

Murray City Municipal Council Chambers Murray City, Utah

The Municipal Council of Murray City, Utah, met on Tuesday, the 1st day of November, 2016 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:

Blair Camp,	Council Chair
Brett Hales,	Councilmember
Diane Turner,	Councilmember – Excused
Jim Brass,	Councilmember – Conducted
Dave Nicponski,	Councilmember

Others who attended:

Ted Eyre,	Mayor
Jennifer Kennedy,	City Recorder
Frank Nakamura,	City Attorney
Janet Lopez,	Council Administrator
Janet Towers,	Executive Assistant to the Mayor
Rondi Knowlton,	Mayor's Office
Craig Burnett,	Police Chief
Doug Hill,	Public Services Director
Justin Zollinger,	Finance Director
Tim Tingey,	Administrative and Development Services Director
Buck Swaney,	Planning Commission
Alyse Horton,	Miss Murray
Scouts	
Citizens	

6. Opening Ceremonies

6.1 Pledge of Allegiance – Alyse Horton, Miss Murray

6.2 Approval of Minutes

6.2.1 Council Meeting – October 4, 2016

Mr. Hales made a motion to approve the minutes

Mr. Camp seconded the motion

Voice vote taken, all “ayes.”

Mr. Brass asked the scouts in attendance to introduce themselves and state their troop number and the badge they are working on.

6.3 Special Recognition

6.3.1 Mayor Eyre’s Special Introduction of the 2016 – 2017 Miss Murray – Alyse Horton

Staff Presentation: Mayor Ted Eyre

Mayor Eyre introduced Alyse Horton to the Council and read a statement about her accomplishments. (See Attachment 1)

Ms. Horton spoke about her platform which is prescription drug abuse prevention. She chose this platform for a lot of personal reasons as she had friends suffer from prescription drug addiction. She went over some statistics about prescription drug abuse in Murray City and the State of Utah.

Ms. Horton went over ways to combat prescription drug abuse. She will be hosting a drug take back event on May 20, 2017.

Mr. Camp congratulated Ms. Horton and complimented her on her platform. He noted that Leesa Lloyd from Murray High School was also in attendance. She is always here to support Miss Murray.

7. Citizen Comments (Comments are limited to 3 minutes unless otherwise approved by the Council.)

Paul Lloyd

Mr. Lloyd is a 27 year-old disabled veteran who is 100% disabled from his service to this country. He was on opioid medications for nearly five years, until his service dog saved his life. He proposed the City of Murray allow free registration for designated service animals. Currently there is one city in the State that does this, and they are dropping it with

their new Mayor.

Service dogs play a unique part in the daily life of disabled persons. There is a major difference between an ordinary pet and a service dog. A service dog serves a function of mitigating or reacting to the condition they are trained to assist their handler in, they are not merely pets. They're with disabled persons to assist them.

The training for service dogs is long and costly. He has invested nearly \$5,000 to train his three-year-old dog. There are only two volunteer programs in the State of Utah that will train veteran's dogs for free. It would be beneficial to assist the handler by providing free registration and licensing to these animals. Also, if a service dog is found wandering without a handler, instead of impounding the dog, the Animal Control Officer should seek out that handler because more likely than not, that handler is in danger. Mr. Lloyd's dog has had to go get help for him in the past.

Service dogs are not companion pets, they are lifesavers. It is because of his dog that he is off opioid medication. There are processes to verify service animals. A Doctor, P.A. or Nurse Practitioner has to sign documentation that could be provided to the City at the time of registration.

Mr. Lloyd stated there are no cities in the State of Utah that offer free or reduced access to recreational facilities. He is asking the Council to allow disabled veterans access to the recreational facilities. Currently the wait time to use physical therapy and recreational facilities at the V.A. is four and a half months.

Mayor Eyre stated he will look into reduced fees rates to the Park Center. He believes an ordinance was passed a few years ago for that. He will follow up with the Park Center.

8. Consent Agenda

8.1 None scheduled.

9. Public Hearings

9.1 Public Hearing #1

9.1.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an ordinance amending the City's Fiscal Year 2016-2017 Budget.

