



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, January 10, 2017, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Blair Camp, Chair	District #2
Diane Turner, Vice-Chair	District #4
Dave Nicponski	District #1
Jim Brass	District #3
Brett Hales	District #5

Excused:

Mayor Eyre

Others in Attendance:

Janet Towers	Chief Admin. Officer	Jan Lopez	Council Administrator
Tim Tingey	ADS Director	Frank Nakamura	City Attorney
Pattie Johnson	Council Office	Jennifer Kennedy	City Recorder
Angelina Starr	Boy Scouts	Patrick Starr	Boy Scouts
Steve Roberson	Resident	Beverly Crangle	Resident
Richard Crangle	Resident	Jared Hall	Community Development
Michael Todd	Downtown Business Owner	Mandy Ditto	Murray Journal
Eliot Setzer	Resident	Doug Hill	Public Services Director
Jennifer Brass	Resident	Brad McIlrath	Community Development
George Katz	Resident		

Chairman Camp called the Committee of the Whole meeting to order at 5:45 p.m. and welcomed those in attendance. It was noted that Council Member Nicponski would be arriving late and Mr. Hill was attending as Mayor Pro Tem.

1. Approval of Minutes

Mr. Camp asked for corrections and approval on the Committee of the Whole minutes from November 15, 2016, as well as, December 6, 2016. Ms. Turner moved approval. Mr. Hales seconded the motion. All were in favor.

2. Business Items

2.1 Determine Council Member Committee Participation - Blair Camp

Council member participation for 2107 was determined as follows:

- Capital Improvement Program - Ms. Turner and Mr. Nicponski
- New City Hall Committee - Mr. Brass and Ms. Turner would continue
- Business Enhancement Committee - Mr. Camp and Mr. Nicponski would continue
- Legislative Policy Committee (LPC) - Ms. Turner would continue
- Chamber of Commerce Board – Mr. Camp would continue
- Mayors Electric Utility Council – 2017 Council Chair Ms. Turner

2.2 Downtown Property Assemblage Update & Eminent Domain Discussion – Tim Tingey

Eminent domain is the right of a government or its agent to expropriate private property for public purpose, with payment of compensation. As previously discussed, Mr. Tingey provided an update on the sensitive topic, related to the downtown area and affected property owners. Handling the process in a professional way was important to the city. Letters conveying the intentions of the city have been received by property owners explaining the eminent domain process. Their land could not be acquired for private purposes.

Acquiring property for a public parking structure, new public facilities, including a city hall building, as well as, open space elements is well underway, and a number of properties the city already acquired were being demolished immediately.

The city would also pursue two properties located at 33 and 35 East 5th Avenue, west of Poplar Street, and west of the Murray Mansion. After appraisals are complete, offer letters would be sent explaining the land acquisition process, just compensation, as well as, explaining eminent domain, if negotiations could not be met. If terms are not met, the council would consider a resolution pursuant to the eminent domain process, requiring a public meeting, (not a hearing) which would allow property owners the chance to comment and speak to the council.

Ms. Turner asked if any verbal communication had taken place with the two property owners mentioned and if they were interested in *just compensation*. Mr. Tingey stated, phone communications in the past week, indicated land owners were interested in knowing what the offer was, based on the appraisal and the likelihood of eminent domain might not be necessary. This was the hope for other additional properties involved, as well, however, there was property owned by large out of state corporations, who had not responded and communication was unsuccessful; therefore, a resolution by the council would most likely be necessary in that case.

2.3 General Plan Discussion – Tim Tingey and Jared Hall

As a result of the scientific community survey, public open houses, and focus groups, there was good public input from the community regarding the General Plan. After public hearings were held, the planning commission deliberated and recommendations would be coming to the council for their consideration.

The council would consider changes and recommendations related to the Land Use Map sometime in February, 2017. Mr. Hall explained an update of the map changes and pointed out new land use zones.

Two main goals related to the map: 1) A plan that would apply easily to land use decisions; and 2) Having a map that would be easy for the public to understand.

With the future in mind, significant changes to land use designations were made, including simplifying residential zones and consolidating into to low, medium and high density.

New zones were created, named *Professional Office Zone* and *Business Park Industrial Zone* and were added to areas previously considered Mixed Use Zone designations only. Moving away from such a large mixed use area in the middle of the city would be a change to zero in on other uses.

The plan details five initiatives and Mr. Hall described *Initiative #2: Create Office and Employment Centers*. After research was conducted by a consultant, the need for better office facilities was realized, and was missing from the city. While Murray holds a very strong retail core and a liberal amount of neighborhoods, great Class A office space was minimal.

By creating a new zone for professional office, market users who need more height and density, would be attracted to those areas in order to develop a true office project. Concentrating on professional offices and providing employment centers guides the future zoning changes on the map, where better redevelopment might occur.

