

Murray City Municipal Council Chambers

Murray City, Utah

The Murray City Municipal Council met on Tuesday, February 2, 2021 at 6:31 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 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 – Conducting
Diane Turner	District #4 – Council Chair
Brett Hales	District #5 – Council Vice-Chair

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Office Administrator III
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Melinda Greenwood	Community & Economic Development (CED) Director	Gary Howland	Applicant for zone map amendment
Jared Hall	Community & Economic Development (CED)	Bill Francis	Utah VOD
Deborah Crane	New Board Member for the Public Safety Advisory Board	Brian Lohrke	New Board Member for the Public Safety Advisory Board
Allison Garrison	New Board Member for the Public Safety Advisory Board	John Prestwich	New Board Member for the Public Safety Advisory Board
Scott Goodman	New Board Member for the Public Safety Advisory Board	Andrea Washburn	New Board Member for the Public Safety Advisory Board
Bruce Broadhead	Citizen Comments regarding Sports mall	Mark Kessler	Citizen Comments regarding Business Item # 2
Katherine Klotovich	Citizen Comment regarding Crime Rates	Roy Bartee	Citizen Comment regarding Business Item # 3

Opening Ceremonies

Call to Order – Councilmember Dominguez called the meeting to order at 6:31 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Dominguez

Approval of Minutes

Council Meeting – January 5, 2021

MOTION: Councilmember Turner moved to approve the minutes. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

None scheduled.

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

Katherine Klotovich, Increased Crime Rate

Ms. Klotovich thanked her representative, Councilmember Martinez, for her representation. Ms. Klotovich's concerns are regarding the increased crime rate near her area (including vehicle theft, weapons, drugs, stolen items, and homicide). Ms. Klotovich is a 47-year-old, single female and would like more representation and police presence near her building and at the tax station. Ms. Klotovich has concerns that the problem will persist and grow if preventive measures are not taken.

Roy Bartee, Mixed-Use Development (read by applicant)

I am against Business Item #3: The consideration of an ordinance establishing a temporary land use regulation relating to Mixed-Use Development, and ask that you do not approve the ordinance.

If you pass this ordinance after reviewing and potentially approving the Howland Partners application to amend the General Plan and change the zone to M-U also on tonight's agenda and then pass this ordinance, it is completely unfair and appears biased against the RC Willey and Sports Mall applicants who have active applications and were on the agenda in January, but pulled those from the agenda to address the Council's concerns.

Second: The City Master Plan is NOT a fixed document. It is meant to be an evolving document. It is designed to be amended especially as economic and demographic conditions change.

Finally, let me please remind you and point out that the Mixed-Use Zone land use code has the policies and framework in place to address your concerns about potential Mixed Use Development.

Section 17.146.050 G & G 1-4 of the Mixed Use land use code provides the frame work for the Planning Department to guide the project and ensure the infrastructure is in place to service the project and ensure an appropriate design is developed. In part, section G States:

G. A Master Site Plan approved by the Planning Commission is required for... ...Mixed Use developments located on [parcels] greater than five (5) acres.the Planning Commission shall address the following when considering the Master Site Plan:

1. Building Orientation; 2. Central Feature; 3. Outdoor Spaces: And

Mixed Use developments that require a Master Site Plan shall be approved in conjunction with a Memorandum of Understanding (MOU) between Murray City and the developer. The MOU shall govern requirements for the timing of the installation of improvements, performance on construction of critical development components, and shall further memorialize the requirements for development of the several buildings and parcels as contained in the Master Site Plan and other project approvals.

Since the RC Willey Site, the Sports Mall Site, and the Howland Site are all over 5 acres, the preceding applies.

This is where you get to direct the developer to provide all the studies and reports you need to be assured that the infrastructure can handle any capacity increases, if there are any. You can address storm water issues. You can solve the RC Willey Storm water problem by requiring the new developer to detain or retain storm water on site and stop dumping it directly into private home owner's yards. There is a lot of latitude afforded to the City during the Master Site Plan Approval Process. There is no need for a pause since policies are already in place.

It is my request that you will NOT pass the proposed ordinance, allow the other Mixed Use Requests to be heard, and address all of the infrastructure, density, and design concerns during the Master Site Plan and MOU Approval process.

Thank you.

Bruce Broadhead, Mixed-use Development

Mr. Broadhead shared that 47 years ago, he entered into a public/private partnership with the city to build the sports mall on 9th East. Murray City sold the property to the Broadheads and a few years later they decided to build their own sports facility. There are now three multiple purpose athletic clubs within a close proximity to their location and their business model has had to change. Mr. Broadhead is now researching ways to find other sources of revenue so that is why they are asking for the zoning to be changed to Mixed-Use. Mr. Broadhead asked for their cooperation to move ahead with all the vested parties.

Paul Miller, EV Rate, read in by Jennifer Kennedy

I wanted to add a comment to the EV rate discussion. In my view as an EV owner, the rate on EV charging stations should be free. EV owners already pay more in registration fees to offset not only the taxes lost to the state from gasoline revenues, but also to fund the installation of these stations. Essentially, we have already paid to use these stations. In Salt Lake City, most of the publicly owned stations do not charge a fee.

Murray bills itself as a transportation hub for the greater Salt Lake City area; charging for EV vehicles at stations dissuades EV owners from traveling to Murray to do business.

Consent Agenda

1. Consider confirmation of the Mayor's appointment of Laurie Densley to the Murray City History Advisory Board to complete the remainder of a term to expire August 1, 2021.

Presenting: Mayor Camp

Mayor Camp shared that Ms. Densley will be completing the remaining term of Pamela H. Benson.

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

Council roll call vote:

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

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 relating to land use; amends the General Plan from General Commercial to Mixed Use and amends the Zoning Map from C-D to M-U for the property located at 5157, 5177, 5217 and 5283 South State Street & 151 East 5300 South, Murray City, Utah.

Applicant: Gary Howland with Howland Partners, Inc.

Staff Presentation: Melinda Greenwood and Jared Hall

Attachments: General Plan Amendment & Zone Map Amendment

Mr. Hall reviewed the location and request for change to the General Plan Future Land-use map and an amendment to the current zoning map. The applicant, Howland Partners, request the zone be changed from Commercial-Development (C-D) to Mixed-Use (M-U) in a commercial shopping center located along State Street and 53rd. The shopping center is known as "The Point at 53rd" and is approximately 13.22 acres located south and east of Murray City Park.

Mr. Hall briefly went over the changes between the existing C-D Zone and the proposed M-U Zone. Some of key changes would be: Height of Structures; Landscaping and Buffer Requirements; Parking; Building Setbacks; and Public Improvement requirements.

Mr. Hall shared several General Plan Consideration objectives:

- Encourage revitalization along key transportation corridors and in the core of the city.
- Encourage a form-based and mixed-use development pattern to connect downtown and the TOD areas throughout urban design.
- Provide complementary uses around key civic spaces including Murray Park, the Library, and City Hall.
- Support the Intermountain Medical Centers (IMC) through compatible and complementary land use.

Based on the Planning Commission approval of the zone map change and the city staff findings the city recommends the council approve this ordinance for the General Plan Amendment and Zoning Map change.

Councilmember Dominguez turned the time over to Gary Howland with Howland Partners.

Mr. Howland thanked the council for the time to speak about why Howland Partners approached Murray City with this change request and what the changes will look like upon completion, if approved.

Mr. Howland shared with the council that due to the current economic conditions and COVID-19 (which has accelerated the request) commercial development locations around the world have noticed that people are changing their shopping habits and not going to big box stores anymore. Large big box stores are being left abandoned or being converted to M-U zone to create to a "walkable, livable community." Mr. Howland would like to integrate the Point at 53rd to a M-U zone to accommodate the change of commercial habits and create a place for people to live in a "walkable, livable community." The goal of the change would be to give center a beautiful face-lift and to stand as a beacon that Murray City council and residents would be proud of. In addition, Mr. Howland believes the property value would triple and there would be an increase of Sales Tax Revenue and Property Tax increment.

The public hearing was open for public comments.

Janice Strobell, shared by citizen

Ms. Strobell shared that a M-U zone has a lot of good things going for it but she has concerns with the number of multiple M-U Zone areas along State Street and what the increased density and traffic will mean for those who walk to nearby schools or drive along State Street. In addition, there are two M-U zones currently under construction near State Street and we don't know yet, what impact they will have to the area. Ms. Strobell shares her concerns when there are multiple M-U Zones in a nearby area and how that will affect the city. She also wondered if Business Item # 3 would affect the outcome to this public hearing.