Staff Presentation: Justin Zollinger, Finance Director.

Mr. Zollinger went over the following budget items:

Increase the General Fund by \$53,458 as revenue from Wildland Fire State

Fund and appropriate \$53,458 to the Fire Department budget for wildland fire response.

Increase the General Fund by \$17,836 as revenue from the Juvenile Justice Grant and appropriate \$17,836 to purchase digital patrol cameras and related equipment.

Increase the General Fund by \$7,674 as revenue from the Federal Asset Forfeiture Funds and appropriate \$7,674 to purchase police equipment.

Increase the Capital Projects Fund by \$22,368 as revenue from the sale of a backhoe and appropriate \$22,368 to purchase a new service truck for the Parks and Recreation Department.

Increase the Capital Projects Fund by \$100,000 as revenue from the Transportation Alternative Program (TAP) grant and appropriate \$100,000 to help pay for the Murray trail from 900 East to 6400 South and 6400 South to Fontaine Bleu Drive.

Increase the Murray Parkway Fund by \$255,657 from the Golf course Reserves and appropriate \$255,657 for the Golf Course irrigation system budget.

Increase the Wastewater Fund by \$600,000 from the Wastewater Fund Reserves and appropriate \$600,000 for the 500 West wastewater project.

Increase the Capital Projects Fund by \$143,518 as revenue from the Van Winkle Sidewalk (UDOT) grant and appropriate \$143,518 to help pay for sidewalk improvements with the City paying 25% of the project costs.

Transfer \$71,171 from the Capital Projects Fund to Storm Water Fund and appropriate \$71,171 for the remaining portion of 5900 South State bond funding to reimburse for storm water infrastructure.

The public hearing was open for public comment. No comments were given from the public and the public hearing was closed.

9.1.2 Council consideration of the above matter.

Mr. Camp made a motion to adopt the ordinance
Mr. Hales seconded the motion

Call vote recorded by Jennifer Kennedy

 A Mr. Hales
 A Mr. Nicponski

A Mr. Camp
 A Mr. Brass

Motion passed 4-0

9.2 Public Hearing #2

- 9.2.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an ordinance relating to land use; amends the Zoning Map for property located at approximately 1500 East Vine Street, Murray City, Utah from R-1-10 (Low Density Single-Family) to R-1-8 (Low Density Single-Family). (Adam Nash applicant.)

Staff Presentation: Tim Tingey, Administrative and Development Services Director.

See Attachment 2 for slides from this presentation.

Mr. Tingey said this item was considered at the September 15, 2016 Planning Commission meeting. This rezone is to go from R-1-10, which is a minimum of 10,000 square foot lots to R-1-8 which is an 8,000 square foot lot. Both are low density zones.

Under the current ordinance there has to be at least a 10,000 square foot lot in an R-1-10 zone. If you want to expand or do a flag lot, there has to be a minimum of 10,000 square feet per lot. This proposal is to go from a 10,000 square foot lot to an 8,000 square foot lot. The future land use of this property is to be single-family low density. Under the General Plan anything between an 8,000 and 12,000 square foot lot is designated as low density. The General Plan supports this proposal.

Mr. Tingey went over some of the things that were looked at when this proposal was presented to the Planning Commission. Those items included: the surrounding lot sizes, range of uses, utility services and facilities. Some of the residents have concerns about infrastructure but it is a built out area that supports this type of change

There has been some reference to spot zoning. Spot zoning is taking a designated property and zoning it different than the surrounding land uses and areas. Right now, under State Code, spot zoning is not prohibited. Section 10-9a-505 of the State Code states there is no minimum area or diversity of ownership requirement for a zone designation. Spot zoning is also not prohibited under the city's ordinances.

The Planning Commission recommended approval with a 4-2 vote. A lot of public input has been given since that meeting which has all been forwarded to the City Council. Staff is recommending approval of this proposal.

