

Murray City Municipal Council Chambers

Murray City, Utah

Tuesday, December 7th, 2021

The Murray City Municipal Council met on Tuesday, December 7th, 2021, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

Council 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
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

Administrative Staff in Attendance:

Blair Camp	Mayor
Doug Hill	Chief Administrative Officer
Jennifer Heaps	Chief Communication Officer
Brooke Smith	City Recorder
GL Critchfield	City Attorney
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Doug Roberts	Deputy Police Chief
Jon Harris	Fire Chief
Jared Hall	Community & Economic Development Supervisor
Zach Smallwood	Associate Planner
Blaine Haacke	General Manager of Power
Justin Larsen	Line Crew Supervisor
Rob White	IT Director
Danny Hansen	Senior IT Technician

Others in Attendance:

Ashley Larsen	Renee Fasbender	Pam Cotter	Adam Hock	Linda Harris
Belinda Johnson	Jeremiah Johnson	Michael C.	Nancy Christoffersen	Gregg Christoffersen
Delynn Barney	Jayson Argyle	Jessica Comstock	Carl Oldham	Dave Foster
Kate Sturgeon	Allison Trease	Adam Jensen	Jeff Collette	Gary Howland
Dana Howland	Angela Hruza	Peter Hruza	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 Zach Smallwood.

Approval of Minutes

Council Meeting – November 16, 2021

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

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

1. Murray City Council Employee of the Month, Justin Larsen, Line Crew Supervisor.

Presenting: 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 Justin Larsen would receive a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. Justin Larsen has worked for the city for the past 17 years and he expressed his appreciation to Larsen for all he does for the City.

Blaine Haacke, General Manager of Power said Justin Larsen works as a Line Crew Forman Supervisor where he manages a crew of line personnel. His job includes distribution line construction and maintenance, transmission maintenance, troubleshooting, and general system upkeep. His most important duty is to keep himself and his workers safe while working in a very

unforgiving environment. Larsen came to Murray City seventeen (17) years ago (2004) from Ephraim City as a Journey Lineworker. He was promoted to Line Crew Supervisor ten (10) years ago (2011) and has been one of our three crew supervisors. He also works at the lineman school and teaches in his free time. Justin's immediate supervisor is Bruce Turner. Larsen is a loyal, dedicated employee and is someone they can call at two (2) am to respond to an outage.

Larsen said working for Murray City is a big deal and it has been a pleasure to work with Murray and expressed gratitude for the opportunity to work at Murray City with his crew and the people he teaches.

Councilmembers thanked Larsen for his service, and they appreciate him being a part of Murray City.

2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City expressing gratitude and appreciation to Dale Cox for his contributions to the community as a City Council Member.

Presenting: Diane Turner, Councilmember

Councilmember Turner read Resolution number 21-35 into the record.

MOTION: Councilmember Hales moved to adopt the Joint Resolution. 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

Councilmember Cox expressed his thanks to the Mayor, city council, department directors, administrative staff, city employees, and the people he had the opportunity to work and volunteer with. He is very proud of what he was able to do for Murray City and the employees.

Councilmembers thanked Councilmember Cox for the tremendous help he provided to the city council during his tenure.

3. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City expressing gratitude and appreciation to Brett Hales for his contributions to the community as a City Council Member.

Presenting: Diane Turner, Councilmember

Councilmember Turner read Resolution number 21-34 into the record.

MOTION: Councilmember Cox moved to adopt the Joint Resolution. 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

Councilmember Hales expressed his thanks to the Mayor, city council, department directors, administrative staff, city employees, and the people he had the opportunity to work with and for all their hard work and support. Hales looks forward to serving Murray City over the next four (4) years.

The Councilmembers thanked Councilmember Hales for the tremendous help he provided to the city council during his tenure and look forward to working with him in his new capacity.

Citizen Comments

Delynn Barney – District 3

Expressed appreciation to those who have served and have protected this country. He expressed his thanks to the Mayor and staff in their response to a parking issue near where he lives. He also shared concerns about parking throughout the city and in future developments in the city.

Kate Sturgeon – District 5

Expressed concern about future development in Murray and the process the city takes to prepare for a decision. She has concerns about the drought and cutting water usage down at the same time the City is approving future residential development. She also has concerns about the waste of radiopharmaceutical manufacturing. She knows growth will happen but wants smart and safe growth.

Beverly Crangle – District 5

Expressed concerns about the increase in traffic with future development and the lack of details about the safety guidelines that are not being addressed by the city. She shared several news articles about traffic safety and concerns.

Richard Crangle – District 5

Richard Crangle affirms everything his wife (Beverly) expressed and adds his concerns with the widening of Vine St. and recommended speed bumps on the road. He does not want to see another pedestrian injured due to speeding vehicles and insisted that the speed be reduced.

Mike Caggiano – District 3

Expressed concerns about the influx of students as a result of rezoning to include high density. The rezoning will have a negative impact on an already struggling school system. Parkside Elementary is the school that will be most impacted, and it is currently ranked 580 out of 607 in the state.

Renee Fasbender – District 4

Expressed concerns about Public Hearing item four (4). In addition, Murray needs to be concerned about rezoning to high-density on some of Murray's prime retail estate and how it will impact the schools, city parks, and the parking.

Rachel Morot – District 4

Expressed thanks for the opportunity to meet with Mayor-Elect Hales and Doug Hill moving forward. She has been involved with city planning more than she thought she would. She has met with the owner and developer for the property at the Pointe of 53rd and found Gary Howland very receptive to her concerns about high density and additional apartments being built by Murray City Park. Her main concern in Murray is not the overbuild of apartments and high-density property but also the preservation of historical property. Murray City has the opportunity to do smart development and incorporate historical buildings that can address affordable housing. She thinks the Master Plan needs to be reviewed and updated.

Ryan Brimway – District 3

Expressed concerns about high-density housing and the impact on it with the school districts. The issue that hasn't been addressed is the culture when you have high-density areas. How can we spread the population across other schools? He also expressed safety concerns about the stone pillars off of Vine Street into the park and request those be torn down since they serve no purpose.

Leann Parker Reed – District 3

Expressed concerns about the schools and low staff and increased population. Kids need good education and to do that Murray City needs a good growth plan and recommended an updated Master Plan.

The public comments were closed.

Consent Agenda

None scheduled.

Public Hearings

Staff, sponsor presentations, and public comments will be given prior to Council action on the following matter. The Council Meeting Agenda Packet can be found [HERE](#).

- 1. Consider an ordinance amending the Murray City Standard Land Use Code related to adding a land-use category for Radiopharmaceutical Manufacturing and Products; and amending sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 of the Murray City Municipal Code identifying radiopharmaceutical Manufacturing and products as permitted uses in specified zoning districts.**

Presentation: Susan Nixon, Associate Planner, and Jessica Comstock, PharmD, BCNP, PharmaLogic
PowerPoint Presentation Attachment A- Applicant IHC Health Services
PowerPoint Presentation Attachment B- PharmaLogic Utah Facility Overview
Committee of the Whole Presentation on [November 16, 2021](#)
Planning Commission Presentation on [October 7, 2021](#)

Presentation

Susan Nixon shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the Murray City Standard Land Use Code related to adding a land-use category for Radiopharmaceutical Manufacturing and Products; and amending sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 of the Murray City Municipal Code identifying radiopharmaceutical Manufacturing and products as permitted uses in specified zoning districts.

In September 2021, Intermountain Healthcare Company (IHC) Health Services has requested to add Radiopharmaceutical Manufacturing and Products (LU # 2834) as an allowed use in order to operate a facility that will produce radiopharmaceuticals to diagnose and treat cancerous lesions. The type of activity and the facilities needed to accommodate this use does not fall under the current land use categories. IHC Health Services proposed a text amendment to add a definition for radiopharmaceuticals to the Standard Land Use Code and to then be added as a permitted use to the G-O, H, C-D, and P-O Zones and changes to Section 17.144.020, 17.148.020, 17.160.020, and 17.174.020, respectively.

The request is to add as a subcategory under #2800 the following:

Proposed Land Use # 2834 and definition for Radiopharmaceutical Manufacturing is preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, and practice of pharmacy, processing, packaging, repackaging, or labeling of pharmaceutical drugs containing radioactive isotopes.

The land uses within category #2800 include activities involved in the processing of materials that produce material of higher value than that of the original material. All activities are usually in

establishments that would most often be identified as plants, factories, or mills.

Nixon shared the reasons for the Land Use request highlighting these four reasons:

- Access to radiopharmaceuticals is necessary to diagnose and treat prostate cancer (and other cancers) in patients.
- There are three (3) radio-pharmacy centers located in Utah. There is currently a cyclotron at the Huntsman Cancer Clinic, but it is not pharma-enabled and capable of producing these new drugs.
- None of the existing facilities are capable of producing new non-invasive cardiac imaging drugs with a short shelf life.
- If the Land Use Text amendment is adopted, the applicants will propose a project intended to be an FDA-registered drug manufacturing facility, as well as a licensed pharmacy in the State of Utah.

The final product of a manufacturing establishment may be "finished" in the sense that it is ready for utilization or consumption, or it may be "semi-finished" to become raw material for an establishment engaged in further processing.

Staff recommends approval of the proposed Text Amendment to Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020, in the G-O, H, C-D, and P-O Zones respectively; and addition of Land Use Category #2834, Radiopharmaceutical Manufacturing and Preparations, to the Standard Land Use Code.

PharmaLogic Presentation

Time was turned over to Jessica Comstock, PharmD, BCNP, a representative for the company PharmaLogic who shared a PowerPoint presentation (Attachment B). Comstock is a board-certified nuclear pharmacist, holds a degree in Radiation Health Physics, and is a Professor. Comstock shared information about the company's vision and mission and the purpose for the request.

Councilmember Cox asked about the radioactive waste and where it goes.

Comstock explained about the materials used and federal oversight to ensure safety procedures are being followed for active and inactive material.

Councilmember Turner expressed appreciation to PharmaLogic's presentation and shared some of her safety concerns. Comstock clarified that the City's approval to update the Land Zone Code is the first step in many approvals from several other state and federal agencies. Operations cannot begin until all local, state, and federal licenses have been secured and once in operations, there is continuous oversight that will be conducted.

Councilmembers asked for clarification on why four different zoning districts are being proposed instead of only one, the G-O Zone.

Nixon responded when reviewing the application, they tried to look to the future for potential locations where similar business uses might be developed, the majority of which

are owned by Intermountain Healthcare (IHC). During the review, they recommended these four zones.

Jason Arguile, Assistant Vice-President of Imaging Services, from IHC, came up to the podium and shared why IHC needs to have PharmaLogic provide these treatments for their patients. PharmaLogic can offer new therapy that Utah does not currently have access to today. It also will help the medical professionals diagnose and treat patients and there are no plans to expand from the one area they are requesting for tonight.

Councilmember Turner would recommend approving PharmaLogic's specific area instead of the four recommended by city staff.