No further public comments were received.

Councilmembers Martinez shared concerns with approving this request without having a working bus line that is not operational yet and indicate that there is currently no safe route to walk to the UTA trax station. In addition, there are concerns about residential parking and if the location could absorb the increased vehicle traffic if the zone was changed to M-U.

Councilmember Turner shared concerns about not following the General Plan after spending two years and an \$100,000 in creating the plan. One major concern she has is the current M-U land use would allow up to 1000 units and they don't believe the city could absorb that type of infrastructure. In addition, M-U allows 1.25 vehicles for this type of zone and they worry that people will use the City Park as overflow parking.

Councilmember Hales shares concerns about infrastructure and traffic.

Councilmember Cox shared support for the zoning change and reminded the council they have an obligation to make sure businesses are solvent. He believes the applicant has a vision for the location the landowner will be a good citizen and steward of Murray City moving forward.

Councilmember Dominguez thinks this project has a great potential however, her district and the community have shared major concerns with the project moving forward. She believes if we could get the things inline (like the density and traffic) to support a project like this, then M-U would be ideal. However, before she can agree the council needs to take a step back and work out details before moving forward. Ms. Dominguez wants to make sure the council is protecting the area as it develops.

Melinda Greenwood shared some additional information about the process the City goes through for infrastructure and utility capacity increase request. She also shared that traffic studies are typically done at the end of the application process so they know exactly how the traffic will be impacted once the number of units are approved. In addition, the parking is currently zoned for commercial but would need to be rezoned to accommodate the additional parking that may be added for residential, however this would be addressed in the next phase of the project.

Mr. Howland shared that they are three years away from moving forward with this request and want to work with the city to make sure the M-U zone change request is successful for the community. The goal would be to create a location that people who live there also work nearby.

Melinda Greenwood shared that if Mr. Howland request was approved and Business Item # 3 was approved then over the next six months his application would be put on hold while city staff work on addressing concerns to help this project (and others) move forward. Attorney G.L. Critchfield clarifies that Mr. Howland is vested in the application process because he has already applied and paid the corresponding fees. The decision to vote on Business Item # 3 after this decision, would not have an effect on Mr. Howland's project moving forward.

Councilmember Cox request this discussion be tabled to submit questions to the applicant and get some clarification before deciding. Attorney Critchfield responded to the council that the applicant is entitled to a decision however, if the council request more time, as long as requested time is reasonable and a follow-up date is specific, then the request to continue the discussion can be made.

Mr. Howland is not opposed to a continuation of the discussion and reiterated the retail landscape is changing and to accommodate that change M-U zoning will need to be approved. To replace a big box store with another big box is not a viable option and will leave the center empty and problematic. The goal is to change the environment to make sure the location stays beautiful and viable and create an environment of people who live and work nearby so they can keep those

businesses open.

Councilmember Turner clarifies that what we are voting on is not the project, it is the zoning change.

MOTION: Councilmember Cox moved to table this discussion to the first meeting in March. Councilmember Dominguez proposes the item be tabled to the second meeting on March 16th, 2021. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez,

Councilmember Cox, Councilmember Dominguez

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance enacting Chapter 17.67 of the Murray City Municipal Code related to Residential Chicken Keeping Standards.

Staff Presentation: Melinda Greenwood and Jared Hall

Attachments: Residential Chicken Keeping

Mr. Hall reviewed the Text Amendment to allow chickens on residential property. In the proposed ordinance, the maximum number of chickens allowed is based on the property's square footage. Based on Murray Residents survey response and Planning Commission approval, the city staff recommend to the City Council to approve the amendment to allow the text amendment on residential property.

The public hearing was open for public comments.

Mark Kessler

Mr. Kessler is grateful that this ordinance is being discussed. He has four chickens and shared that they make a great family pet and they help create responsibility for his kids. He also shared that he took the survey and shared his opinion about the ordinance in his response.

Rachel Rounds, read by Jennifer Kennedy

Prior to starting my flock, I'd done years of research to find out what breeds I wanted to get and those which would be good layers and tolerant to our Utah weather. I learned about pest control, chicken illness, food types, and how to keep my flock safe. When I felt prepared, I took my kids to the farm store and bought our first chicks. We were in love immediately. Their little peeps and cheeps were so cute! We don't have a garage, so we set up the brooder in...my dining room. Yes, I sacrificed my dining room for three months to grow these little babes.

It took two weeks to build our coop. We designed our own plans, making sure we had all the boxes ticked—must allow enough room for each bird, nesting space, roosting space, distance from our home and our neighbors, and most importantly, to be pest-proof (we buried the fencing 8 inches into the ground and then bent it perpendicular to the soil and covered it with cement and gravel; we've never seen even ONE rat). We borrowed tools and saws, made a million trips to the hardware store, and sustained an injury or two. We invited neighbors and family over for a good 'ol fashioned "Coop Raisin" when we were ready for the finishing touches. Everyone was so excited to help give our ladies a home. The first night my ladies spent in the coop, I was so nervous. You'd think I'd sent a real child off to college or something. But of course, the birds were fine the next morning, scratching and pecking in the run, just living their best chicken life.

As we watched them grow, we learned their personalities and their behaviors. We called it "Chicken TV" and most nights, after work, you could find us out in the yard on a blanket or sitting in lawn chairs just watching the show. Chickens are hysterical; naturally inquisitive and just plain fun. We often have a "chicken spa day" where we tend to their feet and nails, check their feet for injuries and infections, and make sure their combs are bright red, which reveals how healthy they are.

I'm so happy that this issue is being reviewed. In these uncertain times, it's a comfort to know that with my garden and my chickens, I can provide food for my family. And I look at raising chickens like keeping a garden. Planting food does not require a license or fee or written permissions. You get to grow what you want on your property. Gardens can bring pests and become an eyesore to the neighborhood if not tended to properly. Chickens are no different. They provide food. They are tended to on my property. And they require some work to maintain. The biggest bonus is that I get to hug my chickens, not so much my tomato plants.

I think the proposal outlined in the meeting on January 19th was very constructive; a good starting point. The presentation of the survey results was encouraging. My only suggestion would be to change the limit on the amount of birds. Hens do not lay eggs every day, and if they become "broody" they will not lay at all. It's important to have a diverse flock in order to sustain a consistent egg supply. Salt Lake County has a limit based on zoning and their ordinance mentions adult birds as well as chicks suggests limits consisting of 6 birds (4,000 sf), 10 birds (7,000sf), and 16 birds (10,000sf). I believe this is closer to the proper number of hens needed to make it sensible to feed, tend, and maintain the flock with satisfactory benefits.

Thank you for allowing me to present today. I look forward to an outcome which is amenable to all.

Geoffrey Engberson, read by Jennifer Kennedy

Upon reading the proposed "chicken ordinance" my thoughts are: Citizens should be able to do with their land as they please so long as it does not interfere with their neighbors' rights to quiet and peaceful enjoyment of their respective land. The proposed ordinance appears to conform to the upholding the rights of citizens to use their land without negative impact on those around them. I am in favor of the proposed ordinance.

Lindon Marilynn Potter, read by Jennifer Kennedy

A few years ago when this issue came up, we provided each council member pictures and a video of our neighbors yard who were keeping chickens. Unfortunately, I cannot find these pictures to again send to each of you.

The smell of these unkept chickens along with the flies made outdoor enjoyment for my family impossible. I realize you will have a city ordinance on chicken keeping standards. However, who is going to enforce this ordinance? I also would like to remind you of the medical studies showing chickens can and do carry disease.

Please do not allow chickens in our residential neighborhoods.

Thank you for your consideration.

Councilmember discussed the proposal and shares that there are several residents in their districts that are asking for this ordinance to be passed. The council appreciates the idea of requiring a registration to help regulate the number of chickens each resident can have and appreciate that the registration is a free service offered to the residents.

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

Council roll call vote:

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

Nays: None

Abstentions: None

Motion passed 5-0

Business Items

1. Consider confirmation of the Mayor's appointments to the Murray City Public Safety Advisory Board.

Presenting: Mayor Camp

In July, the council approved the ordinance for the Public Safety Advisory Board. Because this is a new board with first time appointees the Mayor introduced the board to the council. The purpose of the board is to get a diverse group of people with different backgrounds, geographical areas, with exceptional resume to act as an advisor for our public safety and improve the communication with our residents, businesses, and visitors.