Applicant Presentation: Adam Nash

Mr. Nash said the property had variances granted to do a two lot subdivision in 2007 through the Board of Variance. Instead of going through a variance, his group chose to fix the zone. All the variance did was adjust the side yard.

Staff made a good representation of Mr. Nash's plan and rationale behind it. This area was developed under the County years ago under zoning guidelines that are very divergent from what the R-1-10 overlay zone is. The properties in the area were developed over time under different ordinances and text. Adjacent to this property are duplexes, a storage yard, and the Presbyterian Church which has a community garden.

The property to the west is a flag lot. The properties to the east are rental properties and across the street are multi-family residential as well as several residential properties with smaller lots. There are plenty of large lots in the area but his request is consistent with the uses in the neighborhood.

Mr. Nash noted the land use is not changing. The goal is to have two single-family lots.

Public Hearing Open for Public Comment

Roger Haglund – Murray, Utah

Mr. Haglund lives across the street from the Presbyterian Church. He is against this rezone because he doesn't want to see a precedent set now that their area is part of Murray. When he moved in, the area was part of unincorporated Salt Lake County and his lot was designated Agriculture - A-1. When they were annexed into Murray his lot became R-1-10.

Many of the lots around him are 10,000 square feet. This area is not built as dense as Sugarhouse. Currently, the lot would have one house on it. If the zone is changed to R-1-8, it will have two houses on it; that makes it twice as dense as what the current zoning allows. If this designation gets approved, what is going to keep others in the same position to make a similar request when a precedent has been set.

Just because spot zoning is not disallowed it doesn't bind to City into making sure that it is allowed. This is not like a conditional usage where if conditions are met, the Planning Commission is bound to give the conditional usage. This is a chance for the Council to deny this rezone and maintain the neighborhood with open space and large lots.

Lori Haglund – Murray, Utah

Ms. Haglund wanted to express her concerns about the proposed zoning being considered tonight. She is part of the area that was annexed by Murray City several years ago. After the annexation, the zoning on her property was designated R-1-10 but it could have been zoned R-1-12 or R-1-15. She is disappointed that even though she is a Murray resident she doesn't get many of the services from Murray City compared to other Murray residents.

The size of the lots in her area contribute to the character of the neighborhood and she hopes the Council will maintain it. She has great appreciation for the effort that went into the General Plan. She believes this proposed zoning change will erode her neighborhood and she would like the Council to deny this request. It is not right to add density without upgrading the infrastructure to accommodate it. Increased infrastructure needs to be considered to take care of the health, safety, and welfare of existing residents before additional density is added. Storm water is an example of the lack of infrastructure in their area; the storm water just runs down the streets.

Considering more lots in the area fit the 12,000 – 15,000 square foot size, approving a change to R-1-8 will mean half size lots are being approved. Spot zoning does not seem like good zoning to her. Flag lots are not ideal. They are not easily accessible to the road and there are difficulties faced by emergency vehicles accessing the property. It affects the safety of the neighborhood. This type of density adds traffic to an already busy street. She asked the Council to protect the integrity the neighborhoods by not approving this zone change.

Lee Siegel – Murray, Utah

Mr. Siegel said his lot is over 10,000 square feet, it is .23 acres. He is against this change. He feels that Murray City has sold out to developers in multiple ways and he is tired of seeing it. This type of rezone would allow 5 ½ homes per acre vs. one.

Flag lots are ugly, they don't look good and they make the neighborhood look cramped. There is another flag lot to the west with a group home in the second house on the flag lot. The City recently approved allowing two families to live in a single-family home in his neighborhood. There's a development at Vine Bend where the homes are cramped in so tight that, he understands, there was an issue with Fire Department access. There is a development at the southwest corner of 1300 East and 6400 South with five or six homes cramped onto a lot that should have two homes on it.

Developers seem to have free reign in this town. They violate the sign code with impunity. There was an Ivory Homes Development on Vine Street

between 5600 South and 900 East that had dozens and dozens of illegal signs that were allowed to stand until he complained to the City, Code Enforcement, and Clark Ivory.

