



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

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The Murray City Municipal Council met as a Committee of the Whole on Tuesday March 6, 2018 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Council Members in Attendance:

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

### Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
Doug Hill	Chief Administrative Officer	Jennifer Kennedy	City Recorder
Danny Astill	Public Works Director	Pattie Johnson	Council Office
Kim Sorensen	Parks and Recreation Director	Tim Tingey	ADS Director
Jim McNulty	Development Services Mgr.	Cory Wells	Water Superintendent
Brent Burnett	Resident	Mitzi S. Remy	Resident
Jennifer Brass	Resident	Beverly Crangle	Resident
Kathleen Stanford	Resident	Nick Mingle	Ivory Homes

Ms. Turner called the Committee of the Whole meeting to order at 5:15 p.m. and welcomed those in attendance.

### **1. Approval of Minutes**

Ms. Turner asked for comments or a motion on the minutes from January 16, 2018 Committee of the Whole. Mr. Brass moved approval. Mr. Hales seconded the motion. All were in favor.

### **2. Discussion Items**

#### **2.1 Surplus Property Exchange for Pedestrian Bridge – Kim Sorensen**

A request was made for the council to consider surplus of approximately half an acre. A map was shared to orient the area of city owned property on the southeast corner of the new Murray Cove subdivision, an Ivory Homes project near Willow Pond. Mr. Sorensen explained the entire surplus area totaled six acres, which was gained from the I-215 project.

In exchange for half an acre, Ivory Homes would like to install a pedestrian bridge – at their cost. Plans are preliminary, but a new bridge would connect to Murray’s existing Jordan River Parkway trail. After construction, the new bridge would be dedicated to the city. The bridge would provide access to the trail for current and future Murray residents who live north of I-215, and west of the Jordan River. It would also provide east/west access to the remaining five and half acres owned by Murray City when park development is completed.

Ms. Turner wondered the value of the-half acre. Mr. Sorensen stated the exact amount was uncertain at this time, however, the city would make certain land value was equal to, or slightly more, than the cost of the bridge.

Mr. Cox wondered who would be responsible for future bridge maintenance. Mr. Sorensen replied the city would take ownership and oversee all maintenance once constructed.

Mr. Brass was comfortable with a value for value exchange, and felt the bridge would provide easy walking access from the new neighborhood, to the parkway, which would eliminate traffic and parking concerns at Willow Pond Park. Ms. Turner agreed.

Mr. Sorensen believed once the housing project was completed, 80+ new residents would most likely request a bridge to the park in the future anyway.

Mr. Nicponski wondered about an access bridge for the new Walden Glen development. Mr. Sorenson noted an existing bridge located on the south side of 5400 South served those residents. However, car traffic from the new Ivory development would need to travel down Bullion Street to access the park, rather than walk through their neighborhood like Walden Glen residents would.

Ms. Turner felt if the exchange value was accurate, constructing the bridge made perfect sense. There was a consensus of approval from the council.

## **2.2 Surplus Property near 6600 South 700 West – Danny Astill**

A discussion occurred regarding surplus property in conjunction with a new Garbett Homes project - the Winwood subdivision. A map of the property was shared. Mr. Astill noted an area outlined in red, depicting city owned property where the 700 West pump house is located, which is a good water source for the city. A blue line on the map represented the city’s water line going to 700 West.

The issue related to a road to be constructed, which would have to curve to the south around the location of the city’s well. Mr. Astill explained developers have concerns about how to relocate water and power lines for their project, regardless, but in order to develop the road they requested a land

exchange, for a piece of property north of the well. A value for value exchange would occur, however, the city would attain slightly more land in the trade.

Mr. Astill said if the city had to re-drill the well, there was sufficient land towards the back of the property. Also, by having the new road, good access to the city's property would be available.

Mr. Nicponski wondered if there were any negative consequences to the exchange. Mr. Astill said there was no down side to the exchange, but in fact, there would be positive outcome. He explained with the exchange, and if new conditions are met by Garbett Homes, Garbett would reconstruct existing discharge pipelines on Murray's property that flow into a storm drain line. The pipeline runs to the property line between Murray and Midvale City, which would go directly into the storm drain, and the storm drain would need to be installed for their new subdivision anyway. Overall, he said the reconstruction was a good thing for the city - in the long run.

Mr. Brass wondered if there were grade challenges on the property. Mr. Astill reported there were concerns in the beginning phase of development, however, Garbett Homes had chosen to regrade the section of property, due to the well, so there was only a slight rise. There would be no concerning issues.

Council members agreed the exchange would be positive.

### **2.3 Code Sections for the Business Park (BP) District** – Tim Tingey

Mr. Tingey explained the General Plan contemplates two new designations within the zoning ordinance. Proposals for a new Business Park (BP) District, and a Professional Office (PO) District were discussed during a planning commission public hearing on March 1, 2018. The planning commission sent a recommendation of approval to the city council. Mr. Tingey invited Mr. McNulty to review those designations and new code details.

Mr. McNulty said creating new Murray City Code, Chapter 17.173 and Chapter 17.174 for the two new designations resulted from the adoption of the General Plan last March 2017. Murray's Community and Economic Development staff, including: Jared Hall, Brad McIlrath, and Susan Nixon, along with attorneys G.L. Critchfield and Briant Farnsworth, worked hard over the last month on the proposals. Creating text for the land use ordinance was part of planning, which would comply with recommendations made by the General Plan Land Use Map.

