

# **Murray City Municipal Council**

## **Chambers**

## **Murray City, Utah**

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The Municipal Council of Murray City, Utah, met on Tuesday, the 16<sup>th</sup> day of May, 2017 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The meeting was conducted by Diane Turner

**Council Members Present:**

Dave Nicponski, Council District 1  
Blair Camp, Council District 2  
Jim Brass, Council District 3  
Diane Turner, Council District 4/Council Chair  
Brett Hales, Council District 5 - Excused

**City Staff Present:**

Ted Eyre, Mayor  
Jennifer Kennedy, City Recorder  
Frank Nakamura, City Attorney  
Janet Lopez, Council Administrator  
Janet Towers, Executive Assistant to the Mayor  
Craig Burnett, Police Chief  
Gil Rodriguez, Fire Chief  
Doug Hill, Public Services Director  
Danny Astill, Water Superintendent  
Greg Hill, Water Tech III  
Danyce Steck, Finance Director  
Tim Tingey, Administrative and Development Services Director  
Trong Le, IT

Ms. Turner called the meeting to order at 6:30 p.m.

**5. Opening Ceremonies**

**5.1 Pledge of Allegiance**

The Pledge of Allegiance was led by Spencer Linthorst.

**5.2 Approval of Minutes**

**5.2.1 Council Meeting – April 18, 2017**

MOTION: Mr. Camp moved to approve the minutes. The motion was SECONDED by Mr. Brass. Voice vote taken; all “ayes.”

**5.3 Special Recognition**

Ms. Turner asked the scouts in attendance to introduce themselves.

**5.3.1 Murray City Council Employee of the Month, Greg Hill, Murray City Water Tech III**

Staff Presentation: Diane Turner, Council Member  
Doug Hill, Public Services Director

Ms. Turner said the Council started the Employee of the Month program a few years ago. They felt it was important to recognize the City’s employees. She presented Mr. Greg Hill with a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. She expressed her appreciation to Mr. Greg Hill for all he does for the City.

Mr. Doug Hill spoke about Mr. Greg Hill’s 21 years with the City. Mr. Greg Hill thanked his co-workers and introduced his family.

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

Jennifer Brass – Murray City, Utah

Ms. Brass said June 14<sup>th</sup> is Flag Day and this year is the 240<sup>th</sup> anniversary of the adoption of the American Flag. She stated the American Legion Post 112 will be retiring old flags on Flag Day and encouraged everyone to attend that ceremony.

Ms. Brass requested that the city and Council think about putting images of flags on the television screens in the Council Chambers during the Pledge of Allegiance.

Kathleen Stanford – Murray City, Utah

Ms. Stanford said that the MCCD Ordinance has a list of properties that are deemed historically significant and will be preserved. That list includes the historic Murray First Ward and the Carnegie Library. She was wondering if the current condition of these properties has been verified by an independent professional who is not associated with the developer.

Tory Anderson – Murray City, Utah

Mr. Anderson read a quote from the 2017 Murray General Plan that states, *"We regret much of what we've built; we regret much of what we've torn down. But we've never regretted preserving anything."*

**7. Consent Agenda**

**7.1     None scheduled.**

**8. Public Hearings**

**8.1     Public Hearing #1**

**8.1.1     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 the property located at approximately 820 and 830 East 5600 South, Murray City, Utah from C-D (Commercial Development) to R-M-15 (Medium Density Multiple Family Residential).**

See Attachment 1 for slides used during the presentation.

Applicant: Michael Brodsky, Hamlet Development

Staff Presentation: Tim Tingey, Administrative and Development Services Director

Mr. Tingey said this item went before the Planning Commission on April 6, 2017, where they recommended approval. This property is approximately two acres and is located on the south side of 5600 South. The current zoning is C-D-C (Commercial Development Conditional) and the proposal is in line with the General Plan.

The type of uses allowed in the C-D-C zone are retail type uses, including auto dealerships. The medium density allows for a variety of housing types including single-family attached and detached and multi-family units. Other zones in the area are R-M-20 which is a higher density than what is being proposed, R-1-6 and R-1-8 which are single-family low density zones.

