

Murray City Municipal Council Chambers

Murray City, Utah

Tuesday, October 4th, 2022

The Murray City Municipal Council met on Tuesday, October 4th, 2022, 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
Pamela Cotter	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4 - Conducting
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III
Crystal Brown	Officer Administrator

Administrative Staff in Attendance:

Brett A. Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
G.L. Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administration Director
Craig Burnett	Police Chief
Joey Mittelman	Fire Chief
Kim Sorensen	Parks and Recreation Director
Jared Hall	Community and Economic Development Director
Zac Smallwood	Senior Planner
Russ Kakala	Public Works Director
Camron Kollman	IT Technician

Others in Attendance:

David Rodgers	Dave Carr	Loran Pasalich	Morgan Workman
Pam Sanders	Brandi Workman	Amber Littleford	Hicks Blackburn

Charles Turner			
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Opening Ceremonies

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

The audience was invited to recite the Pledge of Allegiance led by Fire Marshal Jeff Puls.

Approval of Minutes

Council Meeting – September 6, 2022

MOTION:

Councilmember Hrechkosy moved to approve the Council Minutes on September 6, 2022. The motion was SECONDED by Councilmember Martinez.

Ayes: Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, and Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

1. Recognition and final report from Morgan Workman, Miss Murray

Presenting: Mayor Hales and Morgan Workman

Attachment A: Miss Murray 2022

Mayor Hales introduced Morgan Workman, Miss Murray 2022, and invited her to share her final report.

Morgan Workman, 2022 Miss Murray, gave an overview of her year and shared a PowerPoint of some of her highlights as Miss Murray. Her initiative was, “The Gift of Movement” and for the last year she has been raising money through fundraisers to help kids and teens participate in youth sports and performing art.

Miss Workman shared that the next Miss Murray will be crowned on October 22 at High Crest Junior High and invited everyone to attend.

Miss Workman thanked the council and city for their support and shared a special tribute to Lessa Lloyd, former Miss Murray Scholarship Competition Director who recently passed.

Mayor Hales thanked Morgan Workman for her year of service and presented her with an engraved commemorative clock.

Councilmembers thanked Miss Workman for her service and for being an ambassador for the city.

2. Consider a Joint Resolution for Fire Prevention Week

Presenting: Mayor Hales, Chief Joey Mittelman, and Steve Roberson, Deputy Fire Marshal
Proposed Resolution # R22-42

Mayor Hales read Resolution 22-42 into the record declaring October 9th – 15th as Fire Prevention Week.

MOTION

Councilmember Rosalba Dominguez moves to approve to Consider a Joint Resolution for Fire Prevention Week. The motion was SECONDED by Councilmember Pamela Cotter.

Roll Call:

Ayes: Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, and Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

Mayor Hales turned the time over to Steve Roberson, Deputy Fire Marshal up to the podium to share more information about what is planned during Fire Prevention Week.

Deputy Fire Marshal Roberson shared that the theme this year is "Don't wait" and Roberson shared a few things the Fire Department employees are participating in, including:

- 2nd Grade Fire Safety Assemblies and Coloring Contest
- Teaching business owners how to use a fire extinguisher
- Installing Smoke Alarms in partnership with Red Cross

Roberson thanked the council and city for their continued support.

Councilmembers and the Mayor thanked the firefighters for their contributions to the city and community.

Citizen Comments

The meeting was open for public comment.

No comments were given, and the open public comment period was closed.

Consent Agenda

None Scheduled

Public Hearings

1. Consider an ordinance relating to land use; amends the General Plan from Low Density Residential and Office to Medium Density Residential and amends the Zoning Map from G-O (General Office) and R-1-8 (Single-Family Low Density Residential) to R-M-15 (Multi-Family Medium Density Residential) for the properties located at 787 and 825-865 East 4800 South, Murray, Utah

Presenting: Jared Hall, Community and Economic Development Director and Zachary Smallwood, Senior Planner

Attachment B: 787 and 825-865 East 4800 South

Jared Hall, Community and Economic Development Director, and Zachary Smallwood, Senior Planner shared an overview of the ordinance requested to amend the General Plan from Low-Density Residential and Office to Medium Density Residential and amend the Zoning Map from G-O (General Office) and R-1-8 (Single-Family Low-Density Residential) to R-M-15 (Multi-Family Medium Density Residential) for the properties located at 787 and 825-865 East 4800 South, Murray, Utah.

