

Murray City Municipal Council Chambers

Murray City, Utah

Tuesday, February 1st, 2022

The Murray City Municipal Council met on Tuesday, February 1st, 2022, at 7:00 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 – Conducting
Pamela Cotter	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

Administrative Staff in Attendance:

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Doug Roberts	Deputy Police Chief
Jon Harris	Fire Chief
Joey Mittelman	Assistant Fire Chief
Chad Pascua	Assistant Fire Chief
Steven Roberson	Fire Captain
Joe Treadwell	Fire Battalion Chief
Brain MacNeil	Fire Engineer
Danielle Winters	Paramedic/Firefighter
Gary Bean	Paramedic/Firefighter

Stephen Greenwell	Firefighter
Russell Sneddon	Paramedic/Firefighter
Brandon Bates	Paramedic/Firefighter
Blaine Haacke	General Manager of Power
Danny Astill	Public Works Director
Jared Hall	Community Development Supervisor
Susan Nixon	Associate Planner
Scott Barrell	GIS Supervisor
Zac Smallwood	Senior Planner
Rob White	IT Director
Camron Kollman	Library IT Technician

Others in Attendance:

Cindy Hales	Kenny H.	Tina Harris	Gilberto Gil	Brandon Stringham
Sam Johnston	Janice Strobell	Terri Hrechkosy		

Opening Ceremonies

Call to Order – Councilmember Martinez called the meeting to order at 7:01 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Chief Jon Harris.

Approval of Minutes

Council Meeting – January 4th, 2022

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

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez

Nays: None

Abstentions: Councilmember Hrechkosy

Motion passed 4-0

Special Recognition

1. **Consider a Joint Resolution of the Mayor and Murray City Municipal Council in appreciation for Jon Harris**

Presenting: Brett Hales, Mayor
Resolution Number: R22-03

Mayor Hales read into the record a joint resolution of the Mayor and City Council in appreciation for Chief Jon Harris. Chief Harris is retiring from Murray City Fire on February 11, 2022. A resolution of appreciation was presented to Chief Harris for his 27 years of service to Murray City.

MOTION: Councilmember Turner moved to approve the Joint Resolution. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Mayor Hales thanked Chief Harris for his service.

Chief Harris thanked the Mayor and City Council for the recognition. Chief Harris said working for Murray City has been a pleasure and he has loved his time working for the city.

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

Firefighter, Joe Treadwell, asked for a few minutes to express his appreciation to Chief Harris and his time serving with Chief and watching him progress.

Citizen Comments

The public hearing was open for public comment.

No comments were given, and the public hearing was 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 related to land use; amends the Zoning Map for the property located at approximately 606 East Sunny Flowers Lane, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low-Density Single Family) Zoning District.**

Presentation: Jared Hall, Community Development Supervisor, and Zac Greenwood, Senior Planner

PowerPoint Presentation Attachment A- Brandon Stringham - 606 E Sunny Flowers

Applicant: Brandon Stringham

Committee of the Whole Presentation on [January 18, 2022](#)

Planning Commission Presentation on [December 16, 2021](#)

Presentation

Jared Hall shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the zoning of a small, triangular portion of the subject property addressed 606 East Sunny Flowers Lane from A-1 to R-1-8. The adjacent neighbor to the west at 5357 South Ridge Creek Road wishes to purchase this isolated portion of the subject property and combine it with their own. The exchange of property creates no issues, but the zoning should be changed to match the property that it will be combined with.

Citizen Comments

The public hearing was open for public comment.

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

MOTION

Councilmember Turner moves to adopt an ordinance. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez

Nays: None

Abstentions: Councilmember Hrechkosy

Motion passed 4-0

- 2. Consider an ordinance relating to land use; amends the General Plan from**

Neighborhood Commercial to Residential Multi-Family Medium Density and amends the Zoning Map from C-N (Commercial Neighborhood) to R-M-15 (Residential Multi-Family) for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah.

Presentation: Zach Smallwood, Senior Planner

PowerPoint Presentation Attachment B- Reynolds - 662 W 5300 S & 5322 South Allendale Drive

Applicants: Ryan Reynolds and Brad Reynolds

Committee of the Whole Presentation on [January 18, 2022](#)

Planning Commission Presentation on [December 16, 2022](#)

Presentation

Zach Smallwood shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the zone located near 5300 South from C-N to R-M-15 and amend the General Plan's Future Land Use designation from the properties from Neighborhood Commercial to Medium Density to accommodate a land sale.