Michael Brodsky – Hamlet Development

Mr. Brodsky read some of the remarks that were in the Planning Commission's report. A number of residents attended the Planning Commission meeting, and as he remembers, none of them spoke in opposition to the rezone. Their concerns were about traffic, they believed the road that was proposed adjacent to their property would dead-end into a cul-de-sac and create more traffic. City staff has strongly recommended putting in a public road that would connect to an existing cul-de-sac that would then take the traffic out to 5600 South.

The public hearing was opened for public comment.

Chris Smith – Murray City, Utah

Ms. Smith stated she and her neighbors are happy with this property changing from commercial to residential. Their big concern was the traffic; however, she feels that Hamlet Development has addressed their concern by putting a road that will go through to 5600 South.

Ms. Turner closed the public hearing.

**8.1.2 Council consideration of the above matter.**

Mr. Nicponski spoke about the development on 1300 West and Winchester Street noting that this project will be very similar to that one.

MOTION: Mr. Brass moved to adopt the ordinance. The motion was SECONDED by Mr. Nicponski.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Camp	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 4-0

**8.2 Public Hearing #2**

**8.2.1 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 the property located at approximately 257 West 4800 South, Murray, Utah from M-U (Mixed Use Development District) to M-G (Manufacturing General District)**

Applicant: Curtis Vlam, One Stop Auto

Staff Presentation: Tim Tingey, Administrative and Development Services Director

Mr. Tingey said this item went before the Planning Commission on April 6, 2017. This property is located on the south side of 4800 South and is adjacent to an existing M-G zone.

Mr. Tingey explained that when the new General Plan was brought before the Council, there was some public comment related to this site requesting that it be changed to M-G. The Council considered that and made that

modification to the General Plan, therefore, this proposal is supported by the General Plan. Mr. Tingey went over the different uses for the M-U and M-G zones. Both the Planning Commission and staff are recommending approval of this modification to the zone.

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

### **8.2.2 Council consideration of the above matter.**

MOTION: Mr. Camp moved to adopt the ordinance. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Camp	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 4-0

**9. Unfinished Business**

**9.1 None scheduled.**

**10. New Business**

**10.1 Consider an ordinance amending Section 12.24.240 of the Murray City Municipal Code relating to the recreation charge abatement.**

Staff presentation: Doug Hill, Public Services Director

Mr. Hill said for approximately 20 years, the city has had an ordinance in place that will allow individuals who qualify under the federal poverty guidelines to apply for and receive a 50% waiver on recreation program fees as well as swimming pool annual passes. Because the city recently did away with the annual pass at the swimming pool, the ordinance needs to be changed to reflect the city's current fee structure. In addition, the Mayor has recommended that the city add Park Center monthly passes as being eligible for the fee waiver.

Mr. Hill noted that over the past two years about 150 individuals have been able to take advantage of this fee waiver. He feels this program is beneficial to those families that don't have the financial means to pay the normal recreation fees.

MOTION: Mr. Nicponski moved to adopt the ordinance. The motion was SECONDED by Mr. Camp.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Camp	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 4-0

**10.2 Consider a resolution setting a public enterprise fund hearing relating to the potential transfer of enterprise funds to the General Fund.**

Staff presentation: Danyce Steck, Finance Director

Ms. Steck said the State of Utah recently amended the State Code requiring that the city hold a public hearing to discuss the transfer of funds from the Enterprise Fund to the General Fund. This change was made so the public could be informed of what those fees are going towards once they are transferred to the General Fund. The purpose of this resolution is to set the date of this public hearing for June 6, 2017 at approximately 6:30 p.m.

Ms. Steck explained the requirements of the notice. She noted that the notice will be mailed out with utility bills and will be on Utah's Public Notice website, the city's website, and on all of the city's social media platforms.

Mr. Camp said this transfer sometimes gets villainized and it is really an opportunity for the city. Every resident of this city owns this Power Department, whether they receive service from it or not. This is an opportunity for the city to receive a dividend from this enterprise we own that benefits everyone in the city.

Ms. Steck stated she thinks this is a very conservative and fair approach to repaying the General Fund for services that are provided.

Mr. Brass said over 30% of the property in Murray is non-taxable and the largest users of power and water are non-profits. The in lieu of tax transfer is a way for the city to recover some of the costs of providing services to those entities. Part of the money that comes from the Power Department goes to pave roads in areas that don't have Murray Power. It truly impacts the entire city for the good and keeps taxes low.

