

**MURRAY**  
CITY COUNCIL

# Council Meeting January 8, 2019



# Murray City Municipal Council

## Notice of Meeting

**January 8, 2019**

Murray City Center

5025 South State Street, Murray, Utah 84107

### **Meeting Agenda**

**5:00 p.m.**      **Committee of the Whole** - Conference Room #107  
Diane Turner conducting

### **Approval of Minutes**

None scheduled.

### **Discussion Items**

1. Determine Committee Participation by Council Members – Diane Turner presenting. (10 minutes)
2. Discussion with Proposed Community and Economic Development Director, Melinda Greenwood – Mayor Camp presenting. (20 minutes)
3. Proposed General Plan and Zoning Map Amendments, 4850 South 380 West – Jim McNulty presenting. (10 minutes)
4. Proposed Zoning Map Amendment, 5901 and 5911 South 1300 East – Jim McNulty presenting. (10 minutes)
5. Discussion Continued on Comprehensive Annual Financial Report – Danyce Steck presenting. (30 minutes)

### **Announcements**

### **Adjournment**

The Council Meeting may be viewed live on the internet at <http://murraycitylive.com/>

**6:30 p.m.**      **Council Meeting** – Council Chambers  
Jim Brass conducting.

### **Opening Ceremonies**

Call to Order

Pledge of Allegiance

### **Approval of Minutes**

Council Meeting – December 4, 2018

Council Meeting – December 11, 2018

### **Special Recognition**

1. Murray City Council **Employee of the Month, Captain Stephen Olson**, Murray City Fire

Department – Brett Hales and Chief Harris presenting.

2. Swearing-In New **Murray City Police Officer, Aaron Capes** – Chief Burnett and Jennifer Kennedy presenting.

### **Citizen Comments**

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

**Consent Agenda** - Following reading of the appointments, Mayor Camp presenting.

1. Consider confirmation of the Mayor's appointment of **Peter L. Klinge** to the Murray Arts Advisory Board for a three-year term to expire January 15, 2022.
2. Consider confirmation of the Mayor's reappointment of **Dana Dmitrich** to the Murray Parks and Recreation Advisory Board for a three-year term to expire January 1, 2022.
3. Consider confirmation of the Mayor's reappointment of **Jeffrey A. Beal** to the Murray Parks and Recreation Advisory Board for a three-year term to expire January 1, 2022.
4. Consider confirmation of the Mayor's appointment of **Max Derrick** to the Murray Senior Recreation Center Advisory Board for a three-year term to expire February 1, 2022.
5. Consider confirmation of the Mayor's appointment of **Sandra Jones** to the Murray Senior Recreation Center Advisory Board to fulfill an unexpired term ending February 1, 2021.

### **Public Hearings**

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

1. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 5668 South Bullion Street, Murray City, Utah from the A-1 (Agricultural) zoning district to the R-1-8 (Single Family Low Density Residential) zoning district. – Jim McNulty; Anton Rezac applicant.

### **Business Items**

1. Election of Chair and Vice-Chair of the Murray City Municipal Council for calendar year 2019. – Jim Brass presenting.
2. Election of Chair and Vice-Chair of the Murray City Budget and Finance Committee for calendar year 2019. – Jim Brass presenting.
3. Consider a resolution approving the Mayor's appointment of representatives to boards of Interlocal Entities. - Mayor Camp presenting.
4. Consider a resolution ratifying the creation of an Information Technology Department Database/System Analyst position. – Robert White presenting.
5. Consider a resolution providing advice and consent to the Mayor's appointment of Melinda Greenwood as the City's Community and Economic Development Department Director. – Mayor Camp presenting. If approved, Oath of Office will follow. - Jennifer Kennedy presenting.

6. Consider an ordinance amending Sections 15.08.010, 15.08.020 and 15.08.030 of the Murray City Municipal Code relating to Building Permit Fees. - Jim McNulty and Briant Farnsworth presenting.
7. Consider a resolution approving a Cooperative Agreement between Murray City Corporation (the "City") and the Utah Division of Forestry, Fire and State Lands ("DFFSL") to provide funding for law enforcement patrols along the Jordan River. – Chief Burnett presenting.

### Mayor's Report and Questions

### Adjournment

#### NOTICE

Supporting materials are available for inspection in the City Council Office, Suite 112, at the City Center, 5025 South State Street, Murray, Utah, and on the Murray City internet website.

SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.