Councilmember Turner thanked staff for doing an in-depth study before requesting a General Plan Amendment.

Councilmember Cotter asked about utility upgrades and who pays for the upgrades.

Mr. Smallwood indicated that the developer would be responsible for any upgrades.

Councilmembers thanked the staff and developer for the presentation.

Councilmember Dominguez asked about what the neighboring communities felt towards this project.

Mr. Smallwood shared that at the Planning Commission meeting, one neighbor attended the meeting but he was there to gain information about the project and did not have any objections to the proposal.

Citizen Comments

The public hearing was open for public comment.

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

Applicant

Applicant, Brad Reynolds, was invited to the podium to speak about the proposed project. He has been building homes for over 35 years and is excited to begin this project in Murray City.

Mr. Reynolds introduced, Ryan Hales, with Hales Engineering, who was in the audience if the public or council have any questions about the traffic study that was completed for this proposal.

Discussion

Councilmember Turner clarified that we are not considering the development only the zoning for tonight's vote.

MOTION

Councilmember Cotter moves to adopt an ordinance. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez

Nays: None

Abstentions: Councilmember Hrechkosy

Motion passed 4-0

Business Item

- 1. Consider a resolution approving the Mayor's appointment of representatives to Boards of Interlocal Entities.**

Presentation: Mayor Brett A. Hales

Resolution Number: R22-04

Mayor Hales announced there are no changes to the representatives mentioned in the interlocal entity board and read the resolution requesting the Mayor's appointments of representatives to Boards of Interlocal Entities into the record.

Mayor Hales expressed thanks to the people who have served and continue to serve as representatives on these interlocal entity boards.

MOTION: Councilmember Dominguez moved to adopt the resolution. The motion was SECONDED by Councilmember Cotter.

Council roll call vote:

*Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner,
Councilmember Martinez*

Nays: None

Abstentions: Councilmember Hrechkosy

The nomination passed 4-0

Mayor's Report and Questions

Mayor Hales shared the following announcements:

- Congratulated Garry Hrechkosy for his appointment to District 5.
- Two thousand N95 masks were delivered and available for pick-up at the Murray City Library for the public.

Council members shared their thanks to the presenters and staff.

Adjournment

The meeting was adjourned at 7:43 p.m.

Brooke Smith, City Recorder

Attachment A

Applicant: Brandon Stringham

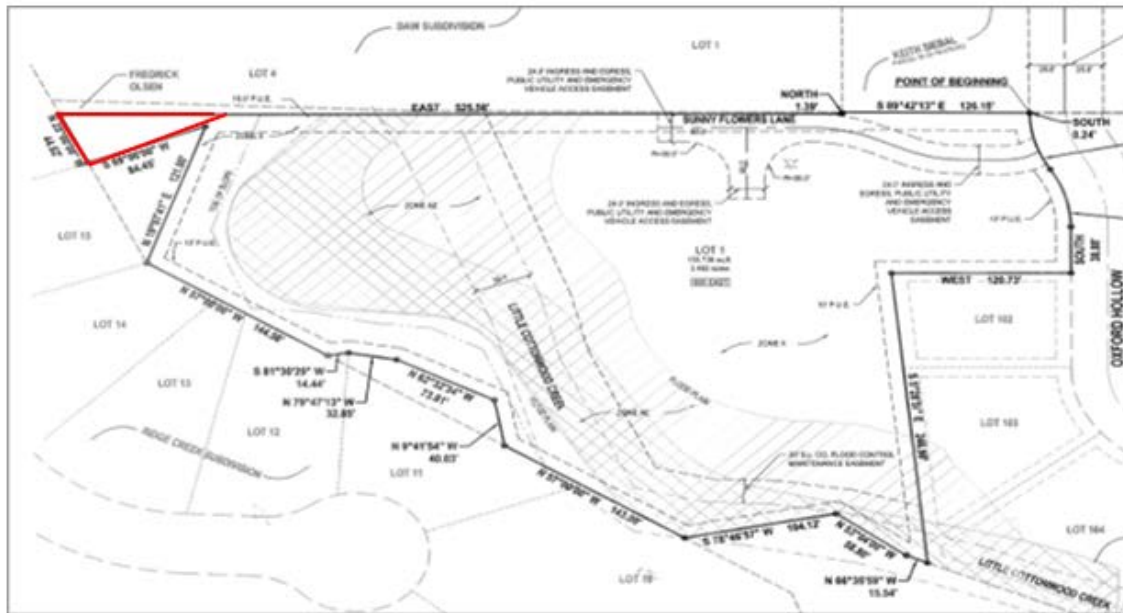
Request: Zone Map Amendment from A-1 to R-1-8

