

# Murray City Municipal Council Chambers Murray City, Utah

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**T**he Municipal Council of Murray City, Utah, met on Tuesday, the 12<sup>th</sup> day of July, 2011 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Roll Call consisted of the following:

Jim Brass,	Council Chair - Conducted
Krista Dunn,	Council Member - Excused
Darren Stam,	Council Member
Jared Shaver,	Council Member
Jeff Dredge,	Council Member

Others who attended:

Dan Snarr,	Mayor
Jan Wells,	Chief of Staff
Brent Davidson,	Deputy City Recorder
Frank Nakamura,	City Attorney
Craig Burnett,	Assistant Police Chief
Ann von Weller,	Deputy Public Services Director, Retiree
Gilbert Gonzales,	Chief Building Official
Tim Tingey,	Community & Economic Development Director
Pat Wilson,	Finance Director
Mike Terry,	Human Resources Director
Doug Hill,	Public Services Director
Ron Koller,	Treasurer, Retiree
Laurel Smith,	Attorney's Office, Retiree
Dan Barr,	Library Director
Scott Stanger,	City Engineer, Retiree
Mark Williams,	Customer Services, Retiree
Pat Henderson,	Water Department, Retiree
Doug Annand,	Parks Department, Retiree
David Larsen,	IT Director, Retiree
Rondi Knowlton,	Mayor's Office
Carrie Hart,	Power Department

Scott Baker,  
Pamela Manson,  
Peri Kinder,  
Citizens

Murray Area Chamber of Commerce  
Salt Lake Tribune  
Valley Journal

Mr. Brass excused Ms. Dunn from the meeting.

**5. OPENING CEREMONIES**

5.1 Pledge of Allegiance - Pat Griffiths, former Council Member

5.2 Approval of Minutes for June 07, 2011

Call vote taken, All Ayes.

5.3 Special Recognition

5.3.1 Consider a Joint Resolution of Mayor Daniel C. Snarr and the Murray City Municipal recognizing and expressing appreciation to retiring City employees.

Staff presentation: Mayor Snarr

Mayor Snarr read the Resolution in its entirety.

Mr. Dredge made a motion to adopt the Resolution.  
Mr. Shaver seconded the motion.

Call vote recorded by Brent Davidson.

  A   Mr. Stam  
  A   Mr. Shaver  
  A   Mr. Dredge  
  A   Mr. Brass

Motion passed 4-0

Mr. Brass said that the City has great employees and that it will be very difficult to see them go; they are all greatly appreciated.

Mr. Shaver echoed the sentiment, adding that not only are they skilled and

educated, but their people skills are outstanding as well. He has never had a citizen complain about the people they worked with, and he thanked the employees for that.

Mayor Snarr introduced each of the retirees and presented them with the Resolution, expressing his appreciation for their hard work over the years.

6. **CITIZEN COMMENTS** (Comments are limited to 3 minutes unless otherwise approved by the Council.)

Brad Crawford, 4892 S Commerce Drive, Murray, Utah

Mr. Crawford agreed with the prior sentiments regarding the retirees, saying that they have always had great response from all of the Murray employees that they have ever dealt with; he has owned this building for 14 years now.

He owns a piece of property at 4892 S. Commerce Drive, which was the Kent Bateman property, which was a very troubled property at the time they bought it. They wanted to invest in some property and decided on this property because of the good response from the City on the development of the property and felt welcomed.

They built the property there to meet the current codes at the time, and with the recent mixed-use code change, it affects this property; unfortunately, he had moved and did not receive the notices on the change. He had gone to one meeting at the beginning of the process, but was not aware that there would be 124 changes in use of that building, giving them only 30 or 40 new ones. He was shocked recently, when he went in with a potential tenant and found that the zoning had been completely changed on his property and that use was no longer allowed.

Mr. Crawford said that this building is an office/warehouse space of 41,522 square feet, which based on the current usage, would not be allowed in the new zoning. It is up to ten tenants and can be subdivided into ten spaces; they currently have three vacancies and those vacancies would have been full under the old zoning, but with the new zoning, the last two tenants that they have taken, they have not been allowed uses. He will accept his responsibility for not being involved in the decision making process at the time it happened, but his request would be that the Council considers giving them a transition period; he knows the law is already in place, and it would be something they would have to go back and do, but to change the zoning and wipe out that many uses in the middle of the second greatest recession that this country has ever had, is just hard to understand. He knows that they are trying to do what is best for the City, and he truly appreciates that and respects that; he likes the vision, but he feels that this is a 15-year vision but makes the citizens work with it right now.

