

Murray City Municipal Council Chambers Murray City, Utah

The Municipal Council of Murray City, Utah, met on Tuesday, the 7th day of February, 2012 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 - Excused
Brett Hales,	Council Member - Conducted
Darren Stam,	Council Member
Jared Shaver,	Council Member
Dave Nicponski,	Council Member

Others who attended:

Dan Snarr,	Mayor
Jan Wells,	Chief of Staff
Jennifer Kennedy,	City Recorder
Frank Nakamura,	City Attorney
Pete Fondaco,	Police Chief
Craig Burnett,	Assistant Police Chief
Tim Tingey,	Administrative & Developmental Services
Mike Terry,	Human Resources Director
Greg Bellon,	Assistant General Manager
Zachery Fountain,	Legislative Affairs
Rondi Knowlton-Jeffries,	Mayor's Office
Chad Wilkinson,	Division Manager
Citizens	

Mr. Hales excused Mr. Brass from tonight's meeting.

7. OPENING CEREMONIES

- 7.1 Pledge of Allegiance – Mitzi Huff, Murray High School Board
- 7.2 Mr. Hales stated that there is a tradition in Murray to have the Scouts in attendance stand up and introduce themselves, their leaders and which Merit Badges they are working on.

The Scouts in attendance introduced themselves.

- 7.3 Approval of Minutes:
 - 7.3.1 December 6, 2011
 - 7.3.2 January 3, 2012
 - 7.3.3 January 17, 2012

Call vote taken, all ayes.

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

None given.

Citizen comment closed

9. CONSENT AGENDA

Mr. Hales asked that the following items be taken together; no objections noted.

- 9.1 Consider confirmation of the Mayor’s appointment of Reed Wahlquist to the Murray History Advisory Board in an At-Large position to fulfill the remainder of a term that expires August 1, 2014.
- 9.2 Consider confirmation of the Mayor’s reappointment of Brandon Beckstead to the Murray Arts Advisory Board in an At-Large position for a two-year term to expire January 15, 2015.

- 9.3 Consider confirmation of the Mayor's reappointment of Dani Murakami to the Murray Parks and Recreation Advisory Board representing District 2 for a three-year term to expire January 17, 2015.
- 9.4 Consider confirmation of the Mayor's reappointment of Robert Van Bibber to the Murray Parks and Recreation Advisory Board representing District 4 for a three-year term to expire January 17, 2015.

Mr. Shaver made a motion to approve the confirmations.
Mr. Nicponski 2nd the motion.

Call vote recorded by Jennifer Kennedy.

 A Mr. Nicponski
 A Mr. Stam
 A Mr. Shaver
 A Mr. Hales

Motion passed 4-0

10. **PUBLIC HEARINGS**

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

- 10.1 Consider an Ordinance amending the Fiscal Year 2011-2012 Budget.

Staff presentation: Doug Hill, Public Services Director

Mr. Hill stated that the seniors at the Heritage Center would like to schedule a trip to go to St. George to the Tuacahn Theater; because of the scheduling of the plays this year, it actually fell twice in this budget and they had only planned it once. They are asking that \$15,000 be added to the budget to pay for that trip; it will be offset by revenue by those that go on the trip.

The second item is that the Golf Course has purchased golf carts and would like to borrow \$205,000 from the Water Fund, which has a hefty reserve. The terms of the loan would be that the Golf Course pays back the Water Fund over a five-year term at an interest rate of 2 ½%. This will allow the golf carts to be purchased at a lower interest rate than if they were to go out into the market, and it allows the Water Fund to receive a higher interest rate than they are earning currently-so it is a win-win for both funds. The trade-in value has been included in this.

Public hearing opened for public comment.

None given.

Public comment closed.

Council consideration of the above matter:

Mr. Stam made a motion to adopt the Ordinance.
Mr. Shaver 2nd the motion.

Call vote recorded by Jennifer Kennedy.

A Mr. Nicponski
A Mr. Stam
A Mr. Shaver
A Mr. Hales

Motion passed 4-0

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

- 10.2 Consider an Ordinance amending Section 17.152.030 of the Murray City Municipal Code relating to conditional uses in the Manufacturing General Zone (M-G-C).

Staff presentation: Tim Tingey, Administrative and Developmental Services

Mr. Tingey stated that this is a proposal that went to the Planning Commission for their recommendation in January, and it is to modify the Zoning Ordinance to allow for an additional land use, authorizing Manufacturing Zoning District. The item that they are requesting to be added is recycling and sorting facilities-no landfill. We allow solid waste operations in the city and this would be an additional standard land use code. It would be through a conditional use permit, so they would evaluate those that go through the Planning Commission based on site and requiring them to show that there are no major impacts on adjacent residential or other areas.

The Planning Commission recommended approval of this on January 5, 2012 and staff is recommending approval as well.

Mr. Nicponski asked what the primary materials would be.

Mr. Tingey said that it would be paper products, cardboard, and some metals. Their proposal, as part of this-this would be allowed throughout the district-would be more small recyclable materials. This would allow for recycling products both large and small.

Public hearing opened for public comment.

Jean White, 377 E 5300 S, Murray, Utah

Ms. White asked where the recycling center would be located.

Mr. Tingey said that the proposal is not for a specific location, it is throughout the General Manufacturing Zoning districts throughout the city. The applicant who is proposing this does have a site that is in the G-M district, which is more in the industrial areas.

Robert & Christine Watson, 72 West Germaine, Murray, Utah

Mr. Watson stated that they are the applicants and that the location they are looking at is at 4195 South 500 West, which is an industrial park. Their interest is more with the Multi-Family community; right now, the city has provided an opportunity for recycling for the single family residents which is nice for them, but the multi-family residents do not have the same opportunity. They provide an opportunity for them to recycle on a day to day basis; this provides a much better cost for the residents as opposed to going to the big recycling facilities while providing a more efficient process of recycling as well.

Public comment closed.

Council consideration of the above matter:

Mr. Shaver made a motion to adopt the Ordinance.
Mr. Stam 2nd the motion.

Call vote recorded by Jennifer Kennedy.

A Mr. Nicponski
A Mr. Stam
A Mr. Shaver
A Mr. Hales

Motion passed 4-0

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

- 10.3 Consider an Ordinance relating to zoning: amends the General Plan from Parks and Open Space to Commercial Retail and amends the Zoning Map from O-S to C-D-C for the properties located at approximately 239 and 243 East 5300 South and for a portion of the property located at approximately 5201 South Murray Park Lane. (David Kimball).