Mr. Siegel stated that if he wanted live like a sardine, he would move to Sugarhouse. He asked the Council to represent people that want stable neighborhoods instead of run amok development.

George Katz – Murray, Utah

Mr. Katz said he has been coming regularly to Council meetings to see how the City works. He said the Council listens to the citizens, even though sometimes they can't agree with them. He lives about two blocks east of this property. When he moved into his home, there was an orchard to the east of them and on Van Winkle and Vine Street there was some horse property, it was kind of like a country setting right in the middle of the city. He is concerned they will lose the feeling as the growth coming from 1300 East is moving further and further east.

Mr. Katz used to do a lot of yard care in his area and he got to know a lot of the people. He used to do work on a one acre lot right on Vine Street. The person that lived there died and a developer tried to buy the property to put in five houses. That was upsetting to Mr. Katz, so he bought the property to preserve it. Their area is nice the way it is and they don't want it changed.

Bonnie Johnson – Murray, Utah

Ms. Johnson said the residents would like the General Plan to look at adding parks and open space to their area instead of density. The applicant on this project is not a neighbor, he is a developer who doesn't care about the neighborhood. He wants to cram two houses into a lot to make a bunch of money and leave, then do it again somewhere else.

Ms. Johnson added the sidewalks on 6400 South and Vine Street are incomplete and dangerous.

Beverly Crangle – Murray, Utah

Ms. Crangle said the house that was on this property has been torn down and there is already a sign up advertising that there are going to be two houses. It seems like permission should be gotten first.

David Sollis – Murray, Utah

Mr. Sollis said he doesn't dispute that private property owners have the right to develop as they would like to develop, but he wants to support what others have said tonight. The neighborhood has nice size lots. The streets are a little bit nicer now than they were when he moved in 42 years ago, but they are not safe because of the poor sidewalks. There are adults that stand on Vine Street to make sure kids get to school safely because of the traffic

pattern.

He would like to see the lot sizes kept as they are and hopefully the developer can make a good profit by building a really nice house on a big lot.

The public was hearing closed.

Mr. Brass gave Mr. Nash the opportunity to respond to the citizens comments.

Mr. Nash said he appreciates the comments from the public. He doesn't necessarily contest them, but his viewpoint is different. He lives in America just like everyone else and has the right to make a living. He owns a lot of property in Murray City. He built the State and Vine Shopping Center before it turned into a hotel. He's been here and is invested in this community.

The home that was torn down had been gutted and left ransacked. There was debris and garbage all over the place and the property had been used as a duplex. The floors in the basement were dirt floors covered with plywood and there were cabinets taken from somewhere else and stapled to the walls. The home was in terrible condition, that's why he took it down.

Mr. Nash assumes some property rights. He believes this will be approved and if not, he will take his sign down and figure out something different. He thinks this area is pretty much developed. He doesn't feel he is setting precedence to change the whole community. He's staying with low density, he's not asking to build a fourplex or an eightplex. He is a good neighbor and is concerned about the other neighbors.

Mr. Camp said when he saw this item on the agenda and went and looked at the property, he thought this was a no brainer. This would clean this property up and the lots are going to be close to 10,000 square feet anyway. There's a big garage on the property so there's no open space now.

He doesn't disagree with the points that have been made tonight. He understands the density issues and getting a split vote from the Planning Commission always makes him look a little bit closer. R-1-8 is not high density and he thinks it would be good to get this property cleaned up. He doesn't think this particular rezone on this part of the street is a huge impact. It's not a large subdivision and it will clean the area up.

Mr. Camp added they are aware of both the storm water and sidewalk issues and are working on them.

Mr. Hales said he has concerns with the density.

9.2.2 Council consideration of the above matter.

Mr. Camp made a motion to adopt the ordinance
No second given; motion dies, ordinance does not pass.

9.3 Public Hearing #3

9.3.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an ordinance amending the Standard Land Use Code for Murray City, Utah and Sections 17.08.020, 17.112.030, 17.116.030, 17.120.030, 17.124.030, 17.128.030, 17.144.030, 17.146.030, 17.146.040, 17.148.020, 17.148.030, 17.156.030, 17.160.030, 17.168.050(B), and 17.170.080(F) of the Murray City Municipal Code relating to senior housing.