The property owner is requesting a re-zone for these properties to allow for redevelopment of the area to facilitate additional housing. The property owner has stated that the existing office complex is in a state of disrepair that makes it infeasible to maintain. They propose that changing the zoning to residential would allow for a more compatible and cohesive neighborhood.

The subject property comprises two parcels totaling 3.93 acres in the R-1-8, Single Family Residential (1 acre) & G-O, General Office (2.93 acres) Zones located on the north side of 4800 South as it bends to connect to the Van Winkle Expressway. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. The request is to change the properties to R-M-15 would allow up to 12 units per acre.

The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-M-15 Zone allows for multifamily housing at a base density of twelve (12) units per 3 acres. This is a medium-density, multifamily zone.

Allie Platt with Lotus Company was invited to the podium. Platt shared some plans to reinvigorate the area and why the zoning change is being requested.

Councilmembers requested clarification on the number of townhomes allowed and if they would be owned or rented. In addition, requested information on tree study, traffic study, and walkability for the area.

Citizen Comments

The meeting was open for public comment.

Clark Bullen

Shared concerns with the current traffic and how fast people go on 4800 South as a thoroughfare. He would like the Planning Department to do a workshop for citizens to better understand traffic studies and have the council consider requiring traffic studies for zone changes that increase density before zone changes are approved.

Robert Benedict (Email read into the record by Zac Smallwood)

Requested the council vote on two separate zoning changes because the Larsen property is undeveloped land and not at the end of its economic life.

No additional comments were given, and the open public comment period was closed.

1st MOTION:

Councilmember Dominguez moves to AMEND the application to separate the two parcels being considered (Larson Parcel and Platt Parcel) tonight. The motion was SECONDED by Councilmember Hrechkosy.

DISCUSSION:

Councilmembers and the City Attorney briefly discussed the proposal and the process for the applicant to amend the proposal.

First Motion was withdrawn.

2nd MOTION:

Councilmember Martinez moves to approve the ordinance relating to land use; amends the General Plan from Low-Density Residential and Office to Medium Density Residential and amends the Zoning Map from G-O (General Office) and R-1-8 (Single-Family Low-Density Residential) to R-M-15 (Multi-Family Medium Density Residential) for the properties located at 787 and 825-865 East 4800 South, Murray, Utah. The motion was SECONDED by Councilmember Hrechkosy.

DISCUSSION:

Councilmembers asked staff for some clarifications on the proposed application and motion being made.

Jared Hall clarified when transportation plans and tree studies are requested and done.

Zac Smallwood clarified the trees along Van Winkle are owned by Salt Lake City and Salt Lake County Flood Control has been in contact with the Planning Department and has requested the developer work with them if the zone change is approved.

Councilmembers discussed concerns with the Larson lot being considered in the proposal.

VOTE:

*Ayes: Councilmember Martinez and Councilmember Cotter
Nays: Councilmember Hrechkosy, Councilmember Dominguez, and Councilmember Turner.
Abstentions: None*

Motion failed 2 (ayes) -3 (nays)

2. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 98 West Winchester Street, Murray City, Utah from R-1-8 (Residential Low Density) to R-N-B (Residential Neighborhood Business)

Presenting: Jared Hall, Community and Economic Development Director, and Zac Smallwood, Senior Planner

Attachment C: 98 West Winchester Street

Jared Hall, Community and Economic Development Director, and Zachary Smallwood, Senior Planner shared an overview of the ordinance relating to land use; amends the Zoning Map for the property located at 98 West Winchester Street, Murray City, Utah from R-1-8 (Residential Low Density) to R-N-B (Residential Neighborhood Business).

The applicant, Mr. Labrum, owns half of the office condominiums to the west of the vacant lot. They are seeking to change the zoning so that they can use the vacant lot for more parking. If the zone change is approved, the applicant will need to consolidate the two lots to use them for parking.

The vacant lot is currently zoned R-1-8 for single-family housing but is too small to support any type of housing. The 2017 General Plan calls for the parcel to eventually transition to Residential Business Land Use Class. The proposed R-N-B Zone allows for a variety of mixed-use, low-scale, low-intensity residential, commercial, office, and business operations as an appropriate transition between high-traffic arterial streets to adjacent residential neighborhoods.

The applicant, Brian Labrum was invited to the podium and shared that they are excited to develop the property.

Citizen Comments

The meeting was open for public comment.

No comments were given, and the open public comment period was closed.