Staff presentation: Tim Tingey, Administrative and Developmental Services

Mr. Tingey presented a PowerPoint presentation, stating that cities within Utah and most states are required to go through a planning process where they adopt a General Plan; our General Plan was adopted in 2003 and provides broad guidelines of land uses within a community. Then you have a zoning ordinance which outlines the different zones and the types of uses in each of those zones. The General Plan also allows for flexibility: it states what the future land uses are supposed to be, what the existing land uses are and what some of the broad goals and policies should be. It also, very clearly, talks about flexibility, meaning that there is opportunity to make modifications to the General Plan and Zoning Ordinances as our policies deem appropriate.

This is a modification to the General Plan and the Zoning Ordinance on a specific property; at this point, it is not about projects-he knows that there is a proposal in place, but it is about the zoning district and a modification from one zoning district to another to allow for a variety of different uses. There may be discussion about a proposal, but it is really about allowed uses on the site, and what is allowed with a new zoning designation on the site. This is where the old Take 5 Restaurant and New Concepts Furniture was located on 5300 South; this is the site that is actually zoned as C-D-C-it is zoned for retail and allows for a variety of commercial uses on that site. There is a piece of property that is currently a parking area that is being requested for a zone change; beyond the parking area is a residential zoning and there is a strip of land north of the site that is also being proposed as a change from open space to C-D-C.

Mr. Tingey reiterated: when we talk about changes in the area, from 1975 to 1987, the property in question was zoned C-D-C and then went through a process through the General Plan and zoning modifications to have it go to open-space. Originally this was zoned C-D-C right up to the residences on the east; it is important to understand a little of that history. The General Plan looked at future land uses as well as the zoning changes; the area measures approximately 170' from the existing C-D-C to the edge of the proposed change.

This was considered by the Planning Commission, who forwarded a recommended approval for this portion of the property, but not for the other-some of their findings included the close proximity to the residential areas; from a General Plan perspective and from staffs perspective, as far as a recommendation that they provided to the Planning Commission that has been forwarded to the Council: the General Plan in 2003, when it

was adopted, keeping in mind the flexibility of the General Plan, there have been changes in this whole area since that time. We have the Intermountain Medical Center that was put in place, as well as Costco and other uses in development in this area. As far as looking at adjacent properties and zoning areas, there are uses that are conducive with the zone change that is being proposed tonight and that was part of their recommendation that this be approved, because of the conduciveness of the other areas. There is still a buffer area and a distance between the proposal and the residential area, so based on that we recommend approval of this, although the Planning Commission felt otherwise.

In addition to that, there are a number of letters in opposition to this proposal which were included in the packet to the Council.

Mr. Shaver asked if he was clear in understanding that this area: the restaurant and furniture company, were previously C-D-C zoned. Mr. Tingey stated that was correct.

Mr. Shaver stated that in that case, there was no question on whether someone could build on that portion or not. Mr. Tingey said they could, no question at all as it is zoned C-D-C.

Mr. Shaver said that the question then is if they should change the Open-Space zoning to C-D-C on the smaller areas.

Mr. Kimball, Sponsor, stated their intention is not to make a large development project-it will be a hotel- a Residence Inn-and the open space will be used as parking. He will not be changing the use for the main area. He knows that there have been a lot of issues brought up: one being the traffic, usually hotels generate early morning and late afternoon traffic; he feels like there is not a lot of traffic in and out as with a convention center or retail. When the hotel is 100% occupied, usually 60-65% of the parking is required across the board; many people will travel in one vehicle and occupy several rooms.

Another issue is the height issue; they are well within the height requirements for this area. Security was another issue: security is very important in the hotel industry; they have to maintain security as a liability issue. One of the benefits of this, which many people don't understand or care about, is the job creation and tax revenue (hotels generate five different taxes). If you do the math on that, how much would you need to raise taxes to offset the benefits? Advertising is another benefit, as is the money that is generated by those coming in to the city and generating revenue for other local businesses. They are trying to do something that benefits the city, not hinder it.

Mr. Shaver asked who owns the portion of the property that they are trying to rezone.

The Kimball's own the retail property.

Mr. Shaver said that one of the issues that they face is the use of open space; the grand

stands that are there now will be moved to a different location, causing greater open space.

Mr. Kimball said that the concern that the County had was that they might be taking away from the parking; what they are doing is taking down the old grandstands and replacing this parking with the present grandstands. It does not take away from the parking, and it still remains open space. The grandstands will be situated closer to the soccer fields.

Public hearing opened for public comment.

Jim Towers, 246 E 5300 S, Murray, Utah

Mr. Towers is the owner of Towers Plumbing at 5757 S. State Street; he has been a Murray resident his whole life and his family has had a business here for 67 years. Because of this, they have seen many changes in Murray and have never fought against any development-he knows that for a city to grow and prosper, there need to be changes. But tonight he would like to oppose this change in zoning; not only is he concerned that there will be a hotel so close to residences and across the street from the junior high, but he is concerned that with the zoning change, the residential properties adjacent to this parking lot will eventually be taken bit by bit and the integrity of the neighborhood will be completely destroyed. Being a business owner and a commercial property owner himself, he understands the return on investment-it is always a major concern as the owner of a business. He has never felt good about promoting his own business to the demise of those around him. He also understands the tax structure in Murray and the need for commercial income; his intent is never to obstruct a commercial property owner from making the most of his property, or his need to make a profit, especially in these difficult times. He does have a problem with when that living encroaches upon others.

At one time in our community, an open-space area outdoors was regarded as untouchable-prize property for the use of the residents. Open space provides a range of interests for the citizens of a community far beyond the benefits accrued to private land owners. Many past administrations have long recognized the need to preserve open space lands because of their importance in producing parks and recreation for our families and children and services for our residents. Once open space is gone in a land locked community, it is gone and will never be replaced. If more and more of our city becomes commercial there will be no interest for people to live in Murray City. Look at what has happened to South Salt Lake-the majority of people do not want to live near a commercial development. He knows that upgrading the bleachers and the restrooms in this area sounds very appealing, but as these improvements possible happen, more and more people will be attracted to use the County property and there is not enough parking there right now on special events at these facilities; he knows this first hand because he and his wife walk to these events and have seen the congestion. He is very concerned, as a citizen, that they are moving from providing services to a majority of the residents, to

providing benefits for individual property owners. The residents voted the Council into office to protect them and he would like them to consider one thing: if this proposal was happening in their neighborhood and you had children attending Hillcrest Jr. High, how would you vote?

