

Murray City Municipal Council

Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, January 22, 2019 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 5025 South State Street, Murray, Utah.

Council Members in Attendance:

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

Others in Attendance:

Blair Camp	Mayor	Pattie Johnson	Council Office
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Comm. & Public Relations Director
Craig Burnett	Police Chief	Robert White	IT Director
Danyce Steck	Finance Director	Jon Harris	Fire Chief
Jim McNulty	Development Services Manager	Melinda Greenwood	Community and Economic Development Director
Citizens			

Opening Ceremonies

Call to Order – Mr. Brass called the meeting to order at 6:30 p.m. and excused Brett Hales.

Pledge of Allegiance – The Pledge of Allegiance was led by Melinda Greenwood, Community and Economic Development Director

Approval of Minutes

Council Meeting – January 8, 2019

MOTION: Ms. Turner moved to approve the minutes. The motion was SECONDED by Mr. Cox. Voice vote taken, all “ayes.”

Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.

Ann Granato – Salt Lake County Council District #4

Ms. Granato introduced herself and said she was honored and privileged to serve the city.

Consent Agenda

Mr. Brass asked that all items be voted on together; no objections were made.

1. Consider confirmation of the Mayor's reappointment of Haley Oliphant to the Arts Advisory Board for a two-year term to expire January 15, 2021.
2. Consider confirmation of the Mayor's appointment of Andy Hulka to the Murray City Center District Design Review Committee for a three-year term to expire January 5, 2022.
3. Consider confirmation of the Mayor's reappointment of Christine Clark to the Murray Senior Recreation Center Advisory Board for a three-year term to expire February 1, 2022.
4. Consider confirmation of the Mayor's reappointment of Ed Houston to the Murray Senior Recreation Center Advisory Board for a three-year term to expire February 1, 2022.

MOTION: Ms. Turner moved to adopt the Consent Agenda. The motion was SECONDED by Mr. Nicponski.

Council roll call vote:

Ms. Turner	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye

Motion passed 4-0

Public Hearings

Staff and sponsor presentations, and public comment will be given prior to Council action on the following matters.

1. Consider an ordinance relating to land use; amends the General Plan from Professional Office to Residential Medium Density Multi-Family and amends the Zoning Map from M-U to R-M-15 for the properties located at approximately 380 West 4850 South, Murray City, Utah. (See Attachment 1 for slides used during this presentation.)

Applicant: Hamlet Development

Staff Presentation: Jim McNulty, Development Services Manager

Mr. McNulty explained this proposal is for a General Plan and a Zoning Map amendment. He said the four properties that are part of this proposal are adjacent to I-15 and are just over 3.5 acres in size. He explained the General Plan that was adopted in 2017 shows this particular property is to be zoned for professional office rather than for residential. Mr. McNulty said both staff and the Planning Commission are recommending denial of this proposal

Mike Brodsky – Hamlet Development

Mr. Brodsky said he understands the professional office is a relatively new zone to the city. He said that directly across from this property is a steep embankment and a building would need to be four or five stories high in order to be seen from the freeway. Mr. Brodsky noted this property

is secluded, does not have high visibility and backs up to a scenic area. Hamlet Development would like to put in some single-family detached homes and townhouses on this property. He doesn't feel like professional office is the right designation for this property.

Mr. Brodsky noted that Hamlet Development is a contract purchaser on this property from the Kimball family. When they were turned down by the Planning Commission, they withdrew their contract with the Kimball's. The Kimball's will reinstate Hamlet Development's contract if the City Council chooses to approve this rezone.

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

MOTION: Ms. Turner moved to deny the ordinance. The motion was SECONDED by Mr. Nicponski

Council roll call vote:

Ms. Turner	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye

Motion passed 4-0 (ordinance denied)

2. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 5901 and 5911 South 1300 East, Murray City, Utah from the R-1-10 (Single-Family Low Density Residential) zoning district to the A-1 (Agricultural) zoning district. (See Attachment 2 for slides used during this presentation.)

Applicant: Utah Water Gardens

Staff Presentation: Jim McNulty, Development Services Director

Mr. McNulty said this property is adjacent to Cottonwood High School. He explained the current zoning of the property as well as the zoning of the properties around it. He said the plan for this property is for it to remain low density residential, and the agricultural designation falls within that. He noted there is a home on the property which the applicant intends to utilize and live in.

Mr. McNulty said both staff and the Planning Commission are recommending approval of this proposal. He added that if this proposal is approved, a lot line adjustment will need to be done so both properties are put onto one parcel.

Sheida Maguire – Utah Water Gardens

Ms. Maguire spoke about her background and how she started Utah Water Gardens. She explained the property they are currently leasing for their business has been sold so they are looking for a new location that would suit what they do. She explained that her and her husband would like to purchase this property for their business and live there also. They service ponds throughout the Salt Lake Valley and grow aquatic plants for ponds. Ms. Maguire spoke about her staff and how her business gives back to the community.

The public hearing was open for public comment.

Denise Winslow – Murray City, Utah

Ms. Winslow said she supports Ms. Maguire's business. She has a coy pond and this company has an excellent reputation. She feels the business would do great in Murray. She also thanked the Murray City Government for the excellent services they provide.

Mr. Brass closed the public hearing.

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

Council roll call vote:

Ms. Turner	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye

Motion passed 4-0

Mayor's Report and Questions

Mayor Camp went over the following items:

- City staff had a meeting with a couple of members of the Granite School District Board and Dr. Martin Bates who is the Superintendent of the Granite School District. During the meeting, staff mentioned Ms. Maguire's rezone request and the School District was excited about it.
- There have been five arrests made surrounding the shooting at Fashion Place Mall that occurred on January 13, 2019. The Police Department has done a great job on this case.
- The Public Works crews have been out plowing snow on every major holiday this winter. Mayor Camp reminded citizens not to park on the streets during a snowstorm.
- There were no significant power outages in Murray during yesterday's snowstorm.
- Work on the 6400 South Bridge is scheduled to start next Wednesday. Message boards will be placed in the area with information on when the work will take place.
- The new pool deck at the leisure pool at the Park Center is complete and the pool has reopened.
- The Library will be hosting a Harry Potter Extravaganza on Saturday, February 2, 2019 from 11:00 a.m. to 2:00 p.m.
- Mayor Camp thanked everyone who attended the Martin Luther King Jr. celebration that was held at Murray High school.

Mr. Brass mentioned that NeighborWorks will be holding an open house on Wednesday, February 20, 2019 at their location at 4843 South Poplar Street.

Adjournment

The meeting was adjourned at 7:03p.m.

Attachment 1

HAMLET DEVELOPMENT General Plan and Zone Map Amendment

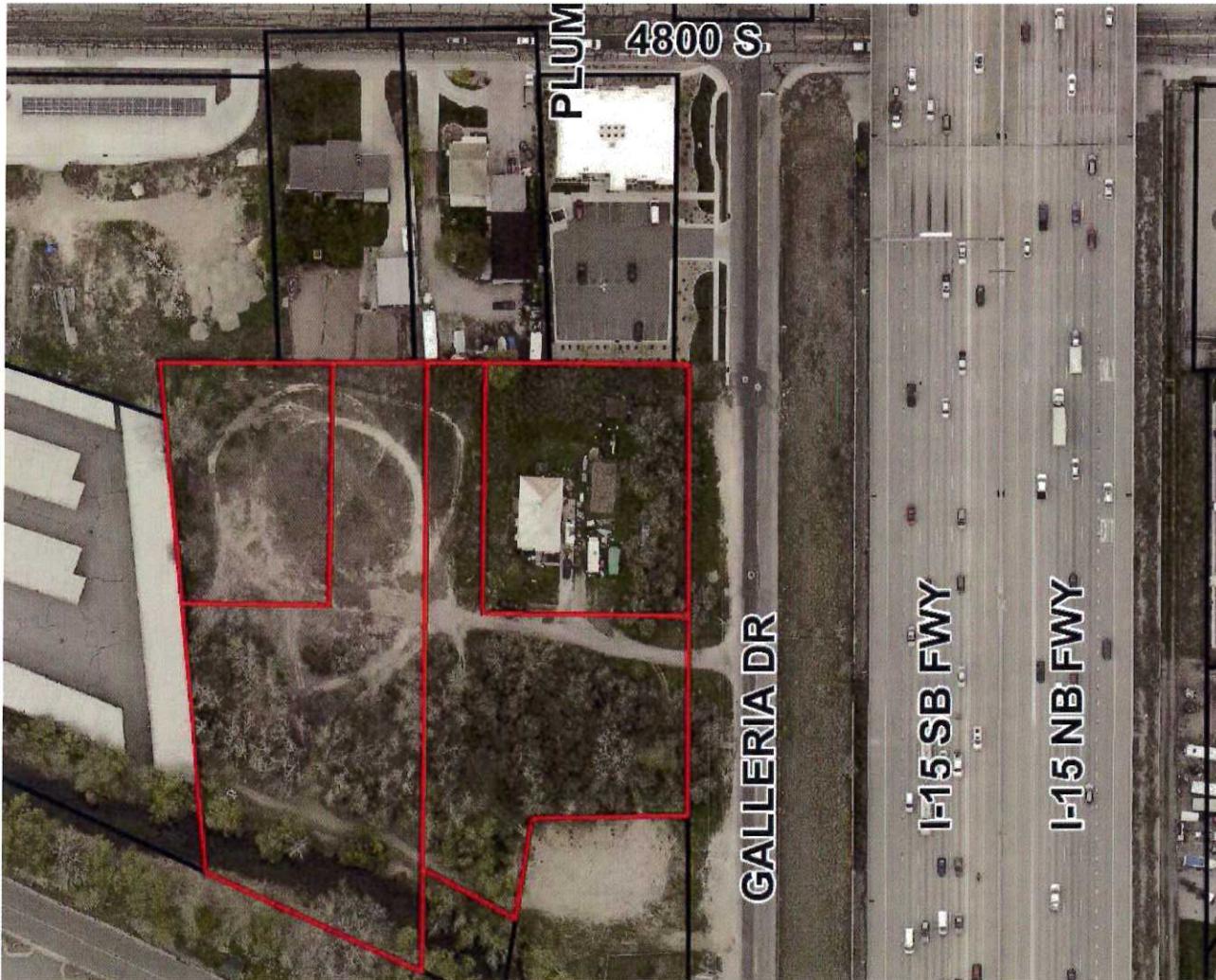
380 West 4850 South

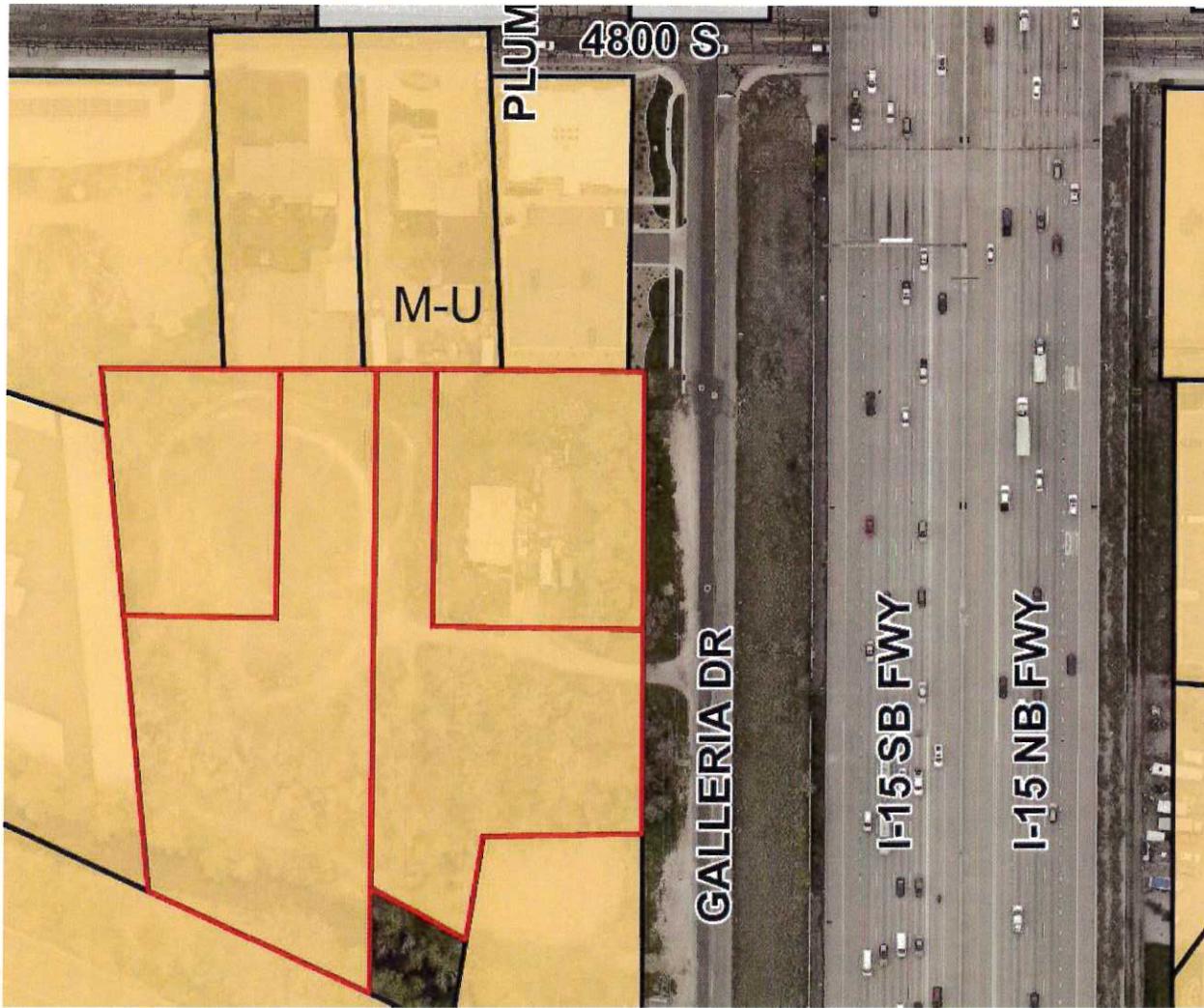
Existing Zoning: M-U, Mixed Use

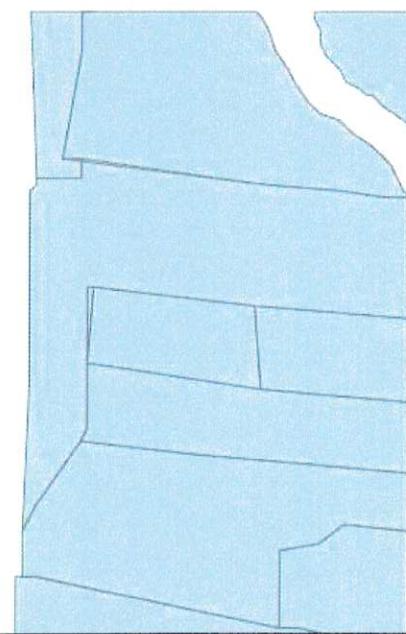
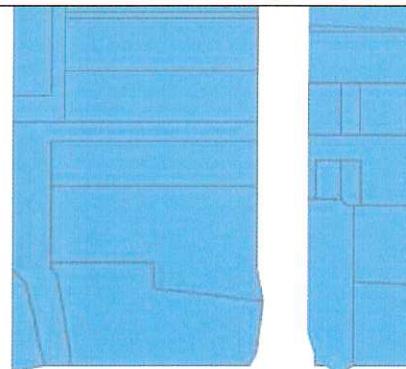
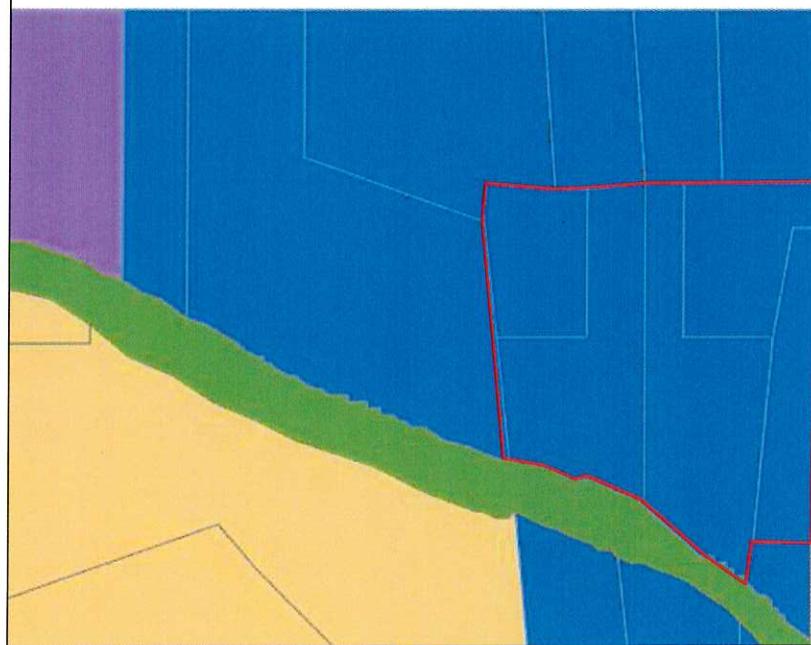
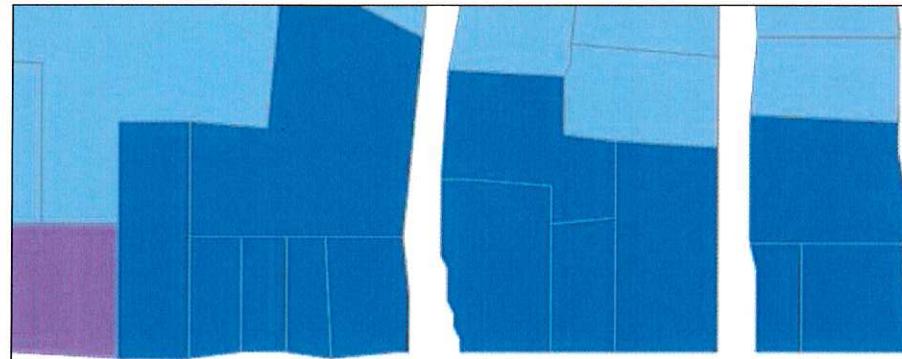
Proposed Zoning: R-M-15, Multi-Family Residential

Property Size: 3.35 Acres









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	





Subject property frontage along Galleria Drive,
looking north toward 4800 South.



Subject property frontage along Galleria
Drive, looking south toward the AISU school
property.



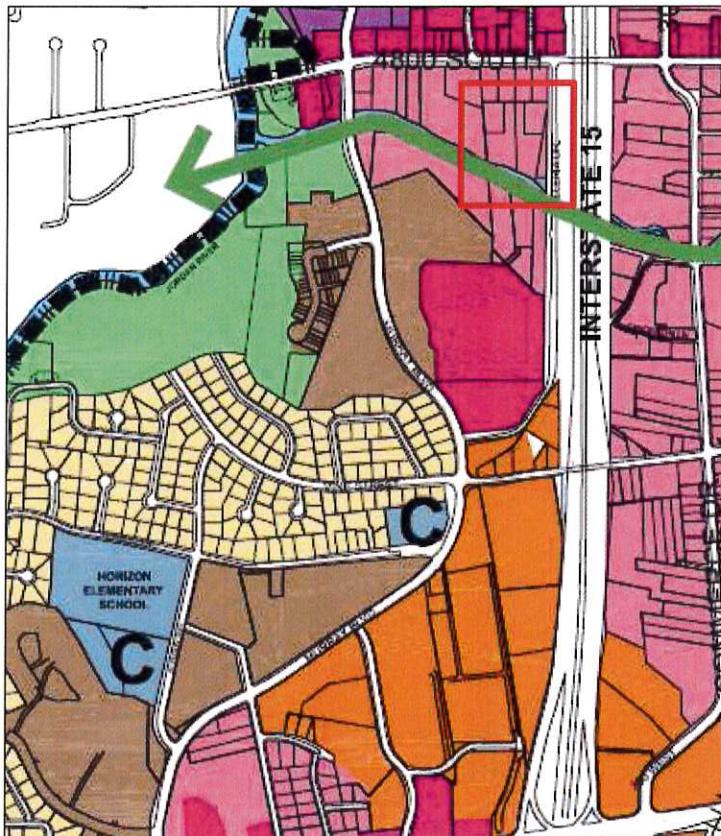


Looking east across Galleria Drive at the I-15 embankment from the subject property.

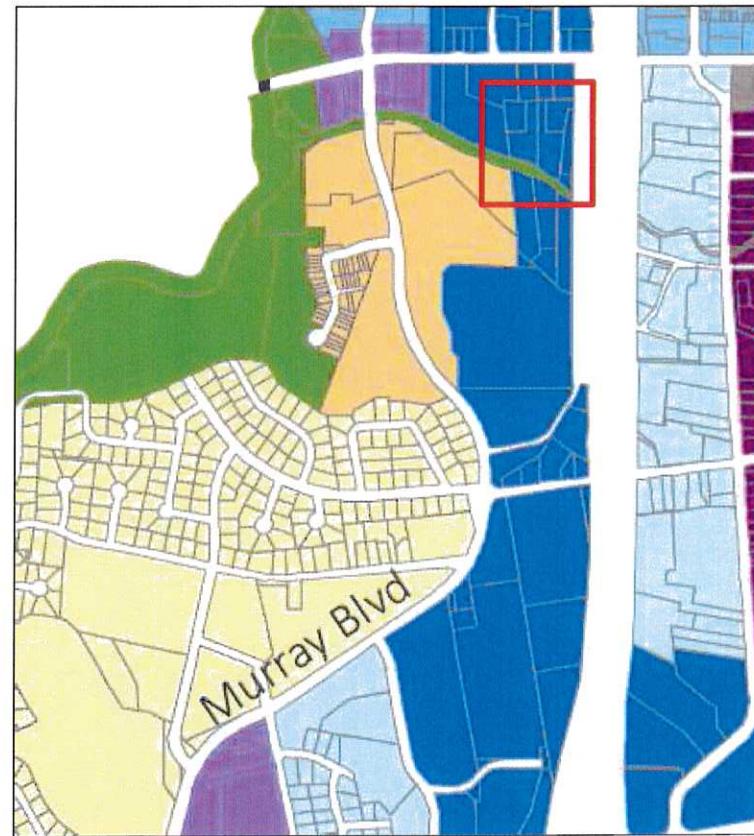


Looking west onto the subject property. The property sits lower than the right-of-way at Galleria Drive.





2003 General Plan



2017 General Plan



Staff Recommendation to Amend the Murray City General Plan

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation for the property located at 4850 South 380 West (Galleria Drive) from Professional Office to Medium Density Residential.

Planning Commission Recommendation to Amend the Murray City General Plan

On December 6, 2018 the Planning Commission forwarded a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation for the property located a 4850 South 380 West (Galleria Drive) from Professional Office to Medium Density Residential.



Staff Recommendation to Amend the Murray City Zoning Map

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located at 4850 South 380 West (Galleria Drive) from M-U, Mixed Use to R-M-15, Medium Density Residential.

Planning Commission Recommendation to Amend the Murray City Zoning Map

On December 6, 2018 the Planning Commission forwarded a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located a 4850 South 380 West (Galleria Drive) from M-U, Mixed Use to R-M-15, Medium Density Residential.



Attachment 2

UTAH WATER GARDENS, LLC

Zone Map Amendment

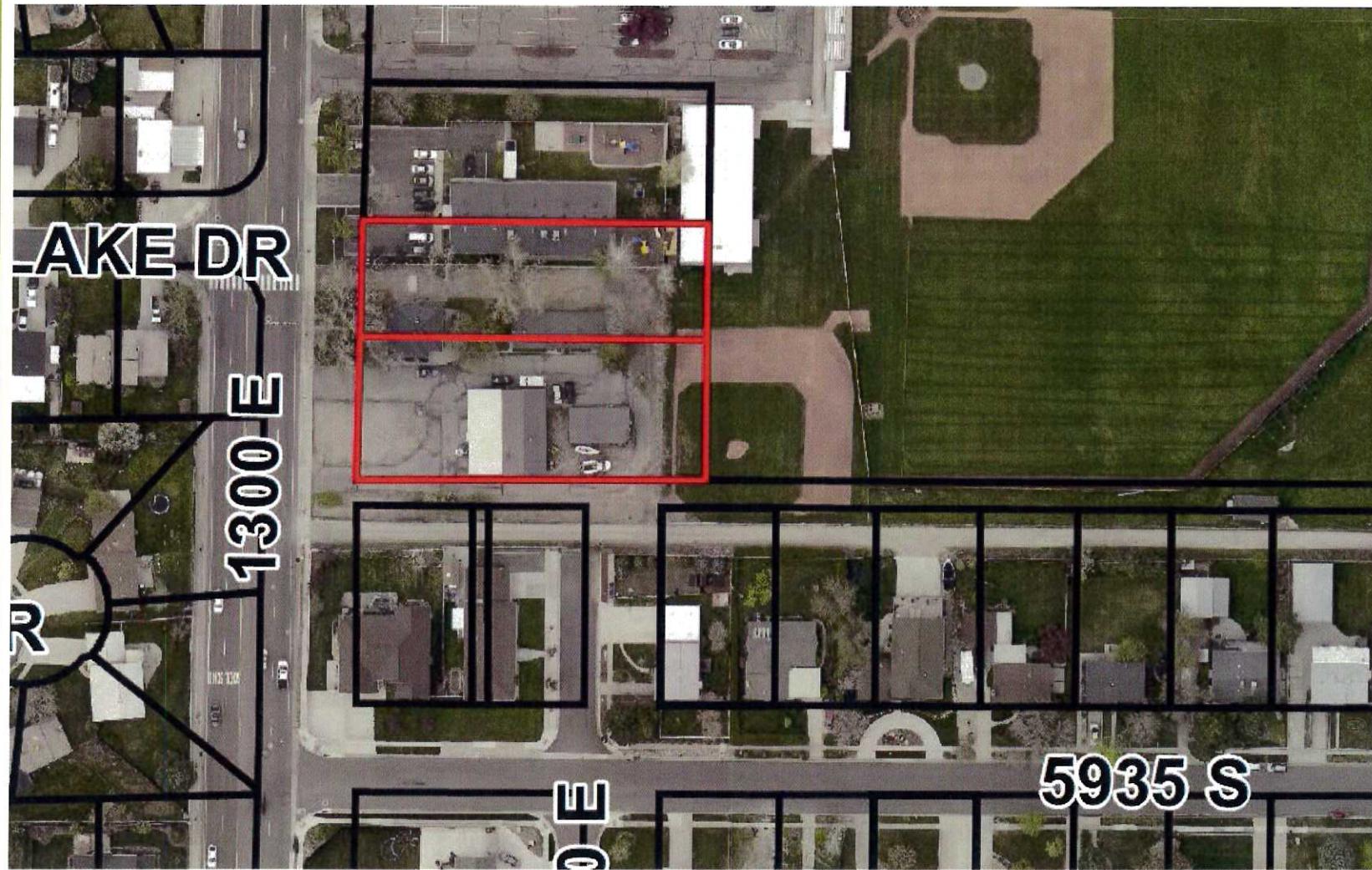
5901 & 5911 South 1300 East

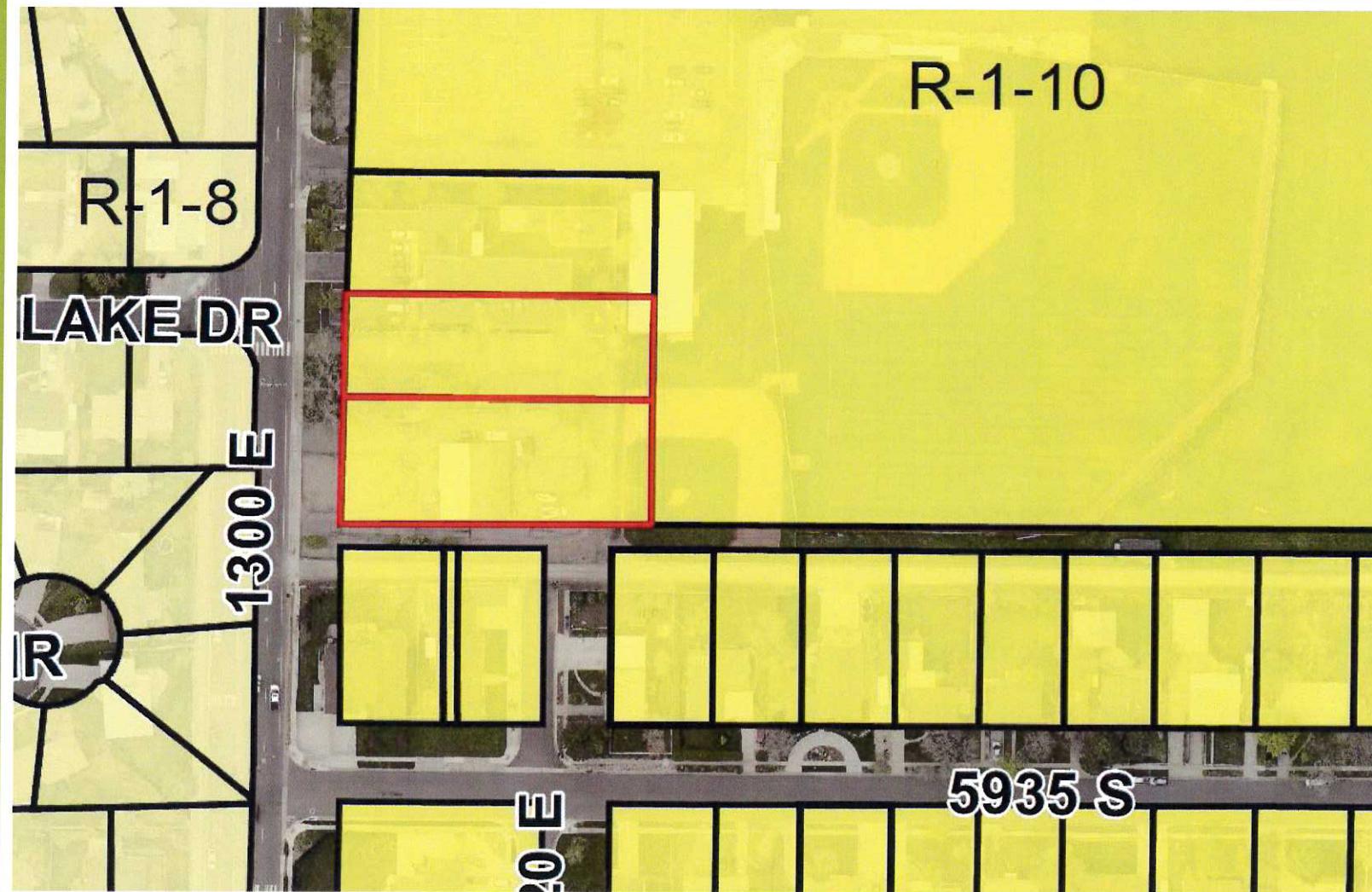
Existing Zoning: R-1-10, Single Family Residential

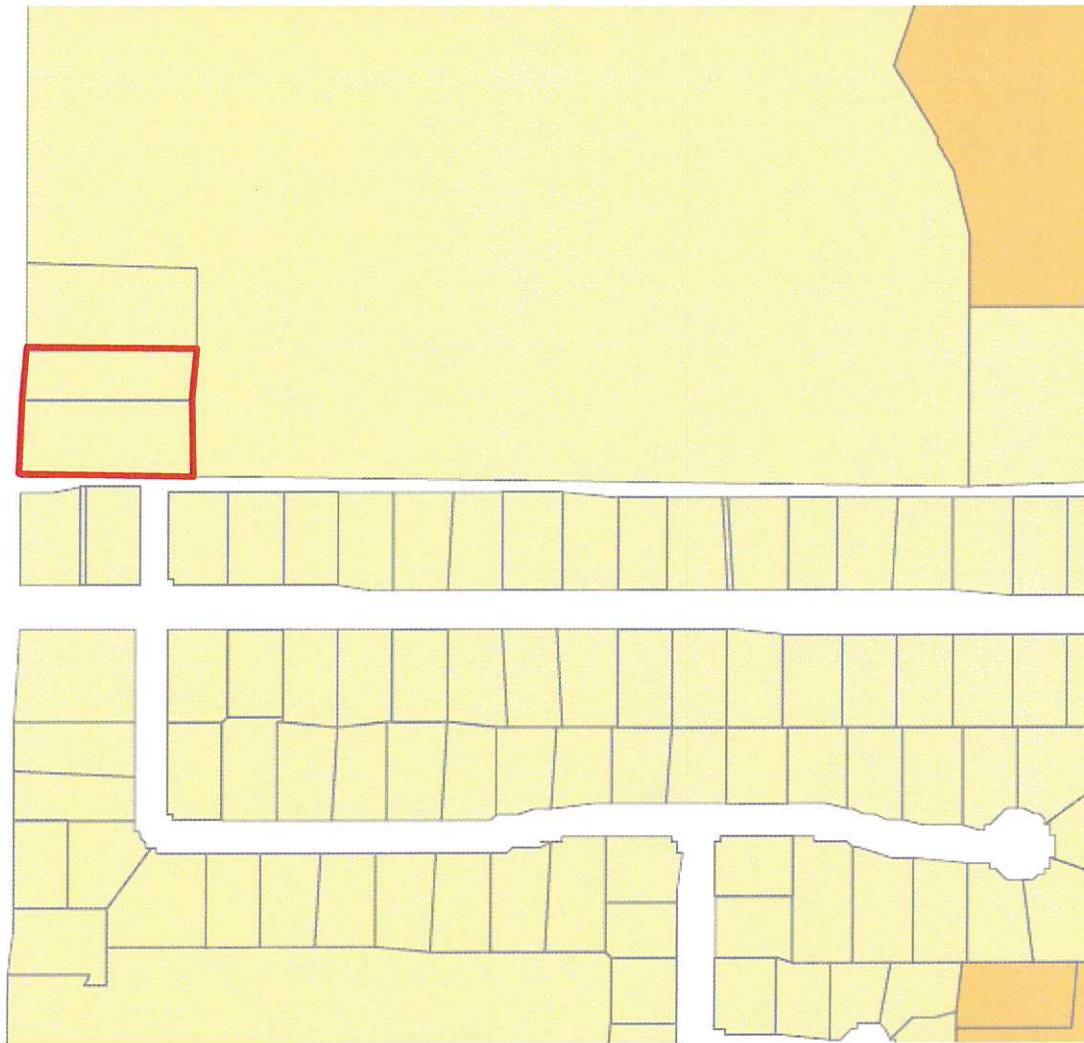
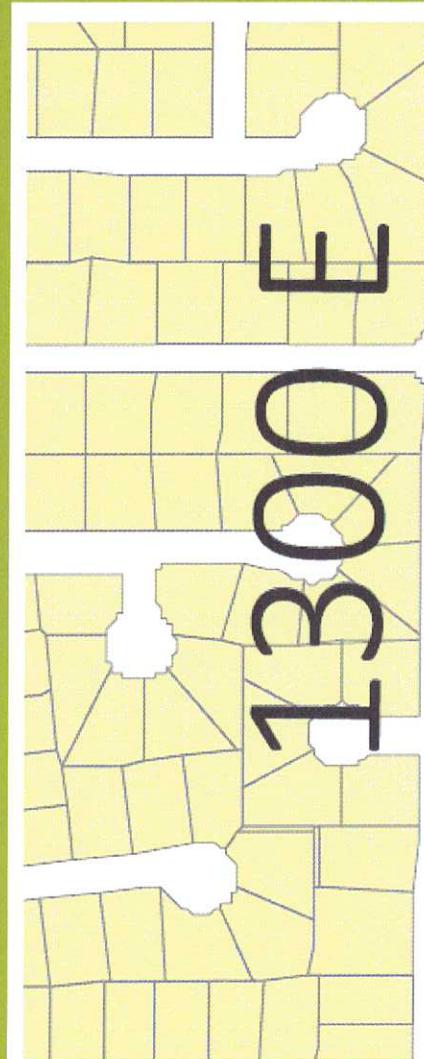
Proposed Zoning: A-1, Agricultural

Property Size 1.0 Acre









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





Northeast Corner



Existing Single Family Home



Southeast Corner



Northwest Corner



Existing Accessory Structure



Southwest Corner



Staff Recommendation to Amend the Murray City Zoning Map

Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single Family Residential, to A-1, Agriculture subject to the following condition:

1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural Zone.

Planning Commission Recommendation to Amend the Murray City Zoning Map

On December 6, 2018 the Planning Commission forwarded a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single Family Residential, to A-1, Agriculture subject to the approve condition.