They came in with a gun range proposal, which was a \$500,000 lease for them over a five year term; he wanted 9,000 square feet of space, paying a premium and obviously it was not allowed under the new zoning. To him, the City took \$500,000 out of his pocket and said ‘no, you can’t put them there.’ He knows it was not intentionally done, but right now they are not meeting all of their bills-they have three of ten spaces vacant and when tax time comes, they will have to borrow from family members to pay it, and when next year comes..... It is tough under the current situation to make ends meet.

He likes the vision, but after describing what changes were made to a friend who is an appraiser, he was told that the value of his property would be reduced by 10-30%; there have been so many uses eliminated that he specifically built that building for, and unless he can keep the building full..... The building is worth \$2.5 - \$3 million, and on the low end of the reduction, that is \$250,000 that the City took out of his pocket and on the high end, it is \$900,000 that he is losing. When you wipe out that many potential uses for a building that was built to the codes at the time, he now feels that he has gone from hero to enemy. Every use that he takes in there – one of his tenants is Rhino Linings, which is now a non-allowed use and they came to him wanting to expand and he had to tell them that they could not be put into a bigger space if they wanted to because it is now not an allowed use.

He would request that the City give them a transition time, give them a five year window; he knows that these changes are coming to allow them time to start looking for the right kind of tenants that the City wants. He loves the vision of what is coming in ten or fifteen years, but right now the City is strangling him; he has had one unit empty since September, something that he has never had before, even in smaller recessions, he has never had a vacancy this long. It is a nice building in a nice location; they keep it up and they have never had a vacancy go on this long; now the two tenants they have taken in do not qualify, they can’t put them in the building anymore.

### **Public comment closed**

## **7. CONSENT AGENDA**

Mr. Brass asked that the following confirmations be taken together. No objections noted.

- 7.1 Consider confirmation of the Mayor’s appointment of Ian Wright to the Murray History Advisory Board in an At-Large position to complete the remainder of a three year term expiring August 1, 2012.
- 7.2 Consider confirmation of the Mayor’s reappointment of Susan Wright to the Murray History Advisory Board in an At-Large position for a three year term to expire August 1, 2014.

- 7.3 Consider confirmation of the Mayor's appointment of Pat Griffiths to the Murray Library Board of Directors representing District 4 for a three year term to expire June 30, 2014.
- 7.4 Consider confirmation of the Mayor's reappointment of Jeffrey L. Jensen to the Murray Personnel Advisory Board in an At-Large position for a three year term to expire June 30, 2014.
- 7.5 Consider confirmation of the Mayor's reappointment of Robert Parry to the Murray Personnel Advisory Board in at At-Large position for a three year term to expire June 30, 2014.

Mr. Shaver made a motion to approve the confirmations.  
Mr. Stam seconded the motion.

Call vote recorded by Brent Davidson.

  A   Mr. Stam  
  A   Mr. Shaver  
  A   Mr. Dredge  
  A   Mr. Brass

Motion passed 4-0

## 8. **PUBLIC HEARINGS**

- 8.1.1 Staff and sponsor presentations and public comment prior to Council action on the following matter:

**Consider an Ordinance amending Section 17.08.020 of the Murray City Municipal Code modifying the number of unrelated persons defined as a family.**

Staff presentation: Tim Tingey, Community & Economic Development Director

Mr. Tingey stated that this is a change that has gone through the Planning Commission and was prompted by changes to the State Code that the Legislature made this past year, increasing the number of individuals that are not related by blood or marriage that are defined under a family in the City's Land Use Code.

This change increases the number from three to four; that occurred in the Legislature and the City is trying to bring the Ordinance in line with that change. The Planning Commission considered this and recommended approval, as well as having staff approval.

**Public Hearing opened for public comment**

None given

**Public comment closed**

8.1.2 Council consideration of the above matter.

Mr. Stam made a motion to adopt the Ordinance.  
Mr. Shaver seconded the motion.

Call vote recorded by Brent Davidson.