Councilmember Martinez asked for the timeline for a building. Comstock answered that an existing building will be remodeled in less than a year and then they will wait for licenses from different governing bodies.

Citizen Comments

The public hearing was open for public comment.

Janice Strobell – District 3

Shared concerns about the shelf life of these drugs and wonders if a transportation plan has been thought of. Strobell works near the hospital and drives past the hospital every day. Occasionally, she will get stuck at the tracks or frontrunner crossing and she wonders if the applicant has thought about that since the medication does have a short shelf life.

Clark Bullen – District 3

Recommended the specific property in question be rezoned to the hospital zone and that only the hospital zone be approved for the text amendment and rezoning. Then that would limit where this type of business would be allowed.

Richard Crangle – District 5

Shared concerns about the potential for radioactive leakage during an earthquake, since we are on a fault line.

No other comments were given, and the public hearing was closed.

DISCUSSION

The council invited Comstock back up to talk about the transportation and fault line.

Comstock shared that PharmaLogic has a delivery path plan that they feel comfortable moving forward. Regarding the fault line, when they design their facilities, they bring in engineering experts who look at the structural integrity of the facility, the environment, location, and also including water tables, air flows, flight plans, fault lines. Before any license can be given, they have

to have multiple agencies approve their design plans and be in compliance throughout the life of the facility.

Councilmembers expressed thanks for the presentation and for answering questions.

Councilmember Turner requested the council only approve the specific zone requested for PharmaLogic's building and asked Susan to clarify what zone will need to be approved if the council only wants to approve one zone verse the four requested.

MOTION

Councilmember Cox moves to adopt an ordinance amending the Murray City Standard Land Use Code related to adding a land-use category for Radiopharmaceutical Manufacturing and Products; and amending section 17.144.020 of the Murray City Municipal Code identifying radiopharmaceutical Manufacturing and products as permitted uses in specified zoning districts and directs staff to exclude the following section 17.148.020, 17.160020, and 17.174.020. 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

- 2. Consider an ordinance relating to land use; amends the Zoning Map for the property located at approximately 5700 South 800 West, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District.**

Presentation: Zachary Smallwood, Associate Planner

Requester: Joe Colosimo

PowerPoint Presentation Attachment C- Zone Map Amendment from A-1 to R-1-8

Committee of the Whole Presentation on [November 16, 2021](#)

Planning Commission Presentation on [October 21, 2021](#)

Zach Smallwood presented an ordinance request relating to land use; amending the Zoning Map for the property located at approximately 5700 South 800 West, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District. Smallwood shared a PowerPoint that described the subject property as a single-family home on 1.62 acres within the A-1 zone. The A-1 zone requires a minimum of 1-acre sized lots. The lot is located on the west side of 800 west next to Viewmont Elementary. The applicant would like to develop the property into a single-family subdivision and is requesting the R-1-8 zone, as it is the more prominent zoning designation in the area. The 2017 General Plan supports the change from agricultural uses to single-family dwellings.

Smallwood shared a zoning comparison. The existing A-1 Zone allows for single-family dwellings on minimum 1-acre lots, utilities, medical cannabis pharmacies, cannabis production

establishments, parks, field and seed crops, orchards and vineyards, non-commercial beef cattle, horses, chickens, rabbits, apiaries, aviaries, and general agriculture including range and pastureland. Communications, radio, and television transmitting stations, nurseries, cemeteries, protective functions, schools and churches, various commercial recreational uses, commercial animal husbandry uses and services, and commercial agriculture is allowed subject to Conditional Use approval.

The proposed R-1-8 Zone allows for single-family dwellings on 8,000 ft² lots. Attached dwellings, churches, schools, and telecommunications facilities are allowed subject to Conditional Use approval.

Carl Oldham, a representative for the property was introduced.

Councilmember Cox shared concerns about parking problems in the area and hopes this rezone will resolve some of the issues.

Citizen Comments

No comments were received. The public hearing was closed.

MOTION

Councilmember Hales moved to adopt an ordinance relating to land use; amending the Zoning Map for the property located at approximately 5700 South 800 West, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District. 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

- 3. Consider an ordinance relating to land use; amends the Zoning Map for the properties located at approximately 871 West Tripp Lane, Murray City, Utah from R-1-8 (Low-Density Single Family) to R-1-6 (Low/Medium Density Residential).**

Presentation: Zach Smallwood, Senior Planner

Applicant: Salt Lake Neighborhood Housing Services (NeighborWorks)

PowerPoint Presentation Attachment D- Salt Lake Neighborhood Housing Services

Committee of the Whole Presentation on [November 16, 2021](#)

Planning Commission Presentation on [October 21, 2021](#)

Zach Smallwood presented an ordinance request relating to land use; the subject property is vacant and is approximately 2.9 acres within the R-1-8 zone and was rezoned from A-1, Agricultural to R-1-8, Low-Density Single Family in September 2019. Smallwood shared a PowerPoint that described in July of 2020, NeighborWorks obtained preliminary subdivision

approval with a road connecting Tripp Lane to Willow Grove Lane. However, a small portion of privately held property necessitated Council action for the road extension to take place. At the time, the City Council was unwilling to use eminent domain to acquire the property, making the planned Tripp Lane extension impossible. Given this, the subdivision was re-designed to be a cul-de-sac.

The applicant would like to develop the property into a single-family subdivision. As a result of the time and money used to develop a new subdivision design and the difficulties of designing lots with the cul-de-sac and utility connections that are still required through to Willow Grove Lane, the applicants are requesting to change the zoning to R-1-6 to allow for the potential of three additional lots. Smallwood shared that if the zone changes are approved, the applicant would need to obtain a new preliminary and final subdivision approval.

The most significant difference between the allowable uses in the existing R-1-8 Zone and the proposed R-1-6 zone is the required lot size. The permitted and conditional uses themselves are nearly identical.

Based on the background, staff review, and the Planning Commission recommendation, staff recommends approval of the proposed zone map amendment for the properties located at 871 West Tripp Lane from R-1-8, Low-Density Single Family to R-1-6, Medium Density.

Councilmember Turner asked for clarification on the difference in housing units with the zoning change.

Smallwood answered that there would be three additional homes built.

Time was turned over to Allison Trease NeighborWorks. Trease shared a written statement with the council. The goal of NeighborWorks is to create single-family homes for first-time home buyers. The total homes in the area will be thirteen (13) instead of ten (10).

Citizen Comments

No comments were received. The public hearing was closed.

DISCUSSION

Councilmember Martinez disclosed she is a recipient of a NeighborWorks down-payment assistance loan.

MOTION

Councilmember Turner moved to adopt the ordinance relating to land use; amends the Zoning Map for the properties located at approximately 871 West Tripp Lane, Murray City, Utah from R-1-8 (Low-Density Single Family) to R-1-6 (Low/Medium Density Residential). 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

- 4. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to CMU for the properties located at 5283, 5217, 5157 and 5177 South State Street and 151 East 5300 South, Murray, Utah.**

Presentation: Jared Hall, Community & Economic Development Supervisor

Applicant: Howland Partners

PowerPoint Presentation Attachment E- Howland Partners, Inc.

PowerPoint Presentation Attachment F – The Pointe at 53rd

Committee of the Whole Presentation on [January 19, 2021](#)

Planning Commission Presentation on [October 21, 2021](#)

Jared Hall presented an ordinance request relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to CMU for the properties located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South, Murray, Utah. Hall shared a PowerPoint that described Howland Partners have submitted applications for a General Plan Amendment from General Commercial to Village & Centers Mixed Use and a Zone Map Amendment from C-D, Commercial Development to CMU, Centers Mixed Use for their properties in the Pointe at 53rd shopping center located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South.

The subject property is an active, 13+ acre shopping center with a mix of "box" retail stores, restaurants, and offices with both surface and structured parking. Because the property is close to Murray's downtown, the Murray City Park, Intermountain Medical Center, and transit opportunities at the Murray Central Station, the property owners are interested in redevelopment opportunities as a true mixed-use project. A potential mixed-use redevelopment would require the requested amendments to the Future Land Use Map and the Zoning Map.

The existing C-D Zone allows for retail and commercial activities as permitted or conditional uses. It does not allow any single or multi-family residential uses. The proposed CMU Zone, adopted in July 2020, was specifically designed to allow the addition of residential uses to existing commercial properties. The CMU Zone allows developments at lower densities and with higher parking requirements which are in this particular area. The CMU Zone allows a base residential density of 35 units per acre, which can be increased to 40 and 45 units per acre based upon a matrix of requirements for additional open space and amenities, affordable housing, and additional commercial square footage.

DISCUSSION

Councilmember Cox asked if the request is approved tonight, what is the next step for the applicant.

Hall responded that if it is approved then the applicant would need to apply for a Master Site Plan. Approval of the Master Site Plan can not be given until the applicant fulfills several steps that are required. Including a traffic study, parking evaluation, etc.

Councilmember Hales asked if the council could put a limit on the number of apartment units that would be approved for the area.

Hall responded that the council's responsibility is to approve the zoning and the Planning Commissions' responsibility is to approve the Master Site Plan application. The Master Site plan will include several analysts, with recommendations or improvement requests for potential impacts to the surrounding areas.

Councilmember Turner asked if the zoning is approved, how many units could be put on the site.

Hall responded that the units are based on the acres and what is allowable. This zone would allow 35 units per acre and there are 12 acres so the base density could be 420 units. If the applicant wanted to go higher than 35 acres per unit, they would need to add additional incentives to minimize impact. With this zoning request, the city wants to encourage re-investment into their commercial properties that are already doing well and keep them viable moving forward.

Howland Presentation

Time was turned over to Gary Howland, owner, and representative of the property located at the Pointe and 53rd who shared a PowerPoint presentation (Attachment F). Howland shared information about the history of the development, the company's future vision, and the purpose/need for the request right now.

Howland shared that approval is important now because they have two years to get a plan in place with their lender. Howland's goal is to get the community involved and wants their input on the design. They can't do that until they know what the density will be moving forward.

Councilmember Cox asked what would happen with the office tower since most of the commercial tenants are almost gone.

Howland answered that he was able to find the original (Computer-Aided Design) CAD drawings of the office towers and the towers now can be repurposed to a studio or one-bedroom apartment complex without major changes or new CAD drawings.

Citizen Comments

Clark Bullen – District 3

Shared information about previous developments and parking concerns throughout the city. Growth could have an impact on schools, traffic, water, fire, and police resources. Bullen mentioned the last Master Plan was done five years ago and recommend the council make a budget amendment to pay for an official revision of the Master Plan and

not approve any more zoning changes that would increase density until a thorough evaluation is done.

Rachel Morot – District 4

Shared similar concerns as Clark Bullen but also knows the shopping has changed. She does not think it is right that someone invested in the community be denied but she also does not think it is right that zoning can be changed based on acres. She hopes citizens and the council can make recommendations for density levels in future development requests.

Janice Strobell – District 3

Expressed appreciation to Gary Howland and his proposed project however she reminded the public the council is not looking at his project and should only consider the zoning request. Strobell suggested that more needs to be addressed with all zoning changes before a project is presented and approved.

