

**MURRAY CITY - SCHOOL COORDINATING COUNCIL**  
**MINUTES**

The Murray City - School Coordinating Council met on Wednesday, October 14, 2009, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray, Utah.

**Board Members Present**

**Murray City**

Jeff Dredge - Chair

Robert Robertson

Jim Brass

Patricia Griffiths

Krista Dunn

**School District**

Laura Baker

Lloyd Naylor

Marjorie Tuckett

Mitzie Huff

Darrell Pehrson

**Others Present**

Mayor Dan Snarr

Michael Wagstaff

Jan Wells

Janet M. Lopez

Superintendent Richard Trantor

Tim Leffel

Diane Turner

Tim Tingey

Chairman Dredge called the meeting to order at 5:15 p.m. and welcomed those in attendance.

**Approval of Minutes**

Mr. Naylor moved approval of the minutes from the City - School Coordinating Council meeting held on April 22, 2009. Ms. Huff seconded the motion. Motion carried 11-0.

**City Community and Economic Development Update - Tim Tingey**

Mr. Tingey commented that there were four areas of activity that he would like to discuss.

**Downtown** - Some progress has been made in the Downtown Redevelopment and Master Plan process. Six goals have been identified for the area:

- Enhance the integrity of Murray City, historically, to create a downtown civic center destination area
- Create a vibrant neighborhood as a place to live and work
- Provide attractive architecture and street scape through design guidelines
- Capitalize on transit opportunities
- Increase opportunities for growth
- Set a standard for sustainability, called Smart Growth

Overall, there is a vision of a more dense, walkable area, with a variety of architectural styles, and an attractive place to live and work. These are concepts the City and RDA are working toward with three focus strategies.

- Provide some investment into public facilities for downtown.
- Modify City codes to facilitate appropriate designs.
- Provide incentives through the RDA, probably using tax increment financing.

The City will bring the Council a proposed modification of the Central Business District RDA area. It will ask for approval to increase the time frame by 20 years, and to expand the area by an additional 18 acres. This would make the total acreage about 80 acres. The reason for this is to implement the strategies mentioned, and to promote the six goals. The City would like to provide additional resources for private investment. There is much underutilization of property, and the way to recruit private investment is to have opportunities for incentives. The future of this area is contingent upon the City and RDA providing these opportunities. This is an investment that will take place over a number of years. Some steps already taken include acquisition of property, which will provide parking or other facilities. The City would like to partner with the School Board for future investment.

Superintendent Trantor asked about the possibility of the RDA being extended. Mr. Tingey commented that legal counsel is researching that now. The wording is vague in state law, although the restriction is to 32 years for RDA areas. Some elements of the law may allow for extension, and other locations have extended the time period. That will be resolved before any changes are brought to the Council. At minimum, the City may create a Community Development Area (CDA) once the current area expires.

Superintendent Trantor asked Mr. Tingey to explain the CDA concept. He stated that it is another component of urban renewal under state law. This plan has no necessity to create jobs or evaluate blight. It is a third alternative, under which an area can be designated, and includes negotiation with taxing entities on what tax increment financing can be created. A variety of uses can be exercised, such as, recruitment,

incentives, or public investment. This is a new concept. Low housing income facilities do not have to be utilized. Mr. Tingey stated that the School District does receive its full allocation for this area. More discussion will take place on this in the future.

**Mixed Use Rezone** - Mr. Tingey noted that in 2003 the City Council adopted a General Plan with future areas to move from manufacturing to a new mixed use zone. The focus is to encourage a compact design with pedestrian oriented areas, allowing residential and commercial together with the purpose to revitalize areas near the transit stops. The mixed use zoning areas, which will be rezoned for this designation, have not yet been identified, although Murray is introducing those regions now.

Mr. Tingey showed a map of the proposed area, which has 4800 South as the north boundary, and Vine Street as the south border with a portion almost as far south as 5300 South. The east border runs alongside the Trax stations, and to Murray Boulevard on the west. This area contains many manufacturing and warehouse type businesses. The vision is for a mix of uses to include residential and commercial properties. The design elements combine pedestrian areas with wider sidewalks, more landscaping, and smaller set backs. The area owned by the School District, designed for maintenance, and office space, has been excluded from the proposed mixed use zone. This was determined in meetings with the Superintendent. The staff would like to move that boundary to Vine Street to create some consistency with the design elements. Overall, the City hopes for some good redevelopment areas with a change toward residential, and more conducive for the Trax stops.