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Mr. Nicponski.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Camp	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 4-0

**10.3 Consider a resolution adopting the City Council's tentative budget, as amended, for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018 and scheduling a hearing to receive public comment before the final budget is adopted.**

Staff presentation: Danyce Steck, Finance Director

Ms. Steck said the Budget and Finance Committee performed a comprehensive review of the tentative budget document last week. They went over it with the Mayor and Department Directors. There were a limited number of changes that occurred during those meetings. She went over those changes that were made noting there was no financial effect due to these changes.

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Mr. Camp.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Camp	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 4-0

**11. Mayor**

**11.1 Report**

Mayor Eyre said the Little Cottonwood Hydro Plant, which the city owns and uses to generate about 5% of its power, is running at 4 megawatts right now. The maximum capacity of that plant is 4.8 megawatts.

Mayor Eyre reported there was an accident at the amphitheater site. This will delay the opening of the amphitheater this year and the Arts in the Park season will be postponed.

Mayor Eyre went over some upcoming events being held in the city. On Thursday May 18, 2017 at 7:30 p.m. a dance festival featuring about 3,000 students from Murray City will be held at the Murray High School football field. On Saturday May 20, 2017 at 10:00 a.m. there will be an opportunity to take a narrative drive through the city. The tour will include some detours through the historical districts so residents can learn more about the different historical landmarks in the city. On Saturday May 27, 2017 from 11:00 a.m. -2:00 p.m. Fire Station 84 will host an open house. The public is invited to stop by for a free lunch and take a tour of the station. This is held in conjunction with the celebration of EMS week which runs

from May 21-27, 2017.

**11.2 Questions for the Mayor**

There were no questions for the Mayor.

**12. Adjournment**

The meeting was adjourned at 7: 14 p.m.

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Jennifer Kennedy, City Recorder