Jeff Kollet- District 5

Expressed concerns about parking increasing because of the rezoning density allotments however during the presentation Howland indicated that the traffic will decrease.

Kate Sturgeon – District 5

Shared concerns about the “city models” that say a project will or won’t work. She said there may be a problem with the software or whoever is interpreting the data and requested the city stop using the process to recommend projects because it doesn’t work. Sturgeon wonders if there is a different program that can be used.

Delynn Barney – District 3

Shared concerns about how the apartments will impact Murray City Park, parking, and traffic.

Beverly Crangle – District 5

Shared concerns about Power resources and safety concerns for Murray students and citizens as new developments are approved. Crangle encourages an in-depth look at transportation programs.

Mike Caggiano– District 3

Shared that an increase in rentals would have a negative impact on the surrounding schools and general congestion. Caggiano shared pride of ownership however none of the models showed an impact on public schools. Would like the council to take a look at the intangibles (like impact on schools) before the council decides on a number of units

that will be approved.

Ryan Brimley – District 3

Requested that infrastructure development is in place before a project so that the city doesn't have to unravel the unforeseen issues after they develop. Brimley also shared the impact on schools and invited the council and public to go to the schools and ask employees what their concerns are.

Leanne Parker Lee – District 3

Shared concerns about elder residents and would like the council to take into consideration that they like to shop in person and not online.

No other comments were received. The public hearing was closed.

Gary Howland was invited back up to the podium to clarify a few points and why it is important for approval now. Howland went on record that he would not go above 365 units and reiterated that his goal is to create a walkable, livable area.

Dana Howland, the brother and business partner to Gary, shared that they listen to neighbors and have had community meetings. If zoning changes are not allowed, then this shopping center will be empty. Regarding the traffic, a study was done and there is not a better area to create a mix-used zone. Regarding traffic control, they have plans in place to mitigate the impact and he requested approval of the proposed land changes.

DISCUSSION

Councilmember Hales asked if the council can allow a range of density with the new zoning request.

Hall said there is a range of densities however the Master Site Plan allows entitlement and what can be done after a thorough analyst is done. Schools, Fire, Police, Traffic will all be analyzed before final site plans and densities are approved.

Councilmember Hales asked what would happen if the Master Site Plan had a negative recommendation (for example from the school district).

Hall said entitlement can mitigate the impact in the Master Site Plan Agreement. In this zoning request, you can mitigate impact before density is approved in the site plan.

Attorney GL Critchfield clarified that the council cannot put conditions on density tonight. That is a different process.

Councilmember Turner requested staff and council go back to the drawing board to decide what to do before approvals on future developments are passed.

Hall clarified, if the council approves the rezoning request, then the zoning approved for Howland's property would be CMU as it stands today.

Councilmember Cox recommends the council re-look at zoning amendments moving forward because the council did not get what they asked for during the moratorium. He reminded the council and citizens that the applicant, Gary Howland is trying to save his business model and we have asked him to postpone his project already, so it is imperative for the council to move forward with his project.

Attorney Critchfield stated that Gary Howland is entitled to a decision without additional constraints.

Councilmember Martinez thanked the citizens who represented Parkside in attendance. The city needs to support an involving retail community and develop more middle-income housing opportunities. Mixed-use is designed to be a walkable community and allowing this change, improves our city.

MOTION

Councilmember Martinez moved to adopt an ordinance relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to CMU for the properties located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South, Murray, Utah. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox,

Nays: Councilmember Turner, Councilmember Dominguez

Abstentions: None

Motion passed 3-2

- 5. Consider an ordinance relating to land use; amends the General Plan from General Commercial to Village and Centers Mixed-use and amends the Zoning Map from C-N to VMU for the properties located at 861 East Winchester Street and 6520, 6550, and 6580 South 900 East, Murray, Utah.**

Presentation: Jared Hall, Community & Economic Development Supervisor

Applicant: Boyer Company

Committee of the Whole Presentation on [January 5, 2021](#)

Planning Commission Presentation on [October 21, 2021](#)

This item was postponed.

Business Item

[Councilmember Hales was excused.]

- 1. Consider a resolution to acknowledge completion and receipt of the Annual Comprehensive Financial Statement (ACFR) for the Fiscal Year 2020-2021 and direct the notice to be published pursuant to section 10-6-152 of the Utah Code.**

Presentation: Brenda Moore, Finance and Administration Director
Committee of the Whole Presentation on (same day) [December 7, 2021](#)

Brenda Moore acknowledged the completion and receipt of the fiscal year 2020-2021 independent audit. Moore said the final step in the audit is for the Council to approve the resolution that acknowledges the City has had an audit. The audit was performed by Hansen, Bradshaw, Malmrose & Erickson (HBME). The resolution states that the Council has received the audit and the financial statements.

Councilmember said they received the ACFR and it looks great.

MOTION

Councilmember Martinez moved to adopt a resolution to acknowledge completion and receipt of the Annual Comprehensive Financial Statement (ACFR) for the Fiscal Year 2020-2021 and direct the notice be published pursuant to section 10-6-152 of the Utah Code. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

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

Nays: None

Abstentions: Councilmember Hales

Motion passed 4-0

- 2. Consider a resolution approving an Interlocal Cooperation Agreement between the City, Salt Lake County ("County"), and Salt Lake City Corporation ("SLC") for a Brownfields Assessment Grant.**

Presentation: Susan Nixon, Associate Planner
PowerPoint Presentation: Attachment G: Interlocal Agreement (ILA) with Brownfield
Committee of the Whole Presentation on [November 16, 2021](#)

Susan Nixon presented a resolution request asking for approval of an Interlocal Cooperation Agreement between the City, Salt Lake County ("County"), and Salt Lake City Corporation ("SLC") for a Brownfields Assessment Grant. Nixon shared a PowerPoint with the council.

In 2019, Murray City Council approved an interlocal agreement with the County and SLC after a \$600,000 Brownfield Assessment Grant award was received. The partners have spent the last two years performing environmental assessments to facilitate the redevelopment of properties.

On May 11, 2021, the EPA announced that the Coalition was awarded another \$600,000 in grant funding. As a result, the staff is asking the City Council to approve the second Interlocal

Cooperation Agreement. These funds can be used for site selection, criteria development, environmental site assessment, clean-up plans, and other eligible activities as agreed to by Coalition Members.

MOTION

Councilmember Cox moved to adopt a resolution approving an Interlocal Cooperation Agreement between the City, Salt Lake County ("County"), and Salt Lake City Corporation ("SLC") for a Brownfields Assessment Grant. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

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

Nays: None

Abstentions: Councilmember Hales

Motion passed 4-0

Mayor's Report and Questions

Mayor Camp did not share any updates.

Council members shared their appreciation to the staff and audience.

Adjournment

The meeting was adjourned at 10:15 p.m.

Brooke Smith, City Recorder

Attachment A

Murray City Council Meeting

December 7, 2021



Applicant: IHC Health Services, Inc.

Land Use Text Amendment: Add New Land Use Category #2834 – Radiopharmaceutical Manufacturing & Products to:

- G-O (General Office) Zone
- H (Hospital) Zone
- C-D (Commercial Development) Zone
- P-O (Professional Office) Zone



Radiopharmaceuticals, or medicinal radiocompounds, are a group of pharmaceutical drugs containing radioactive isotopes. Radiopharmaceuticals can be used as diagnostic and therapeutic agents.

The proposed Land Use number and definition is:

2834 Radiopharmaceutical Manufacturing, Preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, practice of pharmacy, processing, packaging, repackaging, or labeling of pharmaceutical drugs containing radioactive isotopes.

Existing Land Use number and definition:

2800 CHEMICALS AND ALLIED PRODUCTS

2810 Industrial Inorganic and Organ Chemicals

2810 Industrial inorganic and organic chemicals.

2820 Plastic Materials and Synthetic Resins, Synthetic Rubber, Synthetic and other Man-made Fibers, except Glass

2821 Plastic materials, synthetic resins and nonvulcanizable elastomers.

2822 Synthetic rubber (vulcanizable elastomers).

2823 Cellulosic man-made fibers.

2824 Synthetic organic fibers, except cellulosic.

2830 Drugs

2831 Biological products (includes serums, toxins, vaccines, bacterins).

2832 Medicinal chemicals and botanical products.

2833 Pharmaceutical preparations. (Includes analgesics, anesthetics, antacids, cold remedies, soap, etc.)

Regulation & Oversight:

- Radiopharmacy activity is regulated on a federal level by the Food & Drug Administration (FDA), Department of Transportation (DOT), Nuclear Regulatory Commission (NRC), and on a state level by the Board of Pharmacy and the Utah Department of Environmental Quality.
- The manufacturing of Positron Emission Tomography (PET) radiopharmaceuticals are performed in a cyclotron radiochemistry lab or "vault." PET is a diagnostic technique in which computer-assisted x rays are used to track a radioactive substance inside a patient's body.
- The radiopharmacy is staffed by trained nuclear pharmacists.
- Radiopharmaceuticals are compounded specifically for patients in hospitals and clinics in the Intermountain region.

Reasons for Request:

- Access to radiopharmaceuticals is necessary to diagnose and treat prostate cancer (and other cancers) in patients.
- There are three (3) radiopharmacy centers located in Utah. There is currently a cyclotron at the Huntsman Cancer Clinic, but it is not pharma enabled and capable of producing these new drugs.
- None of the existing facilities are be capable of producing new non-invasive cardiac imaging drugs with a short shelf life.
- If the Land Use Text amendment is adopted, the applicants will propose a project intended to be an FDA-registered drug manufacturing facility, as well as a licensed pharmacy in the State of Utah.

Proposed Amendment As “Permitted Use” to Land Use Code Sections:

17.144.020 G-O Zone
17.148.020 H Zone
17.160.020 C-D Zone
17.174.020 P-O Zone

Note: LU# 2800 is currently allowed as a Permitted Use in the B-P (Business Park) Zone, Section 17.173.020 and as a Conditional Use in the M-G (Manufacturing General) Zone, Section 17.152.030. This proposal would fall under this broader category for the B-P & M-G Zones.

Planning Commission

- The Planning Commission held a public hearing on October 7, 2021
- Public Notices were mailed to effected entities
- No public comments were received
- The Planning Commission voted 4-0 to forward a recommendation approval to the City Council, with one commissioner abstaining

Findings

1. The proposed text amendment has been carefully considered and provides additional opportunity and flexibility for the potential development of properties in the G-O, H, C-D & P-O Zones.
2. The proposed text amendment supports the goals and objectives of the General Plan by facilitating office, professional office, commercial, retail, and business park industrial use development that will promote and facilitate growth with medical facilities, the IHC facilities, the Intermountain Medical Center, and TOSH.
3. The proposed text amendment is consistent with the purpose of Title 17, The Murray City Land Use Ordinance.
4. The Planning Commission voted 4-0 to recommend approval of the proposed text amendment.