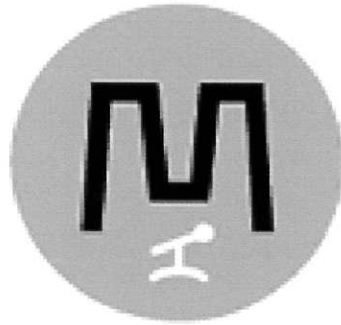
Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

On Friday, January 4, 2019, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.



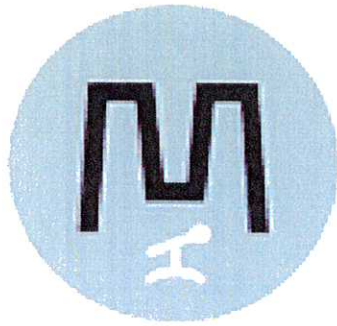
Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council





**MURRAY**  
CITY COUNCIL

# Committee of the Whole



**MURRAY**  
CITY COUNCIL

# Discussion Item #1



**MURRAY**


# Murray City Council

## Committee Participation by Council Members for Calendar Year 2019

### Council Action Request

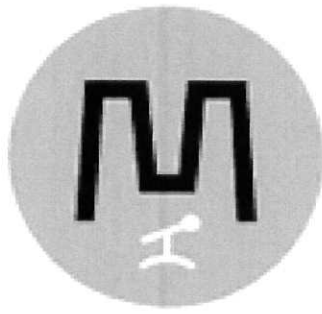
Committee of the Whole

Meeting Date: January 8, 2019

<b>Department Director</b> Janet M. Lopez  <b>Phone #</b> 801-264-2622 <b>Presenters</b> Council Chair  <b>Required Time for Presentation</b> 10 Minutes <b>Is This Time Sensitive</b> Yes <b>Mayor's Approval</b>  <b>Date</b> December 20, 2018	<b>Purpose of Proposal</b> Determine council membership on various committees for calendar year 2019. <b>Action Requested</b> Council member discussion. <b>Attachments</b> See list of committees, attached. <b>Budget Impact</b> No budget impact. <b>Description of this Item</b> See page 2.
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Please determine Council membership on the following committees:

<b>Committee</b>	<b>Current Membership</b>
Association of Municipals Councils....	Meets second Tuesday at noon Two-year appointment 2018-2019 Brett Hales (Second term) 2019 If agreed, no change.
Capital Improvement Program.....	Meets during March and April 2018 Diane Turner and Dave Nicponski (Second term) 2019 _____
New City Hall Committee.....	Meets as needed 2018 Jim Brass and Diane Turner (Served since 2014.) 2019 _____
ULCT Legislative Policy Committee ....	Meets second Monday at noon and every Monday during the Legislative Session. 2018 Dale Cox (First term) 2019 _____
Chamber of Commerce Board .....	Meets second Tuesday at 7:00 a.m. 2018 Jim Brass (Second term) 2019 _____
Business Enhancement Committee ...	Meets periodically at 3:30 p.m. 2018 Dave Nicponski and Brett Hales 2019 Temporarily suspended.



**MURRAY**  
CITY COUNCIL

# Discussion Item #2



**MURRAY**


## Mayor's Office

### Appointment of Community & Economic Development Director

#### Council Action Request

Committee of the Whole

Meeting Date: January 8, 2018

<b>Department Director</b> Mayor Camp	<b>Purpose of Proposal</b> To confirm the mayor's appointment of Melinda Greenwood as Community & Economic Development Department Director
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> Discussion in committee of the whole followed by consideration of a resolution in the city council meeting
<b>Presenters</b> Mayor Blair Camp	<b>Attachments</b> Resume and resolution
	<b>Budget Impact</b> N/A
<b>Required Time for Presentation</b> 20 Minutes	<b>Description of this Item</b> I'm pleased to introduce Melinda Greenwood as my appointment to the position of Community and Economic Development Director. You will see by the attached resume that she brings a breadth of experience and knowledge to this position. I'm impressed by her experience and confident in the leadership qualities she will bring to the city. I believe Ms. Greenwood will be a valuable addition to the community and economic development department and request your approval of the resolution.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> December 18, 2018	



# MELINDA GREENWOOD

## SUMMARY

- Experienced executive with outstanding communication skills and the ability to be self-motivated and function autonomously.
- Belief in using collaborative leadership style and consensus building.
- Dynamic personality with the ability to easily build rapport with others.
- Strengths in areas of public relations, conducting detailed research and analyzing data, report and policy writing.
- Experience with budget preparation and management; contract management, project management, and writing grant applications.