Anne Price, 5428 Knollcrest Dr., Murray Utah

Ms. Price said that this is a very emotional issue for many of them; she said that she is a little confused because it was said that this is not about a project. I hear people talking about a project, the project is being spoken about and she feels that it is about a project and not just about changing from open space to commercial zone. As a resident of Murray for nearly 30 years, she searched this valley from one mountain range to another, from Point of the Mountain to Bountiful to find a place where she wanted to live and to raise her family. She chose Murray because she liked the small community, the schools, the family orientation and the central location to everything; it is a pleasant place to live and the nearby parks and open space are a huge part of that, whether the open space a miniscule pocket park or Murray Park, it means a lot to her. She feels that what attracts people to Murray is not the commercial building in a residential area but all of these factors.

She knows it was said that this isn't about a project, but she has heard too much about a hotel and thinks that any project that is commercial needs to be evaluated very carefully; it could devalue the homes nearby, the ones definitely along 5300 South. She heard someone say that this project only creating traffic early morning and early afternoon-when are the kids getting out of school? When are the children going to school? It isn't only the junior high; it is the high school and Parkside Elementary as well. It is our whole school system right in a row, at the prime time that school kids are in the streets. Drive along 5300 South at either one of those times and you know how hard it is to stop for these children.

Ms. Price said that her first question to the Council is why would we even do this? Of what benefit to Murray is it really to have a large commercial-the direction in which she feels they are heading. There is a huge tax base in Murray, they are fortunate that in a community of 35,000 people to have so many commercial businesses; if it is to support IMC Hospital, which she has heard is the reason for it, there is Pavilion Inn, Crystal Inn, Discover Inn, Hyatt Suites...none of which seem to approach the 60% residency rates of hotels in Utah. Hotels in Utah are lucky if they hit 60% anywhere; she does not feel that we need another hotel in Murray or on the borders of Murray, there are plenty here. If it is to support the hospital, for the families that are here, the hospital is a huge corporation that is supposed to be non-profit and has been operating in the red for a long time.

Roberta Jelovchan, 301 E 5300 S, Murray, Utah

Ms. Jelovchan stated that they live right behind the current stadium; one of the reasons that they picked their property was so that they would not have problems with a whole bunch of neighbors behind them. They want to rip down a stadium of metal and cement

and put up flimsy stadium seating. The parking place is directly behind their house-as she was going through the Murray Journal plan, there are other commercial areas between State Street and I-15 that are sitting empty with lots of room for a hotel; why not use up some of that area? As the commercial core is redeveloped and concentrated Murray's residential neighborhoods should be strengthened and protected. Future development should respect established neighborhoods and avoid neighborhood fragmentation and land use incompatibility along the edges of existing residential neighborhoods. The plan was changed in 1987 and there was a reason that it was changed: people recognized that we would be better off to keep the open spaces. There are plenty of hotels in Salt Lake City.

Dennis K. Poole, 4543 S. 700 E. #200, SLC, Utah

Mr. Poole does not understand why this open space has to go, other than to pave it. It was originally designed to provide a buffer between recreational and commercial uses; that should not go. In terms of simply substituting this parking for another, it may be able to code as open space, but it is not the same thing as grass, and it will add more congestion to the area. He thinks that what is happening here is that Salt Lake County has budget issues and wants to sell some property to Mr. Kimball and he can see why he would like to buy that, but the effectiveness is to create a high density and use than planned. This Council has been asked to allow a seven story building as opposed to a three story building and seven stories against three stories does have quite a bit of impact on the community. If there was a natural point in time that said that this is the limits of the commercial area, there is a reason for that; it seems to him that no one has demonstrated why that reason has changed. This would have a great impact on the residents in Murray-part of the consideration here should be a transition between commercial and residential, and right now, the open space is that transition. He does not feel that reducing the size of that buffer area is a wise decision; he feels that this body should not change any zone in this area until they have studied the impact of what is going to happen in the surrounding areas. He understands that across the street there is a street that is going to vacate because of a new school; what does that do to the traffic from that area? You have three schools in this vicinity and as the developer said, most of the traffic is going to be in the morning and early evening, which is prime time for the schools. As a consequence, that should be considered; 5300 is a very busy street and for this reason, this body should not facilitate private development at the expense of open space and the residents of this area.

Jean White, 377 E 5300 S., Murray Utah

She and her husband have lived at this location for 43 years and when they bought the property they were not surprised that 5300 became what it is today as it fed onto the freeway. She had hoped to see it widened to facilitate this bottleneck that is already there with the schools, library, ice rink, entrance to the park, etc. She does not see any good reason why they would want to increase traffic on this corner as it is already a disaster.

She has had access to the minutes and discussions on this and it was limited to people

within 500 feet of the development; anyone on 5300 South needs to know when these meetings are and what the plans are because it will affect everyone.

Harry Schumann, 364 Saunders St., Murray, Utah

Mr. Schumann has a concern over the height of this building, putting in a seven story building. His kids go to the park to play sports and he wants to know where the residents using the park are supposed to park their cars. Now the hotel will get the open space to park, and there will be no place for the residents to park.

Brittany Bremer, 5406 Knollcrest St., Murray, Utah

Ms. Bremer said that they just moved here a few years ago and part of the reason they moved to Murray from South Salt Lake was the proximity to the park and for her daughter to be able to walk to school. She asked that the Council consider the reason that people move in to Murray and she feels that changing zoning like this is not just for the use of the property, but it affects why people choose to live here in the first place.

Jason Godfrey, 5430 Alpine Drive, Murray, Utah

Mr. Godfrey wanted to back up the last comments; he feels that this is encroaching on building too much. That area already has such bad traffic and this will only increase it more. They are using land that the County owns, so they are selling land that the people own and the people feel that it is not necessary and encroaching on too much.

Seth Bremer, 5406 Knollcrest St., Murray, Utah

Mr. Bremer said that they looked for a long time for a place to live and bought here because they were sold on the park and open space. Any community that is within the belt line would not consider selling open space to a private developer; as it has been pointed out, once it is gone, it is gone. There are no other open spaces in Murray that can be used to replace that, so he finds it hard to understand that this would be on the proposition to sell it to a private developer. Again, there are three schools within walking distance and he worries about the traffic that any commercial development of that size would create for his future children walking along that road. If even one kid gets hit, it would not be worth it.