Staff Recommendation

Staff recommends **APPROVAL** of the proposed text amendment to Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 as reviewed in the Staff Report and addition of Land Use Category #2834, Radiopharmaceutical Manufacturing and Preparations, to the Standard Land Use Code.

Attachment B

Confidential

PharmaLogic Utah Facility Overview

Scott Holbrook MS, FSNNMI-TS

General Manager, CSO

October 7, 2021



Confidential

Our Mission and Vision

To provide access to the most advanced, clinically relevant PET and SPECT radiopharmaceuticals *with emphasis on supporting translational activities* to ultimately improve clinical outcomes.

To become a global leader and the *central point of entry for breakthrough radiopharmaceuticals* in the United States.

To be the leading advocate for better **patient care**. Recognized as the most Trusted Quality Care partner, PharmaLogic is dedicated to provide leading innovations and solutions to U.S./Global practitioners with unwavering *commitment to safety, reliability and compliance*.

Confidential

What We Do

Radiopharmaceutical manufacturing

- Radioactive drugs used to **diagnose** and **treat** diseases
- Sterile injectable products administered by a physician in a hospital or clinic
- FDA-registered facility

Oncology, cardiovascular disease, Alzheimer's disease

- FDA approved drugs
- Investigational drugs for clinical trials

Just-in-time manufacturing

- Short half-life products (10 minutes – several hours)
- Delivered to clinics same day; not stored on site

Regulatory Agencies

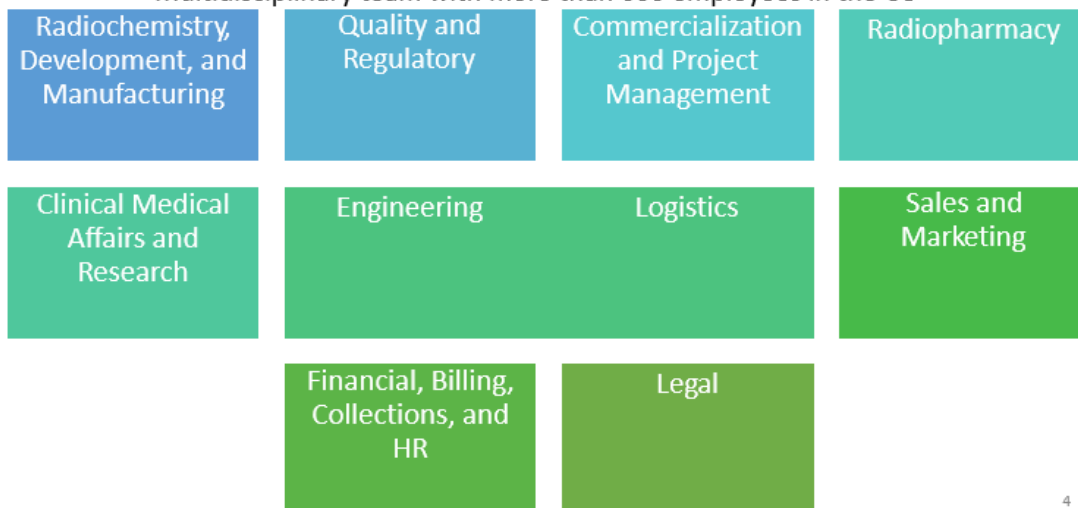
- FDA, Board of Pharmacy
- NRC, DOT, FAA, State of Utah dept. of Rad health

3

Confidential

Industry Leading Multi-disciplinary Team

Multidisciplinary team with more than 600 employees in the US



4

Confidential

Vertically-Integrated Provider

- Founded in 1993
- Fastest growing radiopharmaceutical company and leader in over thirty markets
- Over 20 years of service in:
 - Radiopharmacy
 - Drug manufacturing
 - Clinical and translational research
- International supplier of SPECT and PET drugs
- Strong financial backing through 2 private equity partners
 - Webster Capital and MedEquity
 - Combined, the two firms have invested >\$2BN in healthcare

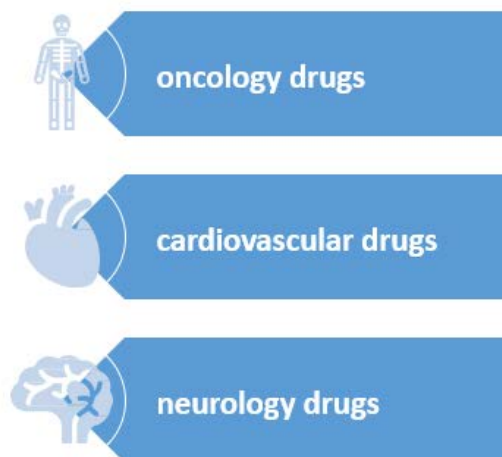


Current and Additional proposed expansion 2022
(Salt Lake City, San Francisco, Los Angeles, Atlanta)

5

Confidential

Current and Near-Term Profile

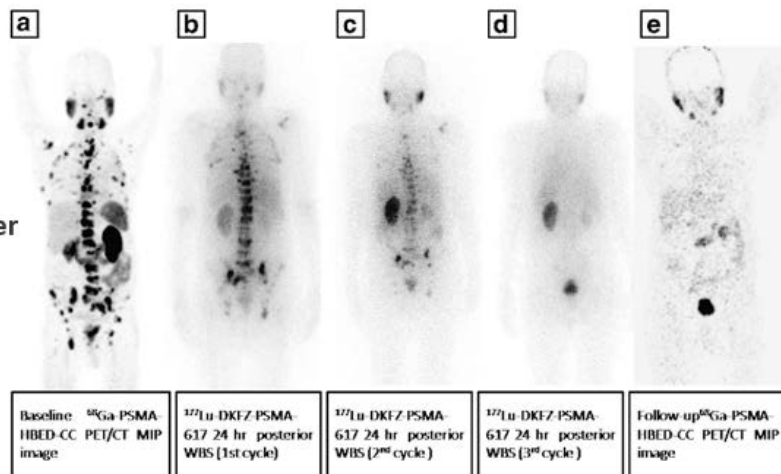


<https://radiology.ucsf.edu/patient-care/sections/nuclear-medicine>

6

Theranostics in Recurrent Prostate Cancer

**⁶⁸Ga PSMA-11 and
¹⁷⁷Lu PSMA in
 Recurrent Prostate Cancer**

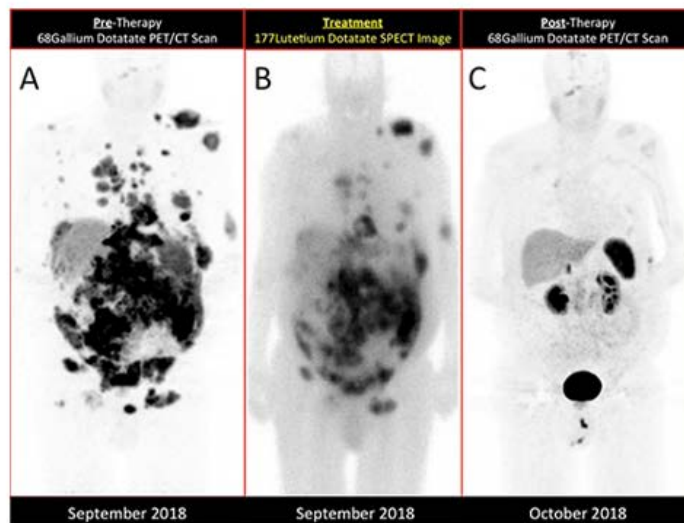


<https://pubmed.ncbi.nlm.nih.gov/27506431/>

7

Theranostics in Neuroendocrine Tumor

**⁶⁸Ga DOTA (NETSPOT) and
¹⁷⁷Lu DOTA (Luthathera) in
 Neuroendocrine Tumor**

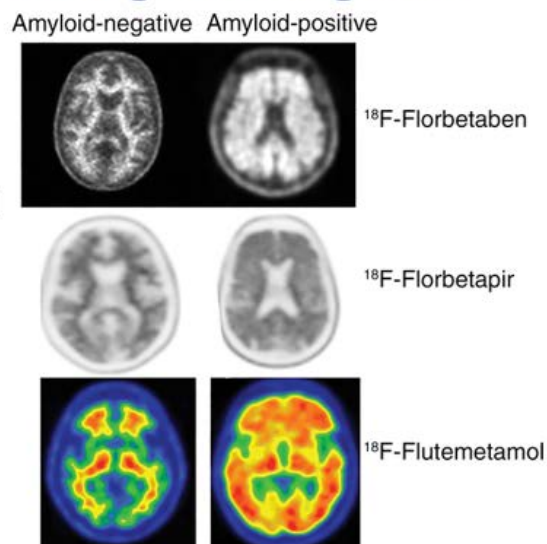


<https://pubmed.ncbi.nlm.nih.gov/31043945/>

8

Alzheimer's Diagnostic Agents

Comparison of 3 FDA-approved
 amyloid tracers measuring
 amyloid plaques



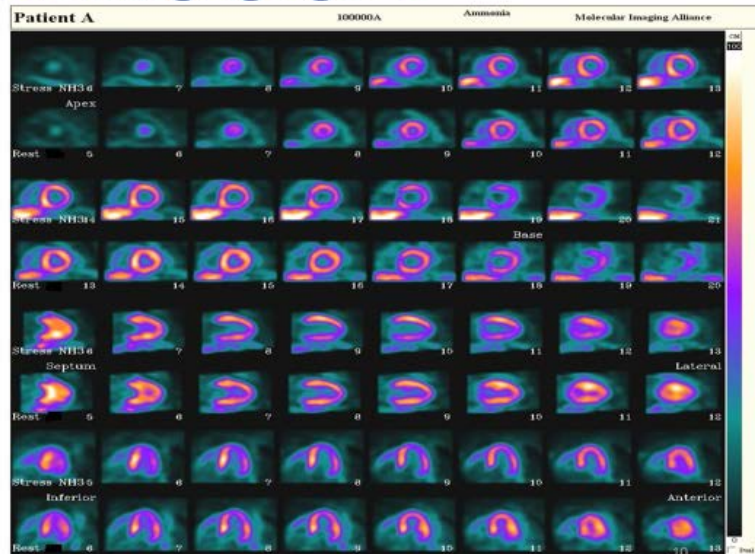
<https://pubmed.ncbi.nlm.nih.gov/30422768/>

9

Cardiac Imaging Agents

Significantly improve detection
 of cardiac disease in as little as
 35 minutes

10-min half-life requires close
 proximity to cardiology clinic

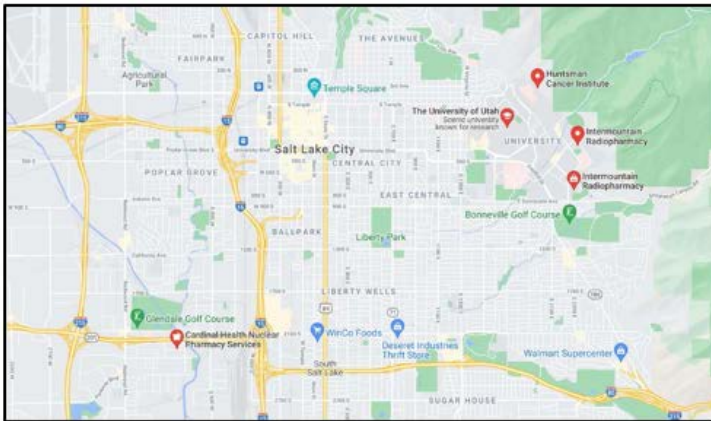


Radiation Safety



11

Radiopharmacies in the Metro SLC Area



Health-tech company Nusano to open an office in Utah

By Press Release / July 9, 2021 / © 12%

Salt Lake City — The Utah Governor's Office of Economic Opportunity is pleased to announce that Nusano, Inc. will open an office in Utah, adding up to 92 new high-paying Utah jobs in the next 15 years.

