. Murray City is lucky to have Chris.

COUNCIL USE:

MONTH/YEAR HONORED

Doug Hull



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearings #1 and #2



MURRAY

Public Works Department

Midvalley Improvement District Boundary Update

Council Action Request

Council Meeting

Meeting Date: July 15, 2025

Department Director Russ Kakala	Purpose of Proposal Two resolutions approving updated wastewater boundary and plat with Midvalley Improvement District and Murray City.
Phone # 801-270-2404	Action Requested Approve resolution adjusting the service boundary with (MID) and accepting the plat.
Presenters Ben Ford	Attachments Murray City proposed resolutions accepting the boundary and the new plat map. Legal exhibits and public hearing notices.
Required Time for Presentation 10 Minutes	Budget Impact None
Is This Time Sensitive No	Description of this Item Council approved a notice of intent to adjust the service boundary with Midvalley Improvement District (MID) on May 13, 2025. Two Murray City properties are affected with this resolution and updated plat map. Mountain View Business Center located at 756 East Winchester is being changed on (MID) record as being serviced by Murray City and will show a decrease in taxes to (MID). Agnom Associates LLC located at 6525 South State is changing from Murray City to service by (MID). This property will see a rate change based on (MID) current rate schedule. The intent of the resolution is to clarify (MID) boundaries with all bordering entities which include, Sandy Suburban Improvement District, Cottonwood Improvement District, Murray City, and Midvale City.
Mayor's Approval  Date June 18, 2025	

Continued from Page 1:

Attached documents include the resolution approving the adjustment of the wastewater service boundaries it has in common with Midvalley Improvement District (MID).

Resolution accepting the plat depicting the adjustment to the wastewater service boundaries it has in common with (MID).

78 public hearing notices were sent out regarding the wastewater service boundary adjustment.

Three different notices are attached.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15TH day of JULY 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on a proposed adjustment of a common boundary with the Midvalley Improvement District. ***The municipal boundaries of Murray City will not change.***

The purpose of this hearing is to receive public comment concerning the proposed boundary adjustment as described above.

DATED this 13th day of June 2025.



MURRAY CITY CORPORATION

A handwritten signature in black ink that reads "Brooke Smith".

Brooke Smith
City Recorder

DATE OF PUBLICATION: June 30, 2025
PH25-31

1. Posted on City Website – UCA §63G-30-102(1)(b)
2. Posted on the Utah Public Notice Website – UCA §63G-30-102(1)(a)
3. Posted in a public location – UCA §63G-30-102(1)(c)(v)
4. Mailed to Affected Entities
5. Mailed specific public hearing notices to property owners – UCA §17B-1-417 (3)(a)(iii)

RESOLUTION NO. _____

A RESOLUTION OF THE MURRAY CITY MUNICIPAL COUNCIL APPROVING AN ADJUSTMENT TO THE WASTEWATER SERVICE BOUNDARIES IT HAS IN COMMON WITH MIDVALLEY IMPROVEMENT DISTRICT.

RECITALS

WHEREAS, Midvalley Improvement District (“Midvalley”) provides public sanitary sewer collection and conveyance services to an area in Salt Lake County; and

WHEREAS, Murray City Corporation (“City”) provides municipal public sanitary sewer services to an area in Salt Lake County adjacent to Midvalley, primarily within Murray City; and

WHEREAS, City shares a common service area boundary with Midvalley; and

WHEREAS, Midvalley’s legal boundaries were created in 1947 and have not been adjusted since that time; and

WHEREAS, Midvalley has completed an analysis of parcels of real property abutting the boundaries of Midvalley, the City and other agencies; and

WHEREAS, as a result of that analysis the City and Midvalley have concluded that there are parcels serviced by the City which should be serviced by Midvalley, and that there are parcels serviced by Midvalley which should be serviced by the City; and

WHEREAS, the affected area is described in the attached Exhibit “A” (the “affected area”); and

WHEREAS, having considered the matter, the Murray City Municipal Council has concluded that it is in the best interest of the City, the property owners and residents in the affected area for Midvalley and the City to adjust their common service area boundaries such that certain areas will be moved into the Midvalley service area and certain areas will be moved into the Murray City service area, in accordance with the requirements of Utah Code Ann. §§ 17B-1-503; 17B-1-417. **The municipal boundaries of Murray City will not change.**

WHEREAS, a resolution of Murray City (Resolution No. 25-29) declaring an intent to adjust the common service area boundary with Midvalley was adopted by the Murray City Municipal Council; and

WHEREAS, after having provided public notice as required by law, the Murray City Municipal Council has held public hearings on the proposed service area boundary adjustment; and

WHEREAS, sufficient protests to prevent the service area boundary adjustment from moving forward have not been filed by owners of private land within the affected area or by registered voters residing within the affected area; and

WHEREAS, all statutory requirements for the adoption of this resolution have been satisfied; and

WHEREAS, the Murray City Municipal Council, after having considered any comments made at its public hearing and the reasons for the proposed service area boundary adjustment, deem it to be in the best interests of the City, the property owners and residents in the affected area, for its common service area boundary with Midvalley to be adjusted as indicated on Exhibit A.

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

1. That this resolution is adopted for the purpose of fulfilling and complying with the requirements of Utah Code Ann. § 17B-1-417 relating to adjusting the common service area boundary of Murray City and Midvalley Improvement District.
2. That it has determined and hereby does determine the proposed service area boundary adjustment to be equitable and necessary under the circumstances, and notes that **the municipal boundaries of Murray City will not change by this action.**
3. That the proposed service area boundary adjustment, as described and depicted in the attached Exhibit A, which is incorporated by reference as part of this Resolution, is hereby approved, with the service area boundary adjustment to be effective upon the Lieutenant Governor's issuance of a certificate of boundary adjustment under Utah Code Ann. §§ 17B-1-417(7) and 67-1a-6.5.
4. That the Mayor and City Recorder, in coordination with the Chair of the Midvalley Improvement District Board of Trustees, is instructed, within thirty days after the adoption of this resolution, to file with the Lieutenant Governor a copy of the notice of impending service area boundary adjustment and a copy of an approved final local entity plat.
5. That, after the Lieutenant Governor has issued the certificate of boundary adjustment to the City, the Mayor and City Recorder, in coordination with the

Chair of the Midvalley Improvement District Board of Trustees or Midvalley's General Manager, is instructed to submit to the Salt Lake County Recorder for recordation the following documents: the original notice of impending boundary action; the certificate of boundary adjustment issued by the Lieutenant Governor; an approved final local entity plat; and a certified copy of this Resolution.