## EXPERIENCE

### SENIOR PROJECT MANAGER—JACQUES & ASSOCIATES, HARRISVILLE, UT

(4/17-PRESENT)

- Creating and implementing strategic public relation plans for infrastructure and/or special projects.
- Disseminating information to the public regarding project impacts via project specific newsletters, website content, app content, flyers, and infographics.
- Resolving stakeholder complaints, questions and concerns.
- Maintaining stakeholder database and entering information into database.

### CITY ADMINISTRATOR—PLEASANT VIEW CITY, UT

(2/12-1/17)

- Managed the day-to-day operations of all city departments (Community Development, Police, Recorder/Finance, Public Works, Utilities, Justice Court and Parks and Recreation); direct supervision of 7 department directors and indirect supervision of ~24 full-time staff.
- Responsible for all Human Resources functions, including hiring, firing, discipline, creating job descriptions, annual salary survey, staffing analyses and policy administration.
- Responsible for management of all aspects of infrastructure projects, including community outreach, budget management, design development, etc.
- Successfully transitioned recreation services from contract work to internal employment.
- Responsible for coordination of all council meeting agendas and materials for meeting packets.
- Responsible for the coordination of all Weber County RAMP grants, including grant application, reporting and reimbursement requests; received over \$685,000 in funding (\$19,600 for Bonneville Shoreline Trail project, \$85,000 for pickle ball courts, \$75,000 for the walking path and \$506,000 of enhancements for Shady Lane Park).
- Drafting all external communications, including city newsletter, website content, press releases, etc.
- Managed all city contracts, including IT services, engineering, janitorial, legal services, and solid waste.
- Successfully managed a \$2.4M road project; including procurement of ~\$375,000 of ROW encompassing 22 separate parcels/ownerships without entering condemnation procedures.
- Secured \$700,000 of WACOG Transportation Grant Funding for Skyline Drive Environmental Assessment.
- Secured \$228,903 of WACOG Transportation Grant Funding for 4300 N Road 350 West to 500 West.
- Secured \$2,446,192 of WACOG Transportation Funding for Skyline Drive ROW Acquisition.
- Secured \$231,378 of WACOG Transportation Grant Funding for 2550 North Majestic Connection

- Awarded \$369,000 of Safe Routes to Schools grant funding for 2550 North
- Processed and responded to governmental records requests.
- Implemented a green waste voucher program.

**COUNTY COUNCIL ADMINISTRATOR—GRAND COUNTY, UT**

**(9/09-11/11)**

- Managed the day-to-day operations of 13 departments; directly supervised 14 staff and indirectly supervised ~120 staff.
- Facilitated securing ~\$1.95M of funding from the Emergency Relief for Federally Owned Roads program for the repair of the Mineral Bottom Road in conjunction with the Bureau of Land Management.
- Responsible for coordinating all local agency Community Impact Fund Board applications; received \$240k funding for airport fire station and equipment.
- Attended the 2010 Regional Region VIII Sustainable Communities Summit by invitation of Governor Herbert's Office.
- Prepared, coordinated and presented materials for county council meetings.
- Responded to constituent concerns and complaints.
- Responsible for drafting press releases and handling media inquiries.

**MANAGEMENT ANALYST—CITY MANAGER'S OFFICE; CITY OF CASA GRANDE, AZ**

**(10/06-9/09)**

- Coordinated the annual development of department and division specific strategic goals, objectives, and steps for performance measurement.
- Composed a 5-year strategic plan for the Public Safety Communications Division, including a mission, vision and values statement.
- Improved customer service levels by consolidating the special event process, creating a special event application, information packet, ordinance and implementing an internal work flow process.
- Created and implemented a professional development program for mid- and front-level managers to provide quarterly training on leadership and various pertinent topics; averaging 30 attendees.
- Drafted a procurement manual for employee use, facilitating input from the finance department and various procurement stakeholders.
- Hosted three episodes of the City of Casa Grande TV-11 "CG Community Watch" program.
- Conducted a pre-assessment evaluation of the police department's policies, procedures and practices in preparation for the CALEA accreditation program.
- Composed project related communications and presentations, delivering information to council, community groups and employees.