MOTION:

Councilmember Hrechkosy moved to approve the ordinance relating to land use; amend the Zoning Map for the property located at 98 West Winchester Street, Murray City, Utah from R-1-8 (Residential Low Density) to R-N-B (Residential Neighborhood Business). The motion was SECONDED by Councilmember Cotter.

Ayes: Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, and Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

3. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 64 and 72 West Woodrow Street, Murray City, Utah from G-O (General Office) to R-1-8 (Residential Low Density)

Presenting: Jared Hall, Community and Economic Development Director, and Zac Smallwood, Senior Planner

Attachment D: 64 and 72 West Woodrow Street

Jared Hall, Community and Economic Development Director and Zac Smallwood, Senior Planner shared an overview of the ordinance relating to land use; amending the Zoning Map for the property located at 64 and 72 West Woodrow Street, Murray City, Utah from G-O (General Office) to R-1-8 (Residential Low Density).

Murray City School District has a home-building program that helps teach high school students practical building skills. The School District intends to develop three properties in single-family homes built by the students.

Citizen Comments

The meeting was open for public comment.

No comments were given, and the open public comment period was closed.

DISCUSSION:

Councilmember Dominguez shared concerns about the historic nature of the houses currently on the lot and challenges the school district to work with the historic community to pay homage to the history of the homes in that location.

MOTION:

Councilmember Hrechkosy moved to approve the ordinance relating to land use; amend the Zoning Map for the property located at 64 and 72 West Woodrow Street, Murray City, Utah from G-O (General Office) to R-1-8 (Residential Low Density). The motion was SECONDED by Councilmember Cotter.

Ayes: Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, and Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

Business Item

None Scheduled

Mayor's Report and Questions

Mayor Hales shared the following updates:

- City hall is still on target and plans on coordinating a tour with councilmembers
- The store Modern Display is scheduled to open on October 15
- The Vuu Property is now owned by Murray City (the property behind the theater)
- The Mayor shared his appreciation to the council for supporting the new Diversity, Equity, and Inclusion Advisory. Since the last meeting, the city has decided to change this from a full-time position to a consultant which will save the city approximately \$110,000 per year.

QUESTION(S):

Councilmember Hrechkosy asked for an update on the broker to sell the current city hall location.

The City Attorney, G.L. Critchfield answered saying the appraisal has been ordered, and they are working on getting the appraisal.

Mayor thanked the council for their continued support.

Councilmembers thanked the Mayor and staff for their support.

Councilmember Cotter reminded the audience that October is National Breast Cancer month.

Adjournment

MOTION:

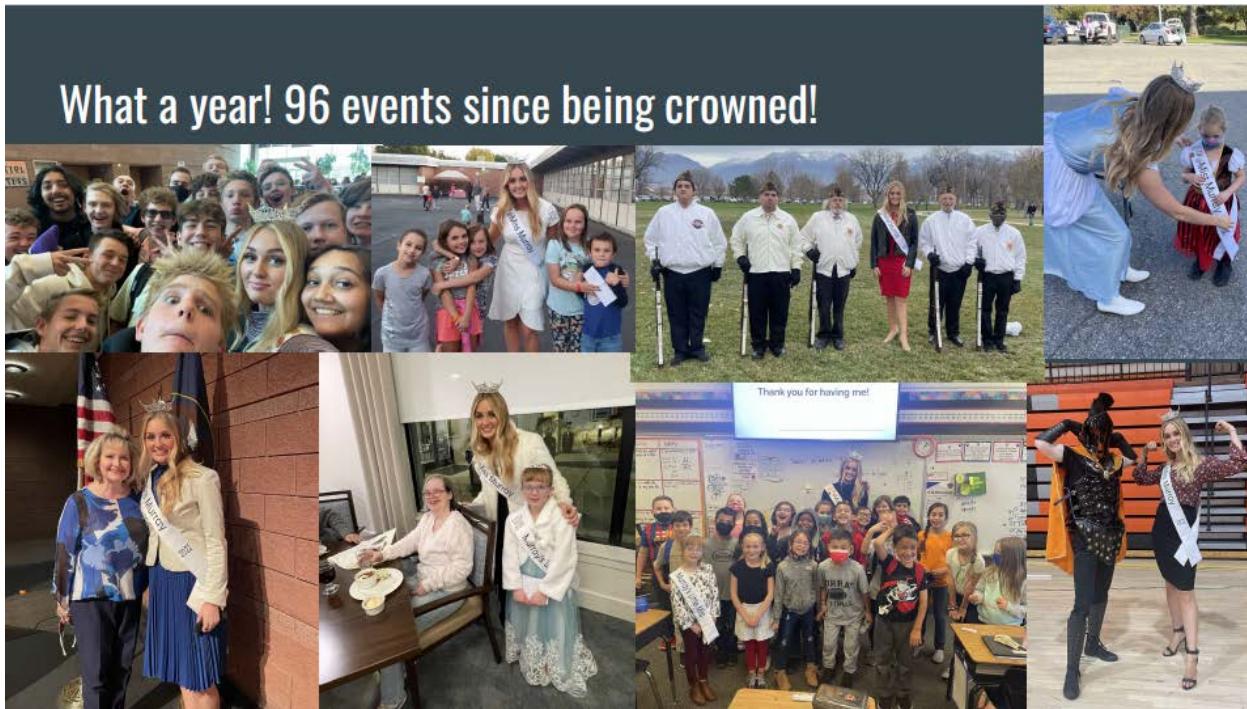
Councilmember Hrechkosy moved to adjourn the meeting. The motion was SECONDED by Councilmember Dominguez.