6. That this Resolution shall take effect upon its approval and adoption, but the service area boundary adjustment shall not be complete until the Lieutenant Governor issues a certificate of boundary adjustment as provided above.

PASSED, APPROVED AND ADOPTED this 15TH day of JULY, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

EXHIBIT A

RESOLUTION NO. _____

A RESOLUTION OF THE MURRAY CITY MUNICIPAL COUNCIL
ACCEPTING THE PLAT DEPICTING THE ADJUSTMENT TO THE
WASTEWATER SERVICE BOUNDARIES THE CITY HAS IN COMMON
WITH MIDVALLEY IMPROVEMENT DISTRICT.

RECITALS

WHEREAS, Midvalley Improvement District (“Midvalley”) provides public sanitary sewer collection and conveyance services to an area in Salt Lake County; and

WHEREAS, Murray City Corporation (“City”) provides municipal public sanitary sewer services to an area in Salt Lake County adjacent to Midvalley, primarily within Murray City; and

WHEREAS, City shares a common service area boundary with Midvalley; and

WHEREAS, Midvalley has completed an analysis of parcels of real property abutting the boundaries of Midvalley, the City and other agencies; and

WHEREAS, as a result of that analysis the City and Midvalley have concluded that there are parcels serviced by the City which should be serviced by Midvalley, and that there are parcels serviced by Midvalley which should be serviced by the City; and

WHEREAS, the Murray City Council, pursuant to state law, held a public hearing to consider a resolution approving the boundary adjustment; and

WHEREAS, after having considered any comments made at a public hearing and the reasons for the proposed service area boundary adjustment, the City Council adopted the proposed boundary adjustment; and

WHEREAS, in accordance with state law, Midvalley has prepared a plat reflecting the adjustment to the common service area boundaries to be filed with the Lieutenant Governor’s Office; and

WHEREAS, the City Council believes it to be in the best interest of the City to approve and accept the plat insofar as the boundary adjustment with Murray City is concerned;

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

1. That this resolution is adopted for the purpose of fulfilling and complying with the requirements of Utah Code Ann. § 17B-1-417 relating to adjusting the

common service area boundary of Murray City and Midvalley Improvement District.

2. That the plat depicting the common service area boundary adjustment proposed by Midvalley Improvement District, attached as Exhibit A, is hereby approved and accepted, insofar as it relates to Murray City. The Council notes that **the municipal boundaries of Murray City will not change by this action.**
3. That the Mayor and City Recorder, and other officers, employees and representatives of the City, are hereby authorized, on behalf of the City, to take, or cause to be taken, all actions necessary to authorize the approved final local entity plat as it relates to the City.

PASSED, APPROVED AND ADOPTED this 15TH day of JULY, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

EXHIBIT A

Exhibit "A"

Boundary Legal Description

Midvalley Improvement District Area

A parcel of land situate within Sections 24, 25, and 36 of Township 2 South, Range 1 West, and Sections 19, 20, 29, 30, 31, and 32 of Township 2 South, Range 1 East, and Section 5 of Township 3 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 8600 South Street and easterly boundary line of Harvard Park No. 2 Subdivision, recorded November 17, 1975 in Book 1975P at Page 181 in the Office of the Salt Lake County Recorder, said point also being located North 89°59'10" West 1,605.32 feet along the section line and North 00°10'10" East 40.00 feet from the Southeast Corner of Section 32, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°59'10" West 665.66 feet, more or less along said northerly right-of-way line; thence South 04°00'32" West 72.87 feet, more or less to the southerly right-of-way line of said 8600 South Street, said point also being the northeast corner of Parcel No.

28-05-202-001, said point also being East 374.66 feet and South 33.00 feet from the South Quarter Corner of said Section 32; thence along the easterly boundary line of said Parcel No. 28-05-202-001 the following three (3) courses:

(1) South 08°57'00" West 79.30 feet; South 28°16'50" West 40.10 feet; South 28°00'00" West 109.29 feet, more or less to the northerly boundary line of the George Lake Subdivision, recorded June 30, 1998 in Book 1998P at Page 169 in the Office of the Salt Lake County Recorder; thence along said northerly boundary line the following three (3) courses: (1) West 96.35 feet;

(2) South 22°01'00" West 2.94 feet; West 161.58 feet to the easterly boundary line of Watson Subdivision, recorded June 20, 1965 in Book CC at Page 95 in the Office of the Salt Lake County Recorder; thence North 00°00'20" West 6.00 feet, more or less to the Southeast Corner of Lot 9 of said Watson Subdivision; thence North 89°59'38" West 178.57 feet along the southerly boundary line of said Lot 9 to the easterly right-of-way line of Vaquero Drive; thence North 81°05'37" West 57.59 feet to the westerly right-of-way line of Vaquero Drive; thence along said westerly right-of-way line the following two (2) courses:

(1) Northwesterly 93.44 feet along the arc of a 297.87 foot radius curve to the right (center bears North 72°02'01" East and the chord bears North 08°58'48" West 93.05 feet with a central angle of 17°58'21");

(2) North 00°00'22" East 6.00 feet to the southeast corner of Lot 3 of said Watson Subdivision; thence North 89°59'38" West 103.50 feet along the southerly boundary line of said Lot 3 to the southwest corner of said Lot 3, said point also being the southeast corner of Lot 1 of Greenwood Meadows Subdivision, recorded April 16, 1971 in Book II at Page 98 in the Office of the Salt Lake County Recorder; thence North 89°59'38" West 143.03 feet along the southerly boundary line of said Lot 1 to the easterly right-of-way line of Buena Vista Drive; thence South 86°34'21" West 50.09 feet to the westerly right-of-way line of Buena Vista Drive, said point also being the southeast corner of Lot 15 of said Greenwood Meadows Subdivision; thence North 89°59'38" West 142.97 feet along the southerly boundary line of said Lot 15 to the

Exhibit “A”

Boundary Legal Description

southwest corner of said Lot 15; thence North 00°00'22" East 29.03 feet along the westerly boundary line of said Greenwood

Meadows Subdivision to the southeast corner of Lot 137 of Country Estates No. 5, recorded August 3, 1972 in Book MM at Page 3 in the Office of the Salt Lake

County Recorder (said course also being coincident with the easterly boundary line of said Country Estates No. 5 with a record bearing of North 00°00'59" East); thence West 109.76 feet along the southerly boundary line of said Lot 137 to the southwest corner

of said Lot 137 and the easterly right-of-way line of 910 East Street; thence South 55°09'43" West 60.93 feet to the southeast corner of Lot 136 of said Country