  A   Mr. Stam  
  A   Mr. Shaver  
  A   Mr. Dredge  
  A   Mr. Brass

Motion passed 4-0

**9. UNFINISHED BUSINESS**

None scheduled

**10. NEW BUSINESS**

10.1 **Consider an Ordinance amending Sections 2.54.020, 2.54.040 and 2.54.060 of the Murray City Municipal Code regarding the Library Board of Directors.**

Staff presentation: Darren Stam, Council Member

Mr. Stam stated that in doing some history, they went back and talked to some of original City Council people who initiated the Ordinance making City Councilmen a part of that Library Board in ex parte position; in looking at the reasoning behind it at the time, and the changes that have been made in the City since-with the addition of the Committee in the Whole meetings and others, where this library has an opportunity to report and get representation in that method, they feel that it is no longer necessary to have a member of the Council as part of the Library Board.

Rather than having the Library Board different than all of the other Boards and Commissions in the City, this changes that and allows them to become the same as the other boards, and treated the same. In doing this, it also sends a message to the board that says ‘we trust you, we feel that you are responsible people and you don’t need the oversight.’ The final vote still comes back to be approved by the City Council anyway, and it does not mean they will not be available to come they are needed for help or support.

Mr. Shaver made a motion to adopt the Ordinance.  
Mr. Dredge 2<sup>nd</sup> the motion.

Call vote recorded by Brent Davidson.

  A   Mr. Stam  
  A   Mr. Shaver  
  A   Mr. Dredge  
  A   Mr. Brass

Motion passed 4-0

## 12. **MAYOR**

### 12.1 **Mayor’s Report**

Mayor Snarr stated that residents are contacting the City about where to take sandbags; as they did last year they are allowing them to bring them back to where they picked them up at the amphitheater parking lot. What they are asking the residents to do, is to seriously consider the current level that the river is running at, and to be aware that they would consider leaving the sandbags where they are as a precaution until the river drops another couple of feet. If there were to be a significant rain event, it could present a challenge, and as Council Members, if residents ask about that, they would like them to urge citizens to keep them until they are notified by the City to return them.

Mayor Snarr added that perhaps they will have a day of service, and will work with citizens who are unable to move the sandbags back to the City. It would be great to encourage neighborhoods to work together to move those back.

Fun Days was a great success this year; they had a good turnout considering it was on a Monday and people took off for the long weekend. There was an excellent program that night.

There will be an open-house tomorrow from 10:00 – 11:00 a.m. in the Council Chambers to thank David Larsen and Carol Heales for their years of service to the City. They are both retiring and the City appreciates what they have contributed to the City.

Mayor Snarr said that the Miller Group came in and have already made changes to the Honda Dealership, adding additional square footage. They had a very successful grand opening; if you go in there and look at the mural that they have across the top, it is very special-it chronologically tells the history of the Miller families and their involvement in the automobile industry. It is a very impressive mural and it was touching to hear both Gail and Greg speak; this is where his dad founded his automobile empire in Murray, and you look at the success they have had in the many ventures they have had, but it all started here in Murray.

They are going 'gang-busters' on the new bridge over 4500 South; they are forming up the north side right now, and the south side piles are being driven, and it is all very exciting. Mayor Snarr went down to see the work being conducted, and said that the area looks so much better just with the earth work that they are doing. He does not know what they are doing with St. George Steel, but they are re-grading that and cleaning that all up as well.

They have put the construction fence up for the new BMW Mini dealership as well, and hopefully on the 19<sup>th</sup> they will start the demo process and will be well under construction, hoping to have that buttoned up for the winter and finish the work inside. It is a nice addition, and they have plans to buy the current location of Hubcap Tony and Doc Holiday when the current owner is ready to part with them; he is willing to negotiate on those and is excited to know that someone is interested in the property.

Mayor Snarr expressed his love and appreciation for Carol Heales, City Recorder, who is not present tonight; there are things that have been completed in the Recorder's Office under her watch, such as the records management, public notifications and that we are in compliance with the laws the govern city operations, and she has done a remarkable job. He wishes her and her husband well in their future retirement plans.

Mayor Snarr said that he is getting excited with all the changes in the City; he has been driving around the city and has been watching all of the improvements in the City.

## **12.2 Questions of the Mayor**

None given

Mr. Brass again expressed his appreciation and thanks to everyone who worked long hours during the potential flooding; the City dodged a potential bullet on that, and a lot of people put in a lot of effort in. His neighbors had nothing but good things to say about all of the people involved in this effort.

## **13. ADJOURNMENT**