The meeting was adjourned at 8:04 p.m.

Brooke Smith, City Recorder



Attachment A: Miss Murray 2022, Morgan Workman



Favorite event (besides the GOM 5k fundraising event)



Gift of Movement

A scholarship program for underprivileged youth who can't afford to participate in extracurriculars

- Held 3 fundraising events and gained many sponsors for the program
- Raised \$5,000 total and awarded 3 winners. Gracie-dancer, Chiara-dancer, Lucas- soccer player
- Making it a 501c3 non-profit in the next couple of months



Gift of Movement Fundraising Events



Miss Utah 2022 Competition



**Thank you for your continued support for this program.
It has changed my life forever! The scholarship money
earned will help me continue my education at the
University of Utah and beyond.**

Come to the competition!



October 22, 2022
7:00 PM
Hillcrest Jr. High
Auditorium
General admission \$10
at the door

Presenting
"She's Got The Look"
A tribute to Leesa Lloyd

Attachment B: 787 and 825-865 East 4800 South, Murray, Utah

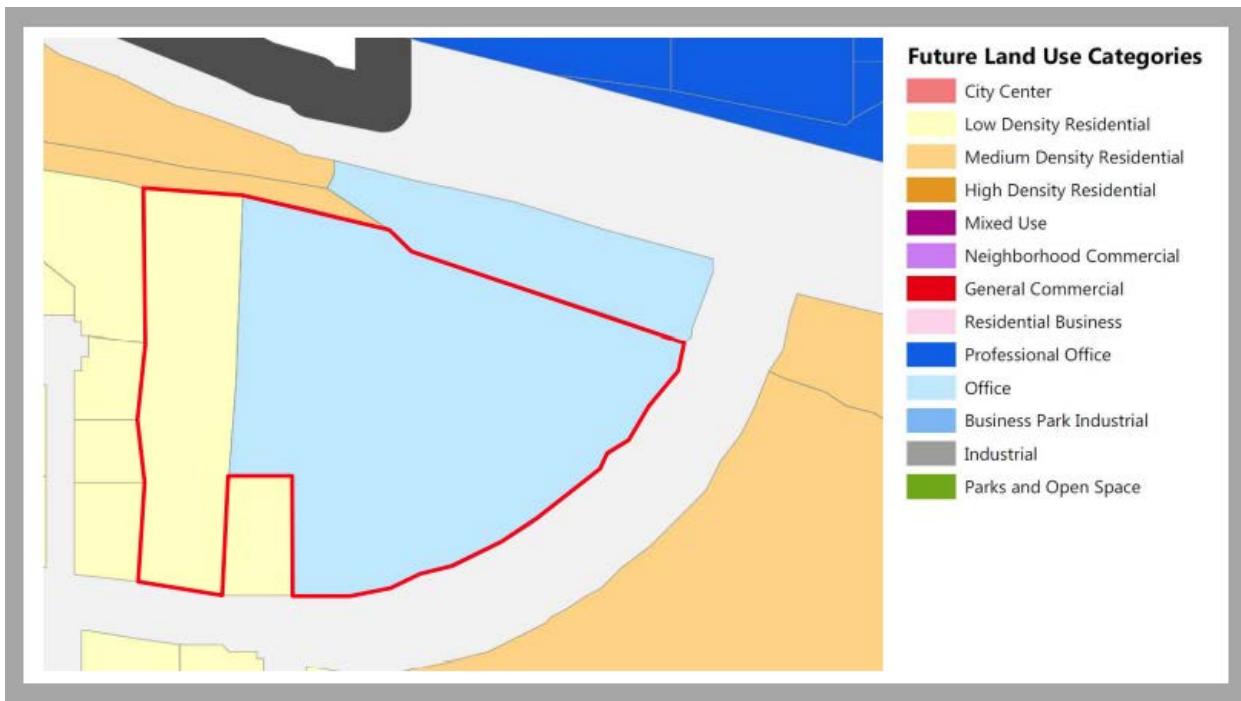
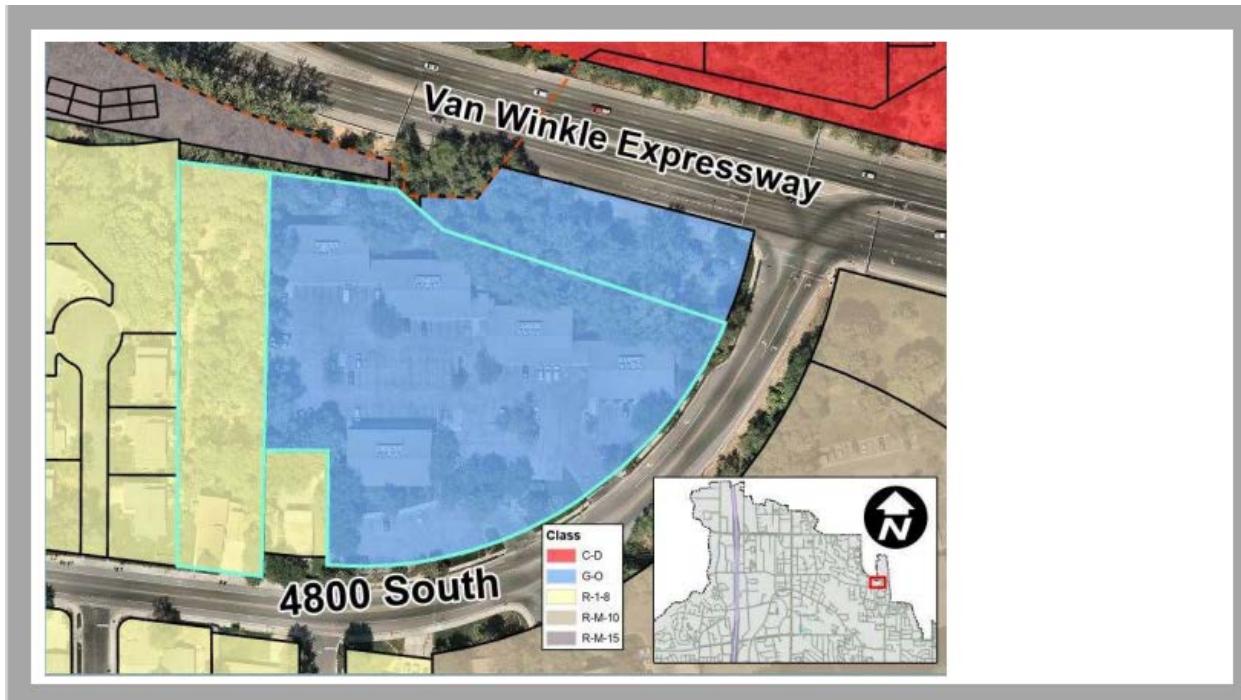
Applicant: Allie Platt, Lotus Company

Request: General Plan Amendment Future Land Use Map

Amendment from General Office and Low Density Residential to
Medium Density Residential and a Zone Map Amendment from R-1-
8 and G-O to R-M-15

Address: 787 and 825-865 East 4800 South





OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



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 land/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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



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



Zoning District Comparison

	G-O(existing)	R-1-8 (existing)	R-M-15
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot	8,000 ft ² min per lot 12 units per acre
Height	30' with additional height with additional setback.	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'	25'
Rear Yard setback	None (20' next to residential)	25'	25'
Side Yard setbacks	10' (20' next to residential)	8' (total of 20')	8' (total of 20')
Corner Yard setback	20'	20'	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2 spaces per lot	2.5 spaces per unit

Planning Commission

- A public hearing was held by the Planning Commission on July 7, 2022.
- 110 notices were sent to all property owners within 400' of the subject property and to affected entities.
- The Planning Commission voted 5-0 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. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from R-1-8 and G-O 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 within the densities and uses allowed by the proposed R-M-15 Zone.
4. The proposed Zone Map Amendment from R-1-8 and G-O 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.
5. The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council on 7/7/2022.