Estates No. 5 and the westerly right-of-way line of 910 East Street; thence West 207.25 feet along the southerly boundary line Lots 136, 135, and 134 of said

Country Estates No. 5 to the northeast corner of Lot 110 of Country Estates No. 2, recorded August 3, 1972 in Book MM at Page 2 in the Office of the Salt Lake

County Recorder; thence South 10°00'00" West 80.99 feet along the westerly boundary of said Lot 110 to the northerly right-of-way line of Gladiator Way; thence along said northerly right-of-way the following three (3) courses:

(1) Southwesterly 54.12 feet along the arc of a 50.00 foot radius curve to the left (center bears South 09°59'40" West and the chord bears South 68°59'14" West 51.51 feet with a central angle of 62°00'52");

(2) Southwesterly 13.62 feet along the arc of a 15.00 foot radius curve to the right (center bears North 52°01'12" West and the chord bears South 63°59'24" West 13.16 feet with a central angle of 52°01'12");

(3) West 105.36 feet to the southeast corner of Lot 107 of said Country Estates No. 2; thence South 01°36'01" West 50.01 feet to the northeast corner of Lot 99 of said Country Estates No. 2; thence South 119.78 feet along the easterly boundary line of said Lot 99; thence along the southerly boundary line of Lots 99, 100, 101, and 102 of said

Country Estates No. 2 the following three (3) courses: (1) North 70°00'00" West 80.45 feet; West 72.49 feet;

(2) North 55°00'00" West 221.83 feet to the southeast corner of Lot 38 of Country Estates No. 1, recorded April 20, 1971 in Book JJ at Page 2 in the Office of the Salt Lake County Recorder; thence West 120.80 feet along the southerly boundary line of said Lot 138 to the easterly right-of-way line of Spartan Drive; thence South 89°24'08" West 50.00 feet to the southeasterly corner of Lot 3 of said Country Estates No. 1 and the westerly right-of-way line of Spartan Drive; thence West 105.00 feet along the southerly boundary line of said Lot 3 to the easterly boundary line of Sandy Village, recorded February 22, 1977 in Book 1977P at Page 55 in the Office of the Salt Lake County Recorder; thence North 30.46 feet along said easterly boundary line to the southeast corner of Lot 4 of said Sandy Village; thence West 100.00 feet along the southerly boundary line of said Lot 4 to the easterly right-of-

way line of Green Way; thence South 41°26'40" West 105.76 feet to the northeast corner of Lot 31 of said Sandy Village and the westerly right-of-way line of Green Way; thence West 485.54 feet along the northerly line of said Sandy Village to the northeast corner of Lot 23 of said Sandy Village and the westerly right-of-way line of Village Way;

Exhibit "A"

Boundary Legal Description

thence along said westerly right-of-way line the following two (2) courses: (1) North 00°00'05" West 61.60 feet;

(2) Northeasterly 16.59 feet along the arc of a 71.00 foot radius curve to the right (center bears East and the chord bears North 06°41'33" East 16.55 feet with a central angle of 13°23'06") to the southerly boundary line of Parcel No. 28-05-101-034; thence North 89°59'01" West 131.76 feet along said southerly boundary line to the easterly right-of-way line of 700 East Street, said point being South 00°07'00" West 233.00 feet and South 89°59'01" East 53.00 feet from the Southwest Corner of said Section 32; thence along the easterly right-of-way line the following two (2) courses: (1) North 00°07'00" East 233.00 feet;

(2) North 00°01'45" West 1,320.02 feet to the northerly boundary line of Pebble Heights Subdivision, recorded August 25, 1953 in Book N at Page 61 in the Office of the Salt Lake County Recorder, said point being East 13.00 feet from the northeast corner of Lot 1 of said Pebble Heights Subdivision; thence North 68°51'25" West 113.67 feet to the intersection of the westerly right-of-way line of 700 East Street and the northerly right-of-way line of 8400 South Street; thence South 89°46'35" West 2,563.94 feet, more or less along said northerly right-of-way line to the intersection of said northerly right-of-way line and the easterly right-of-way line of 300 East Street; thence South 58°15'39" West 57.82 feet to the southeast corner of Lot 1 of Snarr Estates, recorded July 12, 1994 in Book 94-7 at Page 207 in the Office of the Salt Lake County Recorder; thence along the southerly and westerly boundary line of said Lot 1 the following two (2) course:

(1) North 87°45'00" West 92.98 feet;

(2) North 09°21'50" East 94.52 feet to the northwest corner of said Lot 1, said point also being on the southerly boundary line of The McDonald Condominiums, recorded April 9, 1981 in Book 81-4 at Page 67 in the Office of the Salt Lake County Recorder; thence North 89°47'39" West 48.67 feet along said southerly boundary line to the northeast corner of Pioneer Acres Subdivision, Phase 3, recorded February 4, 1991 in Book 91-2 at Page 11 in the Office of the Salt Lake County Recorder; thence along the easterly and southerly boundary line of said Pioneer Acres Subdivision, Phase 3, and the southerly boundary line of Pioneer Acres Subdivision, Phase 2, recorded August 24, 1990 in Book 90-8 at Page 98 and the southerly boundary line of Pioneer Acres Subdivision, Phase 1, recorded July 30, 1990 in Book 90-7 at Page 85 both in the Office of the Salt Lake County Recorder;

(1) South 09°21'50" West 361.77 feet;

(2) West 771.50 feet to the southwest corner of Lot 13 of said Pioneer Acres Subdivision, Phase 1; thence North 65.00 feet along the westerly boundary line of said Lot 13 to its northwest corner, said point also being on the southerly boundary line of Lot 403 of Pioneer Acres Subdivision, Phase 4, recorded September 25, 1991 in Book 91-9 at Page 160 in the Office of the Salt Lake County Recorder; thence along said southerly and the westerly boundary line of said Lot 403 the following two (2) courses:

(1) West 40.00 feet;

(2) North 40.00 feet to the southeast corner of Lot 401 of said Pioneer Acres Subdivision, Phase 4; thence West 103.07 feet to the southwest corner of said Lot 401, said point being on the easterly right-

Exhibit "A"

Boundary Legal Description

of-way line of 150 East Street; thence along said easterly right-of-way line the following twelve (12) courses, as defined by said

Pioneer Acres No. 1; said The McDonald Condominium; Colony East Estates, recorded October 20, 1977 in Book 77-10 at Page 323; Ball Subdivision, recorded December 24,