# Attachment 1

# HAMLET HOMES

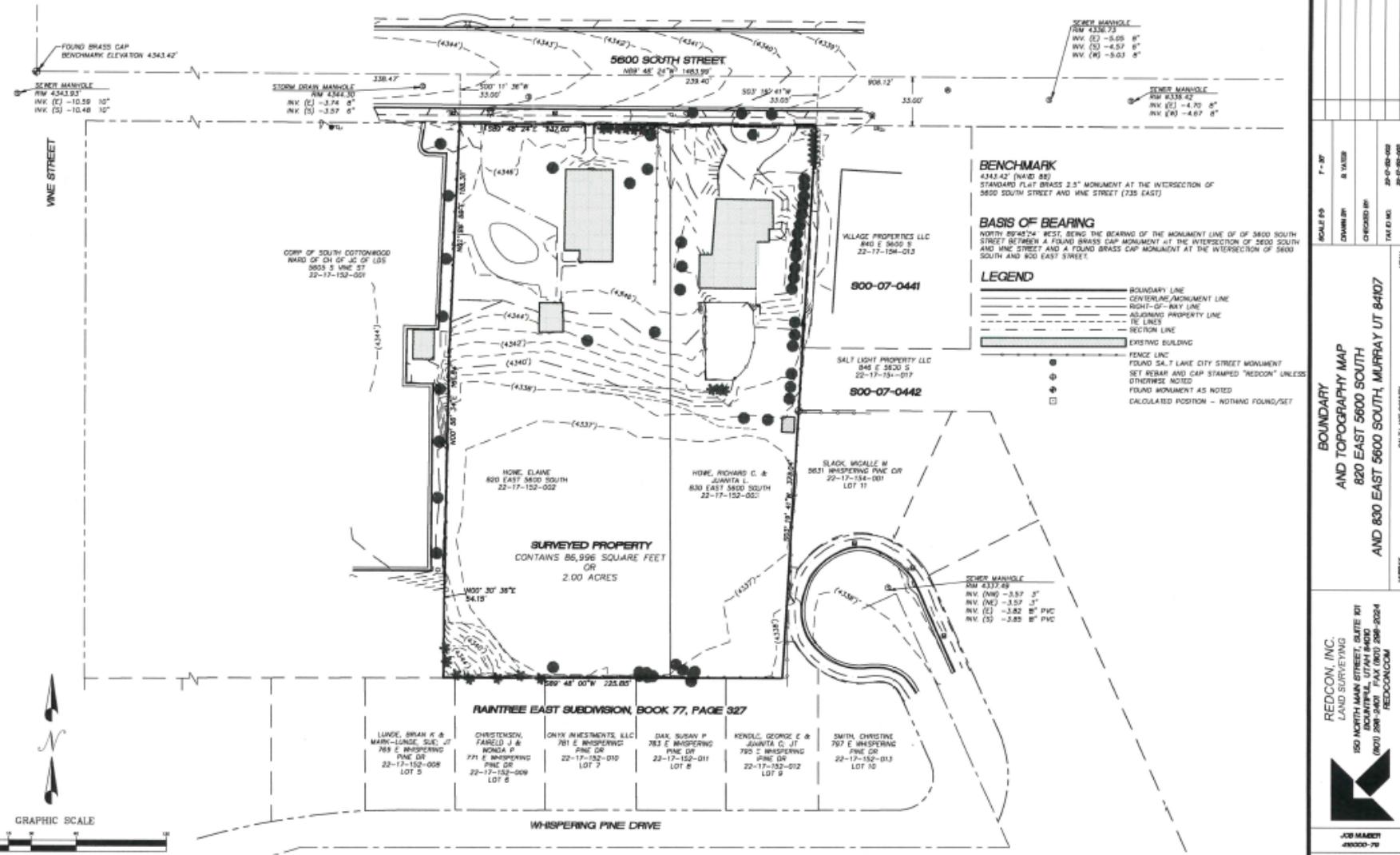
820 & 830 East 5600 South





## BOUNDARY AND TOPOGRAPHY

TAX ID NO. 22-17-152-002 AND 22-17-152-003  
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



O-S

R-M-20

5600 S

R-1-8

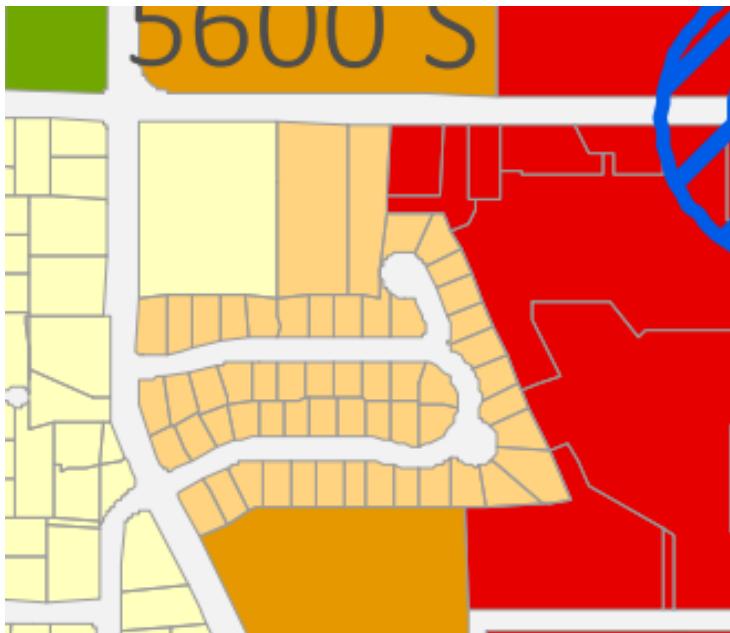
VINE ST

R-1-6

WHISPERING PINE DR

C-D





### MEDIUM DENSITY RESIDENTIAL

This designation allows a mix of housing types that are single-dwelling in character or smaller multi-family structures, primarily on individual parcels. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access frequent transit, are available or planned. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands). This designation can serve as a transition between mixed-use or multi-dwelling designations and lower density single-dwelling designations.

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

- R-1-6, Low/Medium density single family
- R-M-10, Medium density multiple family
- R-M-15, Medium density multiple family



## Future Land Use Categories

	City Center
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Mixed Use
	Neighborhood Commercial
	General Commercial
	Residential Business
	Professional Office
	Office
	Business Park Industrial
	Industrial
	Parks and Open Space

## Node Types

	Commuter Rail Node
	TRAX Light Rail Node
	Community Node
	Neighborhood Node
	CityBoundary