"Nusano will be an awesome addition to Utah's growing life science industry," says Dan Hemmert, the Office of Economic Opportunity's executive director. "This growth will support almost 100 high-paying jobs, and we look forward to all that Nusano will bring to the state."

Nusano is a health-tech company aiming to revolutionize uranium-free radioisotope development and production in a broad range of diagnostic and therapeutic medical applications. The technology has been developed by the world's leading experts in nuclear medicine, physics, radioisotope production, and radiation management. It represents a disruptive, patented technology that solves significant industry supply issues.

None of the planned facilities can produce new cancer, cardiovascular, and Alzheimer's drugs, which results in a significant unmet need in the region

12

US Pharma-Enabled Cyclotron Facilities



Existing cyclotron facility at Huntsman Cancer Clinic is unable to produce the new generations of imaging agents

13

Utah Lacks Coverage for New PET Drugs

Distribution radius
Representing new
drug coverage of
the proposed Utah
facility

Company	% pop covered (4hrs)*
PharmaLogic + de novos	61%
PETNET	96%
Cardinal Health	94%
SOFIE	64%

Note: (*) radius measured using driving time
Source: US Census Bureau, Company websites, Internal data

Includes proposed coverage of metro Salt Lake City
Excluding planned expansions in San Francisco, LA, and Atlanta which would result in 85% US population coverage

Although the radiopharmacy industry is mature and established across the United States (including Utah), there are currently no facilities capable of producing new cancer, cardiovascular, and Alzheimer's drugs

14

PharmaLogic Colorado – Bioscience 3

R&D drug development
facility

Translational and commercial drug
manufacturing

UC School of Medicine PET/MR and PET/CT
center “Marcus Foundation”

Improved recruitment
opportunities

Enhanced research and grant
award opportunities

First and best access for investigational
and clinical drugs



Absent the proposed facility in Utah, new and future
drugs must be flown from Denver each day
increasing cost and reducing access

15

PharmaLogic Colorado – Bioscience 3

Fitzsimons Innovation Community:

- Bioscience
- Medical
- Residential
- Restaurants
- Lodging
- Retail, etc

“live, learn, work, relax, and play”



Confidential

Thank you

Scott Holbrook MS, FSNMI-TS
General Manager, CSO
sholbrook@radiopharmacy.com
Cell: 423-737-4166

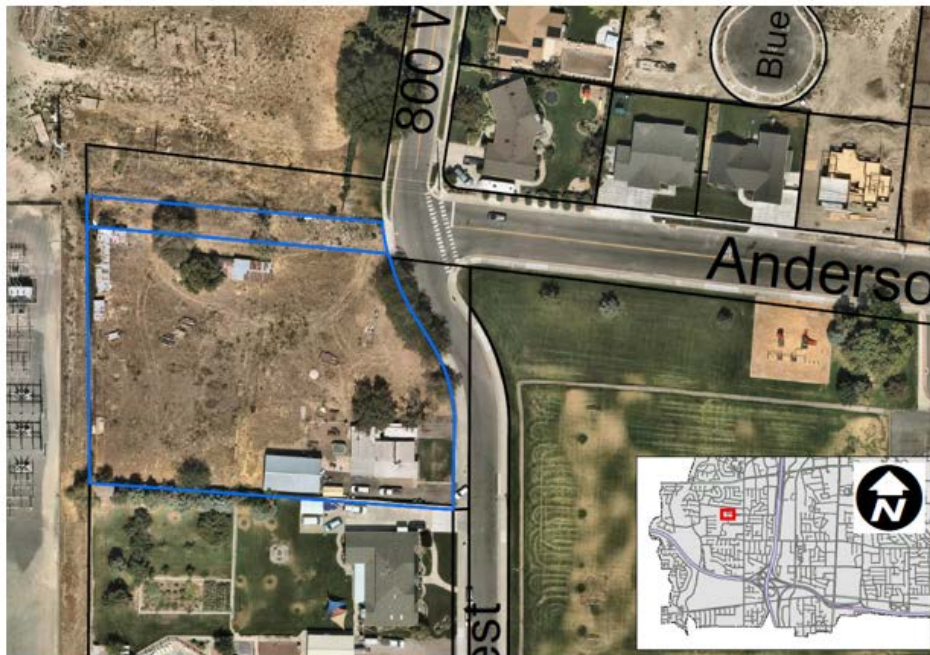


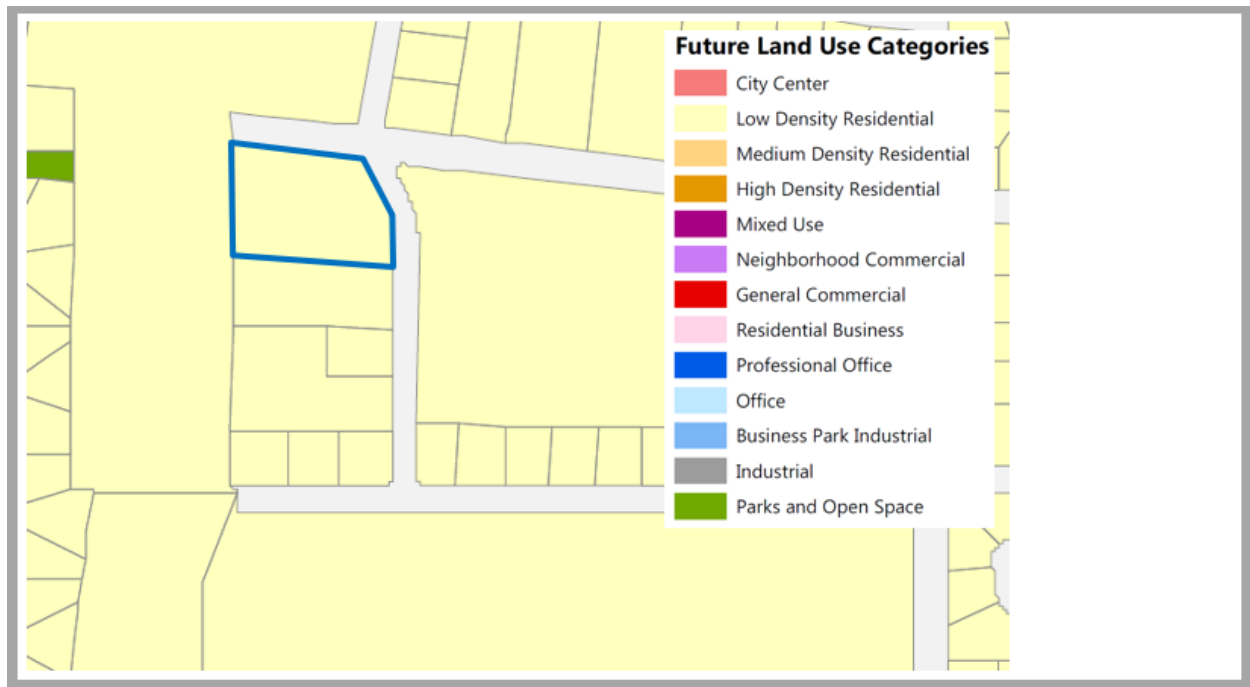
Attachment C

Applicant: Joe Colosimo

Request: Zone Map Amendment from A-1 to R-1-8

Address: 5700 South 800 West





LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family



Existing Zoning: A-1
Proposed Zoning: R-1-8

The proposed zoning to allow a subdivision does not require a change to the Future Land Use Map of the General Plan.

Zone Comparison

	A-1 (existing)	R-1-8
Single-Family Lot Size	1 acre min per lot	8,000 ft ² min per lot
Lot Width	100'	80' (90' for corner lot)
Height	35' or 40' with CUP	35'
Front yard setback	30'	25'
Rear Yard setback	25'	25'
Side Yard setbacks	10'	Minimum 8' total of 20'
Corner Yard setback	20'	20'
Parking Required	2 off-street spaces	2 off-street spaces

Planning Commission

- A public hearing was held by the Planning Commission on October 21, 2021
- Thirty-nine (39) notices were sent to all property owners within 300' of the subject property and to affected entities
- One public comment was received which centered around traffic and parking when school events are held
- The Planning Commission voted 7-0 to forward a recommendation of approval to the City Council

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from A-1 to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed with the densities and uses allowed by the proposed R-1-8 zone.
3. The proposed Zone Map Amendment from A-1 to R-1-8 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
4. The Planning Commission voted 7-0 to forward a recommendation of approval to the City Council on 10/21/2021.