**MANAGEMENT ASSISTANT—PUBLIC WORKS; CITY OF CHANDLER, AZ**

**(6/03-8/05; 7/06-10/06)**

- Worked as staff liaison to the Transportation Commission, aided the development of meeting packet materials and agendas, staffed meetings and presented information to commission.
- Represented the city's interests and communicated back to directors, city manager, and council members regarding issues on the regional transit marketing committee and the transit management committees.
- Secured \$1.2M of grant funding for the extension of bike lanes on a major arterial street.
- Elected by peers to serve as department representative and vice-chair for the Employee Council.
- Compiled and submitted applications for grants and community awards/recognition resulting in Bicycle Friendly Community status and Best Workplaces for Commuters.
- Negotiated, rewrote, and managed bus shelter advertising contract extension worth \$1.2M.



- Prepared and managed capital improvement projects and operating budgets.

**MANAGEMENT INTERN—CITY MANAGER’S OFFICE; CITY OF CHANDLER, AZ**

**(7/02-5/03)**

**YOUTH COUNSELOR I—UTAH STATE - DIVISION OF YOUTH CORRECTIONS; PROVO, UT**

**(10/98-5/02)**

## **EDUCATION**

**Master of Public Administration (2002)**

**Bachelor of Science (1998)**

Brigham Young University, Provo, UT

Weber State University, Ogden, UT

## **PROFESSIONAL ACTIVITIES**

**Member of Utah City Management Association**

- Board member (1/2015 – 4/2017)

**Member of International City/County Management Association (ICMA)**

- Graduate - ICMA’s Emerging Leaders Professional Development - Class of 2010

**National Incident Management System Training:** IC 700, 800, 100, 200, 300 and 400; E900: IEMC: All Hazards Preparation and Response

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE  
MAYOR'S APPOINTMENT OF MELINDA GREENWOOD AS THE CITY'S  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
DIRECTOR.

WHEREAS, the City needs to hire a Community and Economic Development  
Department Director; and

WHEREAS, section 10-3b-202 of the Utah Code provides that the Mayor, with  
advice and consent of the City Council, appoints each department director of the City;  
and

WHEREAS, the Mayor has determined that Melinda Greenwood is very qualified  
to serve as the City's Community and Economic Development Department Director; and

WHEREAS, the Mayor appoints Melinda Greenwood as the City's Community  
and Economic Development Department Director subject to advice and consent of the  
City Council; and

WHEREAS, the City Council wants to give its consent to the Mayor's  
appointment of Melinda Greenwood as the City's Community and Economic  
Development Department Director.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council  
that:

It hereby consents to the Mayor's appointment of Melinda Greenwood as  
the City's Community and Economic Development Department Director.

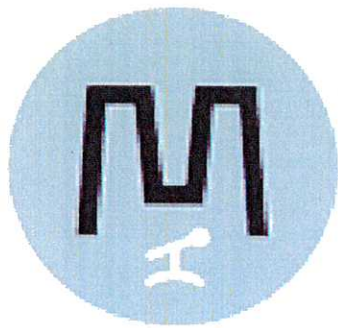
DATED this     day of January, 2019.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Council Chair

ATTEST:

\_\_\_\_\_  
Jennifer Kennedy, City Recorder



**MURRAY**  
CITY COUNCIL

# Discussion Item #3



**MURRAY**


## Community & Economic Development

### Hamlet Development - General Plan & Zoning Map Amendments

#### Council Action Request

Committee of the Whole

Meeting Date: January 8, 2019

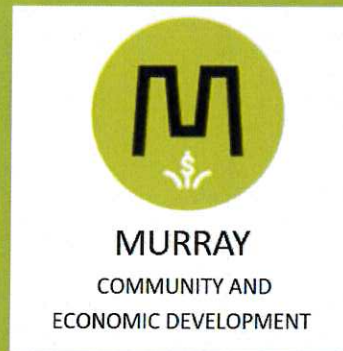
<b>Department Director</b> Jim McNulty	<b>Purpose of Proposal</b> Proposed General Plan & Zoning Map Amendments.
<b>Phone #</b> 801-270-2477	<b>Action Requested</b> Informational discussion in committee of the whole prior to scheduled action on January 22, 2019.
<b>Presenters</b> Jim McNulty	<b>Attachments</b> PowerPoint presentation attached.
	<b>Budget Impact</b> No budget impact.
<b>Required Time for Presentation</b> 10 Minutes	<b>Description of this Item</b> Hamlet Homes has requested General Plan Land Use & Zoning Map Amendments for the property located at 4850 South 380 West (Galleria Drive). The requested General Plan Land Use Map amendment is from Professional office to Medium Density Residential. The requested Zoning Map amendment is from M-U, Mixed Use to R-M-15, Medium Density Residential. The subject properties include four vacant parcels totaling 3.35 acres. The applicant would like to develop a residential project which would include townhomes and small lot single family homes.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> December 19, 2018	