Staff Presentation: Tim Tingey, Administrative and Development Services Director.

Mr. Tingey said this item went before the Planning Commission on September 15, 2016. This ordinance will help provide more specified descriptions and clarity of facilities related to assisted living by defining four different types of facilities: independent living, assisted living facility, continuing care retirement community, and skilled nursing facility.

This ordinance will also define what land use category each type of facility will be allowed in:

- R-M-10 and R-M-15 zones allow independent living or congregate care.
- An R-M-20 zone would allow independent living and congregate care along with assisted living through conditional use permit requests.
- An R-M-25 zone allows independent living, skilled nursing and assisted living.
- The General Office zone allows for retirement homes, independent living, congregate care, skilled nursing and assisted living.
- Mixed-Use, Hospital, and Transit Oriented Development zones allow for retirement homes, skilled nursing and assisted living.
- Commercial Neighborhood zones allow assisted or independent living and congregate care.

The Planning Commission recommended approval and staff is recommending approval as well.

The public hearing was open for public comment. No comments were given from the public and the public hearing was closed.

9.3.2 Council consideration of the above matter.

Mr. Hales made a motion to adopt the ordinance
Mr. Nicponski seconded the motion

Call vote recorded by Jennifer Kennedy

<u>A</u>	Mr. Hales
<u>A</u>	Mr. Nicponski
<u>A</u>	Mr. Camp
<u>A</u>	Mr. Brass

Motion passed 4-0

10. Unfinished Business

10.1 None scheduled.

11. New Business

11.1 Acknowledge completion and receipt of the independent audit for Fiscal Year 2015-2016 and order that notice be published pursuant to Section 10-6-152 of the Utah Code.

Staff presentation: Justin Zollinger, Finance Director

Mr. Zollinger said the City had a clean audit with no findings or adjustments. The Power Department has paid off over eight million dollars in bonds and is completely out of debt and the City's overall debt was reduced by 44%.

The financial statements are available electronically on the City's website, www.murray.utah.gov.

The Council expressed their appreciation for the great job that Mr. Zollinger and his staff do. Mayor Eyre added there are two bond rating agencies that have said Murray is the best of the best because we were the first city to complete and submit our financial reports this year.

Mr. Camp made a motion acknowledging completion and receipt of the independent audit for Fiscal Year 2015-2016
Mr. Hales seconded the motion

Call vote recorded by Jennifer Kennedy

A Mr. Hales
 A Mr. Nicponski
 A Mr. Camp
 A Mr. Brass

Motion passed 4-0

- 11.2 Consider a resolution approving an Interlocal Cooperation Agreement between the City and Salt Lake County for receipt by the City of Tier II Zoo, Arts, and Parks Funds in the amount of \$77,000.

Staff presentation: Doug Hill, Public Services Director

Mr. Hill said the City applied for and received a grant of \$77,000 from the Salt Lake County Zoo, Arts, and Parks Fund. This agreement is with Salt Lake County and it says the County will send the City the money as long as we comply with the terms of the agreement, which we are fine with doing. The City has received money for arts programs from the ZAP Tax for approximately the last 20 years. This will help the City continue to offer arts programs. These funds should not be confused with the recreation facilities funds. They are two separate pots of money.

Mr. Hill gave Mary Ann Kirk, Cultural Arts, credit for applying for and receiving this grant.

Mr. Hales made a motion to approve the resolution
Mr. Camp seconded the motion

Call vote recorded by Jennifer Kennedy

 A Mr. Hales
 A Mr. Nicponski
 A Mr. Camp
 A Mr. Brass

Motion passed 4-0

- 11.3 Consider a resolution authorizing the execution of a Telecommunications Franchise Agreement between FirstDigital Telecom, LLC. ("Provider") and Murray City ("City").