Mr. Hall pointed out the *Business Industrial Park Zone*, which would be located along the north part of the city near I-15, and west of 300 West farther south. The hope is to create a new incentive in the already industrial developed area and allow various kinds of zoning. The possibility to consolidate properties, use properties more intensely, beautify the area, and consider ways to help the industrial areas perform better would be achieved.

Mr. Brass agreed that any area along third and fifth west could use significant improvements. Mr. Hall reiterated the industrial designation was utilized a great deal and creating new zoning incentives was hopeful, which could help business owners to better utilize their industrial land over the next five to ten years.

At certain intersections circular shapes called *Nodes*, were added to the map and defined as *small planning areas*; *Community Nodes* were of larger size, and *Neighborhood Nodes* a bit smaller. Whether for community or neighborhood, future viability would be considered as specific plans for *Node* areas unfolded, and would then define appropriate use and needs when redevelopment occurs.

Both small and large *Nodes* provide various options for future developers. Small area plans also utilize *Nodes* to guide towards master plans for specific areas where funding is needed. Mr. Tingey reported grant funding opportunities were being sought through Wasatch Front and other entities to coordinate planning strategies for elements around *Node* areas. One of the grants would fund plans for a small area *Node* at the Murray Center Station, which is one of the recommendations consultants have suggested.

Mr. Camp noted Councilmember Nicponski had arrived.

Ms. Turner asked Mr. Hall to explain *Nodes* a bit further.

Mr. Hall said large *Community Nodes* were identified as areas having strip malls with vacancies, unused commercial properties, vacant and available buildings and unutilized land. *Commercial General* is the current zone in those areas. Considering a developer who might want to utilize the space differently, rezoning to a mixed use instead, would add a residential component, along with commercial. The *Node* would allow options other than what the area is currently designated for.

Mr. Brass gave a similar example mentioning the area of 900 South and 900 East in Salt Lake City, where a certain type of shop, restaurants and homes exist together.

Mr. Tingey agreed rather than keeping just one type of use, a mixed use would allow for a small coffee shop, which would coincide well near residential neighborhoods, unlike a large square box retail center. Just like 900 South and 900 East where businesses fit well this would require appropriate design elements. Specific design elements are very important to *Neighborhood Nodes*.

Community Nodes identify possible areas on the map which could be developed in this same manner. The function of the *Node* is not to provide a large complex, but to provide opportunities to reach further into neighborhoods and keep them viable. As time goes on, residents will feel more connected to the downtown especially when bike path aspects are added. *Nodes* bring a village type retail concept closer to a neighborhood and would benefit from having a balanced type of community, with a small bakery, for instance. As of yet, *Node* locations on the map are not permanent, and the hope was to locate those areas on the east and west sides of Murray.

Mr. Tingey reported a neighborhood meeting was held for the Woodrow area after recommendations were made by the planning commission. The meeting was organized by Ms. Turner, who felt additional public input was specifically needed. Mr. Tingey provided the implications of several land use designations. Invited residents were asked what they would like to see developed in the area and were given a chance to ask questions. Many topics were discussed, such as, code changes, general office options, setbacks, and performance standards. Approximately fifteen to twenty residents turned out, where the majority indicated a desire to see the neighborhood transition to *General Office (GO)* area. The option of a *Residential Neighborhood Business* zone (RNB) was not found favorable, due to a dislike for a duplex component option, and many were concerned about the construction of duplexes in their neighborhoods.

Questions about redeveloping the Woodrow area arose basically after a medical facility was constructed several years ago in the area. Rezoning the area has been delayed until the General Plan could be evaluated.

A memo containing details related to the neighborhood meeting, regarding the general consensus, as well as, a list of development options for the area would be provided for the council's consideration, along with the planning commission's recommendations packet.

Mr. Hall stated, as planning moves forward, Woodrow is exactly the type of area to be identified as *small area planning* and it will be rezoned or changed on the future land use map.

Mr. Camp quoted residents who felt the street may never be what it once was. He thanked Mr. Tingey and Mr. Hall for the informative information.

3. Announcements: Ms. Lopez had the following announcements:

- Thursday, January 10, 2017, Retirement celebration for Ray Christensen
- Thursday, January 12, 2017, City Schools Coordinating Council (CSCC) 5:15 p.m.
- Friday, January 13, 2017, Legislative Breakfast, 7:30 a.m. in the Council Chambers
- Monday, January 16, 2017 the office would be closed for Martin Luther King Holiday
- Wednesday, 25, 2017, Registration requests were made for the ULCT Local Officials Day, held at the Salt Palace.
- A request was made for annual disclosures

4. Adjournment: 6:20 p.m.

Pattie Johnson
Council Office Administrator II