Amy Sainsbury, 5345 S. Knollcrest St, Murray, Utah

Ms. Sainsbury said she is a real estate agent in Murray and because she has lived in Murray her entire life, she feels that Murray is one of the best places to live and brings in a lot of business to Murray. Her concern is that once you take that open space away, once you sell that or let it be dissolved into an individual or company, you cannot get that back and right now Murray has no other open space; there are plenty of other places and types of land for this type of business to be built. She does see the need for this for IMC and other things, but with such a business as it is proposed, good things come but bad

things also come with that-sexual problems, drugs, things like that. Although the current business fits the parameters could be built there, we do not need to change the zoning to accommodate something that would potentially harm the city and encroach on our residential area. Because of that, as a real estate agent, she knows that market values decrease when changing residential zones to commercial and this could decrease the area more.

Colleen Ogrin, 269 E 5300 S, Murray, Utah

Ms. Ogrin stated that she has lived here all of her life; her house was built by her father, and her grandfather built the house next door which is the Campbell's home. If this property is rezoned, then the commercial property that is currently there becomes a much larger development with the potential of having a much larger impact on the neighborhood. A large structure would not blend in with the existing residences and would be an eyesore and thus decrease the value of the neighborhood properties. A larger development would need to have more buffering and land is not available. A large structure would also impact the estate value of the open space in the residential area. It would block the view that the residents and visitors want from the recreational area and would block the view of the ice center and other structures from this street. A rezoning of this area would bring commercial development closer to their property and has the potential of bringing undesirable individuals and their activities that would result in a negative impact on the security and livability of the property, the other residential properties, other commercial properties and the schools. This rezoning would also destroy the current buffer that exists between their property and the grand stand area, and they would be slanted by a parking lot.

The rezoning destabilizes the existing boundaries between the zones; this has the potential of allowing commercial development to creep down 5300 South. If you allow this proposal to creep into the residential area, it would be very likely that others will follow. Rezoning this property would allow for very different types of development than what is currently there and what is currently allowed to exist on this property. A hotel would be one of those developments that could go in on a much smaller piece of property. The type of developments, also have an effect upon the surrounding property and the whole community. For instance, the recreational facility has its heaviest use in the evenings and on weekends, as does a hotel. The proposals that have been made have called for some sharing of certain parts of this property and there is some incompatibility between the two using the same portion of land.

Milissa Lyman, 307 E 5300 S, Murray, Utah

Ms. Lyman said that her mother bought this property back in 1934 and she has lived on this property her entire life. The sale of this property from the County to Mr. Kimball is contingent on this property being rezoned by Murray City; if it is not rezoned, the property is not sold. Who is to say that once Mr. Kimball has ownership of that property, that it doesn't remain a parking lot. She represents twelve people here tonight, seniors and people with disabilities that cannot attend. They are against the motion to amend the

General Plan and change the zoning from open space to commercial development. She submitted a photo to the Council which she had photo-shopped, to show what a hotel on that corner would look like.

She attended the Planning and Zoning meeting on the 15th of December; the vote was split and forwarded on that they did not approve to change the zoning. She wonders what the Zoning Commission did that night that made any sense. The Council is the representative to the community, their voice; what choice are they going to make tonight? Mayor Snarr is all for this project-we have so much development in this community, we don't need this. Ms. Lyman stated that Mayor Snarr made a flippant comment at the Zoning Commission about it being OK that it didn't pass zoning, because it would go on to the City Council; that makes her think that he has the Council in his pocket. That is the impression that she got.

There are 20 other areas of properties that are already zoned commercially that are larger and better suited for a hotel, and that do not encroach on their neighborhood. She took, to the Zoning Commission, a stack of traffic studies that she had obtained from the Department of Transportation; her husband, a former engineer for the DOT, said that in almost every other meeting that he attends, this property is brought up- from the Point at 5300 to the traffic, they have stated in their own traffic studies that this is the most dangerous and busiest interstate in the state of Utah. Building a hotel on 5300 South would only increase the traffic. She took a stopwatch one day to see how difficult it is to cross the street from Carl's Jr. to the library- eight minutes. You should see what the kids do when they get of school, they hightail it from the crosswalk kitty-corner over to Carl's Jr. because that is their hangout. She has seen kids almost get hit, cars rear-ended, and everyone would have them believe that this is a great idea. All the explanations against them-we've heard most of them; she doesn't want to have the kids going to the junior high enticed by prostitution, alcoholism, drug abuse...because that is what you are going to get with an extended stay hotel.

She has spoken to many people over the past month-most are not informed. She spoke to the Mayor of Woods Cross and the Chief of Police- they have two extended stay hotels in Woods Cross that were built in the last ten years. They both expressed that these hotels have indeed brought more crime into their community as well as other challenges. People that can't live in an apartment for various reasons, end up long-term in these hotels. She spoke to the people at the Pavilion Inn-they would love to have a shuttle for traffic from the hotel to the hospital, but it is a waste of money and time, people will drive. She would like the Council to stop and take a minute to think of why they are rezoning this, and put our children's risk into that scenario; they are our best asset and our future.

Charles Iverson, 5308 Knollcrest St., Murray, Utah

Mr. Iverson said that Utah could save a lot of money if they would stop making traffic signs and speed limit signs, since nobody pays any attention to them. He sees the children coming up the street, and one day, we will be attending the funeral of one of those kids who have been run over. The speed limit sign past his property say 30 mph; he would venture to say that not one out of five hundred cars drives 30 mph there. They come up that street 50 -55 mph and you have all of these children coming from school, and there will be a bunch of funerals-he sees it coming. If you put a hotel there, it will be a disaster.

He has spent over 40 years of his life in the military and law enforcement and knows what he is talking about; people do not pay one bit of attention to that 30 mph sign on 5300 South by his property. People here care less to what the speed limit is, what the children are doing, the traffic, etc. He has counted as high as 35 vehicles on 5300 South before he can get out on Knollcrest to go down State Street and there is a problem there.

Janet Towers, 246 E. 5300 S., Murray, Utah

Ms. Towers stated that she had thought her husband had said it all, but there are a couple of additional items she wanted to mention; she has lived at her property for 30+ years and she has seen a lot of changes happen in the area; as residents, they are very fortunate because a lot of these changes have improved their property and there have been a lot of good things that have made it, civically, a much nicer place to live.