# COMMITTEE OF THE WHOLE

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January 8, 2019



# HAMLET DEVELOPMENT

## General Plan and Zone Map Amendment

380 West 4850 South

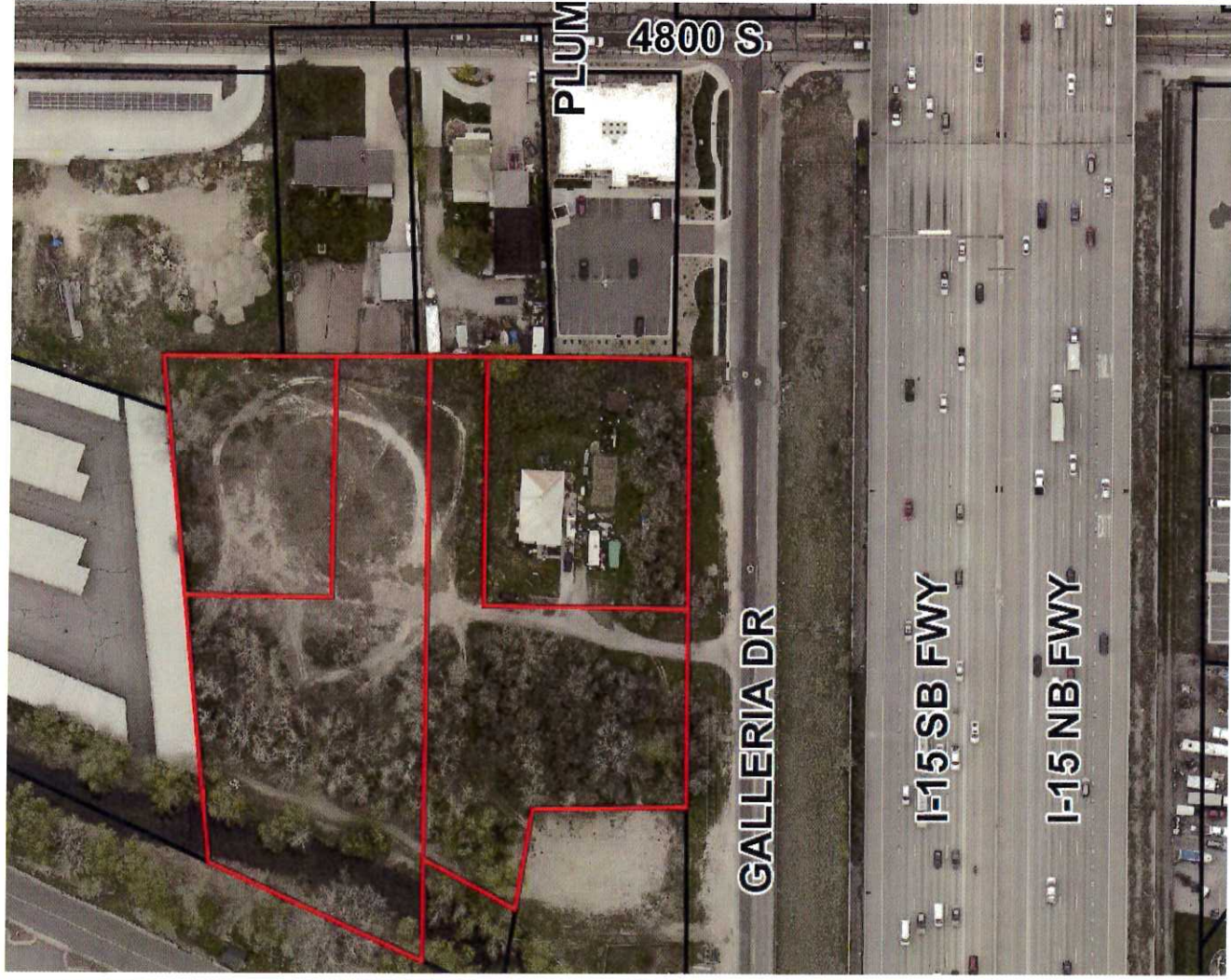
Existing Zoning: M-U, Mixed Use