- a. Deborah Crane for a two-year term from February 1, 2021 to January 31, 2023;
- b. Allison Garrison for a three-year term from February 1, 2021 to January 31, 2024;
- c. Scott Goodman for a three-year term from February 1, 2021 to January 31, 2024;

- d. Brian Lohrke for a three-year term from February 1, 2021 to January 31, 2024;
- e. Wayne Manu for a two-year term from February 1, 2021 to January 31, 2023;
- f. John Prestwich for a one-year term from February 1, 2021 to January 31, 2022; and
- g. Andrea Washburn for a one-year term from February 1, 2021 to January 31, 2022.

Councilmembers and the Mayor expressed their appreciate for the volunteers and for their willingness to serve.

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

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez,

Councilmember Cox, Councilmember Dominguez

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance amending Section 2.62.120 of the Murray City Municipal Code relating to employee holidays.

Presenting: Dale Cox

Councilmember Cox presented to board to amend the yearly holidays to include four additional hours to employee vacation accrual to be used on Christmas Eve: December 24, for the last four hours of an employee's workday. This ordinance does not affect the employees if Christmas falls on a Friday, Saturday, or Sunday however Councilmember Cox thinks time off to spend with family is important. The fiscal impact would be approximately \$24,000 on the years when Christmas Eve falls on Monday through Thursday.

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

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez,

Councilmember Cox, Councilmember Dominguez

Nays: None

Abstentions: None

Motion passed 5-0

3. Consider an ordinance establishing a temporary land use regulation pursuant to Utah Code Ann. Section 10-9A-504 relating to Mixed-Use Developments within the City.

Presenting: G.L. Critchfield

Attorney Critchfield presented to council an ordinance that establishes a temporary land use

regulation pursuant to Utah Code Ann. Section 10-9a-504 relating to Mixed-Use Developments within the City. The ordinance would allow the City to establish a temporary land use regulation for all of the area within the City without prior consideration or recommendation from the Planning Commission for a period not to exceed six (6) months. The temporary ordinance that would allow the city to address concerns the planning commission and city council have with the way the current M-U zone is written and described in the city's future land use map. There are approximately ten (10) inquiries from developers who want to use Mixed-Use for future development and there is a concern with the city's infrastructure and levels of service if the M-U definition is not studied and re-defined. Based on those concerns the city request the council pass this ordinance to allow the city staff time to review density, traffic, public transit, and decide if the definition of M-U needs to be changed.

Councilmember expressed thanks to GL and the Mayor for the additional research allowed to change to the general plan. Ms. Turner sees this as a way to step back and look at the plan and make sure what we are doing right is for the areas. She feels like this is important for our citizens and future moving forward.

Councilmember Dominguez ask if this temporary ordinance is approved if it would put a hold on developers applying for six (6) month period. Ms. Greenwood responded that for the next six (6) months, city employees would research specific zoning issues and host workshops with key stakeholders to come up with better solutions and options for future land use and zoning. In addition, the council and the planning commission would need to approve any text amendment recommendations before they could go into effect.

Councilmember Dominguez ask if a consultant will be hired to help with this study. Ms. Greenwood shares that there is no budget allocated for a consultant however, the in-house personnel can do this type of work if allowed enough time to do the research.

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

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez,

Councilmember Cox, Councilmember Dominguez

Nays: None

Abstentions: None

Motion passed 5-0

Mayor's Report and Questions

The Mayor did not have anything new to report.

No questions were asked.

Adjournment

The meeting was adjourned at 9: 13 p.m.

Brooke Smith, City Recorder

Attachments:

- General Plan Amendment & Zone Map Amendment
- Residential Chicken Keeping

General Plan Amendment & Zone Map Amendment

Address: 5283, 5157, 5217, and 5177 South State Street and 151 East 5300 South

Property Size: 13.22 acres

Applicant: Howland Partners

General Plan Amendment: Mixed-Use (from General Commercial)

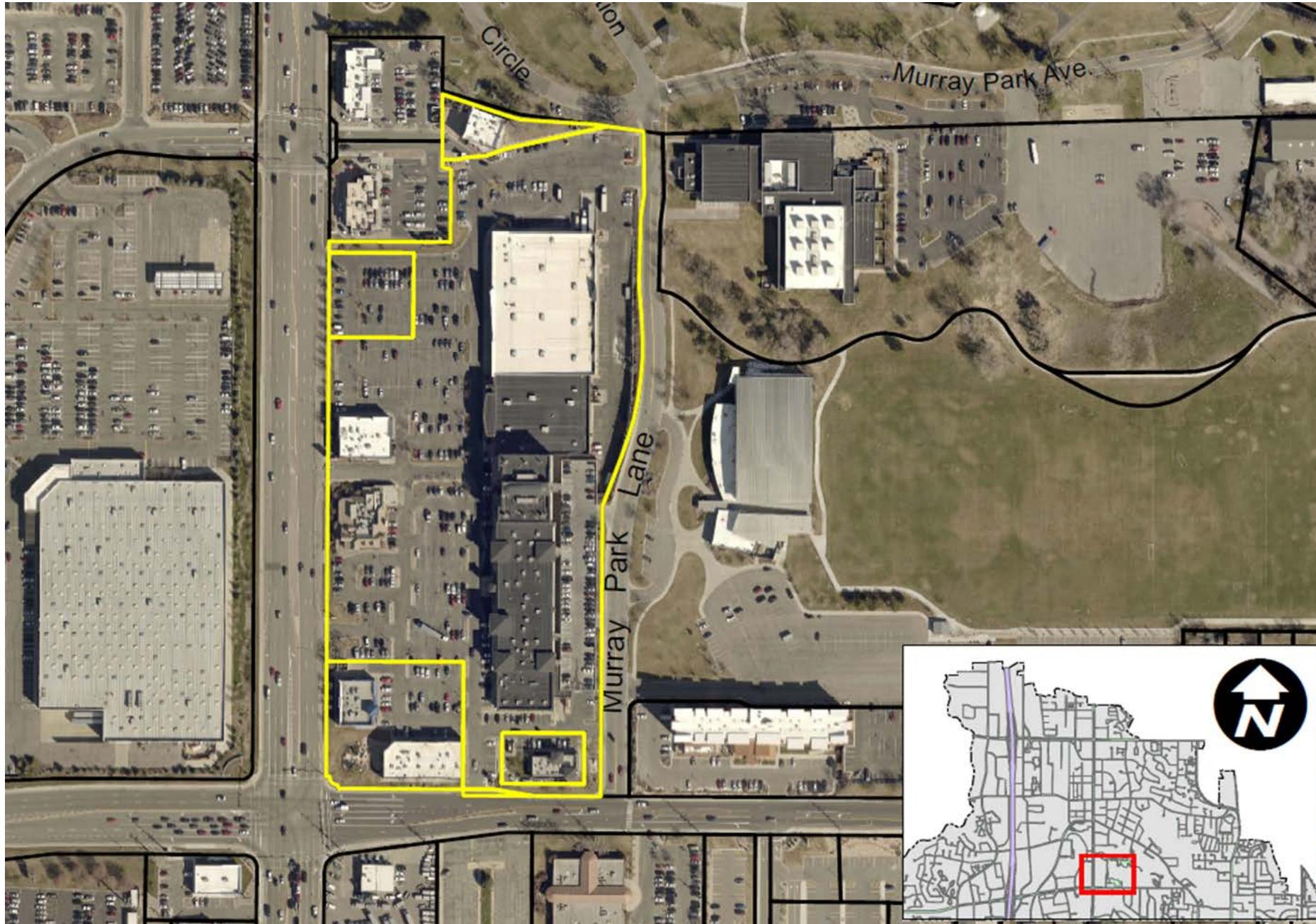
Zone Map Amendment: M-U, Mixed-Use (from C-D, Commercial Development)

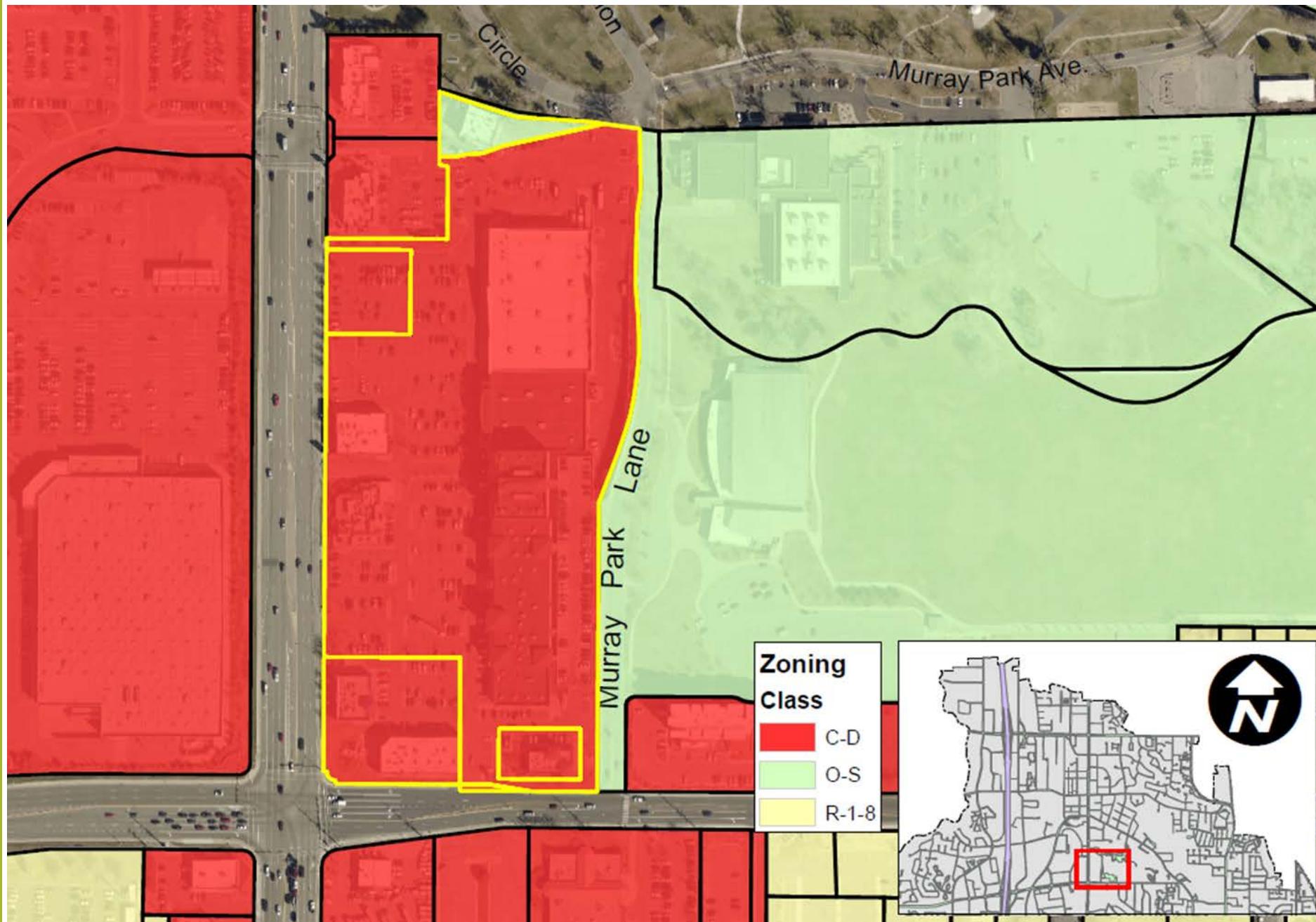


Aerial View

Pointe @ 53rd

5283, 5157, 5217, and
5177 South State Street
and 151 East 5300 South



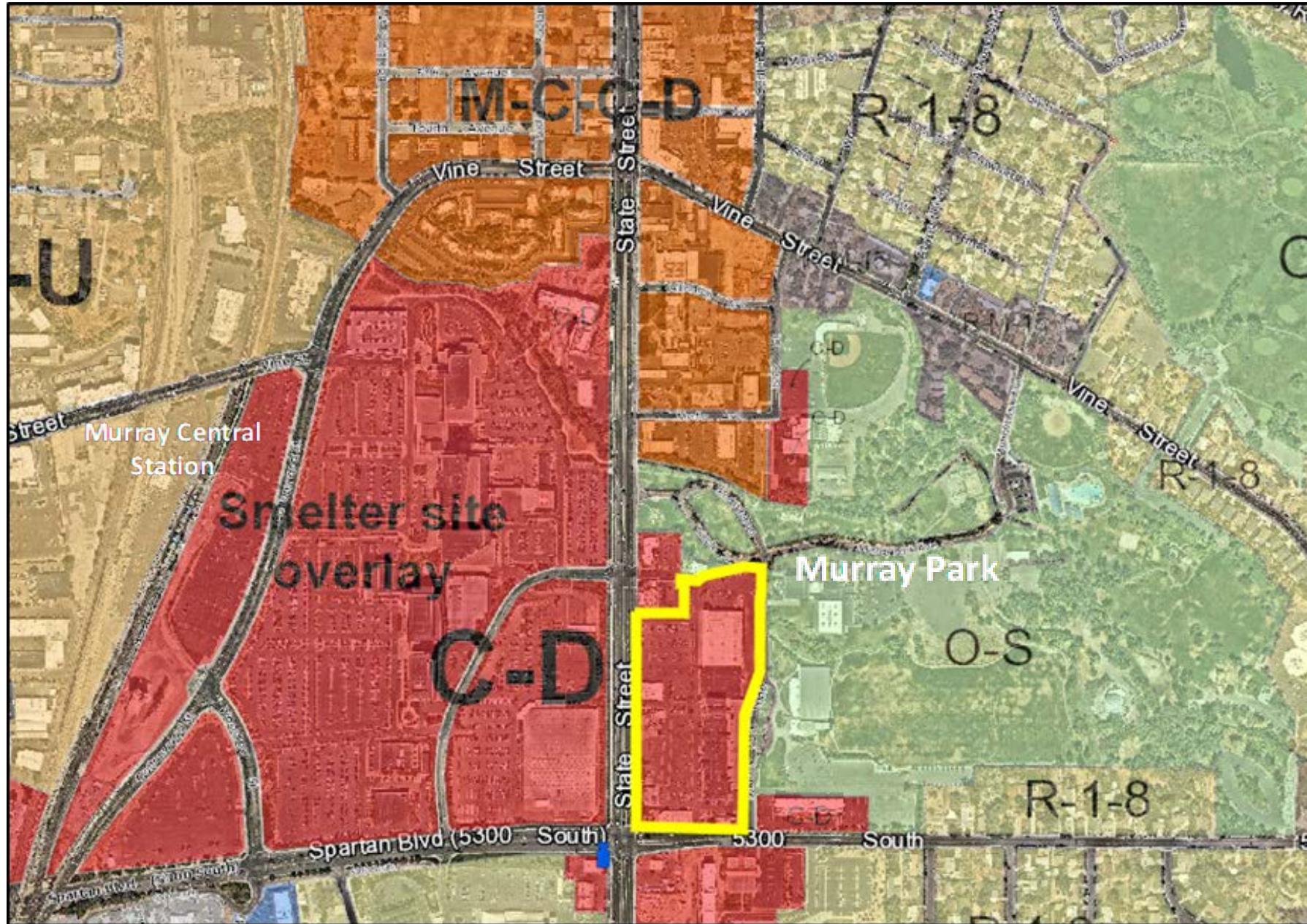


Current Zoning

C-D

Commercial Development





Current Zoning

C-D

Commercial Development



C-D Zone (existing)		M-U Zone (proposed)
Height of Structures	35' max if located within 100' of residential zoning. 1' of additional height per 4' of additional setback from residential zoning	50' max if located within 100' of residential zoning. 1' of additional height per 1' of additional setback from residential zoning.
Landscaping and Buffer Requirements	10' along all frontages 10% min coverage 10' buffer required adjacent to residential 5' buffer where parking abuts property line.	Building setbacks from frontages must be landscaped (where allowed) 15% min coverage (required as open space, to include amenities) 10' buffer required adjacent to residential 10' buffer where parking abuts property line.
Parking	Retail – 1 per 200 sf net Medical/Dental Office – 1 per 200 sf net General Office – 4 per 1,000 sf net Special Requirements: none	Retail – 1 per 265 sf net Medical/Dental Office – 1 per 265 sf net General Office – 3 per 1,000 sf net Special Requirements: Buildings exceeding 4 stories in height must provide 75% of the parking within the exterior walls or within a structure (podium).
Building Setbacks	20' front setback from property line.	Between 15' and 25' from the back of curb (effectively between 0' and 10' from property line). Greater setbacks are allowed for courtyards or plazas.
Public Improvements	Standard (typically 4' sidewalk, 5' park strips)	7' sidewalks, 8' park strips or 15' paved sidewalks with tree wells. Street trees and street furniture (benches, bicycle racks) are required.

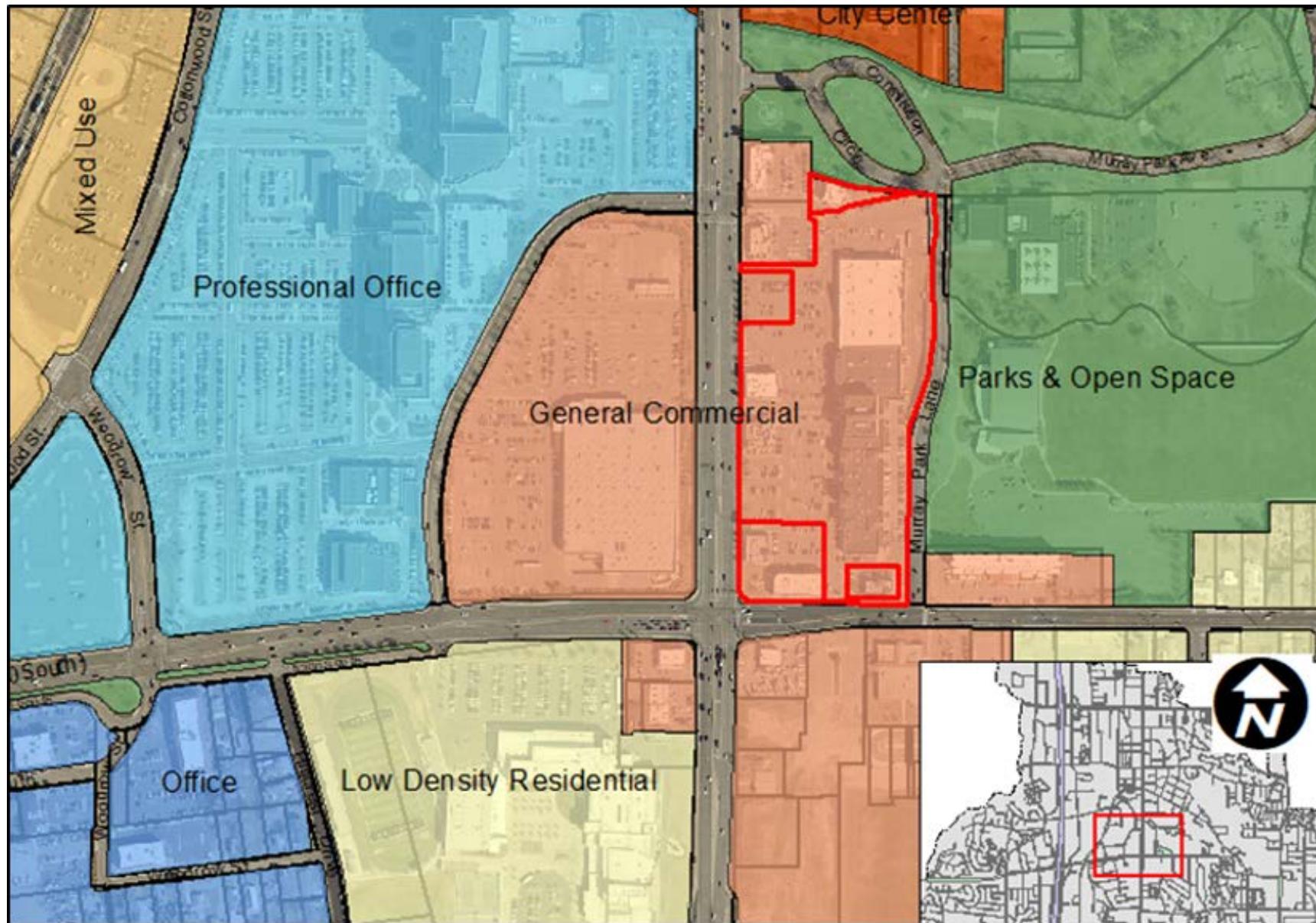


Public improvements required in Mixed-Use zones are distinct, and intended to promote pedestrian activity



Subject property, improvements in the C-D Zone along State Street.





Future Land Use Map
General Commercial



General Plan Considerations

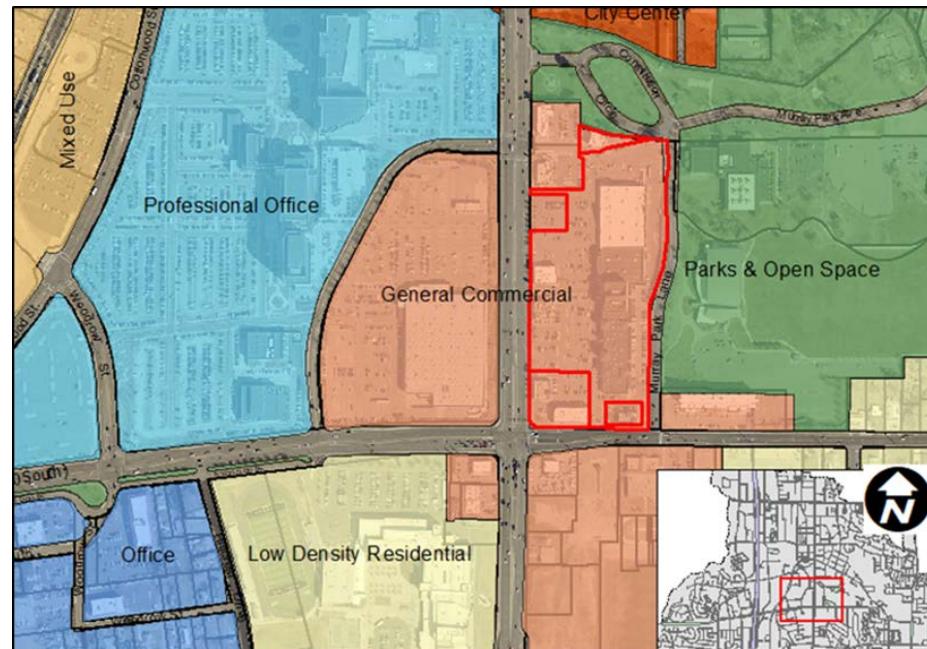
GENERAL COMMERCIAL

While this designation is primarily for larger retail destinations, including regional shopping centers and stand-alone big box, it may also include mixed-use developments that are mainly commercial in nature and use. High density, multi-family residential complexes will only be considered as part of a larger master-planned mixed-use development. Smaller-scale medium density residential projects may be considered for neighborhood or community node areas.

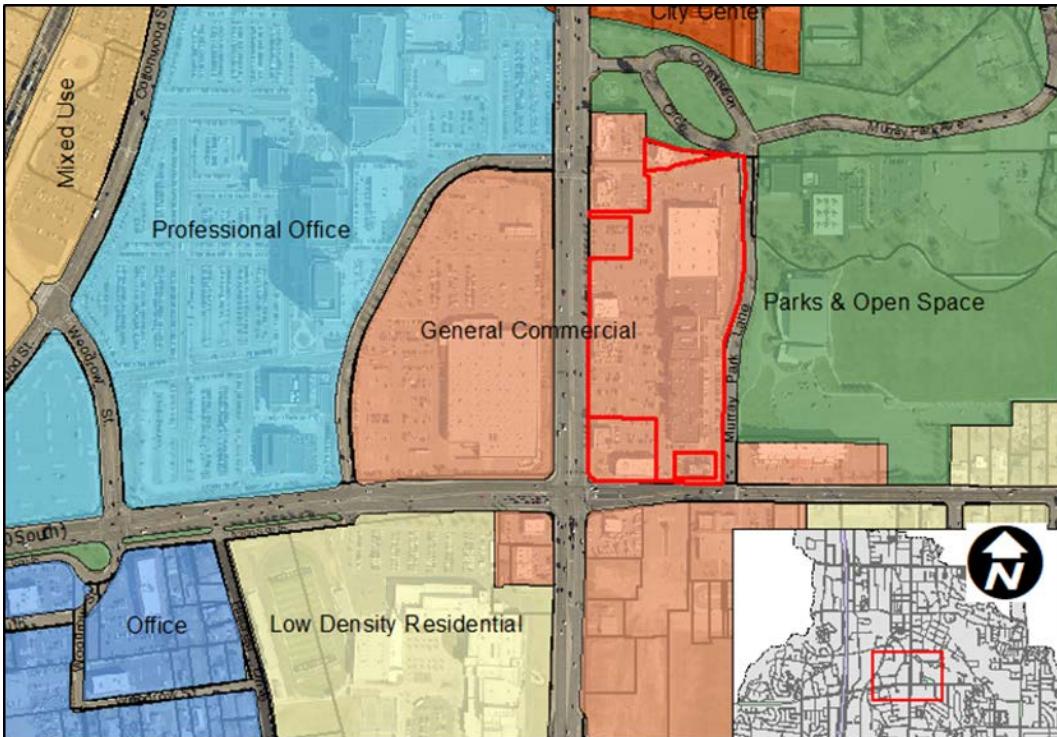


Corresponding zone(s):

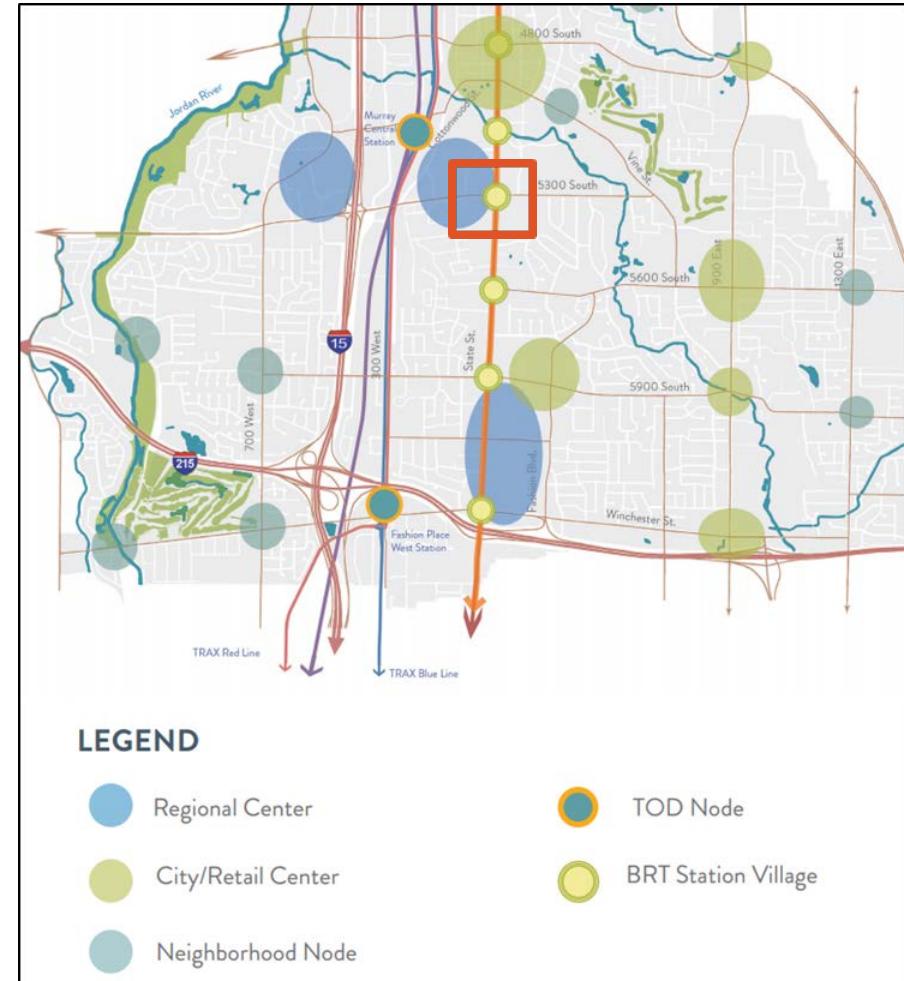
- C-D, Commercial development



General Plan Considerations



“The Mixed-Use designation is intended for areas near, in, and along centers and corridors, and near transit stations.”



The 2017 General Plan identifies this area for further study and consideration as a BRT station village.



General Plan Considerations:

OBJECTIVE 2: ENCOURAGE REVITALIZATION ALONG KEY TRANSPORTATION CORRIDORS AND IN THE CORE OF THE CITY.

Strategy: Develop context-specific corridor plans to guide coordinated land use and transportation improvements.

Strategy: Offer zoning, density, street improvements and other indirect incentives for areas targeted for revitalization.

OBJECTIVE 6: ENCOURAGE A FORM-BASED AND MIXED USE DEVELOPMENT PATTERN TO CONNECT DOWNTOWN AND THE TOD AREAS THROUGH URBAN DESIGN.

Strategy: Change zoning in targeted areas to allow for form-based mixed use development.

OBJECTIVE 7: PROVIDE COMPLEMENTARY USES AROUND KEY CIVIC SPACES INCLUDING MURRAY PARK, THE LIBRARY, AND CITY HALL.

Strategy: Identify desired land uses near City Hall, the Library, Murray Park, and other places then work with potential developers to bring those uses to the targeted areas. Support with zoning that facilitates complementary development patterns.

OBJECTIVE 12: SUPPORT THE INTERMOUNTAIN MEDICAL CENTER (IMC) THROUGH COMPATIBLE AND COMPLEMENTARY LAND USES.

Strategy: Identify desired uses and work with potential developers to bring those uses to the targeted areas. Support with zoning that facilitates complementary development patterns.



Planning Commission Meeting

December 3, 2020

- **42 public notices mailed (500' distance)**
 - ✓ One public comment was received from a Murray resident agreeing with the proposed change, hoping to see more walkability, mixed uses, and reinvestment.
- **Planning Commission voted 7-0 to recommend APPROVAL based on the findings:**
 - ✓ The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
 - ✓ The proposed amendment to the Future Land Use Map of the 2017 Murray City General Plan has been considered based on the circumstances of the subject property and is in harmony with the purpose and intent of the proposed Mixed-Use designation.
 - ✓ The proposed Zone Map Amendment from C-D to M-U has been considered based on the characteristics of the site and surrounding area and the potential impacts of the change and has been found to support the policies and objectives of the 2017 Murray City General Plan.
 - ✓ The proposed amendment of the Zoning Map from C-D to M-U is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed-use developments including high-density, multi-family housing in the General Commercial designation.



Recommendation

General Plan Amendment

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map, re-designating the properties located at 5283, 5157,217, and 5177 South State Street and 151 East 5300 South from General Commercial to Mixed Use.

Zone Map Amendment

Both staff and Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 5283, 5157,217, and 5177 South State Street and 151 East 5300 South from C-D, Commercial Development to M-U, Mixed Use.



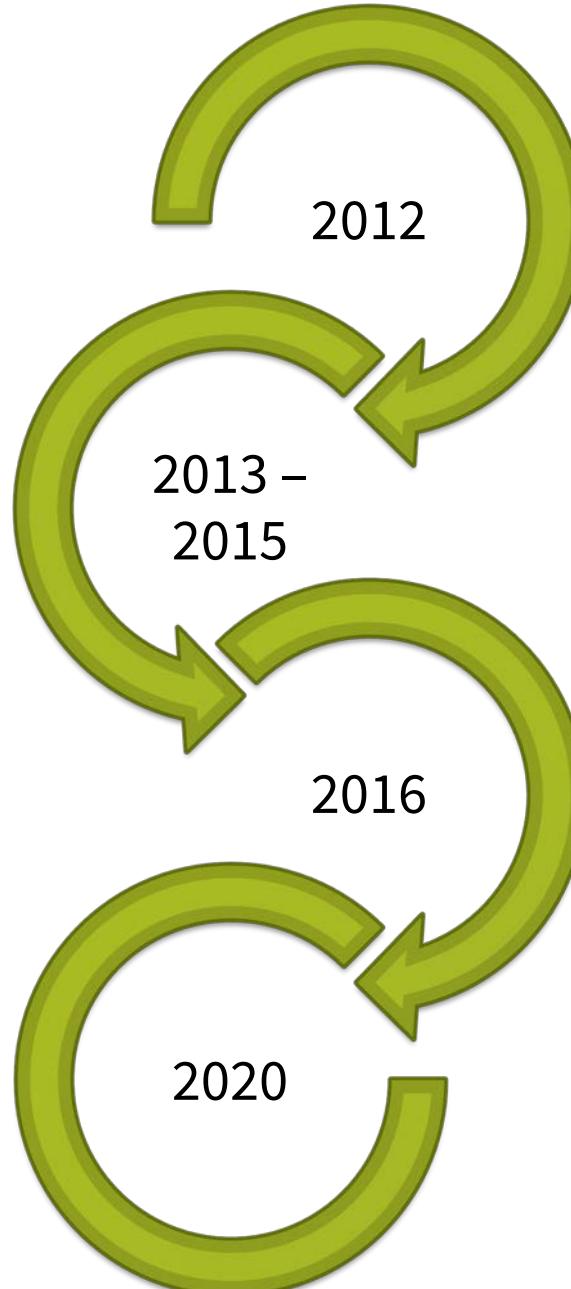
Residential Chicken Keeping

Text Amendment to allow chickens on residential property



Timeline

Planning Division Staff conducts open houses in 2013 and further research in 2014. Proposed code is drafted, and the Planning Commission forwards a recommendation of approval.



The City Council requests that the Planning Division bring forward a new ordinance that would allow chickens in residential areas

With an increase of code enforcement cases, the City Council directs Planning Staff to look into chickens in residential areas

The City Council reviews the request and ultimately denies the proposed chicken ordinance.



Proposed Standards

Number of Chickens Allowed

Lot Size	Maximum Chickens Permitted
Less than 6,000 square foot lot	4
6,000 – 9,999 square foot lot	5
10,000 - 11,999 square foot lot	6
12,000 square foot lot or greater	8

Coop Standards

Standard	Requirement
Property line setback	5'
Adjacent property line setback	25'
Dwelling setback	10'
Coop height	7' maximum
Minimum area requirement	4 square feet per chicken



City	Number of Chickens	Permit Required?	Fee?
Cottonwood Heights	10	Yes	Yes
Draper	6	No	No
Herriman	1 – 10 based on lot size	No	No
Holladay	25 – 62 only on lots >10,000 square feet	Yes	No
North Salt Lake	6 – 30 based on lot size	No	No
Riverton	6, more allowed if lot is greater than ½ acre.	No	No
Sandy	Only in Agricultural Zone		
Salt Lake City	15	Yes	Yes
South Jordan	6	Yes	Yes
Taylorsville	2 – 10 based on lot size	Yes	No
West Jordan	5	Yes	Yes
West Valley City	Treated as pet up to 4 pets allowed	No	No
Midvale	2 – 8 based on lot size	Yes	Yes
Millcreek	Only in Agricultural Zone		
South Salt Lake	4 – 6 based on lot size	Yes	Yes
Salt Lake County	3 – 8 based on lot size	Yes	Yes



City	Setback for Coop	Area Per Chicken
Cottonwood Heights	40' from dwellings, 3' from property line	3 – 6 sq ft
Draper	50-75' from dwellings	N/A
Herriman	25' from all dwellings	N/A
Holladay	40' from dwellings and street	N/A
North Salt Lake	35' from dwellings, 5' from property line	N/A
Riverton	No standards found	N/A
Sandy	Only in Agricultural Zone	N/A
Salt Lake City	25' from adjacent dwelling	2 – 6 sq ft
South Jordan	40' from adjacent dwelling; 5' from property line; 10' from dwelling	N/A
Taylorsville	25' from adjacent dwelling; 3' from property line; 15' from dwelling	1.5 – 6 sq ft
West Jordan	20' from dwelling; 5' from property line	1.5 – 6 sq ft
West Valley City	No standards found	N/A
Midvale	30' from adjacent dwelling; 10' from dwelling	2.5 – 6 sq ft
Millcreek	Only in Agricultural Zone	N/A
South Salt Lake	50' from adjacent dwelling; 5' from property line; 25' from dwelling	N/A
Salt Lake County	40' from adjacent dwelling; 25' from dwelling	2 sq ft



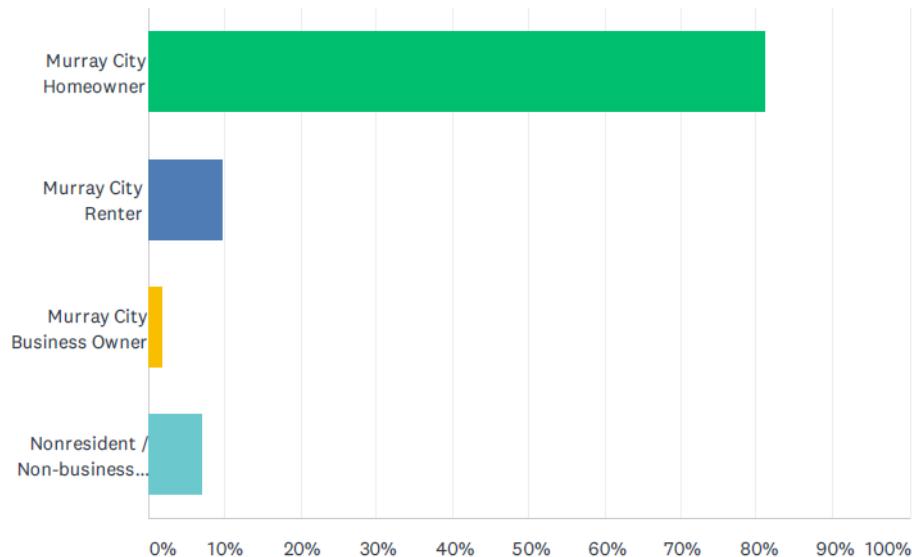
Code Enforcement Cases

Municipality	2019 & 2020 Cases	Average Per Month	Population
West Valley City	77	1.6	136,401
Holladay City	3	0.06	30,697
Sandy City (not allowed)	10	0.21	96,901
South Jordan City	12	0.25	74,149
Taylorsville City	24	0.50	60,192
Midvale City	8	0.16	33,636
Millcreek City (not allowed)	28	0.59	61,270
South Salt Lake City	4	0.09	25,365
Ogden City	36	0.75	87,325



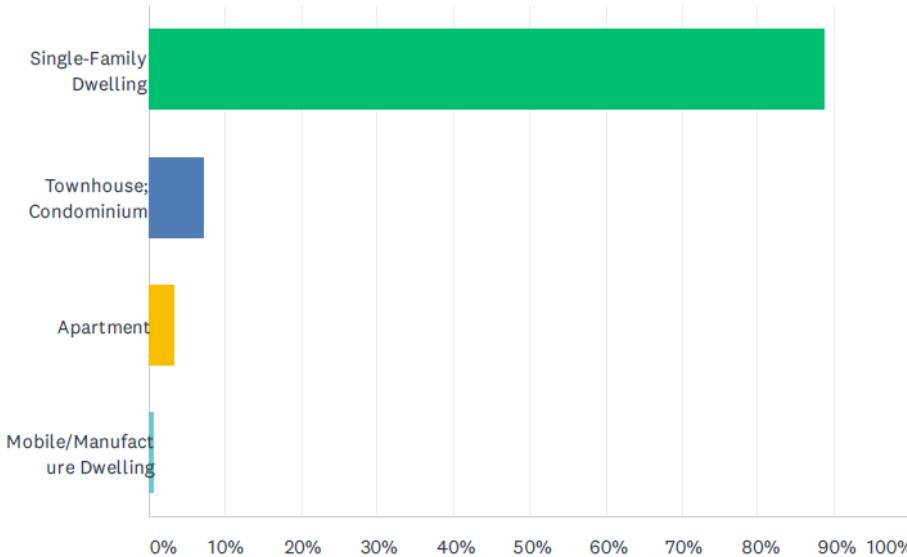
Q1 Please select the option that best describes you.

Answered: 1,077 Skipped: 4



Q2 What type of home do you live in?

Answered: 1,077 Skipped: 4



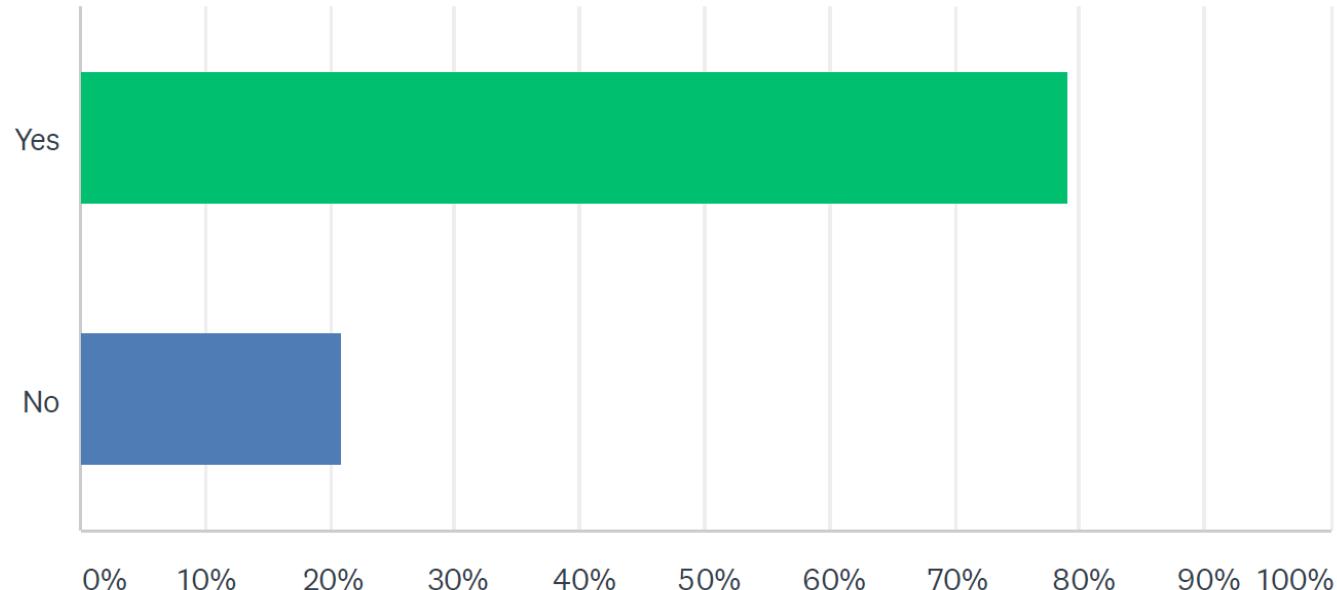
ANSWER CHOICES	RESPONSES
Murray City Homeowner	81.15%
Murray City Renter	9.84%
Murray City Business Owner	1.86%
Nonresident / Non-business owner	7.15%
TOTAL	

ANSWER CHOICES	RESPONSES
Single-Family Dwelling	88.67%
Townhouse; Condominium	7.34%
Apartment	3.34%
Mobile/Manufacture Dwelling	0.65%
TOTAL	1,077



Q3 Do you feel chickens should be allowed in residential zones?

Answered: 1,080 Skipped: 1

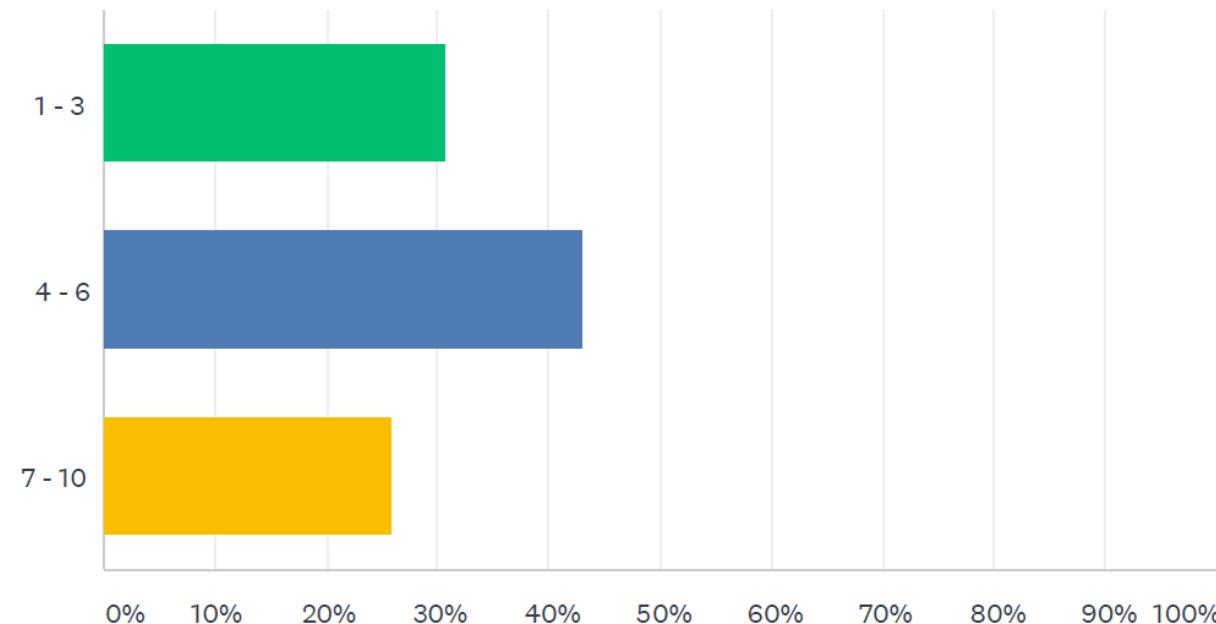


ANSWER CHOICES	RESPONSES	
Yes	78.98%	853
No	21.02%	227
TOTAL		1,080



Q5 If chickens are allowed in residential zones, how many chickens should a property owner be allowed to have?

Answered: 1,063 Skipped: 18

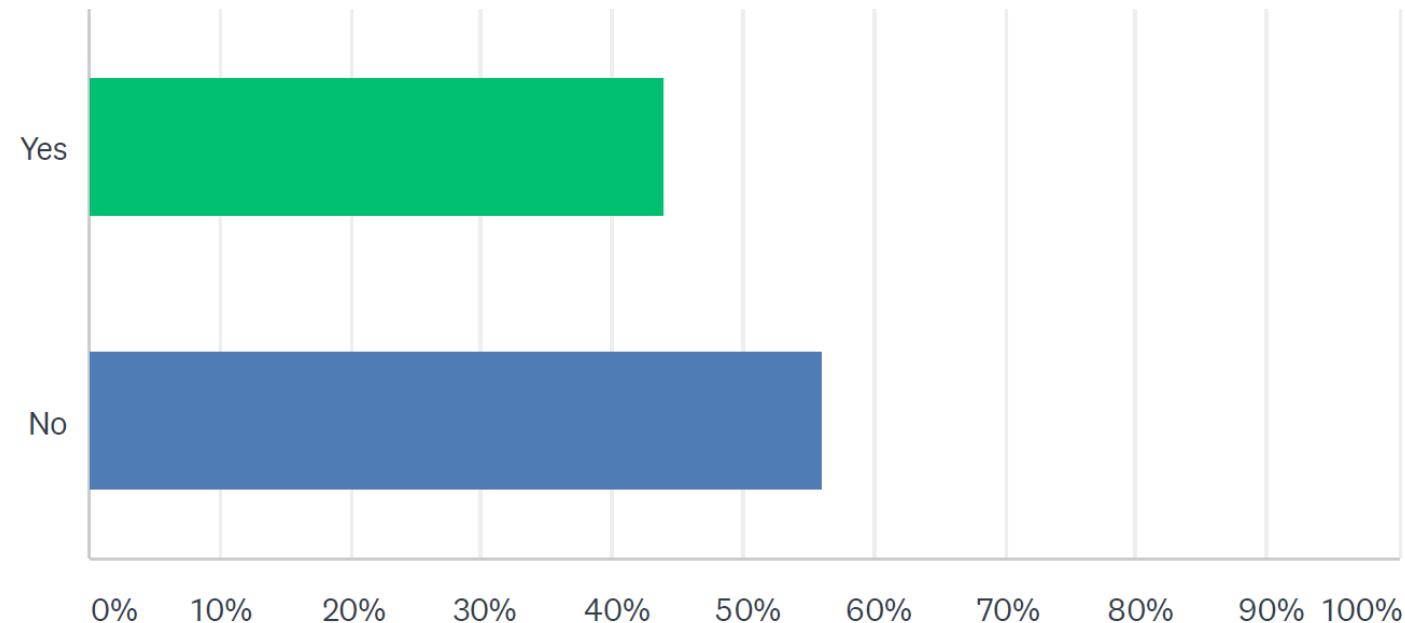


ANSWER CHOICES	RESPONSES
1 - 3	30.86% 328
4 - 6	43.18% 459
7 - 10	25.96% 276
TOTAL	1,063



Q6 Should a permit be required to keep chickens in residential zones?

Answered: 1,076 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	43.96% 473
No	56.04% 603
TOTAL	1,076



Recommendation

The Planning Commission recommended **APPROVAL** of the draft ordinance, Chapter 17.67 Residential Chicken Keeping Standards to the City Council with the addition of a requirement for those who are keeping chickens to register with the City.