2013 in Book 2013P at Page 267; Angel Street Subdivision

Amended, recorded October 28, 1982 in Book 82-10 at Page 85; and Larson Cove Phase 1, recorded July 18, 2012 in Book 2012P at Page 94 all in the Office of the Salt Lake County Recorder:

(1) North 04°45'29" West 190.46 feet; (2) North 89°50'45" West 18.75 feet;

(3) North 04°46'06" West 376.10 feet; (4) South 89°22'40" East 28.29 feet;

(5) North 05°09'49" West 407.67 feet;

(6) North 89°43'10" East 8.07 feet;

(7) North 06°22'55" West 240.63 feet;

(8) South 81°12'21" West 35.11 feet;

(9) Northwesterly 252.46 feet along the arc of a 4,330.24 foot radius curve to the left (center bears South 81°37'43" West and the chord bears North 10°02'30" West 252.42 feet with a central angle of 03°20'26");

(10) North 89°36'55" East 34.93 feet;

(11) North 13°24'02" West 238.90 feet;

(12) North 15°16'06" West 208.07 feet; thence West 106.97 feet to the westerly right-of-way line of the Oregon Short Line Railroad, said

point being the southeast corner of Parcel No. 22-31-153-008 and being

South 89°57'28" East 1,278.37 feet and North 15°04'18" West 422.33 feet from the West Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence along the southerly, westerly, northerly and its extension boundary lines of said Parcel No. 2231-153-008 the following three (3) courses:

(1) West 497.62 feet;

(2) North 20°00'00" West 190.94 feet;

(3) East 570.21 feet to said easterly right-of-way line of 150 East Street; thence Northwesterly 387.34 feet along the arc of a 4,330.24 foot radius curve to the left (center bears South 69°50'55" West and the chord bears North 22°42'50" West 387.21 feet with a central angle of 05°07'30") along said easterly right-of-way line; thence North 80°49'00" West 80.01 feet to the westerly right-of-way line of the Oregon Short Line Railroad, said point being the southeast corner of Parcel No. 22-31-153-003; thence along the southerly, westerly, northerly and its extension (said northerly line also being the southerly right-of-way line of 8000 South Street) of said Parcel No. 22-31-153-003 the following three (3) courses:

(1) North 80°49'00" West 221.00 feet;

(2) North 10°06'00" West 267.59 feet;

(3) North 89°51'54" East 180.98 feet to the easterly right-of-way line of the Oregon Short Line Railroad;

Exhibit "A"

Boundary Legal Description

thence Northwesterly 8,709.98 feet along said easterly right-of-way line to the northwest corner of Jefferson Place, recorded January 18, 1996 in Book 96-1P at Page 16 in the Office of the Salt Lake County Recorder; thence continuing along said easterly right-of-way line North 00°26'00" East 170.70 feet; thence East 274.49 feet to the westerly boundary line of Parcel No.

21-24-453-014; thence along said westerly and the southerly boundary line of Parcel No.

21-24-453-14 the following two (2) courses:

(1) South 26.54 feet; East 230.00 feet to the westerly right-of-way line of Jefferson Street; thence South 70.00 feet along said westerly right-of-way line; thence South 88°25'34" East 49.52 feet to the easterly right-of-way line of said Jefferson Street, said point also being the northwest corner of Parcel No. 21-24-476-011; thence along the northerly and easterly boundary line of said Parcel No.

21-24-476-11 the following two (2) courses:

(1) East 110.00 feet;

South 68.00 feet to the northerly boundary line of Parcel No. 21-24-476-019; thence East 120.00 feet along said northerly boundary line to the westerly boundary line of Parcel No. 21-24-476-032; thence along said westerly and northerly boundary line of said Parcel No.

21-24-476-32 the following five (5) courses

(1) North 14.27 feet;

(2) East 62.47 feet;

(3) South 4.50 feet;

(4) East 52.12 feet;

(5) North 13.29 feet to the southwest corner of Parcel No. 21-24-476-018; thence along the westerly, northerly, and easterly boundary line of said Parcel No. 21-24-476-18 the following three (3) courses:

(1) North 90.00 feet;

(2) East 99.90 feet;

(3) South 89.50 feet to the northerly boundary line of Wankier Subdivision, recorded

December 4, 2006 in Book 2006P at Page 357 in the Office of the Salt Lake County Recorder; thence East 180.00 feet along said northerly boundary line to the westerly boundary line of Treasure Acres No. 2, recorded June 9, 1966 in Book EE at Page 7 in the Office of the Salt Lake County Recorder; thence North 92.51 feet along said westerly boundary line to the southwest corner of Treasure Acres No. 1, recorded February 16, 1966 in Book DD at Page 79 in the Office of the Salt Lake County Recorder; thence along the southerly boundary line the following five (5) courses:

(1) East 150.00 feet;

(2) North 11.69 feet;

(3) East 657.96 feet;

(4) North 6.69 feet;

East 100.00 feet; thence South 58.00 feet;

thence South 85°59'35" East 184.53 feet to the westerly right-of-way line of State Street; thence South 78°54'45" East 105.92 feet to the easterly right-of-way line of State Street, said point also being the southwest corner of Dalton, recorded November 8, 1951 in Book M at Page 45 in the Office of the Salt Lake County Recorder; thence along the easterly right-of-way line the following three (3) courses: (1) North 04°00'25" East 692.10 feet; East 11.48 feet; North 04°00'25" East 601.57 feet to the southerly right-of-way line of Interstate 215; thence along the southerly right-of-way line the following fifteen (15) courses: (1) North 89°34'00" East 35.87 feet; (2)

Exhibit "A"