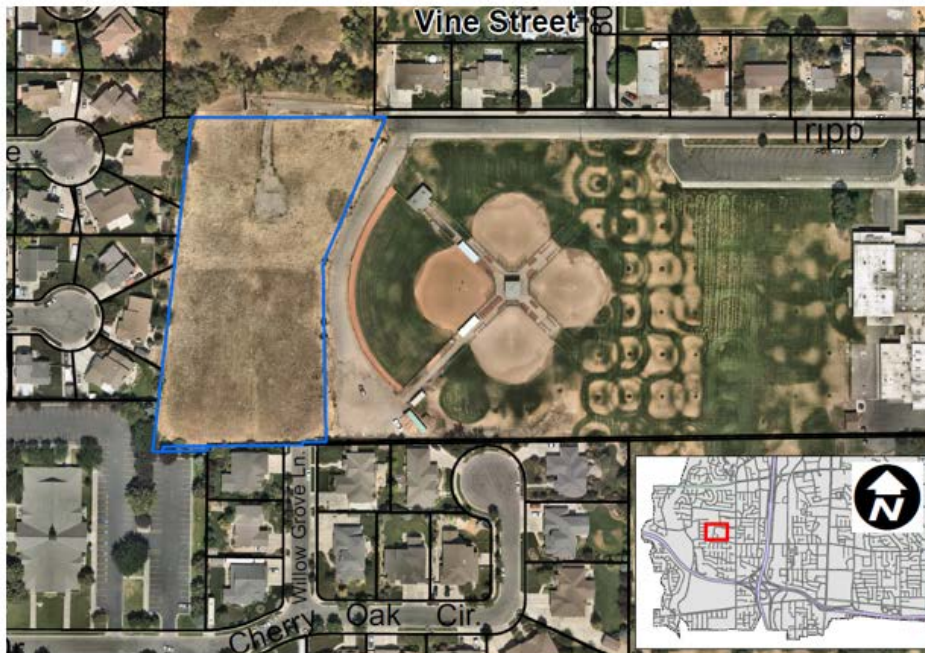
Staff Recommendation

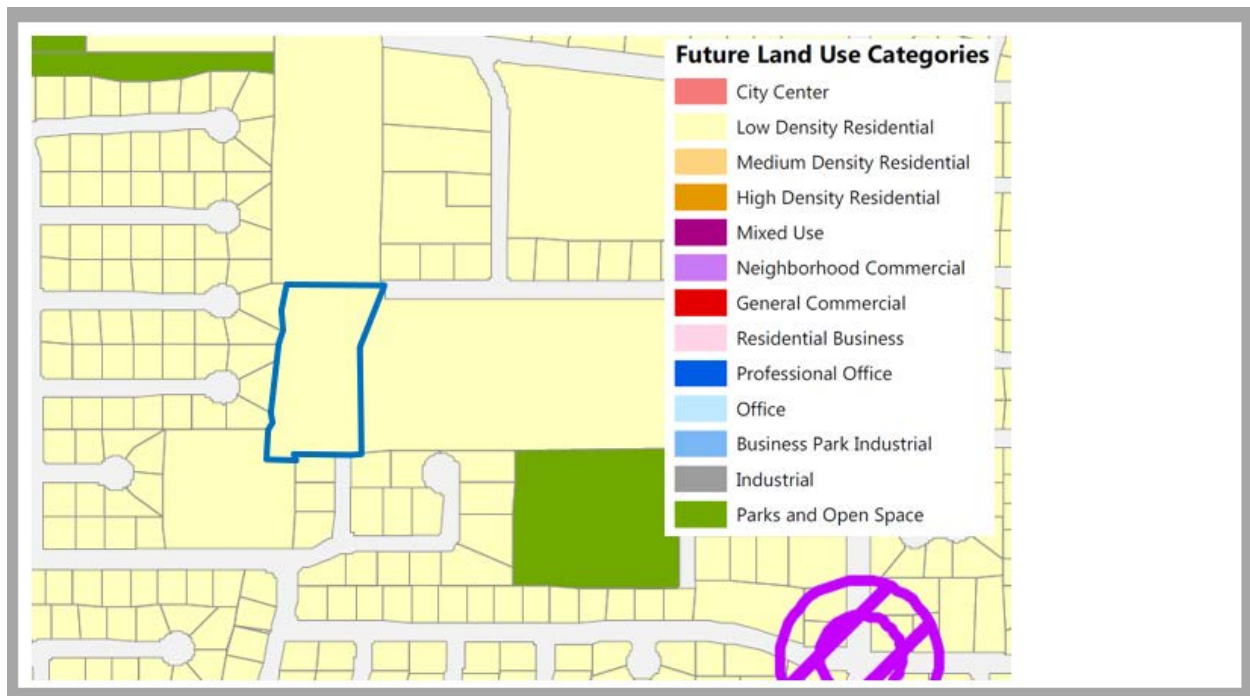
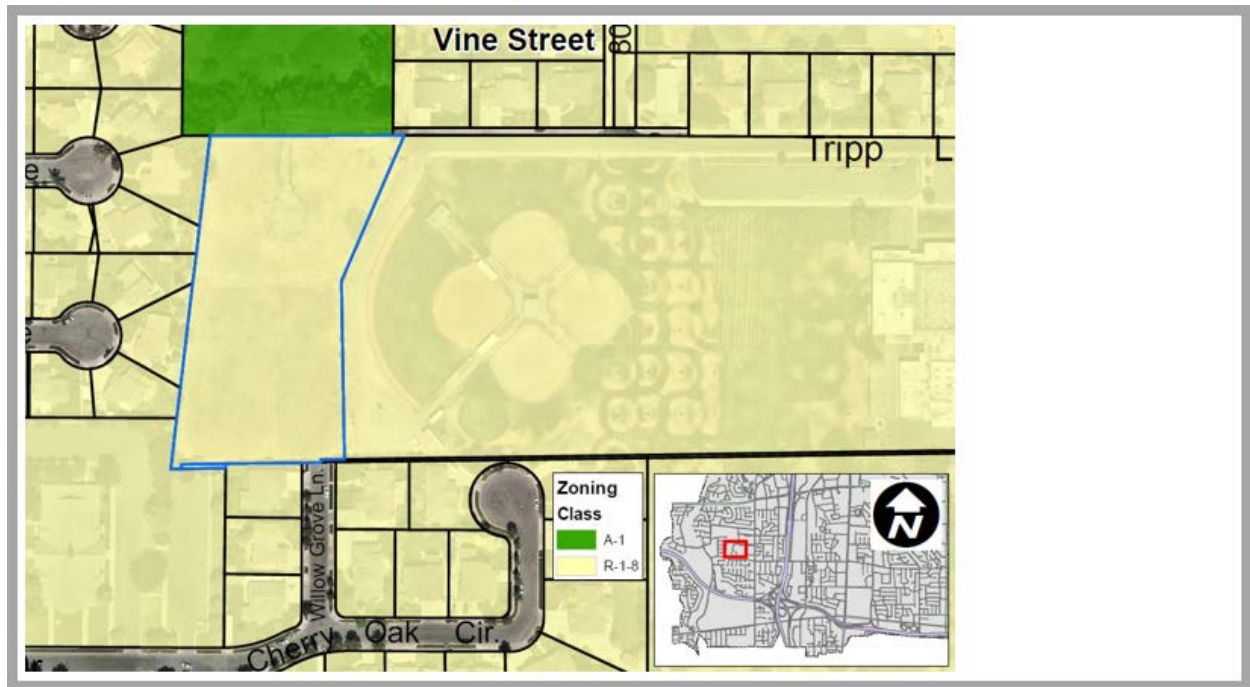
Staff and the Planning Commission recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 5700 South 800 West from A-1, Agriculture to R-1-8, Low Density Single Family as described in the Staff Report.

Attachment D

Salt Lake Neighborhood Housing Services, Inc. Zone Map Amendment from R-1-8 to R-1-6

871 West Tripp Lane





LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray's most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family



Existing Zoning: R-1-8
Proposed Zoning: R-1-6

The proposed zoning to allow a subdivision does not require a change to the Future Land Use Map of the General Plan.

Zone Comparison

	R-1-8	R-1-6
Single-Family Lot Size	8,000 ft ² min per lot	6,000 ft ² min per lot
Lot Width	80' (90' for corner lot)	60' (70' for corner lot)
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	Minimum 8' total of 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 off-street spaces	2 off-street spaces

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
4. The Planning Commission voted 6-1 to forward a recommendation of approval to the City Council on 10/21/2021.

Staff Recommendation

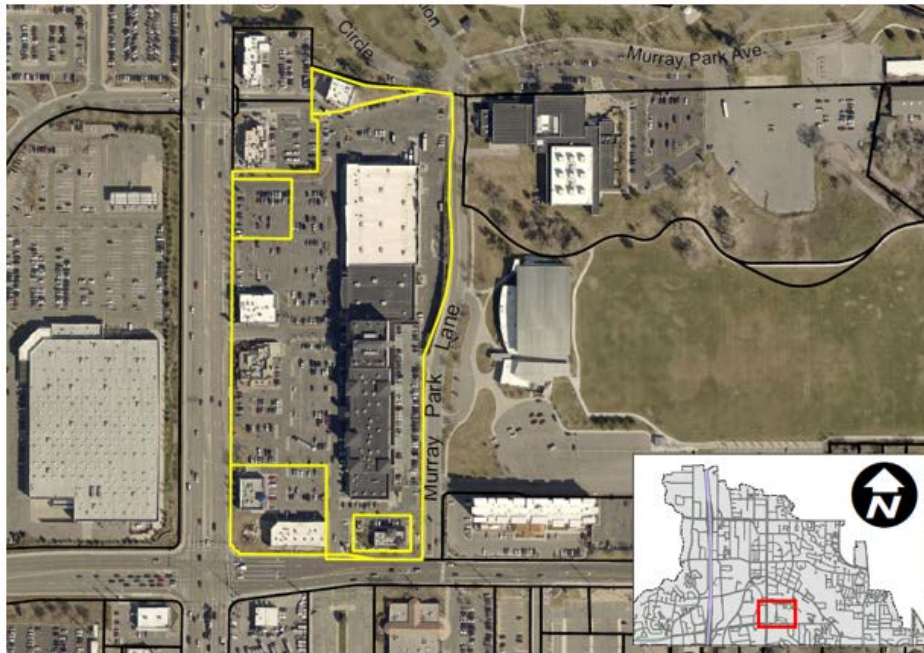
Staff and the Planning Commission recommend that the City Council APPROVE the requested amendment to the Zoning Map designation of the property located at 871 West Tripp Lane from R-1-8, Low Density Single Family to R-1-6, Medium Density Single Family as described in the Staff Report.

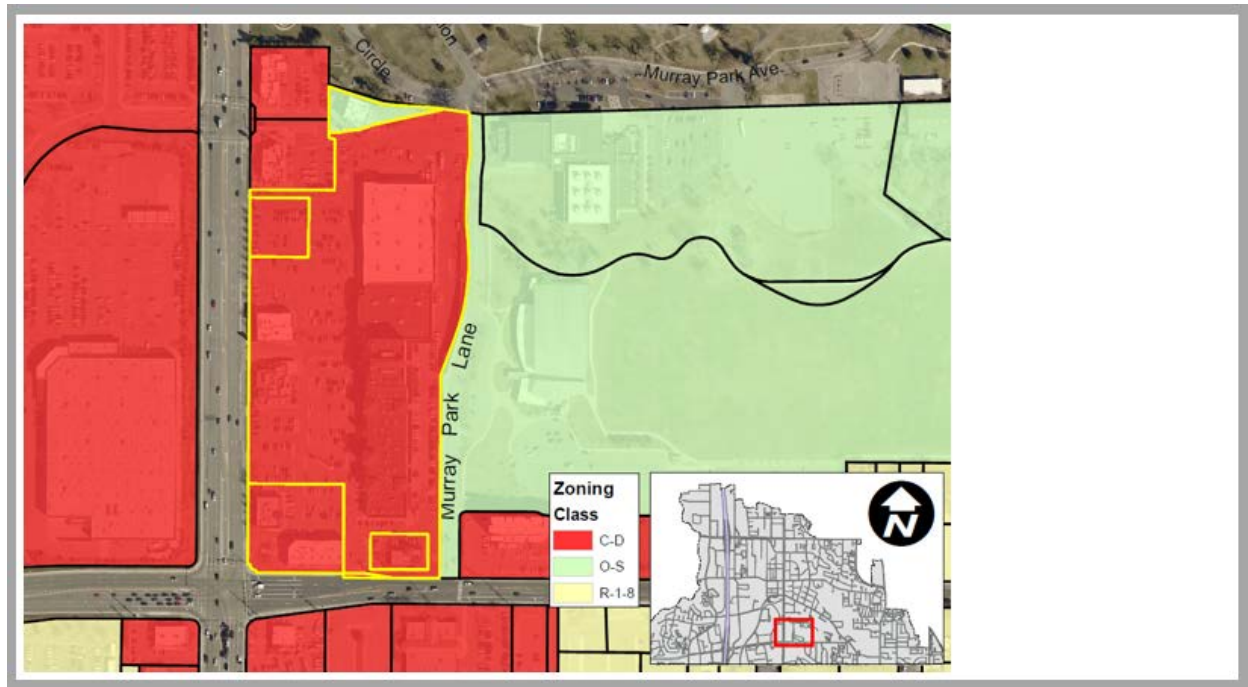
Attachment E

Applicant: Howland Partners, Inc.

Request: General Plan and Zone Map Amendment
from C-D to CMU

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

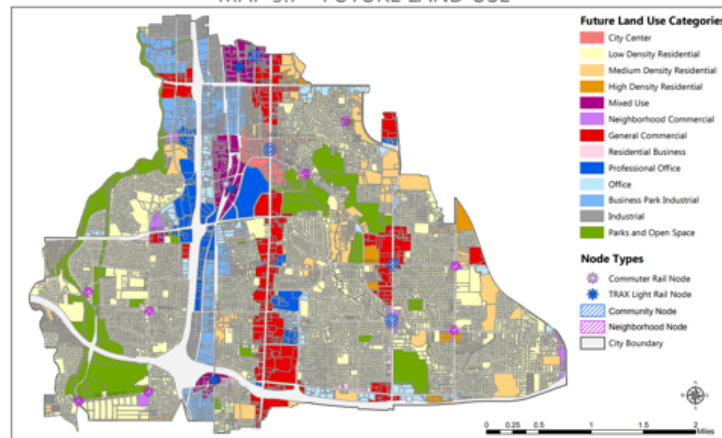


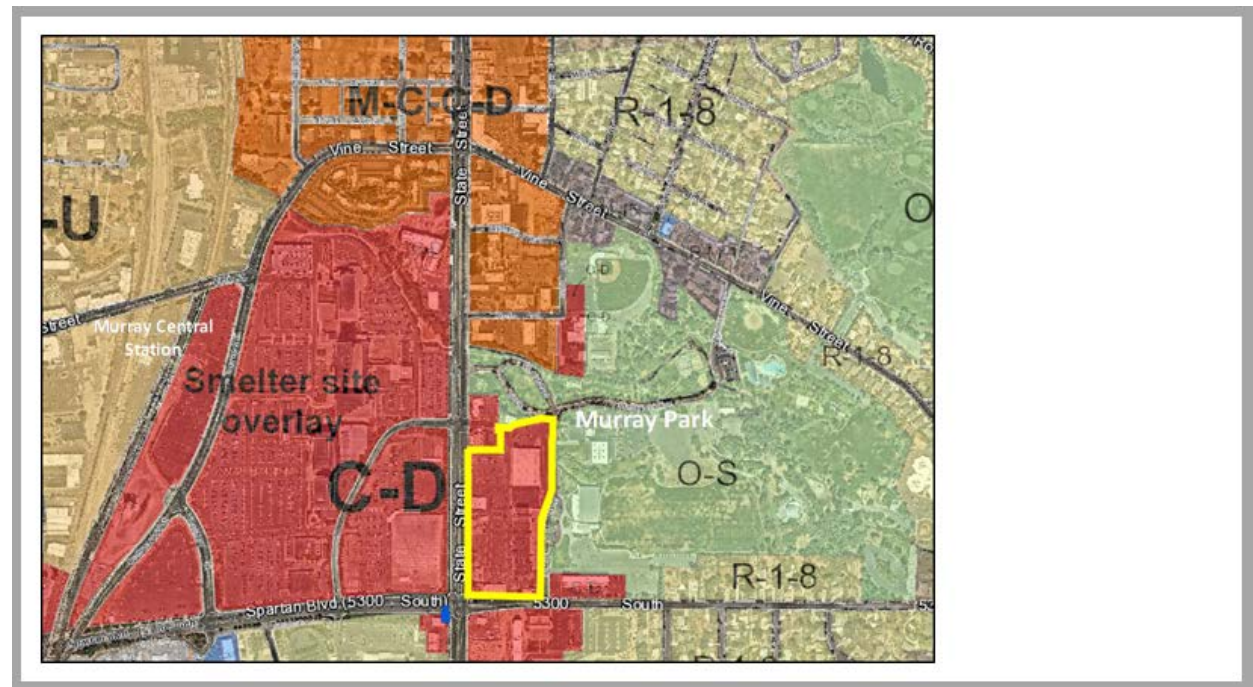
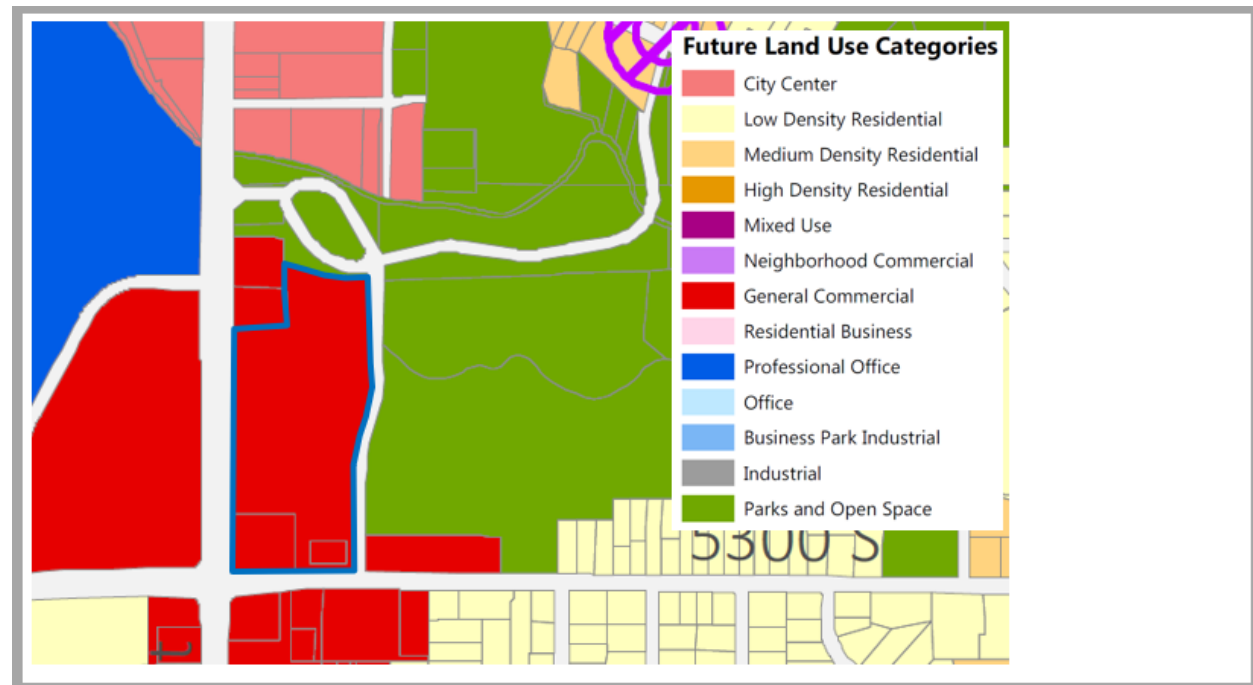


The General Plan

Each property in the city is designated in one of the Future Land Use Categories identified by Map 5.7 (below). Each category in Chapter 5 is subsequently detailed as to intent and characteristics, and “corresponding zones” are called out.

MAP 5.7 - FUTURE LAND USE





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

VILLAGE & CENTERS MIXED USE

The Village & Centers Mixed Use Designation is intended to provide an opportunity for the measured, context sensitive addition of residential housing to existing commercial properties and developments along major transportation corridors and in and around retail and commercial centers and neighborhood nodes. Allowing the introduction of residential uses to these areas is intended to support the goals and principles of mixed-use development by facilitating a more compact, sustainable, and pedestrian oriented land use pattern as these existing commercial centers and corridors redevelop over time.



Density range is between 25 and 45 DU/AC.

Corresponding zone(s):

- Centers Mixed Use, CMU
- Village Mixed Use, VMU



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.



Considerations for the CMU Zone

1. Considered for property and developments “along major transportation corridors and in and around retail and commercial centers identified by the 2017 Murray City General Plan”
2. Considered for property or properties which are:
 - 3-acres or more
 - Zoned or used for non-residential purposes



The 2017 General Plan identifies this area as a BRT Station Village

Considerations for the CMU Zone

CMU Zoning should be considered where the City finds that mixed use zoning will result in land use patterns and development that will meet at least 5 of 9 established goals.

- Result in high quality development of commercial properties.
- Retain and/or rehabilitate the commercial use of a significant portion of the property area.
- Increase local access to commercial services for in-project residents as well as for residents of the surrounding area.
- Promote a greater variety of housing options within Murray neighborhoods.



- Promote opportunities for life-cycle housing and for moderate income households.
- Provide increased walkability on the project site and result in walkable connections to the surrounding residential neighborhoods.
- Create and contribute to a sense of place and community.



Staff recommends that the property meets **7** of the **9** required findings

The CMU Zone

Residential Density: 35 units per acre, base.

Table C: Residential Density Increase in the CMU Zone

Additional Maximum Residential Density	Open Space & Project Amenities	Affordable Housing	Commercial Space
40 units per acre: meet the requirements for one of the 3 categories	10% increase in total 2 additional project amenities	15% reserved for tenants at <80% AMI (area median income)	15% above required commercial
45 units per acre: meet the requirements for two of the three categories	10% increase in total with public availability of 25% of the total, or: 20% increase in total area 4 additional project amenities	15% reserved for tenants at <80% AMI 10% reserved for tenants at <50% AMI	30% above required commercial

Required Parking

Residential – Studio	1.15 spaces per unit
Residential – 1 bedroom	1.5 spaces per unit
Residential – 2 bedroom	1.85 spaces per unit
Residential – 3+ bedroom	2.5 spaces per dwelling unit
Office uses	1 space per 350 ft ² net usable
Medical / Dental Offices and Clinics	1 space per 350 ft ² net usable
Retail / Commercial	1 space per 300 ft ² net usable
Restaurants / Eating & Drinking Establishments	1 space per 300 ft ² net usable



Master Site Plan

Applicant for Master Site Plan approval MUST provide:

- Traffic Impact Study
- Parking Analysis
- Adequate Public Utilities & Facilities Review
- Public Services Review (may be required) – Police, Fire, Parks, Schools, or other services.



Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. 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 Village & Centers Mixed Use designation.
3. The proposed Zone Map Amendment from C-D to CMU has been considered based on the characteristics of the site and surrounding area, the potential impacts of the changes, and supports the policies and objectives of the 2017 Murray City General Plan.
4. The proposed amendment of the Zoning Map from C-D to CMU is supported by the description and intent statements for the General Commercial land use designation which recognizes the appropriateness of mixed-use redevelopment of commercial property.
5. The Planning Commission voted 7-0 to forward a recommendation of approval to the City Council on 10/21/2021.

Staff Recommendations

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 properties located at 5283, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from General Commercial to Village & Centers Mixed Use.

Zone Map Amendment

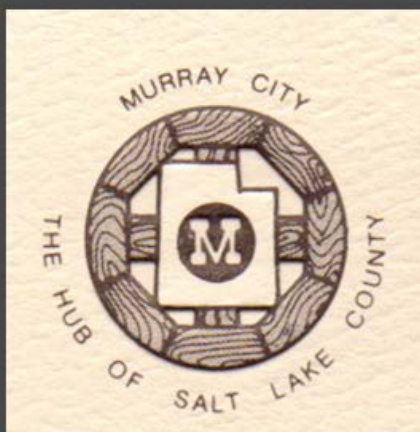
Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 5238, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from C-D, Commercial Development to CMU, Centers Mixed Use.



Attachment F



Historical 53rd & State



The Past





The Present





The Future



Retail is Changing



1. Quicker, quicker!

Speed and convenience will be the two core qualities defining a top shopping experience.

2. Up close and personal

Personalization will be the key differentiator in the retailing of the future.

3. Easy buy, easy pay

Frictionless payment is a key component in a seamless shopping experience.

4. Social networks: share, buy, connect

"Buy" buttons have been invading social media.

5. Mobility, in and out of the store

Over 5 billion people globally are using smartphones every day. Customers are increasingly more mobile, and use their phones as shopping devices while on the go.

6. Small is beautiful

Small-format stores have been popping up everywhere in the past couple of years; the trend will continue to consolidate, experts predict. Many retailers, rather than trying to compete with online stores' large catalog and endless aisles, are taking an inverse approach: survive by becoming small and nimble.

7. From omni-channel to omni-experience

Expect increasingly blurred lines between online and offline sales.

8. Getting in line with the millennial mentality

Millennials are the largest customer group at the moment, so forward-thinking retailers had better listen to what this generation has to say. We might see a decline in brand loyalty, as Millennials shift from big brands to local shops, boutiques and smaller brand name stores.

Source: LS Retail

Sample of Closing Retailers



- Pier 1 Imports
- Borders Books
- Gordmans
- Christopher & Banks
- Sports Authority
- Dress Barn
- Toys R Us
- Sears
- K-Mart
- American Apparel
- Payless Shoes
- Blockbuster Video
- CVS – Closing 900 stores

7800 South Redwood (former Target)



90th South Redwood



Advantages of Mixed-Use Development

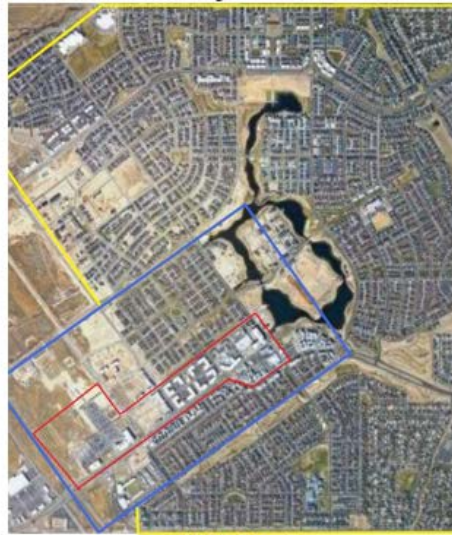


- Energy conservation-mixed-use development inherently conserves energy because it promotes efficient land use, reduced reliance on the use of vehicles, and establishes walkable communities based on Smart Growth principles.
- Create a sense of place in a community.
- Achieve higher densities while creating more amenities, and usable and pleasant public open space, which sometimes cannot easily be achieved by single-purpose projects.
- Can result in shared infrastructure (ex. parking), thereby making possible economies of scale in development and operating costs.
- Stimulate revitalization by encouraging redevelopment activity in downtowns, and urban and suburban infill locations.
- Provide a focus for growth in more suburban communities.
- Provides opportunities for increased use of public transit.
- Promote growth in the most appropriate areas in conjunction with existing or planned infrastructure including, but not limited to public water and sewer facilities.

Source: Chester County Planning Commission

The Pointe @ 53rd

Daybreak



Comercial High Density
Residential **Single Fam**

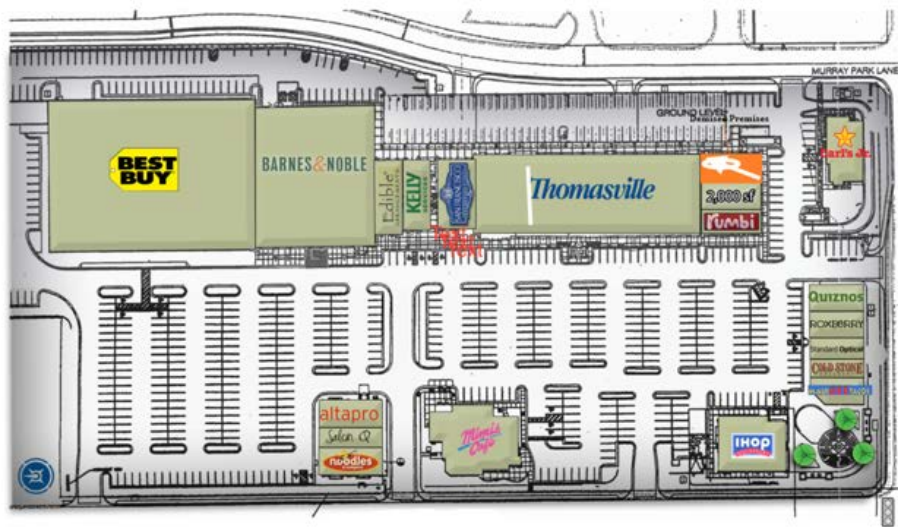
The Pointe @ 53rd



The Pointe @ 53rd Mixed Use



The Pointe @ 53rd Mixed Use



Staff Recommendations

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 properties located at 5283, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from General Commercial to Village & Centers Mixed Use.

Zone Map Amendment

Staff and the Planning Commission recommend the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 5238, 5217, 5157, and 5177 South State Street, and 151 East 5300 South from C-D, Commercial Development to CMU, Centers Mixed Use.



Attachment G

Applicant: Murray City Staff

Request for: Interlocal Agreement (ILA) between Salt Lake City, Salt Lake County, and Murray City for a Brownfields Assessment Grant in the amount of \$600,000



Reasons for Interlocal Agreement

- EPA Brownfield Assessment Grant funds may be used to fund activities within each jurisdiction related to environmental cleanup; and for inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) related to brownfield sites, and outreach materials and implementation, and other eligible activities.
- The County would be the Lead Coalition Partner and be responsible to the EPA for management of the cooperative agreement and to ensure that all coalition partners are in compliance with the terms and conditions of the grant award.
- The Parties want to enter into an interlocal cooperation agreement to administer the EPA Brownfields Assessment Grant.
- ILA time period from October 1, 2021 – September 30, 2024

Objective

The Salt Lake Brownfields Coalition (the “Coalition”) plans to target Brownfield areas within Salt Lake County to create a cleaner, healthier environment and revitalize land while preventing further contamination.

The Coalition seeks to target properties that have a high likelihood of redevelopment within the grant period and to focus on properties that could utilize the Brownfields Revolving Loan Fund administered by Salt Lake County in order to further incentivize redevelopment.

Coalition Board Duties & Policies

- The purpose of the grant is to facilitate the reuse and redevelopment of environmentally contaminated sites by performing environmental assessments on eligible properties.
- The Coalition has 7 voting members, 2 members from each agency; 1 program manager from SL County.
- The primary duties of the Board are to review property applications for environmental studies.
- Key players in the administration of the Program: Coalition Board, EPA, the Program Manager, and the Qualified Environmental Professional (QEP).
- The Program Manager is responsible for administering the budget, coordinating with the EPA on site eligibility, managing the activities of the QEP, and complying with EPA reporting requirements.

Coalition Board Process

The Board will fund up to 18 Phase I environmental site assessments (ESA), 12 Phase II ESAs, and 6 cleanup planning documents. Priority will be given to properties in priority areas as outlined in the grant application (Camp Kearns, Murray Central Business District, and Jordan River/Glendale, and magna Main Street). However, properties outside of these areas may also be awarded. For purposes of this Section, the County's jurisdiction does not include the jurisdiction of Murray City or Salt Lake City and vice versa.

The Program Manager is responsible for receiving all Site Eligibility Determination forms from Coalition partners. The Program Manager will submit forms to EPA for eligibility determination. Program Manager will inform Coalition partners, property owners, and QEP of eligibility determination from EPA.

Environmental work conducted by Terracon, the QEP for the Coalition.

Funds Allocated for 2019-2022 Grant

SALT LAKE COUNTY COALITION BROWNFIELDS GRANT			
invoiced costs and funds remaining			
		overall budget (contractual only)	\$570,200.00
Name	Budget	Billed 11/16	
13 Think Architecture ESA	3000	3000.00	
14 Think Architecture SAP	6002	6002.00	
15 Starwood / Fireclay ESA	3000	3000.00	
16 Starwood / Fireclay SAP	6000	6000.00	
17 Satellite Property ESA	1500	1500.00	
18 Satellite Property SAP	450	450.00	
20 Murray RDA Block ESA	7000	7000.00	
24 Murray RDA Block SAP	9886.12	9886.12	
27 Box Elder Apartments ESA	7000	7000.00	
28 Box Elder Apartments SAP	6000	6000.00	
31 Think Architecture Phase II	22941.9	22941.90	
33 Murray RDA Phase II	45,833	44002.55	
37 Box Elder Apartments Phase II	36182.55	36182.55	
40 Think Architecture Cleanup Plan	7870.5	7870.50	
42 Murray RDA Cleanup Plan	9000	8118.75	
46 Murray RDA Block ACM/Pre-Demo	\$33,000	30166.90	
Total Budget	204666.07	199121.27	

Budget for 2021-2024 Grant

Budget Categories	Programmatic Support	Outreach	Site Inventory	Assessment	Remediation/Reuse Planning	Total
Personnel	\$20,500	\$1,000	\$0	\$0	\$0	\$21,500
Fringe Benefits	\$6,000	\$300	\$0	\$0	\$0	\$6,300
Travel	\$9,100	\$0	\$0	\$0	\$0	\$9,100
Supplies	\$0	\$500	\$0	\$0	\$0	\$500
Contractual	\$0	\$6,000	\$40,000	\$451,100	\$65,500	\$562,600
Total	\$35,600	\$7,800	\$40,000	\$451,100	\$65,500	\$600,000

Murray City Coalition Members request that the City Council approve the City Resolution in support of an Interlocal Cooperative Agreement for a Brownfields Assessment Grant in the amount of \$600,000.