A slide show was utilized to depict the Future Land Use Map. Mr. McNulty noted future PO and BP zones and possible rezone areas. He pointed out the proposed Business Park District, which included areas adjacent to the I-15 freeway, parcels along frontage roads, many regions between 4800 South and 4500 South, as well as, segments slightly north, and east of I-15.

A description of the Business Park Industrial area was read, as described in the General Plan. Similar language was read in the proposed ordinance, which is intended to: allow and encourage a wide variety of office, creative services, manufacturing, technology, distribution, traded sector, and other light industrial employment opportunities and commercial operations - typically in a low rise flex space development pattern designed to be compatible with surrounding neighborhoods, in a business park

campus-type setting, characterized by large buffer strips, open spaces, landscaping, and quality site development standards.

He continued to read site and design standards to include things, such as:

- High quality development, and increase employment.
- Improve urban design, and streetscape elements.
- Manage parking and side access in a manner that enhances pedestrian and bicyclist safety. Encourage a safe and attractive comfortable environment for the pedestrian, and bicyclists by providing appropriate open spaces and landscape buffers, public sidewalks, bike lanes and other amenities as needed.
- Encourage property owners, developers, architects and contractors to use a mix of high quality, durable, low maintenance building materials which allow for Leadership and Energy and Environmental Design (LEED) certification.
- Setbacks, parking, landscaping and fencing requirements.

The ordinance includes many permitted uses, and conditional uses. Conditional uses, are permitted uses, with conditions. Therefore, he said if the council favored the list of permitted uses, a site plan review, conveying building elevation, material review, and landscaping would occur administratively, which could then be presented to the planning commission all at once.

Mr. McNulty noted the following classifications on a list of conditional uses in the BP zone:

- Firearms and Archery Range (Indoor only) - #7450, which Murray included for the existing TNT facility off of 5300 South.
- Liquor, Package #5920 - State Store classification. The idea came with future thoughts that Intermountain Medical Center (IMC) would one day obtain land the liquor store is currently situated on. The new zone allows a liquor store to be located one of the many parcels along the major frontage road, next I-15. He noted, for example, Draper's state liquor store, is situated visibly off the freeway on the main frontage road.

In addition, if the new zones are adopted, city initiated re-zones would occur to match the future land use map. Over time, Business Park District scenarios would include:

- Kingston properties, east of the I-15 freeway
- The old fountain of youth facility
- Parcels near the Humane Society.

The new BP zone is a desire to create a campus style setting, similar to the industrial park area in Sandy City, from 9000 South to 10600 South, and along the west corridor of I-15.

Mr. McNulty enjoyed working with development and legal staff, through the process of creating texts for the two new divisions. He felt many options were considered to represent what Murray would utilize in a BP zone.

## **2.4 Code Sections for the Professional Office (PO) District – Tim Tingey**

Mr. McNulty explained the new proposed PO zone would be most compatible to the following areas:

- All of existing IMC property
- Security National Campus
- Other properties east and west of I-15, off of 5300 South

Mr. McNulty read the purpose statement for the new Murray City Code Section 17.174 - Professional Office District. It is to provide for mixed-use areas where urban public services are available or planned including access to high capacity transit. The intensity and quality of development will be higher than in other employment designations and urban in character. Development patterns adjacent to residential areas should enhance livability, while contributing to the success of nearby businesses.

The site and design standards are to:

- Encourage employers and jobs within the city.
- Allow for revitalization of areas within proximity to transit stations.
- Improve urban design and streetscape elements, in order to create a distinct visual quality for the area.
- Encourage structured parking and new roads.
- Encourage a safe, attractive and comfortable environment for the pedestrian, and bicyclist, by providing appropriate open space, landscape buffers, public sidewalks, bike lanes and other amenities.
- Encourage property owners, developers, architects, and contractors to use a mix of high quality material.
- Encourage Leadership and Energy and Environmental Design (LEED) certification.

Mr. McNulty noted a few classifications of permitted uses in the PO zone such as:

- #6100 - Finance, Insurance and Real Estate Services, which includes many, many uses within the category.
- #1511 – Hotels, which could be three or more stories high, possibly along the I-15 area.
- #7425 - Gymnasiums and Athletic Clubs that allow businesses such as Curves and other yoga, body-building type facilities to locate on the ground floor of a facility.

An example of a conditional uses in the PO zone is:

- #7230 - Public Assembly and Miscellaneous Purposes - The use would allow courtyard areas, or open space parks for events, such as, farmer's market, seasonal outdoor activities, outdoor concerts, and public gatherings.

Mr. Nicponski felt there would not be an abundance of negative public reaction.

Mr. Tingey agreed public concerns would be few because these areas were already well established, including the industrial area, adjacent residential communities were few.

Mr. McNulty said due to the existence of IMC and the Security National campus, which allowed Class A office space - high rise buildings were already established in the PO zone.

Both proposals for the new designated BP and PO zones would be presented to the council for consideration during public hearings in April of 2018.

**3. Announcements:** Ms. Lopez made the following announcements:

- Wednesday, March 7, 2018 - Council Retreat, city hall conference room, 12:00 p.m. to 4:00p.m.
- Friday, March 9 – 14, 2018 - National League of Cities Conference, Washington, D.C.
- Date change for Budget Adoption Meeting – moved to Tuesday, June 12, 2018.
- Monday, March 26, 2018 – IPA Members Meeting, Grand America Hotel in SLC, 11:30 a.m. – 2:30 p.m.

**4. Adjournment:** 6:20 p.m.

**Pattie Johnson**  
**Council Office Administrator II**