The question tonight is property that is currently a parking lot, that is going to remain a parking lot; they have seen this in many areas of our city-on 900 East, west on 5300 South, 6400 South where the commercial property has encroached further and further into residential areas. All of those residential areas have suffered as the consequence of that. There has been a lot of concern over the congestion and traffic on 5300 South and personally, they have had three mailboxes destroyed and they have been lucky that there was not a child standing at that spot at that time.

When her daughter was walking to the Jr. High in 7th grade, she was almost abducted; luckily she knew what to do. But they are very concerned over the traffic along this road. She did work for Murray City many years ago, and at that time, the residents were the most important asset of their city. She does understand the equalization of the taxes and the return of investments; she had a business at one time, and she understands that if you own commercial property in this city, you have a right to develop it-as long as it goes within the boundaries of what the ordinances and laws say. That is not the issue here tonight but she does have a problem when it starts to encroach upon the residences of this city.

She does respect them for committing and for saying that they do feel like they can make a difference to the city and that is why they are here tonight. She appreciates the Councils time in listening to their concerns and knows that this is probably one of the most difficult votes they are going to have and she respects that. She knows that they

will devote the very best that they can do; she hopes that they will keep in mind that if this were in their neighborhood, how would they vote?

Sam Schofield, 344 East 5300 S., Murray, Utah

Mr. Schofield said he has only lived here for four months, moving to Murray after looking for a place all over the valley; when they purchased their home on 5300, they were well aware of the high traffic but chose to deal with it. Had they known that this project was coming, he would not have bought the house; if it had already been there, they would not have bought that house. If this decision goes through, it would be very detractive to the home buyers.

Ray Gillen, 5394 S. Alpine Drive, Murray, Utah

Mr. Gillen voiced his concerns with the traffic as well; on Alpine Drive, he has clocked people driving 55 mph and that road is like a major freeway thoroughfare in rush hour traffic with people using it as a cut-through. Trying to get on 5300 South from Murray Parkway will be even more difficult. There are days when he has seen people just about get hit trying to get across; traffic is a big concern-he has friends in UDOT who have said that 5300 South and State Street is one of the worst places in the state. If you cannot address some of the traffic issues first, this thing probably shouldn't go forward.

Clayton Steed, 371 Saunders, Murray, Utah

Mr. Steed said that as a general contractor, he can see both sides of this and he too looks at the future of his kids. His first question, to both the Council and the developer, is why does this need to be a seven story? Why not a three or four or five? If it was less than seven, we would not need to take more land that is open space, leaving it open space and it would not need to be rezoned. If we had as many hotels as we have in other areas, why does it need to be seven stories? We are going to have to make a compromise, as residential people and with the commercial district, he sees that. Murray is going to continue to grow, traffic is going to continue to get worse and worse, we are going to have to come up with ways to solve the traffic issues, those are all issues that we have to address as residents and Council members to avoid deaths and injuries; but if there does have to be a hotel, the hotel that he is thinking of-if they could just go west over off of I-15 by the Taco Time is a hotel that is only four stories-why can't we have something like that which is a nice hotel, that is not too big, not an eyesore, if we could have a compromise to something like that.

Mr. Steed asked what other options are there for this land. It is a hard piece of property to develop on with the hill, the traffic is bad, but what other options have been presented to the Council to be built there? He would like to see other options, he doesn't want to rule out and say that nobody will build a hotel, but he is not completely in favor for it. Do they have to make a decision right now on this, or can they look at some other developers who may have ideas as to what to do with this piece of land.

As far as traffic: right there in front of the U-Haul on the north side of the intersection,

out of the four cross sections, there is a no-turn right on that third lane-that is part of the congestion of traffic. Mayor Snarr said that it DOT not City; that is something that they need to take up with DOT to solve the problem with that. He would really like to know what other options there are and if they can't find a compromise; if this decision is made to vote for this hotel, there is going to be a lot of people upset with the decision on both sides. He too chose to move to Murray for what was here and looks forward to staying here; he knows that growth will continue to come and we need to accept changes, but change it for the future. The projects that happen now really don't take effect until five, ten, fifteen years down the road and that is what we have to look at from both sides.

Jakob Lyman, 307 E 5300 S, Murray, Utah

Mr. Lyman has spent his whole life here and loves it; this is something that is going to ruin what it is that they love about Murray. He has walked through that parking lot several times-it is a big parking lot; he loves sitting on those bleachers that would end up being torn down to make room in exchange for more parking which will take up even more of the lawn. He does not feel like this is a good spot for a hotel, he would never have chosen to put one there. They are going to put in a seven story building with so many rooms for a tiny spot and he also doubts that they would ever make it to a 60% capacity.

He went to Parkside, Hillcrest and Murray High School and knows about the traffic; he has been close to getting hit by cars who thought they had the right-of-way. He never thought he would come that close to getting hit and it scared him. The additional traffic from this will put more kids in danger; he has seen how the kids cross that street and half the time they don't look, or do and hope the cars don't hit them. He feels that this is one of the worst ideas and you take away from a lot of the things the kids experience. It should be left alone; he loves to sit on those bleachers.

Mr. Lyman read a quote from his family: "at the last zoning meeting in December, the developer, David Kimball said: 'I wouldn't want a hotel in my backyard' so why would I want one in mine."

Roberta Jelovchan, 301 E 5300 S, Murray, Utah

Speaking on behalf of Keith Jelovchan, Ms. Jelovchan said that in the city's General Plan, hours and hours were spent and she read: 'The amount of land dedicated to parks, open space and trails will increase'. 'Drawing a line around existing commercial precincts to protect adjacent residential areas.' 'New land uses at the perimeter of existing residential areas should help stabilize existing neighborhoods.' She asked how this is going to help to stabilize their existing neighborhood and support the creation of a quality residential environment.

Mr. Roberts, 5534 S. Avalon Drive, Murray, Utah

Mr. Roberts stated that there will be an increase in noise-from the air conditioners on the roof of the hotel, increase in traffic, and a net loss of open space which is detrimental to the community and there will be loss of a buffer zone. He beseeches the Council not to approve this project.

Jack Jensen, 348 E. 5300 S. Murray, Utah

Mr. Jensen has lived here since 1958 and has seen a lot of development- a strip mall, etc. and is concerned over the continuing development, little by little, into the residential areas.

David Reyes, 64 W. 5750 S., Murray, Utah

Mr. Reyes volunteers for Hillcrest Jr. High and says that there was a sign posted recently at the crosswalk for people to yield to pedestrians; he crosses there quite often and although some cars do stop, many just keep going. With the high school so close and many kids just getting their licenses, lines mean nothing. He, as well as many of the students at Hillcrest trying to get to the other side of the street, is trying to get there as fast as you can and the kids are expecting the cars to stop and they don't. If you put a hotel there, there is going to be that much more traffic and people trying to cross. There are many times that people have been nearly hit and it is only going to get worse.

Karen Pedersen, 5528 Avalon Drive, Murray, Utah

Ms. Pedersen takes her children to school, to ensure that they get there safely; there have been two accidents involving cars hitting children and she has been stopped at the crosswalk waiting for a child to cross and has had cars pass her on the left, almost hitting the child. She is very concerned about the traffic and the safety of all of the school children and is opposed to this development.

Jenn Kikel, 607 E. Springhill, Murray, Utah

Ms. Kikel has two children that attend the schools and her main concern is the traffic; just today she was stopped at the crosswalk for a pedestrian and none of the other cars would stop. There is definitely a traffic problem there now and if the hotel goes in, this is something that needs to be addressed. She knows that they will not put in a traffic signal, but kids are crossing wherever they want because they know that the crosswalk doesn't mean anything anyway. There are lines there, but nobody pays attention, and as a parent this is definitely an issue.

Dennis Poole invited Mr. Kimball to consider, and the City to consider, is that the area

north of the IMC hospital is a significant area of the Redevelopment Area in Murray City and it would be a wonderful idea to build a hotel there; he is sure that the city would support that and it would be away from these residential areas. It isn't that there are no other areas close to the hospital that would be suitable for a hotel.

Kevin Cantrell, 337 Saunders St., Murray, Utah

Mr. Cantrell said the philosophy should be harmony, balance and function in whatever they do and there should be a consciousness in taking into consideration with what they do; he believes in what has been said, but said that there is a lack of harmony, a lack of balance with what is being done here and it ruins the integrity of the city and community, and he finds that to be a grievance. He feels that a building such as this will be a monstrosity in this zone; it is really about thinking about the future of the community and there are other things that they can come up with and pleads with the Council to take this into consideration.

Whitney Schofield, 344 E. 5300 S., Murray, Utah

Ms. Schofield agrees with everything that has been said and wanted to add that she feels that everyone in Murray moved here and stayed here because of the way it is now; if it were to change, to put in a hotel, a lot of people would leave here. People pick this specific location for specific reasons and you would lose a lot of integrity and what has made this a great city-it would be hard to replace these people.

Christy Anderson, 5661 Adaley Ave, Murray, Utah

Ms. Anderson said that she doesn't think that people are necessarily against there being a commercial business at this location; one thing to remember is that some of Murray's best love businesses have been in this area and businesses that people would continue to support if they were there. Part of what we have here is an unfortunate timing in the economy and if we look to the future, she doesn't know what cities have been doing for a hotel but there are many things that they could address now for the residents, for the people going to that area already and thinks that is something that the Council should take into consideration as well.

Mayor Snarr, 5223 S. Spring Clover, Murray Utah

Mayor Snarr stated that looking out, he thinks he sees a lot of friends, but may not after he shares his opinion; this is what makes America great-that we can stand up and share our opinions and express where we are coming from.

He has obviously had many concerns about this property, as he has with many developments throughout the city. People have expressed to him their concerns about the hospital; 83 people showed up at Station 81 saying they didn't want the chimneys coming down and they didn't want the hospital to be built because of the traffic issues. To him, the City's future is more important than his political future and has made

decisions based upon that. It was difficult for him coming in as the Mayor because his number one priority was changing the landscape of Murray City so that we would not end up like other cities that were afraid of standing up and making very, very difficult decisions. To our Council's credit, they have been creative in creating some ordinances that allow for development of properties that otherwise would remain idle and never be developed. We have an R-N-B ordinance that allows for, in this case, a pleasant transition from residential to commercial because 6400 South is not what it was 30 years ago; it is a heavily trafficked street. Same with 900 East, which has changed dramatically, 5300 South going west from State has changed dramatically.

Sometimes, people sensationalize about hotels bringing in bad elements; he has, time and time again, had the same comments made about the Crystal Inn-none of those things have come to happen. There are the James Point apartments across the street and other significant developments which have occurred throughout the city where people have expressed their concerns-they did not materialize. He respects people's opinion, but he always takes his time to do due diligence whenever there is a sensitive issue. He really wants to understand if there is going to be an impact on traffic in the area; and the challenges that they will have, although they will not be to the houses to the south of the hotel that are going to move due to the new junior high school-which by the way, Dr. Rossi indicated that they are well aware of the challenge that they currently have with the location of the school; they are going to go at least 200' minimum for the footprint of the new school to create a safe stacking environment so that cars are no longer out on 5300 South.

We have a partnership with the school district and want to work with them to resolve these issues. You are all aware that property, where the current junior high is located, is going to be developed and with the price of that land, that is going to be a very high-end development. Some of his concerns were traffic-we didn't have the Ice Center at that time, we had the Salt Lake County Fairgrounds. That property sat there, after the Fair moved, and it was dust, mud, dirt and leaves; this is what the residents always said and wanted him to do something about it, saying that this was not open space, it was space in which kids got their 4-wheelers and ran around there doing donuts and there were a lot of incidences there that needed to be resolved. He spent time, went to the County and pleaded with them to help address the challenges that they had as the property owners. They agreed to do something there to the tune of about \$600,000. They said they couldn't do what they wanted with the rugby field because the bleachers blocked it some.

He had other people always upset with him over the condition of State Street saying it was terrible, an eyesore and did not represent Murray City; same thing with the smelter site, an unwanted something put in there. That property, by the way, was bought by the developer to replace property that the County owned where the..... (time up)
Mayor Snarr added that traffic is always a big issue: Costco had 250-300 cars going in and out of there for five weeks during the Christmas season; nobody ever called and complained once.

Mike Ogrin, 269 E. 5300 S. Murray, Utah

Mr. Ogrin, addressing Mayor Snarr's comments, said that at the time, that area was fenced and kept up-it was used by all of the 4-H clubs in Utah and he never saw anyone 4-wheeling there. He coaches one of the country's largest cross-country track tournaments and they bring in a lot of money for a one-day thing into the city; if they rip those bleachers down and build out, that takes his course out. There will be 50 schools jumping up and calling the Mayor's Office about it. Mr. Ogrin stated that what Mayor Snarr said about 4-wheeling in that area is a lie.

A resident asked for clarification of who currently owns the property. This will be included in Mr. Tingey's summary.

Public comment closed.

Council consideration of the above matter:

Frank Nakamura, City Attorney

Mr. Nakamura said that as they go through this process, he wants to make sure that they are here to talk about the Land Use reasons-this is a zoning issue and he recognize that it might be difficult to separate the project, which has been discussed a great deal here, from the Land Use decision. As we make the zoning decision, one way or another, he would ask that on the record, they please express their land use reasons for the decision.

Tim Tingey, Administrative and Developmental Services

Mr. Tingey said that the first piece of property is currently zoned C-D-C and is owned by the developer, Mr. Kimball; the property in question regarding the rezone is owned by Salt Lake County.

There was a comment made regarding the noticing for this proposal; there is a 500' radius around this property that we are required by State law to send notices out to. It is also noticed in publications, newspapers, etc. and beyond that, that is what we do. We hope people get the word out but if we were to notice everyone in a large area on a regular basis with these, it would cost the city thousands and thousands of dollars and is not something that is required.

Mr. Tingey reiterated Mr. Nakamura's comments: with the issue of the rezone, we are talking about these properties and a rezone; even though we have had a lot of discussion regarding a hotel, there is some intent about a hotel, the issue here is a multitude of land uses can occur in a rezone like this. There are land uses that are allowed in open space, the ice rink being an example of this; even buildings located in this area are related to recreational uses. In C-D-C districts...if this is developed, whether the decision is yes or no tonight, the developer has the opportunity to develop this under a C-D-C use and it

could be shopping centers, restaurants, etc. That is the zoning for it, and there really is no discussion on that, provided that they can meet the site standards and design standards.

The reasoning for their recommendation relate to a couple of main issues: the General Plan allows the flexibility; there have been comments about the General Plan-excellent comments, they talk about the policies and the general direction on things; there are several chapters including an Economic Development Chapter as well as the policies which were addressed by some individuals here tonight. Flexibility is allowed when there are specific issues related to this; there are economic development issues, there are land use issues, there are a variety of things that have to be looked at and there is flexibility allowed for that. This area has changed because of other developments that have occurred: Intermountain Medical Center, the development of the Point at 5300, Costco and other developments which is something that you have to look at because of that flexibility when you are looking at a change in the General Plan or the use here. As far as the compatibility, as far as the buffer area, it is their recommendation that there is still a buffer area; does it encroach upon the C-D-C area? Yes, he will not disagree with that, but there is still a buffer area. They are not talking about locating it right next to a Residential Zoning area or residence.

Mr. Stam asked Mr. Tingey to repeat that.

Mr. Tingey reiterated: As far as the flexibility, there is a buffer area, still, between what is proposed as the commercial C-D-C zone and the residential zoning districts. The proposal is not to go right up against a residential zoning district; if it were, he would be recommending denial of that, because of the need of that buffer area. There is still over 200' of distance to the closest residential zoning district; that contributed to their recommendation and that it is one of the reasons behind that, as well as the flexibility and the compatibility with other commercial zone uses-that is why they recommended approval.

Mr. Shaver said that as they talk about this particular property and the zoning, there are still several things he has a question about: should approval be given tonight, that does not give approval for a hotel, is that correct? Mr. Tingey said that is correct. Mr. Shaver continued: So Mr. Kimball then has the opportunity to develop the properties, so the citizenry or others, might be able to go to Mr. Kimball and make suggestions as to how he might use that property to make it profitable.

Mr. Tingey said yes, that is always an option.

Mr. Shaver: So when he has a plan as to how to use that, what is the process?

Mr. Tingey said that this proposal tonight, if approved, allows for additional area for C-D-C zoning; it would allow for an opportunity for a conditional use permit, for a hotel, if that is the use, or a variety of other uses. For example: a shopping center does not require a conditional use permit. The process for that type of development, or a restaurant, would basically be: plan submittal, a site plan review with City departments

addressing a variety of issues related to traffic, parking, and landscaping; that is something that would not go through a public process. A conditional use permit, which a hotel development or a variety of other uses if they go through this site, would need to go through a conditional use permit process. There the design is looked at much closer, there is a public meeting, and the Planning Commission will evaluate those elements. The conditional use permit-as long as elements are met such as parking, landscaping-traffic will be looked at in that conditional use permit; there would be recommendations on that and the Planning Commission would have to review that and there would be public comment-not a public hearing-on the issues of concern. Provided that they can address all of the concerns as well as working with City staff, it could be approved.

Mr. Shaver: So those people who have issues with the traffic, or have issues with the height or issues with the use of the property itself, the best step for them would be to keep very informed of what that process is going to be and what the use of that property would be. Is there someone or a department that they might contact and say 'I want to be aware of when this is going to happen' just in case, as was brought up, they live outside of that 500' radius-they could say 'I want to know about it, email me, call me, contact me' or they could then call and find out when that meeting is going to be held so that they can voice their opinion?

Mr. Tingey said that they can contact Administrative and Developmental Services Department. For a conditional use permit, for example, there would be a sign posted on the property that there is going to be a public hearing giving the place and time; they want people to come and attend if they have issues of concern. They also send out notices.

Mr. Shaver said that he appreciates the comments about wanting people to come and express their concerns; this is exactly the process we do. Addressing Mr. Sherman, Mr. Shaver said that the reason they don't address the questions when they are asked is that there is a very specific ruling that we have to follow. He added that he would be happy to follow up each question at any time-send an email, contact him...he can also say that any member of the Council would do the same, but they cannot speak for the Council as an individual. They want to hear the concerns and address them, but it is hard in this forum; he appreciates that they have come and he knows it is important-they take what they do very seriously.

Mr. Shaver explained that Mr. Tingey is the head of Administrative and Developmental Services and that under his jurisdiction, everyone who has a plan or that wants to develop property, it falls under his umbrella as a whole. He has very specific people to address these issues specifically and Mr. Shaver's recommendation is that if people have questions about that, to talk to him directly.

Mr. Shaver asked Mr. Kimball: as a business man and property developer, has he looked at any other options for this property?

Mr. Kimball said that they had; they purchased this property at the worst time in history

and the motive was for a hotel. Once they got into it and the price of the land and the construction...there is an economy of scale, if you will, the size and the number of rooms to make it viable, not just for the price but also for the operation of the hotel and what is best for the area. It is not going to be a 500 room hotel, but between 125-130 room. That may seem large to some, it is actually a six story, but if you look at it from up above it looks more like a three and a half story building. He saw a rendering and because of the grade of the elevation, it has to be excavated substantially so that they can follow the contour of the street.

In listening to all of the comments, it is really important that they do what everyone would like to do.....they purchased this ground-yes it would be a burden if they had to change what they are doing, but at the same time, the cost of construction and methods-they looked at this with the County and felt it was a win-win situation and never thought there would be so much opposition. The important thing is, does it serve the community and the area; in another meeting he was in in Bountiful, many of the same comments were heard. There is progress and things happen for a reason-the hospital came, and they feel that this is the best site for this hotel; hopefully they can all work together, if there is a way to change structural things, but as of right now with their plans, this seemed to be the best size and location for this. Another reason that the County wanted to sell this property is because it became a nuisance, actually to the sloughing of the earth and they wanted them to create a retaining wall to landscape it.

Mr. Hales has met with people on both sides of this and he has thought about this issue constantly and never once refused to meet with him in regards to this. It is a tough issue.

Mr. Nicponski said that he has known Mayor Snarr for a number of years and has been on the opposite side of issues and has never known him to lie. He does not appreciate the innuendo or accusation that the Mayor is a liar and wanted to say that. He knows the Mayor well enough to know that is not his character.

Mr. Nicponski made a motion to adopt the Ordinance based on the land use reasons.

Mr. Stam 2nd the motion based on land use reasons, not for what will or will not be going in there. Knowing that the County does not maintain property well, and this area has not been maintained; this will help to improve how that land does look.

Call vote recorded by Jennifer Kennedy.

A Mr. Nicponski

A Mr. Stam

N Mr. Shaver stated that open space is critical and it needs to be protected. Encroachment is an issue and the only way is stop additional traffic. Open-Space needs to be protected.

A Mr. Hales

Motion passed 3-1

11. UNFINISHED BUSINESS

None scheduled

12. NEW BUSINESS

None scheduled.

13. MAYOR

13.1 Mayor's Report

Mayor Snarr stated that this past week, they had the opportunity to participate in the Larry Miller Chevrolet dealership grand-opening; it was a great event and this is a first-of-a-kind dealership format that they rolled out. This had been a very difficult process-they had to close down Rose Circle, which was very controversial, half the people wanted the road closed, the other half didn't. They were able to work something out to make this an attractive environment, not only for the residents who are to the west and north of there, but they have created an environment in which they can see further development and the removal of some of the older structures along State Street. It has been a great pleasure working with the Miller Group; they are spending over \$60 million in Murray on the expansion of their dealerships. We are very fortunate to have them here in our City and what they do for our City and the landscaping that they are putting in are very significant for the improvement of State Street.

He also went down on Winchester this week and checked in on the Storm Drain Enhancement project in which we are participating with Midvale City, who is basically paying for a significant amount of that project. He noticed that they are getting ready to do some additional paving along 6400 South and

hopefully that road will be back in a good, drivable condition. This has been a big project which makes a difference in the future of our city as far as addressing storm water and not having an impact on the fly-overs that exist where the intersections of I-215 and I-15 come together.

There is also an event sponsored by IHC- it is the IMC Healthy Heart Fair on Saturday, February 9, 2012 at 9:00 a.m. – 1:00 p.m. Our Murray City Fire Department is participating in this event.

Mayor Snarr gave special consideration to Mr. Brass and the reason he wasn't here; he is a good man who desires to serve this community well and we understand the challenges that he has faced. We appreciate the fact that IMC hospital was here and very easy for our paramedics to get him over there in a very efficient manner.

13.2 Questions of the Mayor

Mr. Shaver asked if the Miller Group was making progress on the hotel-with them purchasing the little "L" shaped thing where the tattoo parlor sat.

Mayor Snarr said that he spoke to the Millers about this and the owner of the property is trying to 'hold them hostage' on this and get them to pay a big ransom for them to get this property; there is only about 70' of frontage on that property and it really isn't developable. The Millers are well aware that property is not developable-it does not have enough frontage to State Street; it does not have enough depth, or width to put anything of significance on it and he has had zero offers on that, in talking with the realtor on that. He said 'I don't know why he put it up for sale, it has no value and he is lucky to have somebody who is willing to pay market value for it.'

The Mayor hopes that they will be able to, sometime soon, deal with that challenge, that area; unfortunately, some of the residents that are in there, present a problem for our police department on occasion and it is one of those things where things change and he knows that they have a good relationship with the owners of the Sandman Motel and she has indicated that when she is ready, she would be willing to sell that property but right now she is not. The challenge that she has is that the Cottonwood Hospital which functions as TOSH now, and a lot of her clients would come over from the hospital, similar to what we are seeing a need for a significant upper-end extended stay here now.

Mayor Snarr said that since he has been mayor, they have developed 32 acres of open space property- it is called Willow Pond. A lot of neighbors there expressed concerns down there about it being a nuisance or that traffic would increase, people would die because people would fall into the pond and drown; He got this from people and they were angry with him and it was reflected in the way they voted. In the next go-around, they took him out their back gates onto the property and expressed how wonderful their back yards were because there was something nice back there now that gave value

back to the community.

We have also acquired multiple parcels, as they become available, down along the Parkway. Since he became Mayor, the City has more property now that is open space, than before he was elected; he has worked hard on that, to make our community an attractive place to live. We have to make very difficult decisions, but his decisions have always been based on what is good for the future of the city, not what is good for Dan Snarr. If that were the case, he would not allow all the development that occurred down around his property where there is 550 parking stalls for 3M-that is right by his place and which was a traffic issue. When they develop the Fundome property, and he hopes they do, that is his neighborhood and there will be thousands of cars that come in every day. If you don't have traffic, you don't have a community-ask the people that were bypassed when they built I-15.

There is going to be a significant development and there are already people very interested in buying that property where the junior high school is currently located. We are trying to do what we can to not let properties sit longer and challenge our city-to begin to drag our city down. That property has significant slope issues and is costing Mr. Kimball a fortune to develop that property, way beyond what a normal pad would cost to make it right for those in the city.

For that reason, the four years that he has spent on this...and he wishes all of those in attendance could have attended all of the meetings that he has attended...you would have a different perspective on this development.

14. ADJOURNMENT