Address: 606 East Sunny Flowers Lane (2,540 sf portion)



606 East Sunny Flowers





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



Planning Commission

- A public hearing was held by the Planning Commission on December 16, 2021.
- 74 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 6-0 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 requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
2. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
3. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the described 2,540 square foot portion of the property located at 606 East Sunny Flowers Lane from A-1 Agricultural to R-1-8, Low Density Residential.

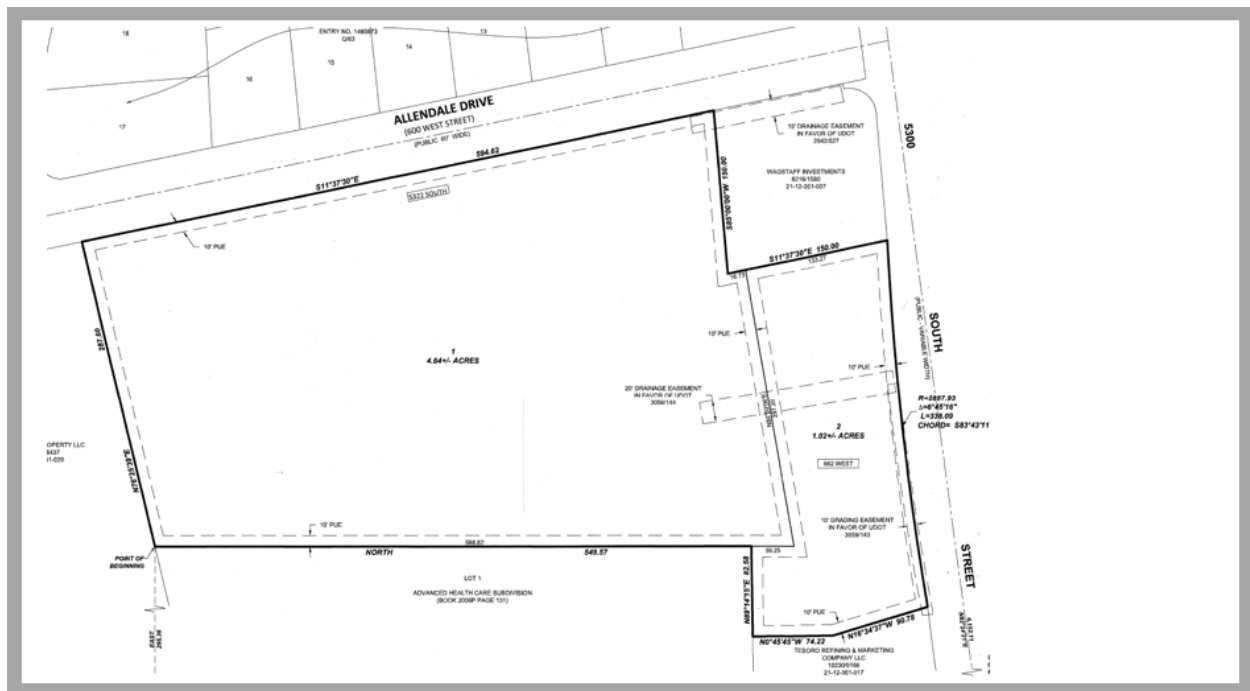
Attachment B

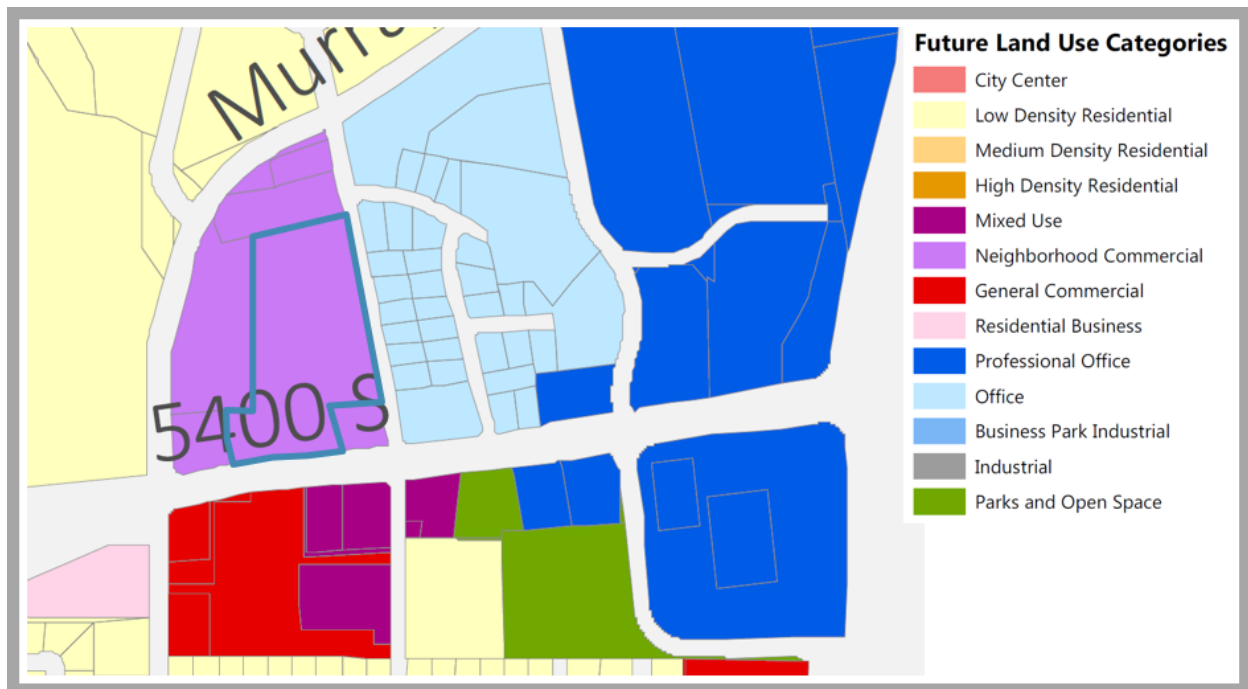
Applicant: Brad Reynolds

Request: General Plan Amendment from Neighborhood Commercial to Medium Density Residential and Zone Map Amendment from C-N to R-M-15

Address: 662 West 5300 South & 5322 South Allendale Drive







NEIGHBORHOOD COMMERCIAL

This designation allows mixed-use development in smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented (or are desired to be) and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented to the sidewalk.

Corresponding zone(s):

- RNB, Residential Neighborhood Business
- C-N, Commercial neighborhood
- New/Updated Neighborhood Commercial zone



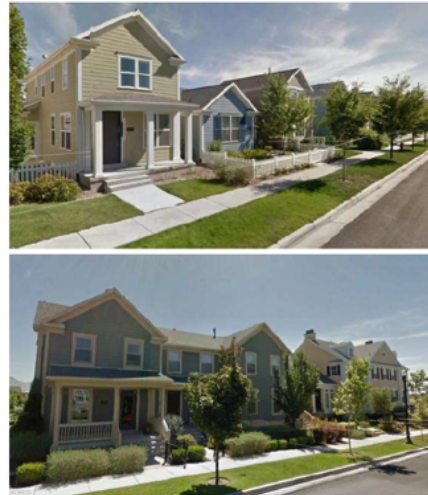
MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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



Zone Comparison

	C-N (existing)	R-M-15
Residential Density	Residential not allowed except for assisted/retirement facilities.	8,000 sq ft min per lot 12 dwelling units per acre
Height	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	Minimum 8' total of 20'
Corner Yard setback	None	20'
Parking Required	4-5 spaces for 1,000 square feet	2.5 off-street spaces per unit



Planning Commission

- A public hearing was held by the Planning Commission on December 16, 2021.
- 154 notices were sent to all property owners within 500' of the subject property and to affected entities.
- One public comment was received which expressed concern on the impact but was not opposed due to the developer's reputation.
- The Planning Commission voted 6-0 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 C-N to R-M-15 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-M-15 zone.
3. The proposed Zone Map Amendment from C-N to R-M-15 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 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

Staff Recommendations

General Plan Amendment

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Future Land Use Map, re-designating the properties located at 662 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential.

Zone Map Amendment

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 662 West 5300 South and 5322 South Allendale Drive C-N, Commercial Neighborhood to R-M-15, Multi-Family Medium Density Residential.