Recommendations

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Future Land Use Map, redesignating the properties located at 787 and 825 East 4800 South from Low Density Residential and Office to Medium Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

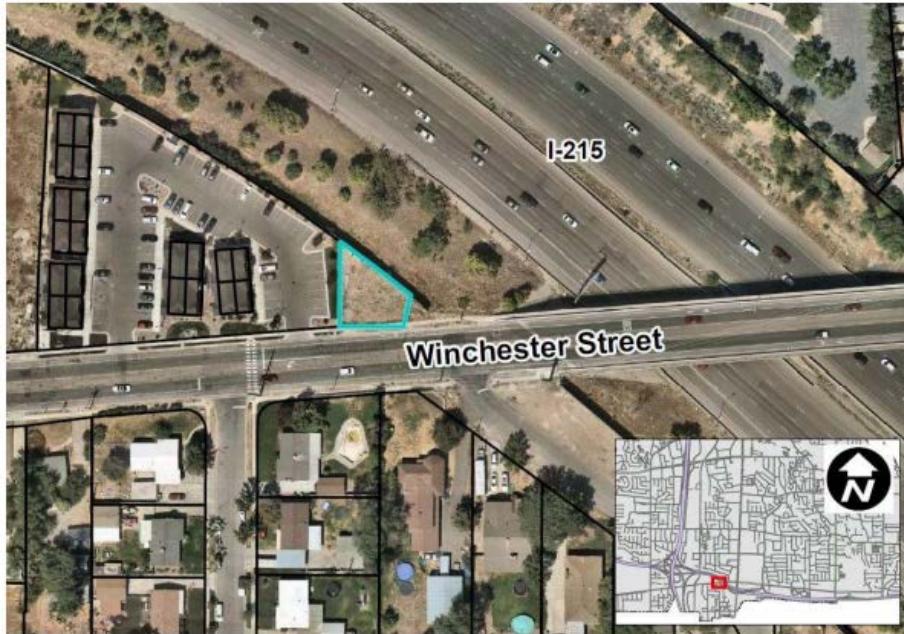
The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Zoning Map designation of the properties located at 787 and 825 East 4800 South from G-O, General Office and R-1-8, Single Family Residential to R-M-15, Multi-Family Medium Density.

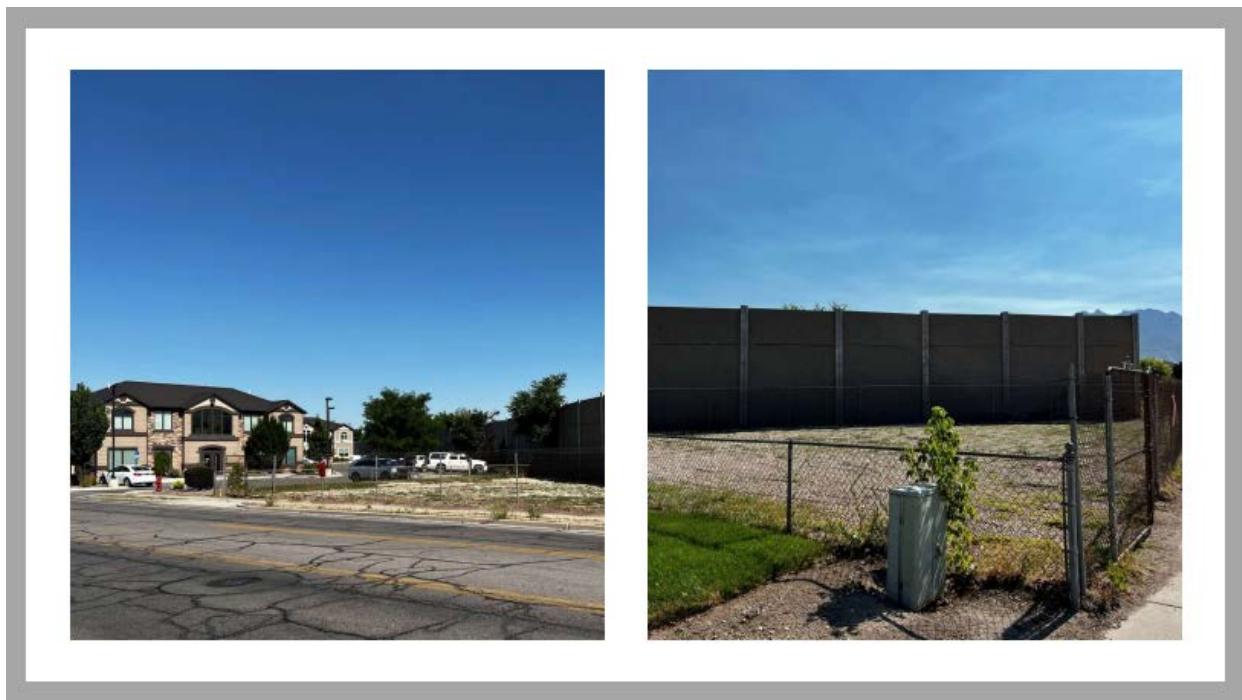
Attachment C: 98 West Winchester Street, Murray City