Proposed Zoning: R-M-15, Multi-Family Residential

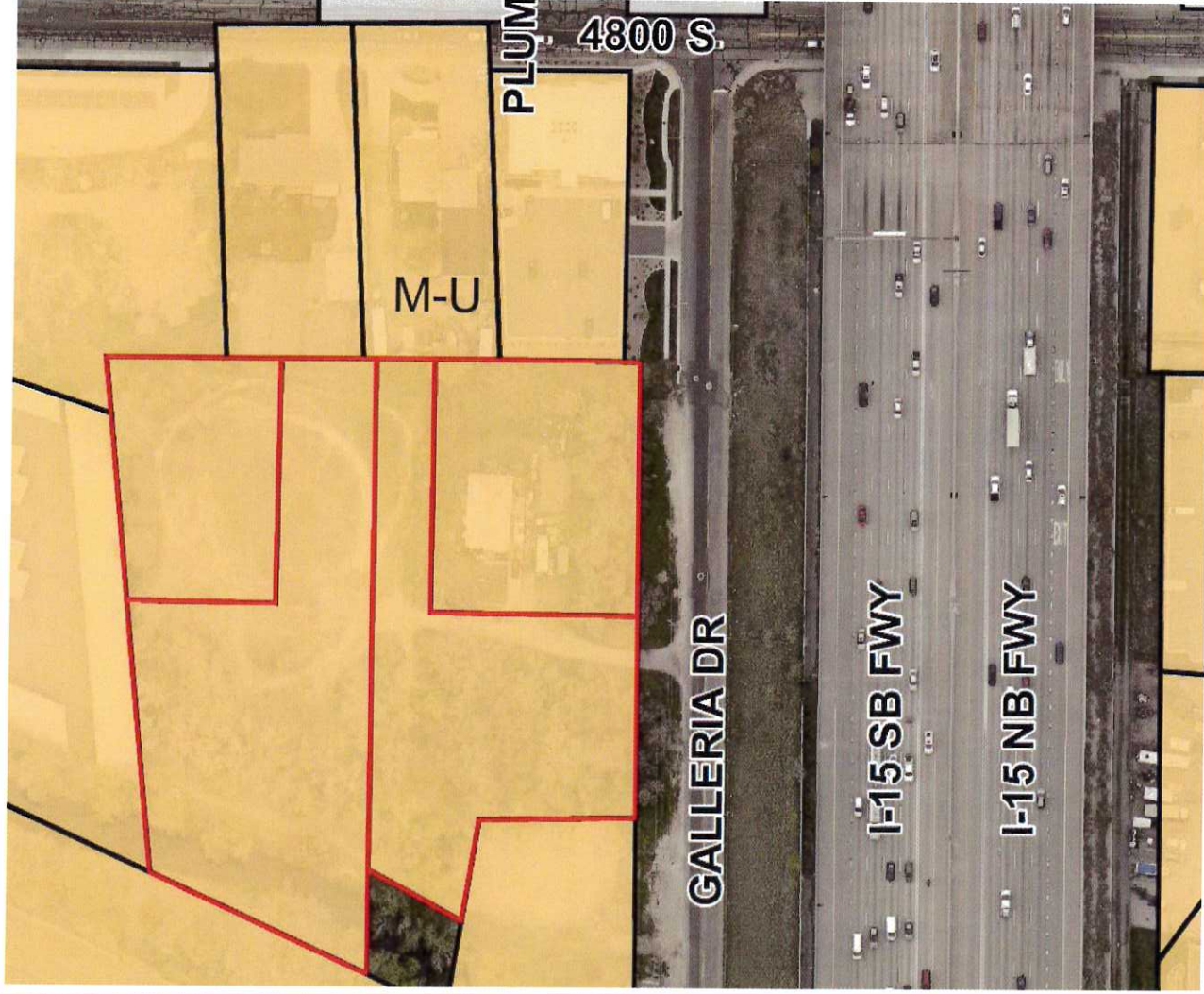
Property Size: 3.35 Acres

















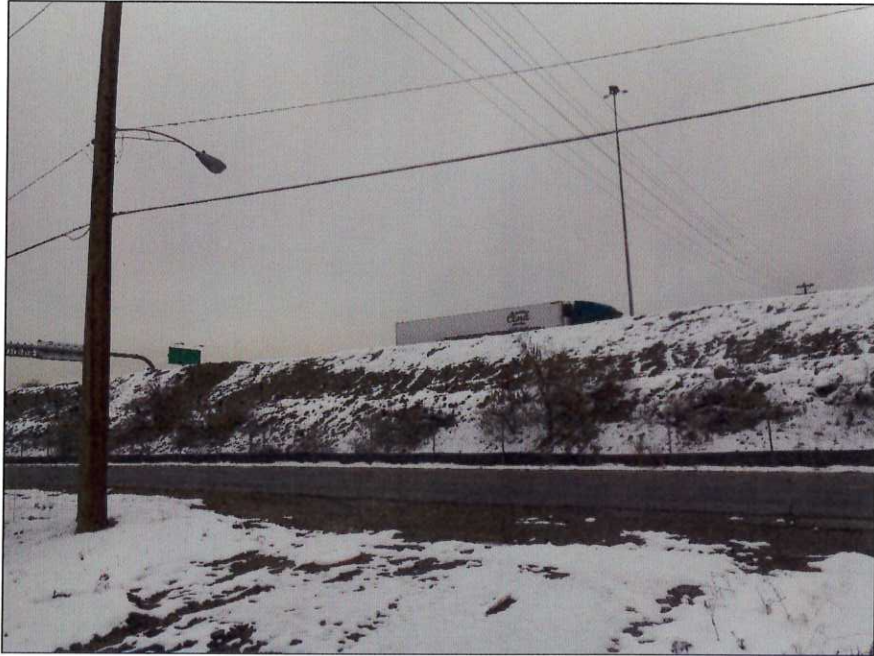
Subject property frontage along Galleria Drive, looking north toward 4800 South.



