

Murray City Municipal Council Chambers Murray City, Utah

The Municipal Council of Murray City, Utah, met on Tuesday, the 18th Day of December, 2007 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Roll Call consisted of the following:

Krista Dunn,	Council Chair - Conducted
Pat Griffiths,	Council Member - Excused
Robbie Robertson,	Council Member
Jim Brass,	Council Member
Jeff Dredge,	Council Member

Others who attended:

Daniel Snarr,	Mayor
Jan Wells,	Chief of Staff
Mike Wagstaff,	Deputy for Legislation
Frank Nakamura,	City Attorney
Shannon Huff Jacobs,	Council Director
Dennis Hamblin,	Community Development Director
Charles Crutcher,	Power Engineer
Doug Hill,	Public Services Director
Don Whetzel & Family,	Finance Director
Citizens	

A. OPENING CEREMONIES

1. Pledge of Allegiance: Don Whetzel
2. Approval of Minutes

Mr. Brass made a motion to approve the minutes of December 04, 2007.
Mr. Dredge 2nd the motion.

Voice vote taken; All Ayes

Mr. Brass made a motion to approve the minutes of December 11, 2007.
Mr. Robertson 2nd the motion.

Voice vote taken; All Ayes

3. Special Recognitions:

Consideration of a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah, in Appreciation and Commendation of Don Whetzel.

Motion to adopt the resolution made by Mr. Dredge.
Mr. Brass 2nd the motion.

Call vote recorded by Ms. Heales:

AYE/NAY

<u> A </u>	Mr. Dredge
<u> A </u>	Mr. Robertson
<u> A </u>	Mr. Brass
<u> A </u>	Ms. Dunn

Motion passed 4-0

Mr. Doug Hill stated that Mr. Whetzel has been an integral part of the City for many years, and thanked Mr. Whetzel, on behalf of the Mayor, the administration, and the employees, for his hard work and accomplishments, and noted that he will be sorely missed.

Mr. Whetzel introduced his family; stating that he has enjoyed his 29 ½ years with the City, that it has been a positive experience for him. He complimented the citizens of the community, and the Council for all that they do for the City.

Ms. Dunn, on behalf of the Council, expressed her appreciation to Mr. Whetzel for all of his hard work and what he has done for the City.

4. Ms. Dunn invited the attending Boy Scouts to stand and introduce themselves and their leaders, and which Merit Badges they are working on.

B. CITIZEN COMMENTS (Comments are limited to 3 minutes unless otherwise approved by the Council.)

None Given

C. CONSENT AGENDA

None Scheduled

D. Public Hearing(s)

Approximately 6:40 p.m.

Staff and sponsor presentations, public comment and discussion prior to Council action on the following matter:

Consider an Ordinance relating to Zoning; amends the General Plan from Residential Multi-Family to Commercial Neighborhood Conditional and amends the Zoning Map from R-M-10 to C-N-C for the property located at approximately 6282 South Highland Drive, Murray, Utah. (IHC Health Services, Inc.)

Staff Presentation: Dennis Hamblin, Director Community Development

Mr. Hamblin noted that this was reviewed by the Planning Commission on November 15, 2007, and comes with a positive recommendation on a 4 - 0 vote.

Tom Uriona, Real Estate Director for IHC Health Services Inc. offered to answer any questions for the Council and public.

Mr. Robertson asked if he had an idea of how many patients would be served at this location.

Mr. Uriona stated that as this had come up quickly, they have not had a chance to determine that yet, but that it will be a consolidation of a number of leased properties from the Holiday-Cottonwood area.

Frank Nakamura, City attorney

Mr. Nakamura clarified that the smaller of the 2 parcels is a small "sliver" of land, which is not consistent with the General Plan, but the main parcel is consistent with the General Plan.

Public Hearing Opened for Public Comment

Catherine Boswell, 6336 S Seville Road

Ms. Boswell stated that, as a representative of the Monte Cristo Home Owners Association, they support the request with the following conditions:

1. That the height does not exceed 2 stories, so as not to block the light to the homes.
2. The current model has ½ story in the ground, so that although it is a 2 story building, it is only 1 1.2 stories above ground. They would like IHC to be encouraged to do the same with this building.

3. No parking on the west side or is used for staff parking only, as it immediately adjacent to the properties.
4. A secure & attractive privacy fence be installed.
5. That the lighting design should be sensitive to the home owners, so there is not bright light shining into the homes at night.
6. That when the parking areas are developed, that it be heavily landscaped to offset the impact of asphalt and drainage. In the past, several of the homes have been flooded when anything interfered with the irrigation in that area.
7. Any garbage dumpsters be situated on the north of the property next to current commercial properties and away from the residences, and fenced in.
8. And, from a health and safety prospective, they ask that the Commission, before approval is given to the project, they require that UDOT agree to provide a cutaway turnoff lane from Highland Drive. Traffic in that area is already quite dangerous with people anticipating getting onto the freeway, and they feel that the increase in traffic that this property will produce is a hazard to their residents.

They strongly request that their requests be taken into consideration due to the close proximity of the proposed building(s) to their property boundaries. They want to work with IHC, and be good neighbors; they appreciate that IHC has included them in the discussions and hope that they will honor their commitments to be good neighbors to those impacted by this development.

Ms. Dunn clarified that this meeting was only to consider the zone change; and although the Council hears and understands the pleas made, this meeting can only address the zoning change.

Mr. Earl Barnes, 6279 S. Granada

Mr. Barnes stated that, as a geologist and a home owner in this area, he has evaluated the foundation of this situation and feels that IHC should have no problem in putting one level of the building partially or fully beneath the ground. There are no problems with the water table in this area, and feels that 2 levels above ground would be too high.

Public Hearing Closed

Council consideration of the above matter to follow Public Hearing.

Ms. Dunn stated that if this matter is re-zoned, the building itself would not be an issue that would come before the Council; it would go before the Planning Commission.

Mr. Brass stated that the fence is required as a buffer between commercial and residential areas. The lighting has to be directed away from the housing, and dumpsters must be fenced in, per City Ordinances.

Ms. Dunn stated that IHC has been a good neighbor in the past and hopes that they would continue to do so.

Mr. Dredge made a motion to adopt the Ordinance as it is consistent with the General Plan, and the smaller area may have been an oversight.

Mr. Robertson 2nd the motion.

Call vote recorded by Ms. Heales:

AYE/NAY

<u> A </u>	Mr. Dredge
<u> A </u>	Mr. Robertson
<u> A </u>	Mr. Brass
<u> A </u>	Ms. Dunn

Motion passed 4-0

E Unfinished Business

None Scheduled

F. New Business

None Scheduled

G. Mayor

Report

None

Questions of the Mayor

None

H.. Adjournment