Boundary Legal Description

Southeasterly 94.01 feet along the arc of a 2,194.86 foot radius curve to the left (center bears North 11°44'55" East and the chord bears South 79°28'42" East 94.00 feet with a central angle of 02°27'15"); (3) South 81°42'59" East 48.10 feet; (4) South 89°54'52" East 262.80 feet; (5) South 85°28'00" East 190.00 feet; (6) South 85°57'00" East 277.37 feet; (7) South 75°59'40" East 37.29 feet; (8) South 82°08'00" East 299.48 feet; (9) South 87°25'37" East 31.37 feet; (10) South 87°18'50" East 67.64 feet; (11) South 81°59'30" East 400.03 feet; (12) South 87°41'00" East 100.04 feet; (13) South 82°30'30" East 120.66 feet; (14) South 80°39'50" East 133.81 feet; (15) South 59°59'33" East 36.00 feet to the northwest corner of Romans Court P.U.D, recorded February 10, 2006 in Book 2006P in Page 33 in the Office of the Salt Lake County Recorder, said point also being on said southerly right-of-way line of Interstate 215 thence along said southerly right-of-way line and the northerly boundary line of said Romans Court P.U.D, the northerly boundary line of Prestige Estates #2, recorded January 4, 1980 in Book 80-1 at Page 3, the northerly boundary line of Centennial Estates No. 2, recorded September 14, 1977 in Book 77-9 at Page 281, and the northerly boundary line of Gardner Pines Subdivision Amended, recorded May 28, 1999 all in the Office of the Salt Lake County Recorder the following nine (9) courses: (1) South 84°09'20" East 321.55 feet; (2) South 82°38'21" East 193.87 feet; (3) South 84°10'31" East 797.67 feet; (4) East 142.19 feet; (5) South 81°56'26" East 161.02 feet; (6) South 89°08'53" East 159.41 feet; (7) **Southeasterly 777.07 feet along the arc of a 5,859.58 foot radius curve to the left (center bears North 08°03'34" East and the chord bears South 85°44'23" East 776.50 feet with a central angle of 07°35'54")**; (8) North 88°41'49" East 59.65 feet; (9) South 69°28'57" East 54.82 feet; thence South 42°39'58" East 105.93 feet to the easterly right-of-way line of 700 East Street, said point being on the northerly boundary line of Timebercraft Village Amended, recorded July 3, 2003 in Book 2003P at Page 189 in the Office of the Salt Lake County Recorder; thence along said northerly boundary line the following two (2) courses: (1) North 88°56'50" East 84.52 feet; (2) North 89°22'28" East 158.91 feet; thence South 34°15'32" East 1.43 feet to the northwest corner of Enchanted Village, recorded June 3, 1971 in Book JJ at Page 31 in the Office of the Salt Lake County Recorder; thence the northerly boundary line and its extension the following three (3) courses: (1) South 87°31'30" East 57.12 feet; (2) South 00°13'10" East 1.00 feet; (3) South 86°58'03" East 1,141.05 feet; thence South 00°10'32" East 213.39 feet to the northeast corner of Lot 2 of said Enchanted Village; thence South 17°00'00" West 96.59 feet along the easterly boundary line of said Lot 2 to the northerly right-of-way line of 6775 South Street; thence along said northerly right-of-way line and its extension the following two courses: (1) Southeasterly 27.63 feet along the arc of a 102.13 foot radius curve to the right (center bears South 17°00'00" West and the chord bears South 65°15'00" East 27.54 feet with a central angle of 15°30'00"); South 57°30'00" East 341.65 feet to the westerly right-of-way line of 900 East Street; thence East 153.15 feet to the northwest corner of The Cottage at 9th Amended and Extended, recorded July 29, 2005 in Book 2005P at Page 232 in the Office of the

Exhibit “A”

Boundary Legal Description

Salt Lake County Recorder; thence along the westerly boundary line of said The Cottage at 9th Amended and Extended the following five (5) courses:

- (1) South 60.64 feet;
- (2) East 22.45 feet;
- (3) South 94.95 feet;

(4) South $44^{\circ}53'06''$ West 18.12 feet; (5) South 14.00 feet; thence West 162.39 feet to the easterly right-of-way line of 900 East Street; thence South $48^{\circ}46'31''$ East 442.93 feet; thence South $30^{\circ}00'00''$ East 805.06 feet to a northerly corner of Essex Court Phase 1, recorded May 3, 1979 in Book 79-5 at Page 173 in the Office of the Salt Lake County Recorder; thence along the westerly boundary line of said Essex Court Phase 1, the westerly boundary line of Essex Court Phase 2, recorded May 24, 1979 in Book 79-5 at Page 210, and the westerly boundary line of Essex Court Phase 3, recorded July 25, 1980 in Book 80-7 at Page 108, both in the Office of the Salt Lake County Recorder the following four (4) courses:

- (1) East 21.89 feet;
- (2) South $18^{\circ}00'00''$ East 130.47 feet; (3) South $33^{\circ}00'00''$ East 169.22 feet;
- (4) South $18^{\circ}00'00''$ East 110.00 feet; thence South $89^{\circ}59'46''$ East 82.30 feet; thence South $06^{\circ}04'01''$ West 50.00 feet to the northerly right-of-way line of Fort Union

Boulevard; thence South $51^{\circ}21'20''$ West 168.93 feet along said northerly right-of-way line; thence South $49^{\circ}42'50''$ East 121.00 feet to the southerly right-of-way line of Fort Union Boulevard, said point being the northwest corner of Lot 7 of Fort Union Commercial Subdivision, recorded September 1, 2020 in Book 2020P at Page 215 in the Office of the Salt Lake County Recorder; thence along the southwesterly and southeasterly boundary line of said Lot 2 the following two (2) courses:

- (1) South $37^{\circ}43'20''$ East 22.95 feet;
- (2) North $51^{\circ}24'56''$ East 68.39 feet to the northeasterly corner of Lot 5 of said Fort Union Commercial Subdivision; thence South $16^{\circ}19'44''$ East 174.87 feet along the easterly boundary line of said Lot 5 to the northwest corner of Lot 6 of said Fort Union Subdivision; thence along the northerly, easterly, and southerly boundary line of said Lot 6 and the southerly boundary line of said Lot 5 the following three (3) courses:

- (1) North $73^{\circ}32'39''$ East 107.00 feet;
- (2) South $16^{\circ}27'58''$ East 118.64 feet;
- (3) South $73^{\circ}32'39''$ West 194.00 feet to the northeast corner of Lot 3 of said Fort Union Commercial Subdivision; thence along the easterly boundary line of said Lot 3 the following two (2) courses:

- (1) South $20^{\circ}48'53''$ East 75.95 feet;
- (2) South $16^{\circ}43'19''$ East 239.49 feet to the southeast corner of said Lot 3; thence South $71^{\circ}43'44''$ East 343.28 feet to the westerly boundary line of Fort