Staff presentation: Frank Nakamura, City Attorney

Mr. Nakamura said FirstDigital Telecom has applied for a franchise with the City. The City has to allow any telecommunication company to use our right-of-ways subject to certain conditions. FirstDigital has met with the City Engineer and they

have worked through all the requirements. The City is ready to sign the franchise agreement, but needs the Councils approval to do so.

Mr. Nicponski made a motion to approve the resolution
Mr. Hales seconded the motion

Call vote recorded by Jennifer Kennedy

<u>A</u>	Mr. Hales
<u>A</u>	Mr. Nicponski
<u>A</u>	Mr. Camp
<u>A</u>	Mr. Brass

Motion passed 4-0

- 11.4 Consider a resolution adopting the Regular Meeting Schedule of the Murray City Municipal Council for calendar year 2017.

Staff presentation: Councilmember Blair Camp

Mr. Camp went over the 2017 meeting schedule with the City Council. Meetings are generally held on the first and third Tuesdays of each month. Some changes have been made so that Councilmembers will be able to attend some other meetings and conferences.

Mr. Hales made a motion to approve the resolution
Mr. Camp seconded the motion

Call vote recorded by Jennifer Kennedy

<u>A</u>	Mr. Hales
<u>A</u>	Mr. Nicponski
<u>A</u>	Mr. Camp
<u>A</u>	Mr. Brass

Motion passed 4-0

12. Mayor

12.1 Report

Mayor Eyre reported on the fire over at Three Fountains Condominiums where eight units were completely destroyed and two others were deemed uninhabitable. Thirty residents were displaced and are working with the Red Cross. He gave accolades to the Police and Fire Departments for the way they responded to the fire.

12.2 Questions for the Mayor

13. Adjournment

Jennifer Kennedy, City Recorder

Attachment 1

Alyse Horton - Miss Murray 2017

Alyse Horton is the daughter of Rod and Margaret Horton and the granddaughter of Ralph and Mildred Horton and Janice Blanchard. Both sides of Alyse's family have very strong roots in Murray City which makes her all the more excited to represent the community of people who has shaped the woman she is today. Alyse attended Horizon Elementary, Riverview Jr. High and was a 2012 graduate of Murray High School.

If you know anything about the Horton family, you can probably understand that Alyse inherited a very competitive spirit. Although she grew up a ballerina, her passion soon translated into athletics. During her time at Murray High School Alyse led the volleyball and basketball teams as captain her junior and senior years, was a six-time academic all-region athlete, a 2012 all-state volleyball player and was named 2012 Murray female athlete of the year. Alyse went on to play volleyball at Westminster College where she again was named team captain for her final two years, was a three-time academic all-conference athlete, was awarded the 2014 Champion of Character award and named as a 2015 National Daktronics Athlete.

Although a very driven athlete, Alyse is also very driven in the classroom. At Murray High School Alyse was a member of the National Honor Society and graduated with honors. During her sophomore year at Westminster, Alyse was selected as a keynote speaker alongside the president at an event honoring the college for its civic engagement. During this same year she also served as the Westminster LDSSA club president. During her college years Alyse discovered a passion for public health and community outreach. She knew that she wanted to spend the rest of her life devoted to impacting meaningful change within communities and cultures. In 2015, Alyse had the opportunity to travel to Thailand on a public health and nursing learning trip where she learned much about sustainability, wealth, privilege, gratitude and global citizenship. It was truly an experience that forever changed her outlook on public health and life.

This past April Alyse graduated from Westminster College with a degree in public health and business. She currently works in a nonprofit organization called Utah Health Policy Project and hopes to continue her career and education in this same field. This year as Miss Murray Alyse's platform is Prescription Drug Abuse Prevention. She chose this platform after watching many close neighbors, friends, and family members suffer from, die or commit suicide as a result of prescription drug abuse. Alyse hopes that her work this year will continue to raise awareness surrounding the issue while preventing future abuse within the Murray community.

Attachment 2

Adam Nash

Rezone Application: From R-1-10 to R-1-8

1500 E. Vine Street

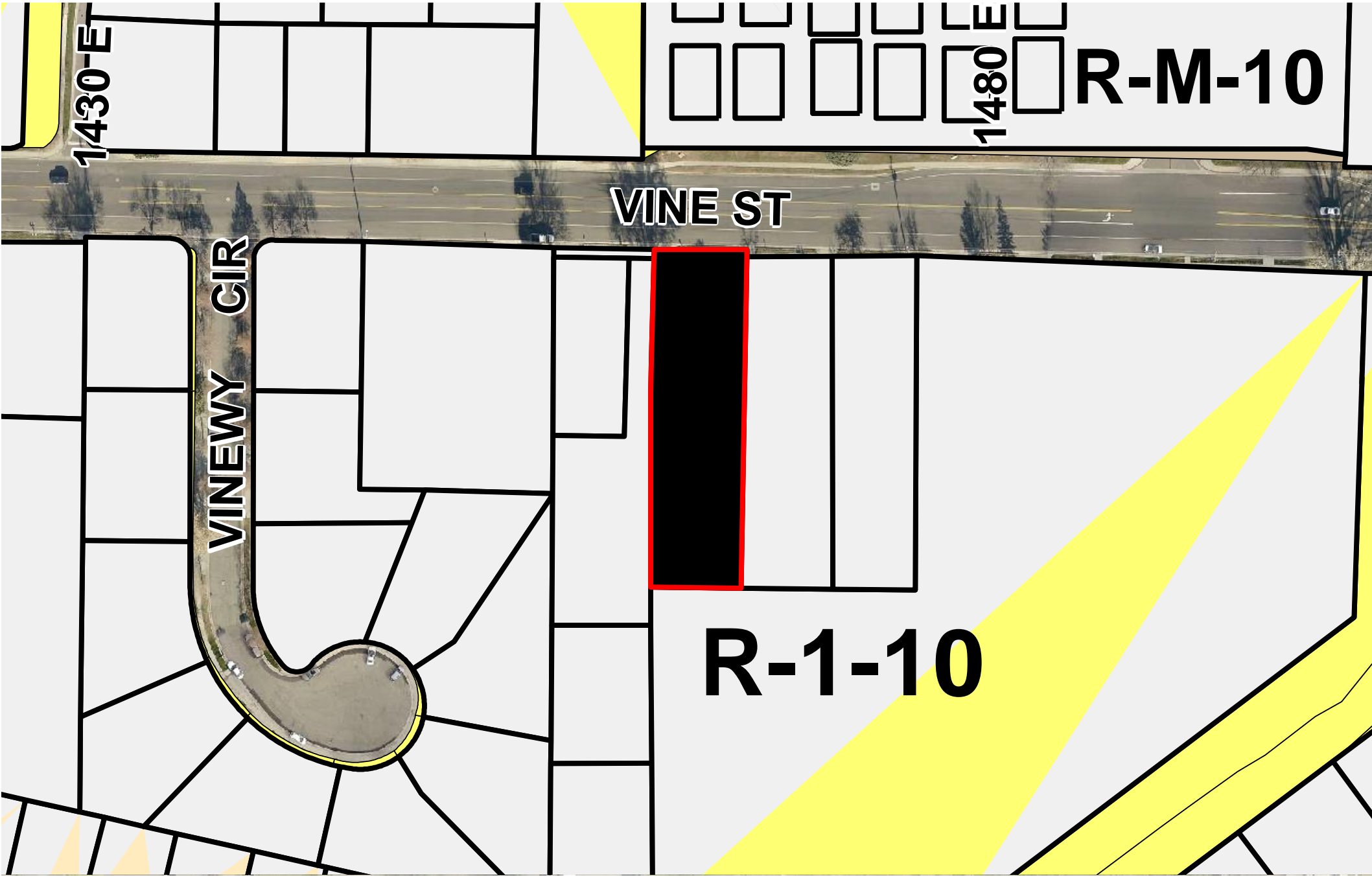


1430-E

VINEWY CIR

VINE ST

1480 E



1430-E

VINE ST

VINEY CIR

1480

R-M-10

R-1-10



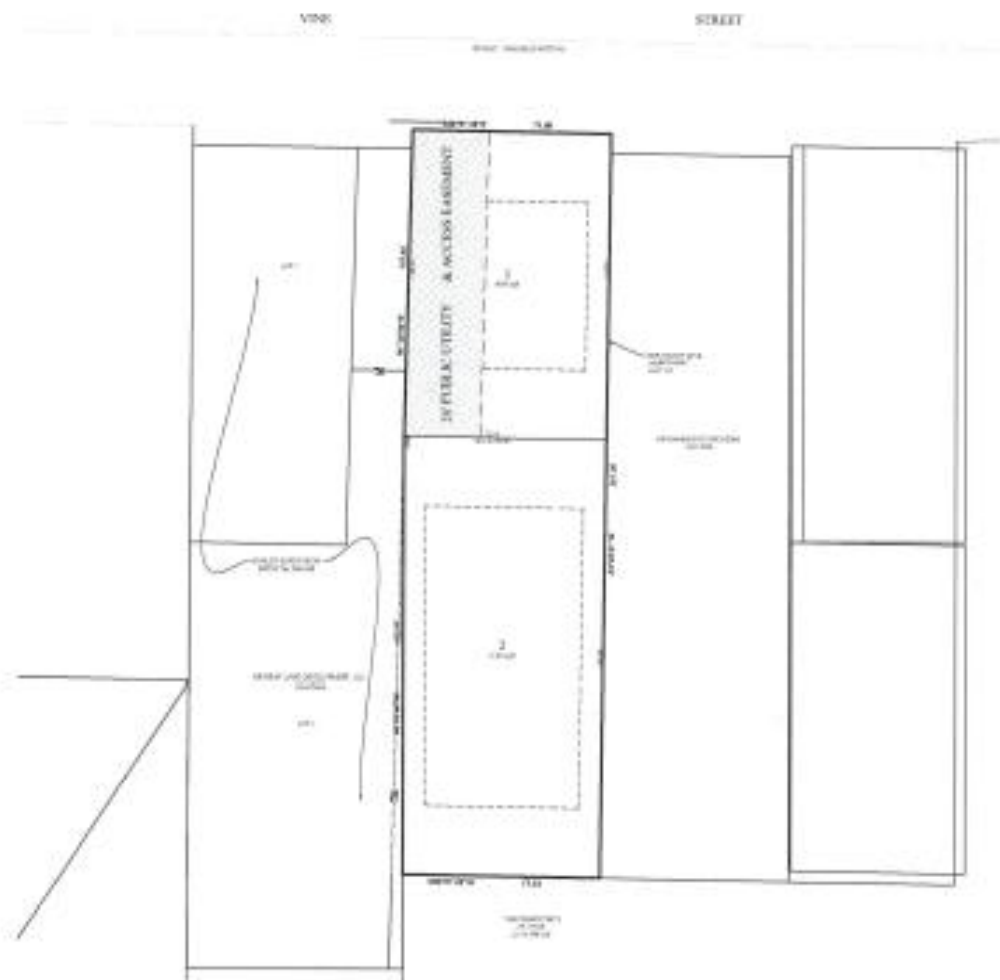
CONCEPT NARRATIVE RESIDENTIAL

LOCATED AT: 1500 EAST VINE STREET - MURRAY, UTAH

ORIGINAL PROPERTY: 0.44 ACRES OR 19,200 SQ. FT.
 SINGLE FAMILY LOTS: 2
 TOTAL RESIDY: 4.00 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: R-1-1-B
 LOT SIZE: 4000 SF
 FRONTAGE: 80' MIN.



1500 EAST VINE STREET MURRAY, UTAH CONCEPT PLAN

NO.	DATE	DESCRIPTION
1	10/1/2010	CONCEPT PLAN

CONCEPT PLAN

NO.	DATE	DESCRIPTION
1	10/1/2010	CONCEPT PLAN

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

Murray City General Plan Future Land Use