Subject property frontage along Galleria Drive, looking south toward the AISU school property.





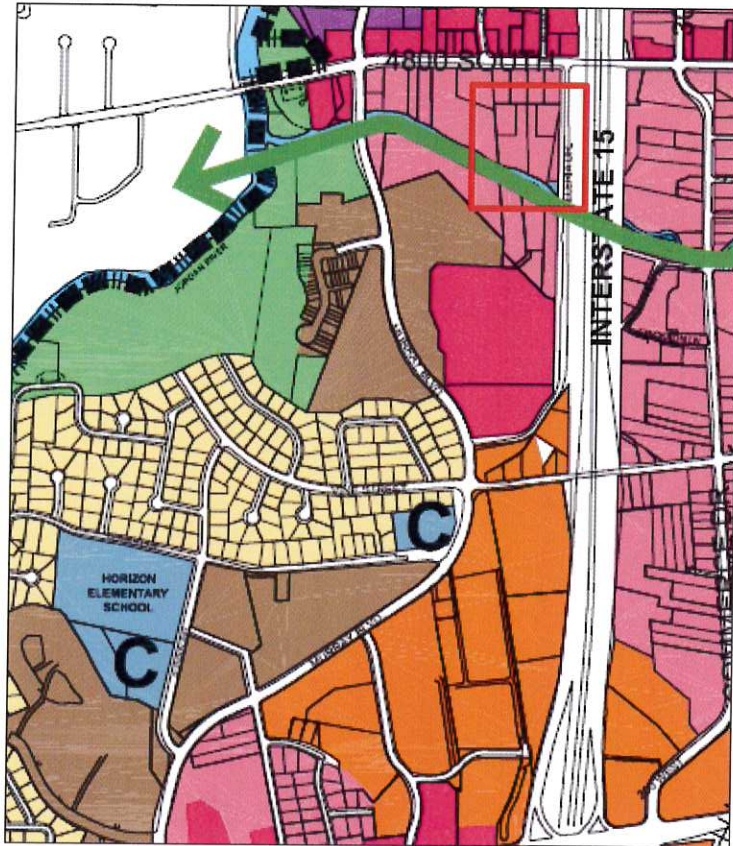


Looking east across Galleria Drive at the I-15 embankment from the subject property.