This has been a controversial topic, Mr. Tingey declared. The Planning Commission will hear this discussion before it is taken to the City Council for adoption. There is much concern from the businesses in the area. Manufacturing is still allowed, but with building designs more contributive to a walkable area.

The boundaries were developed with planning principles in mind, which indicate that a walkable area is within a half mile distance from transportation. Additionally, a transit analysis, which Murray is a part of, may operate a bus rapid transit (BRT) system east and west to provide better connections to the hospital. The route has been identified to run along Murray Parkway connecting to Vine Street and on toward the hospital.

Mr. Naylor asked about the proposal for the blighted area along State Street in downtown Murray. Mr. Tingey indicated that area will be considered separately for its own zoning designation, possibly a city center zone.

Superintendent Trantor asked if any of the discussions involve the region east of State Street. There have been some discussions, Mr. Tingey stated. He has met with the Utah Department of Transportation (UDOT) about State Street. UDOT's goal is to move traffic. Making the area pedestrian friendly is a challenge. A State Street Corridor

Study is being conducted and Murray is participating in that study, as well. There is hope that mind-set might change as part of the Corridor Study.

**Fireclay Villages** - Mr. Tingey showed an aerial view of the Fireclay Redevelopment area, indicating the locations of Main Street, 4500 South, Fireclay Avenue, and Hamlet homes.

Currently a development agreement has been entered into for another site on the west side of Trax, and east of the future Front Runner line. The developer is proposing a number of residential units and a mix of retail and professional office space. A big part of the development will include a turnaround, and bridge across 4500 South to create another access. The developer wants to move forward very quickly with the construction process. This will include 668 residential units, and then thousands of square feet of professional office space. A rendering went before the RDA and major concerns surfaced regarding the plan, which does not comply with the public streets in the City Master Plan. Murray design standards include pedestrian elements with open space, landscaping, and trails, which are nonexistent here. The developer wanted private streets, angled parking, and minimal landscape buffers. A number of discussions have taken place with the developer resulting in a verbal agreement to the Murray standards. Plans are to come back to the City in November to accept these principles. Construction should begin February or March of 2010.

Mr. Trantor asked about the bedroom configuration of the residential units. Mr. Tingey stated that he would have to get that information, and he added that these will be at market apartments with a possible condo conversion in the future.

Mayor Snarr stated that this owner does an excellent job of maintaining its properties. He said they are strict on the renters and other projects have very high standards. Mr. Tingey commented that apartments will be brought in, and the key is for the City to enforce its design standards making sure the product is good with landscaping and public areas that meet Murray's stipulations.

Ms. Tucker commented that Hamlet Homes has not been successful in this sort of effort, and asked what makes the other developer think it will be a success. Ms. Dunn stated that it is because this is an apartment residential complex versus the Hamlet condominium ownership development. In this economy, the cash flow from apartments is more likely to be funded and financed. Mr. Brass added that with 600 units rented the retail will follow, however, it will go in last. Mr. Dredge pointed out that it is not a preference to have rental units, however, Mr. Tingey has been firm in the design guidelines, and has not allowed deviation from that vision.

Superintendent Trantor asked about the time line for completing the residential units, as that will affect school enrollment. Mr. Tingey said that 400 units will begin in the spring, although, he did not have an estimate for completion. He will attempt to get

that information. The Superintendent stated his desire to work closely on this, due to the fact that the two closest schools are the largest and filled to capacity. Apartments bring a number of students, and the configuration will make a difference. He asked if other apartment complexes are being considered in that northern area. Mr. Tingey did not know of any in Murray.

Mr. Brass informed the School Board that a housing study was conducted by the City, and it was discovered that the Murray population is aging rather dramatically. That impacts the City in a number of ways, and part of sustainability is bringing in younger families. Most of them cannot afford to purchase property in Murray. Housing prices are out of reach for many families. This is another effort or option for young people to get started, prior to purchasing a home or condo.