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Union Commercial, Lot 15 Amended, recorded August 30, 2021 in Book 2021P at Page 217 in the Office of the Salt Lake County Recorder; thence South 18°16'16" West 221.66 feet along said westerly boundary line to an interior lot corner of Lot 24 of said Fort Union Commercial, Lot 15 Amended; thence South 71°46'53" East 1,005.62 feet; thence South 58°01'52" East 112.22 feet to the easterly boundary line of said Fort Union Commercial Subdivision, said point being coincident with the westerly right-of-way line of 1300 East Street; thence along said westerly right-of-way line the following three (3) courses: (1) South 31°58'08" West 379.00 feet; (2) South 25°53'07" West 70.14 feet; (3) South 31°47'55" West 158.30 feet; thence South 33°28'43" East 146.62 feet to the southerly right-of-way line of Creek Road; thence along said southerly right-of-way line the following four (4) courses: (1) South 72°02'22" East 43.33 feet; (2) Southeasterly 82.73 feet along the arc of a 529.75 foot radius curve to the right (center bears South 17°57'38" West and the chord bears South 67°33'56" East 82.65 feet with a central angle of 08°56'52"); (3) North 17°57'38" East 12.72 feet; (4) Southeasterly 122.13 feet along the arc of a 541.75 foot radius curve to the right (center bears South 26°49'40" West and the chord bears South 56°42'50" East 121.87 feet with a central angle of 12°54'59") to the extension of the westerly boundary line of Second Extended Plat of the Amended and Restated Condominium Plat of Creek Road Office Condominiums, recorded September 28, 20004 in Book 2004P at Page 282 in the Office of the Salt Lake County Recorder; thence along its extension, the westerly and the northerly boundary line of said Creek Road Office Condominiums the following four (4) courses:

- (1) South 19°38'32" West 193.61 feet;
- (2) North 71°13'30" West 197.54 feet;
- (3) North 18°46'30" East 24.22 feet;
- (4) North 71°13'30" West 101.16 feet to the easterly right-of-way line of Union Park Avenue; thence along the westerly said Creek Road Office Condominiums, said line being coincident with said easterly line of Union Park Avenue, the following two (2) courses:
 - (1) Southwesterly 161.26 feet along the arc of a 2,030.48 foot radius curve to the left (center bears South 65°49'55" East and the chord bears South 21°53'35" West 161.21 feet with a central angle of 04°33'01"); Southwesterly 33.44 feet along the arc of a 1,001.69 foot radius curve to the left (center bears South 70°22'55" East and the chord bears South 18°39'42" West 33.43 feet with a central angle of 01°54'45"); thence South 88°20'28" West 110.58 feet to the westerly right-of-way line of Union Park Avenue and the southeast corner of South Union Business Park Phase 2, an expandable Office Condominium Project, recorded March 6, 2000 in Book 2000P at Page 62 in the Office of the Salt Lake County Recorder; thence along the southerly boundary of said South Union Business Park Phase 2 the following three (3) courses:
 - (1) North 88°21'00" West 57.34 feet; (2) North 73°21'41" West 65.96 feet;
 - (2) North 71°08'23" West 269.69 feet to the northwest corner of Boggess meadows Estates No. 1, recorded August 16, 1983 in Book 83-8 at Page 100 in the Office of the Salt Lake County Recorder; thence South 16°47'00" West 204.38 feet along the westerly boundary of said Boggess Meadows Estates No. 1 to the northerly right-of-way line of Chapel Hill Drive, as depicted on its road dedication plat recorded May 9, 1972 in Book LL at Page 41 in the Office of the Salt Lake County Recorder; thence along said northerly right-of-way line the following four (4) courses: (1) North 64°04'20" West 204.16 feet; (2) Northwesternly 118.61 feet along the arc of a 175.00 foot radius

Exhibit “A”

Boundary Legal Description

curve to the left (center bears South 25°55'40" West and the chord bears North 83°29'20" West 116.35 feet with a central angle of 38°50'00"); (3) South 77°05'40" West 103.14 feet; (4) Southwesterly 166.41 feet along the arc of a 735.00 foot radius curve to the right (center bears North 12°54'20" West and the chord bears South 83°34'50" West 166.05 feet with a central angle of 12°58'20") to the easterly right-of-way line of 1000 East Street; thence North 00°04'01" East 226.57 feet along said easterly right-of-way line; thence South 72°28'44" West 69.24 feet to the westerly right-of-way line of 1000 East Street and the northeast corner of Montrose Village Phase 1, recorded March 31, 2005 in Book 2005P at Page 89 in the Office of the Salt Lake County Recorder; thence West 433.96 feet along the northerly boundary of said Montrose Village Phase 1 and the northerly boundary line of Montrose Village Phase II, recorded May 25, 2006 in Book 2006P at Page 145 in the Office of the Salt Lake County Recorder; thence along the westerly and southerly boundary line of said Montrose Village Phase II and the southerly boundary line of said Montrose Village Phase 1 the following two (2) courses: (1) South 189.37 feet; East 433.74 feet to the westerly right-of-way line of 1000 East Street; thence South 00°04'01" West 949.50 feet along said westerly right-of-way line; thence South 48°21'36" East 88.22 feet to the easterly right-of-way line of said 1000 East Street, said point being on the northerly boundary line of Parcel No. 22-29-403-001; thence along said northerly and the easterly boundary line of said Parcel No. 22-29-403-001 the following two (2) courses:

(1) North 89°43'37" East 104.50 feet; South 00°04'01" West 159.06 feet to the southerly right-of-way line of Mecham Lane; thence East 10.32 feet along said southerly right-of-way line to the northwest corner of Perry- Mecham Place, recorded July 16, 2004 in Book 2004P at Page 184 in the Office of the Salt Lake County Recorder; thence South 158.40 feet along the westerly boundary line of said Perry-Mecham Place; thence East 51.99 feet to the northwest corner of Midvale Terrace Subdivision, recorded August 27, 1957 in Book R at Page 98 in the Office of the Salt Lake County Recorder; thence South 00°04'00" West 330.00 feet along the westerly boundary line and its extension to the north boundary line of Ponderosa Estates Phase 2, recorded August 2, 1972 in Book LL at Page 99 in the Office of the Salt Lake County Recorder; thence along said northerly and the easterly boundary line of said Ponderosa Estates Phase 2 the following four (4) courses: East 328.00 feet; (2) South 00°04'01" West 165.00 feet; East 189.00 feet; South 00°04'01" West 166.00 feet to the northerly right-of-way line of 7700 South Street; thence East 95.97 feet along said northerly right-of-way line to the northeast corner of Lot 16 of Ponderosa Estates Phase 1, recorded March 21, 1972 in Book LL at Page 6 in the Office of the Salt Lake County Recorder; thence South 107.00 feet along the westerly boundary line of said Lot 16 to its southeast corner; thence West 37.50 feet along the southerly boundary line of said Lot 16 to the northwest corner of Lot 18 of said Ponderosa Estates Phase 1; thence along the westerly and southerly boundary line and its extension of said Ponderosa Estates Phase 1 the following six (6) courses:

(1) South 349.60 feet;

(2) North 89°40'30" East 275.00 feet;

(3) South 69°52'40" East 108.45 feet;

(4) Southwesterly 14.43 feet along the arc of a 167.20 foot radius curve to the right (center bears North 69°52'40" West and the chord bears South 22°35'40" West 14.43 feet with a central angle of 04°56'41");

(5) Southwesterly 94.77 feet along the arc of a 217.20 foot radius curve to the left (center bears

Exhibit “A”

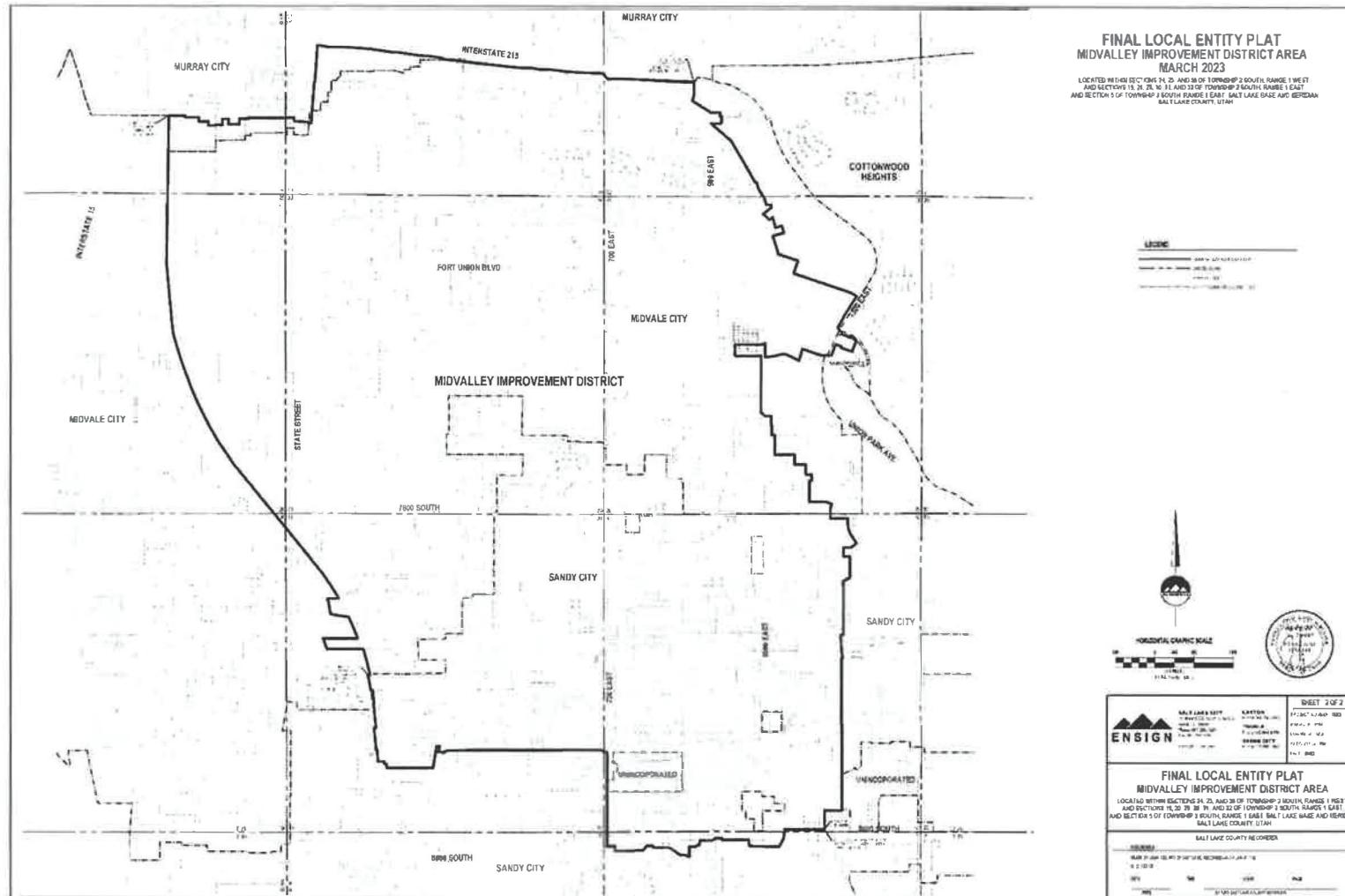
Boundary Legal Description

South 64°55'59" East and the chord bears South 12°34'01" West 94.02 feet with a central angle of 25°00'00");

(6) South 00°04'01" West 136.17 feet to the southerly right-of-way line of 7800 South Street; thence North 89°40'30" East 293.93 feet along said southerly right-of-way line to the westerly right-of-way line of High Point Parkway; thence along said westerly right-of-way the following three (3) courses: (1) South 00°19'30" East 94.75 feet; Southeasterly 182.62 feet along the arc of a 317.08 foot radius curve to the left (center bears North 89°40'30" East and the chord bears South 16°49'30" East 180.11 feet with a central angle of 33°00'00"); South 33°19'30" East 169.53 feet to the northeast corner of High Point Subdivision Phase 5, recorded October 8, 1991 in Book 91-10 at Page 169 in the Office of the Salt Lake County Recorder; thence along the northerly and westerly boundary line of said High Point Subdivision Phase 5 the following three (3) courses:

(1) South 56°40'30" West 120.04 feet; South 89°40'30" West 117.85 feet; South 00°10'01" West 145.13 feet to the northwest corner of Lot 502 of said High Point Subdivision Phase 5; thence South 89°49'59" East 105.00 feet along said northerly boundary line to the westerly right-of-way line of Twelve Pines Drive; thence along said westerly right-of-way line the following two (2) courses: (1) South 00°10'01" West 347.81 feet; (2) Southwesterly 18.17 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°49'59" West and the chord bears South 34°52'29" West 17.08 feet with a central angle of 69°24'57") to the northerly right-of-way line of Lodgepole Drive; thence Southwesterly 117.51 feet along the arc of a 360.00 foot radius curve to the left (center bears South 20°25'02" East and the chord bears South 60°13'54" West 116.99 feet with a central angle of 18°42'08") along said northerly right-of-way line; thence South 08°58'35" East 69.84 feet to the northeast corner of Lot 217 of High Point Subdivision Phase 2, recorded May 15, 1991 in Book 91-5 at Page 59 in the Office of the Salt Lake County Recorder; thence along the easterly and southerly boundary line and its extension of said High Point Subdivision Phase 2 the following two (2) courses: South 00°10'01" West 819.65 feet; West 49.51 feet to the northeast corner of Highpoint South Subdivision, recorded December 22, 1993 in Book 1993P at Page 340 in the Office of the Salt Lake County Recorder; thence along the easterly boundary line of said Highpoint South Subdivision the following three (3) courses: (1) South 04°44'50" East 387.31 feet; (2) West 13.66 feet; South 250.84 feet to the northeast corner of Enchanted Meadows, recorded March 26, 1976 in Book 76-3 at Page 63 in the Office of the Salt Lake County Recorder; thence South 1,222.66 feet along the easterly boundary of said Enchanted Meadows; thence South 00°46'05" East 100.09 feet to the northeast corner of said Harvard Park No. 2 Subdivision; thence along the easterly boundary line the following three (3) courses: (1) South 00°10'10" West 983.61 feet; (2) North 89°59'10" West 285.32 feet; (3) South 00°10'10" West 313.00 feet to the point of beginning, Contains 110,246,393 Square Feet or 2,503.91 Acres, more or less

Final Local Entity Plat



_____, 2025

NOTICE OF PUBLIC HEARING

Service Address: **XXXXXXXXXXXXXXXXXX**

Dear Property Owner:

This Notice is sent to you regarding a proposed boundary adjustment between Murray City (the "City") and Midvalley Improvement District (the "District"). The original legal boundaries of the District were created in 1947, and have not been adjusted since that time. The effect of the proposed boundary adjustment is to remove from the District's boundaries any property north of I-215. The Murray City Municipal Council has adopted a resolution indicating its intent to adjust the boundaries as proposed.

Your property has been identified as being within the affected area of the adjustment. The proposed boundary adjustment will have no financial or service impact on your property. You will continue to receive sanitary sewer service from the City.

The law requires that we give you notice of a hearing on the proposed boundary adjustment. **The Murray City Municipal Council will hold a public hearing on the proposed boundary adjustment at 6:30 p.m. on July 15, 2025, at 10 East 4800 South, Murray, Utah.** The public is invited to attend the hearing and provide comments on the proposed Boundary change.

The City Council may approve the adjustment of the boundaries unless, at or before the public hearing, written protests to the adjustment are filed with the City by:

- The owners of private real property that:
 - o is located within the affected area;
 - o covers at least 50% of the total private land area within the affected area; and
 - o is equal in assessed value to at least 50% of the assessed value of all private real property within the affected area; or
- Registered voters residing within the affected area equal in number to at least 50% of the votes cast in the affected area for the office of governor at the last regular general election before the filing of the protests.

For more information about the proposed boundary change, please contact the City's Public Works Department at (801) 270-2440.

_____, 2025

NOTICE OF PUBLIC HEARING

Service Address: **756 East Winchester Street, Murray, Utah 84107**

Dear Property Owner:

This Notice is sent to you regarding a proposed boundary adjustment between Murray City (the "City") and Midvalley Improvement District (the "District"). The original legal boundaries of the District were created in 1947, and have not been adjusted since that time. The effect of the proposed boundary adjustment is to remove from the District's boundaries any property north of I-215. The Murray City Municipal Council has adopted a resolution indicating its intent to adjust the boundaries as proposed.

Your property has been identified as being within the affected area of the adjustment. The proposed boundary adjustment will have no service impact on your property. You will continue to receive sanitary sewer service from Murray City. There will be a financial impact on your property: the District's property tax assessment will be eliminated.

The law requires that we give you notice of a public hearing on the proposed boundary adjustment. **The Murray City Municipal Council will hold a public hearing on the proposed boundary adjustment at 6:30 p.m. on July 15, 2025, at 10 East 4800 South, Murray Utah.** The public is invited to attend the hearing and provide comments on the proposed Boundary change.

The City Council may approve the adjustment of the boundaries unless, at or before the public hearing, written protests to the adjustment are filed with the City by:

- The owners of private real property that:
 - o is located within the affected area;
 - o covers at least 50% of the total private land area within the affected area; and
 - o is equal in assessed value to at least 50% of the assessed value of all private real property within the affected area; or
- Registered voters residing within the affected area equal in number to at least 50% of the votes cast in the affected area for the office of governor at the last regular general election before the filing of the protests.

For more information about the proposed boundary change, please contact the City's Public Works office at (801) 270-2440.

_____, 2025

NOTICE OF PUBLIC HEARING

Service Address: **6525 South State Street, Murray, UT 84107**

Dear Property Owner:

This Notice is sent to you regarding a proposed boundary adjustment between Murray City (the "City") and Midvalley Improvement District (the "District"). The original legal boundaries of the District were created in 1947, and have not been adjusted since that time. The effect of the proposed boundary adjustment is to remove from the District's boundaries any property north of I-215. The Murray City Municipal Council has adopted a resolution indicating its intent to adjust the boundaries as proposed.

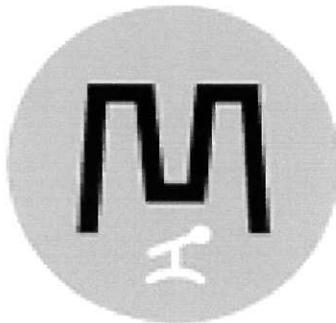
Your property has been identified as being within the affected area of the adjustment. The proposed boundary adjustment will have no impact on the level of service on your property, however you will now receive your sanitary sewer service from Midvalley Improvement District. In addition, because the Midvalley Sewer District's sewer rate is different than Murray City's, your property will see a rate change when this boundary adjustment goes into effect based on Midvalley's Current Rates.

The law requires that we give you notice of a public hearing on the proposed boundary adjustment. **The Murray City Municipal Council will hold a public hearing on the proposed boundary adjustment at 6:30 p.m. on July 15, 2025, at 10 East 4800 South, Murray Utah.** The public is invited to attend the hearing and provide comments on the proposed Boundary change.

The City Council may approve the adjustment of the boundaries unless, at or before the public hearing, written protests to the adjustment are filed with the City by:

- The owners of private real property that:
 - o is located within the affected area;
 - o covers at least 50% of the total private land area within the affected area; and
 - o is equal in assessed value to at least 50% of the assessed value of all private real property within the affected area; or
- Registered voters residing within the affected area equal in number to at least 50% of the votes cast in the affected area for the office of governor at the last regular general election before the filing of the protests.

For more information about the proposed boundary change, please contact the City's Public Works office at (801) 270-2440.



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment