

Murray City Municipal Council

Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, December 1, 2020 at 6:30 p.m. for a meeting held electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Council Members in Attendance:

Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3 – Council Chair
Diane Turner	District #4 – Council Vice-Chair
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Chief Communications Officer
Pattie Johnson	Council Office	Brenda Moore	Finance Director
Blaine Haacke	General Manager of Power	Melinda Greenwood	Community & Economic Development (CED) Director
Barbara Ishino	Power Department	Brooke Smith	Purchasing Agent
Girl Scouts		Citizens	

Opening Ceremonies

Call to Order – Councilmember Dominguez called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Audrey, Samaya and Taygen, Girl Scout Troop 494.

Approval of Minutes

Council Meeting – November 10, 2020

Council Meeting – November 17, 2020

MOTION: Councilmember Dominguez moved to approve both sets of minutes. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

1. Murray City Council Employee of the Month, Brooke Smith, Deputy City Recorder and Purchasing Agent.

Staff Presentation: Brett Hales, Councilmember and Brenda Moore, Finance Director

Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Ms. Smith would receive a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Smith for all she does for the City.

Brenda Moore and Jennifer Kennedy expressed their appreciation for the work Ms. Smith has done for the City.

2. Murray City Council Employee of the Month, Barbara Ishino, Office Administrator III, Power.

Staff Presentation: Brett Hales, Councilmember and Blaine Haacke, General Manager of Power

Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Ms. Ishino would receive a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Ishino for all she does for the City.

Mr. Haacke spoke about the work Ms. Ishino does, which helps the Power Department run smoothly.

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

No citizen comments were given.

Consent Agenda

1. Consider confirmation of the Mayor's reappointment of Nancy Buist to the Arts Advisory Board for a two-year term beginning January 15, 2021 to expire January 15, 2023.
2. Consider confirmation of the Mayor's reappointment of Jeff Evans to the Arts Advisory Board for a two-year term beginning January 15, 2021 to expire January 15, 2023.
3. Consider confirmation of the Mayor's reappointment of Haley Oliphant to the Arts Advisory Board for a two-year term beginning January 15, 2021 to expire January 15,

2023.

4. Consider confirmation of the Mayor's reappointment of Mindy Canova to the Parks and Recreation Advisory Board for a three-year term beginning January 1, 2021 to expire January 1, 2024.
5. Consider confirmation of the Mayor's reappointment of Ted Maestas to the Parks and Recreation Advisory Board for a three-year term beginning January 1, 2021 to expire January 1, 2024.

MOTION: Councilmember Hales moved to approve the Consent Agenda. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Public Hearings

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

1. Consider an ordinance amending the City's Fiscal Year 2020-2021 Budget.

Staff Presentation: Brenda Moore, Finance Director

Ms. Moore went over some of the items in the budget amendment. She requested \$97,834 of prior years' state alcohol funds be appropriated from reserves for the purchase of police equipment as well as \$10,000 for additional auditor services.

The City is being reimbursed for the fire crews that were sent to Colorado and California to help with wildfires; \$300,617 for the California fires and \$42,240 for the Colorado fire.

The City has received \$88,100 from the Zoo Arts and Parks for arts programming, \$10,800 from the Utah Humanities Create in Utah CARES grant for arts programming, \$5,400 from the Utah State Asset Forfeiture grant for police equipment, \$7,790 State Homeland Security Protection grant for hazardous material detection equipment and \$29,524 from the Justice Department grant for car dash cameras.

Ms. Moore requested the Council appropriate an additional \$250,000 from the Capital Improvement Fund reserves to complete the Pavilion #5 project. She would also like to appropriate \$582,600 for the 900 East well rehabilitation project and \$200,000 for various other small waterline replacement projects from the Water Fund reserves.

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

hearing was closed.

MOTION: Councilmember Cox moved to adopt the ordinance. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance relating to land use; amends the General Plan from Commercial Development to Residential Medium Density and amends the Zoning Map from C-N to R-M-15 for the properties located at approximately 5448 South and 5452 South 700 West, Murray City, Utah. (Ivory Development)

Staff Presentation: Melinda Greenwood, CED Director

(See Attachment #1 for slides used during this presentation)

Ms. Greenwood said this site has two properties on it that are adjacent to each other. This property is 2.74 acres and the applicant is requesting it be rezoned from Commercial Neighborhood (C-N) to Multi-Family Medium Density Residential (R-M-15). The Future Land Use Map shows this property changing zones to Residential Business, however, there are some constraints with this property that make changing the zone to residential a better alternative. The property backs up to single-family residential homes. Both 700 West and 5400 South are Utah Department of Transportation (UDOT) right-of-ways. UDOT will not allow access to this property from 5400 South and they have placed a raised median on 700 West making the property a right turn in, right turn out, only. The prospect of the property developing into a commercial use is not there because of the access issues.

Ms. Greenwood went over the permitted and conditional uses in the C-N and the R-M-15 zone. She also went over the regulations in each zone. This item was presented to the Planning Commission on October 15, 2020. They received public comments and the concerns from the public included the difference in use, traffic impacts and the height of the buildings. Both staff and the Planning Commission are recommending the City Council approve the General Plan and Zone Map Amendment for this property.

The public hearing was open for public comments.

The following comments were received via email prior to the meeting.

Collin Bunker – Murray City, Utah

What will the impact be to traffic on 700 West and the stop light at the corner of 700 West and 5300 South? Will there be adequate parking for all residents and will this impact street parking on 700 West? This is described as "medium density housing". What exactly does that mean? Will these be rentals or owner occupied residences? What developer is requesting the change in

zoning?

Paul Dodge – Murray City, Utah

City Council, thank you for your service to all of us. The main concerns we have with this project are traffic flow in and out of the property and subsequent detours into area subdivisions for those coming in and out of the property. As we see it the only available exit would be to travel south on 700 West and then migrate into the subdivisions. 5300 South and 700 West intersections are heavily traveled in all directions.

Second, without a site plan it is impossible to know how new residences to the north will affect the peace and privacy of existing homeowners to the south. Concerns about privacy, noise and light encroachment are concerns.

We appreciate the efforts being put into making this a viable solution for all. We have no apprehension with the developer as they already enjoy a good reputation with us. The issues we have are simply that respect for the existing homes and neighborhoods be highly considered and traffic patterns are fully reviewed and considered. Otherwise, we welcome new neighbors and friends.

The public hearing was closed.

Bryon Prince said in the event this property is rezoned to R-M-15, there is an administrative process they will go through which will include a traffic impact study. There will not be any parking allowed on 700 West. They have met with UDOT and it is highly unlikely they will allow an entrance to the development off of 5400 South. They are hoping to put in townhomes, not rental units. He believes the traffic impact will be lower with a residential use on this site than it would be with a commercial use.

Ms. Greenwood said a General Plan or Zone Map amendment is about the way the land can be used. The project will come along later. If this request is granted, the next phase includes both an administrative and a legislative process. Condos and townhomes are considered medium density. Density has to do with the number of units allowed on a parcel. A traffic study is done at the request of the City Engineer. The City Code requires a traffic study to be done anytime there are more than 100 units being developed. Because this property is on a UDOT right-of-way, there is a possibility that a traffic study would be required. The request to turn this property from a commercial use to a residential use would lower the impact of traffic in the area.

Councilmember Cox said he appreciates the public comments that were received for this item. He recommended that a traffic study, or anything else to ensure the impact of this project is positive, be done.

Councilmember Martinez said this is a challenging intersection with two very busy streets. She also recommended a traffic study be done. The concerns she has heard aren't with the zone change, they are with development in general because of the challenge of the intersection.

Councilmember Hales stated he would like to see a traffic study done also.

Ms. Greenwood said when they review the project, they will let the Engineering Department know

that there are concerns with traffic.

MOTION: Councilmember Cox moved to adopt the ordinance. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp reported on the following items:

- The City experienced two waterline breaks over the holiday weekend. One was on the corner of Hollow Springs Drive and Bullion Street and the other was on 500 West and 4600 South near the Public Works building. The breaks were repaired quickly.
- There has been some extensive damage to the Jordan River Parkway Trail boardwalk near Arrowhead Park which is just south of 4800 South. A vehicle drove on the boardwalk, destroying the decking and demolished several sections of railing. Staff estimates there is about \$20,000 worth of damage.
- The library has extended their hold pick up hours on Mondays and Wednesdays to 7:00 p.m.
- There is a candy display in the display case in front of the Council Chambers at City Hall. Members of the Parks and Recreation Department will open the building from 6:00 p.m. to 8:00 p.m. on Monday and Tuesday, December 7th and 8th and the following week on December 14th and 15th. The Parks and Recreation staff will be on site to ensure masks are being worn and social distancing guidelines are being followed.

Adjournment

The meeting was adjourned at 7:31 p.m.

Jennifer Kennedy, City Recorder

Attachment 1

GENERAL PLAN & ZONE MAP AMENDMENT

Applicant: Ivory Development

Address: 5448 and 5452 South 700 West
(2.74 acres)

Current Zone: C-N, Commercial Neighborhood

Requested Zone: R-M-15, Multi Family Low Density Residential



5448 & 5452 South 700 West

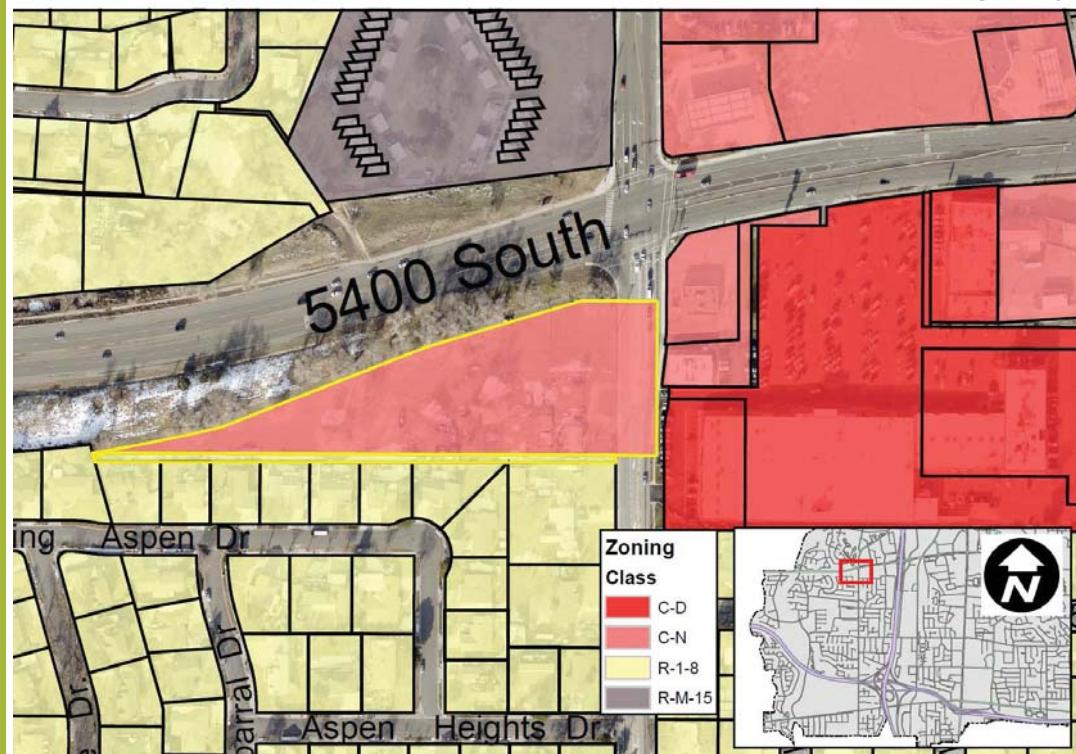


Aerial View of Property



5448 & 5452 South 700 West

Current Zoning Map

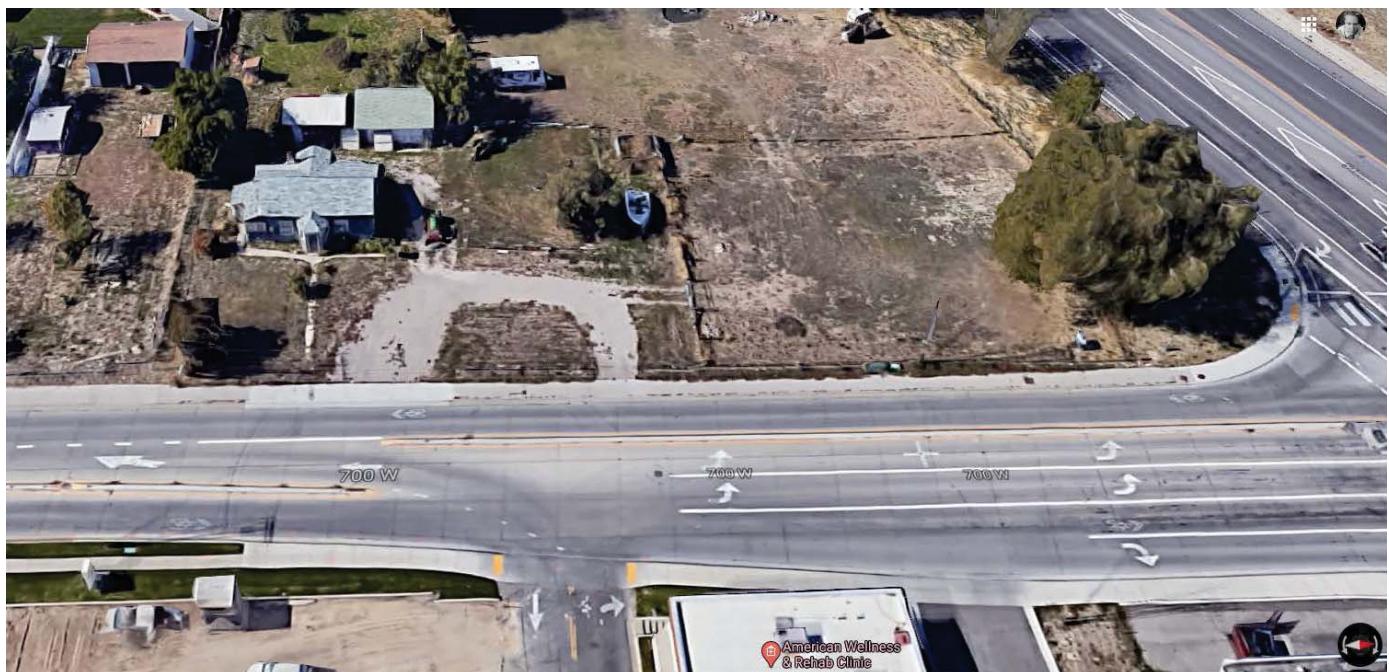
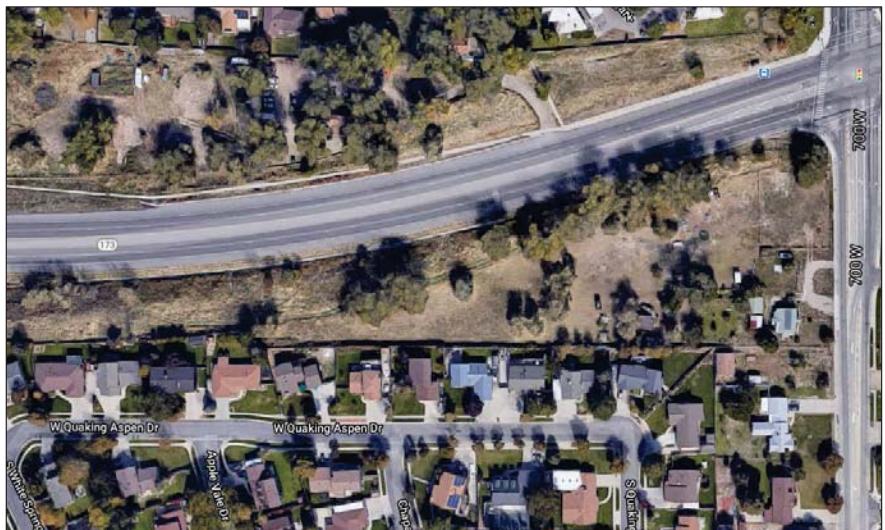


Future Land Use Map



Future Land Use Map





USES

C-N, Commercial Neighborhood

Permitted uses:

Single-family dwellings attached to nonresidential uses (caretakers), utilities, hardware, variety stores, apparel, furniture, drug stores, medical cannabis, bookstores, sporting goods, restaurants, banks, real estate and insurance offices, dry cleaners, beauty salons, massage therapy, business offices, locksmiths, charter schools, and pet grooming.

Conditional uses:

Convenience stores and gas stations, check cashing, assisted living facilities, commercial child-care centers, libraries, repair services, commercial printing, discount stores, utilities, shopping centers less than 10-acres, and veterinarian services

R-M-15, Multi-Family Medium Density

Permitted uses:

Single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses:

Attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, schools, parks, and churches.

REGULATIONS

	C-N Zone (existing)	R-M-15 Zone (proposed)
Planning Commission Review Required	All new buildings & structures	Conditional Use for attached single-family and multi-family development
Height of Structures	35' max	40' max (to be determined by the planning commission)
Minimum Lot Size, Two-Family and Multi-Family Dwellings	Not applicable – not allowed	Two-family – 10,000 ft ² Multi-family – 12 units/acre
Building Setbacks	Front Yard: 20' No building closer than 15' to residential zoning.	Front Yard: 25' Rear: 25' Side Yard: 8' min, total 20' Corner Side Yard: 20'

PLANNING COMMISSION MEETING

October 15, 2020

- 103 Public Notices Mailed
- Public Hearing Comments; 5 emails were received
- 6-0 recommendation for approval



STAFF RECOMMENDATION

GENERAL PLAN AMENDMENT

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 5448 & 5452 South 700 West from Residential Business to Medium Density Residential.

ZONING MAP AMENDMENT

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5448 & 5452 South 700 West from C-N, Neighborhood Commercial to R-M-15, Multi-Family Medium Density Residential.