Ms. Baker commented that, for historical background, when the first large group of apartments was built near 5600 South and about 465 East, the selling point was that these would be well built, beautiful, high class units. In reality, they were cheaply built, are now government subsidized, and very unattractive. She feels it is a blighted complex. In becoming condominiums, purchases were made due to their low cost and now those are rentals. When she sees the number of apartments proposed at Fireclay, she worries about the outcome 20 years in the future.

Mr. Brass responded that the RDA had the same discussion with the builders, initially, when the plan was proposed. He added that concerns were raised about the future outcome. Apartments cause a majority of trouble to the City, according to police reports. The economy is dictating this direction, due to lending policies.

Mr. Dredge expressed that the builders own the property and the proposed apartment construction is allowed in the zone. He stated his confidence in the design guidelines to control the maintenance.

Mr. Tingey added that the new plans will show major landscaping, pedestrian walkways meandering around the complex, trees, private roads, and lots of buffering.

Mayor Snarr commented that the City must allow owners to develop what is allowed in the zone. He stated that there are some areas where condominiums are poorly kept and apartments are well maintained.

Ms. Tuckett expressed her view that the residences are what makes Murray special. She would like the City leaders to help Murray remain a community that attracts people. A city with 50% apartments does not attract people. A transient population impacts the schools, and people know that. She understands that there is only so much that can be done by the City administration. Murray has a reputation to uphold.

Mayor Snarr said that the City will do whatever it can to make Murray a quality

city.

**Other Projects** - Mr. Tingey stated that the City is working with some other groups that have exciting plans for some major investment in Murray.

The Miller auto dealerships will hold a neighborhood meeting soon to reveal their plans for the space occupied previously by LaPoint Ford. Mayor Snarr added that plans are to have everything on the west side of State Street from the High School south.

Some restaurant establishments have shown interest in downtown and other areas. The Select Health building is going up, and a variety of other good things going on. Some proposals have not been completely finalized.

Superintendent Trantor asked Mr. Tingey to tell the Board more about what the Miller Group is planning beside the flagship Murray High School. Mr. Tingey responded that due to corporate dealership requirements there will be a Chevrolet dealership beside the school.

Mayor Snarr expounded, stating that Greg Miller would like to acquire some other adjoining property on State Street. Mr. Miller plans that Chevrolet will go into the former LaPoint property, and Toyota will move into the current Chevrolet space. In the Used Car lot, Exclusive Car lot, and Fleet Sales areas, with the motel, if it can be purchased, Miller's plan is to put in a Lexus dealership. Additionally, a new Honda dealership will go into part of that space. Mr. Miller stated that this will be about a \$20 to \$25 million investment. This will reface Murray auto row and be renamed Murray Miller Auto Row. Mr. Robertson stated that this means tax dollars for Murray City and the School District.

### **School District Update - Superintendent Richard Trantor**

Superintendent Trantor expressed a great beginning to the school year. He said that the most difficult issue is to estimate the number of new kindergarten students. Enrollment is not known until the first day of school, and if this number drops, then eventually there will be an ultimate drop in school population as they move through the system. He was pleased to report that those students numbered roughly 130 greater than last year. Even as the community ages, student numbers have continued to remain stable.

The Superintendent distributed a map with property acquisition indicated. On the 300 West area, the last property has been purchased and removed. In the Hillside Drive area, behind Hillcrest, the properties in red have been purchased. Most of these have leases. A lawn care company is taking care of the landscaping. A number of the homes have sewer and electrical problems. Thirteen properties have been purchased over the last year, indicated in red on the map. The one plat in yellow is in negotiations.

Remaining are seven properties to purchase. This has been an advantage for many of the previous homeowners, who have had some help moving into properties in better condition. The District hopes to have acquired all the properties within the next couple of years, and then will move ahead with the design of the new building.

Ms. Dunn asked if the District is trying to acquire the business property on the corner. Superintendent Trantor said that no discussion has taken place with the owner, however, he will be approached in the future. Mr. Dredge asked about the white building on the corner of Vine and 300 East. The Superintendent stated that conversations have taken place about that property, however, the owner's asking price is about double the appraised value of the property. It has been a challenge, although discussions are continuing.

Mr. Dredge thanked the presenters and stated that the next meeting would be held on Wednesday, January 20, 2010.

Meeting adjourned at 6:05 p.m.

Janet M. Lopez  
Council Office Administrator