Applicant: Brendon Cassity

Request: Zone Map Amendment from R-1-8 to R-N-B

Address: 98 West Winchester Street







Zoning Regulations		
	R-1-8 (existing)	R-N-B (proposed)
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	8,000 ft ²	None; (except for single family detached and duplexes, which must comply with the requirements of the R-M-10 zone. Single-family attached must have 10,000 square foot lots)
Structure Height	35' maximum	20' maximum, Planning Commission may allow a height of up to 30'.
Front Yard Setbacks	25' minimum	20' minimum
Rear Yard Setbacks	25' minimum	20' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 20'	8' minimum
Corner Side Yard Setbacks	20' minimum	20' minimum
Parking Requirements	2 off-street spaces	1 stall per 200 square feet of net office area

Planning Commission

- A public hearing was held by the Planning Commission on July 21, 2022.
- 39 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 4-0 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.
3. The proposed Zone Map Amendment from R-1-8 to R-N-B is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission voted 4-0 to forward a recommendation of approval to the City Council on 7/21/2022.

Recommendation

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Zoning Map designation of the property located at 98 West Winchester Street from and R-1-8, Single Family Residential to R-N-B, Residential Neighborhood Business.

Attachment D: 64 and 72 West Woodrow Street

Applicant: Murray City School District

Request: Future Land Use Map Amendment from Office to Low Density Residential and a Zone Map Amendment from G-O, General Office to R-1-8, Low Density Single Family

Address: 64 & 72 West Woodrow Street





Zoning



General Plan Land Use Categories

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 land use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/Ac.

Corresponding zone(s):

- A-2, 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-1-10, Low density two family



OFFICE

This designation allows for a wide range of office uses in an environment that is compatible with adjacent residential neighborhoods. Development patterns should enhance the livability of surrounding residential neighborhoods while contributing to the success of nearby business areas. Development will generally be individual buildings or small clusters that are scaled similar to adjacent residential areas.

Corresponding zone(s):

- G-O, General Office
- R-N-B, Residential Neighborhood Business



Home built by Murray High students sells for almost \$1 million

Aug 22, 2021 10:06 AM • By Julie Slama



Murray High students built this 4,000-square-foot house near Wheeler Farm over a three-year period, which sold this spring. (Cain Drury/Murray High School)

General Plan Objectives

- Provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces.
- Preserve and protect the quality of life for a range of viable residential neighborhoods
 - Prioritize infill and redevelopment for commercial development over expansion into residential neighborhoods
- Stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community.

Planning Commission

- A public hearing was held by the Planning Commission on July 21, 2022.
- 47 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 4-0 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. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from G-O to R-1-8 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change will be minimal and will promote the goals of the General Plan.
4. The proposed Zone Map Amendment from G-O 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.
5. The Planning Commission voted 4-0 to forward a recommendation of approval to the City Council on 7/21/2022.

Recommendations

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Future Land Use Map, redesignating the properties located at 64 and 72 West Woodrow Street from Office to Low Density Residential.

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

The Planning Commission and staff recommends that the City Council APPROVE the requested amendment to the Zoning Map designation of the properties located at 64 and 72 West Woodrow Street from G-O, General Office to R-1-8, Single Family Residential.