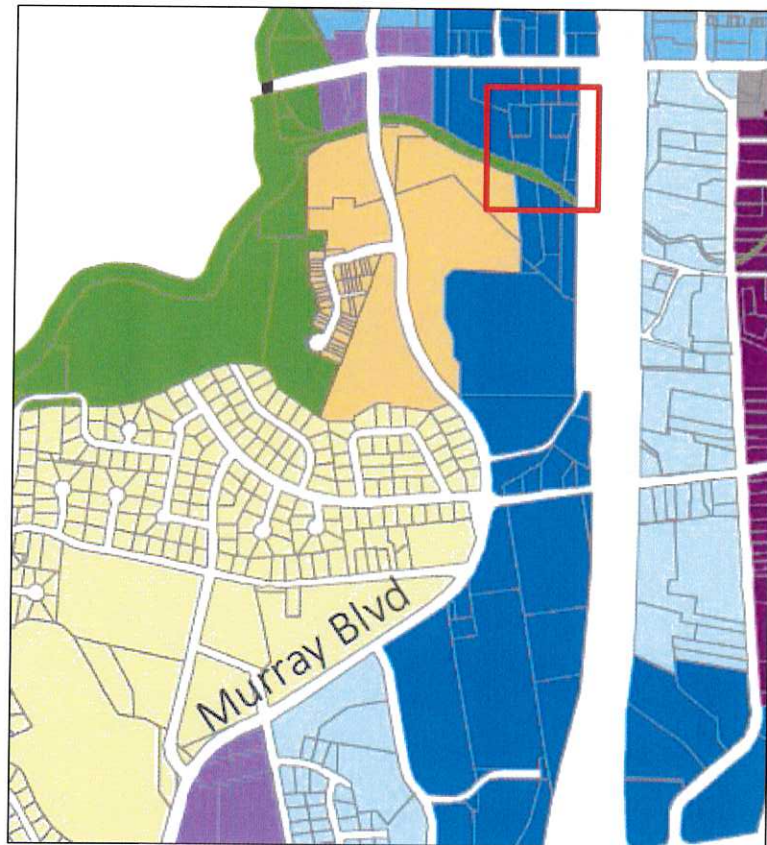


Looking west onto the subject property. The property sits lower than the right-of-way at Galleria Drive.





2003 General Plan



2017 General Plan





## Staff Recommendation to Amend the Murray City General Plan

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation for the property located at 4850 South 380 West (Galleria Drive) from Professional Office to Medium Density Residential.

## Planning Commission Recommendation to Amend the Murray City General Plan

On December 6, 2018 the Planning Commission forwarded a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Land Use Map designation for the property located a 4850 South 380 West (Galleria Drive) from Professional Office to Medium Density Residential.



## Staff Recommendation to Amend the Murray City Zoning Map

Staff recommends that the Planning Commission forward a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located at 4850 South 380 West (Galleria Drive) from M-U, Mixed Use to R-M-15, Medium Density Residential.

## Planning Commission Recommendation to Amend the Murray City Zoning Map

On December 6, 2018 the Planning Commission forwarded a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation for the property located at 4850 South 380 West (Galleria Drive) from M-U, Mixed Use to R-M-15, Medium Density Residential.



# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 22<sup>nd</sup> day of January, 2019, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to the consideration of amending the General Plan from Professional Office to Residential Medium Density Multi-Family and amending the Zoning Map from the M-U (Mixed Use) zoning district to the R-M-15 (Residential Medium Density Multi-Family) zoning district for the properties located at approximately 380 West 4850 South, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the General Plan and Zoning Map as described above.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: January 11, 2019

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM PROFESSIONAL OFFICE TO RESIDENTIAL MEDIUM DENSITY MULTIFAMILY AND AMENDS THE ZONING MAP FROM M-U TO R-M-15 FOR THE PROPERTIES LOCATED AT APPROXIMATELY 380 WEST 4850 SOUTH, MURRAY CITY, UTAH. (Hamlet Development)

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL AS FOLLOWS:

WHEREAS, the owner of the real properties located at approximately 380 West 4850 South (multiple properties with the same address), Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as Residential Medium Density Multi-Family and to amend the zoning map to designate the property in an R-M-15 zone district; and

WHEREAS, it appearing that said matter has been given full and complete consideration by the Planning and Zoning Commission; and

WHEREAS, it appearing to be in the best interest of Murray City and the inhabitants thereof that the proposed amendment of the General Plan and the Zoning Map be approved.

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Murray City General Plan be amended to show a Residential Medium Density Multi-Family projected use for the following described properties located at approximately 380 West 4850 South, Murray City, Salt Lake County, Utah:

PARCEL 1: 21-12-129-007

Commencing 144.05 feet South and North 89°49' West 635.56 feet and South 00°11' West 241.5 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 00°11' West 185 feet; thence North 89°49' West 107.38 feet; thence North 06° West 186.08 feet; thence South 89°49' East 127.42 feet to the beginning.

PARCEL 2: 21-12-129-017

Beginning at a point 145.3 feet South 00°06'54" East; thence 565.80 feet North 89°47'36" West along the centerline of 4800 South Street and 241.5 feet South 00°12'24" West from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian and running thence South 00°12'24" West 456.65 feet; thence North 63°57' West 171.37 feet; thence North 06° West 198.01 feet; thence South 89°47'36" East 107.38 feet; thence North 00°12'24" East 185 feet and thence South 89°47'36" East 68.2 feet to the point of beginning.



PARCEL 3: 21-12-129-027

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 385.44 feet and West 374.94 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°47'44" West 148.19 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence North 00°19'00" West 183.95 feet along said right of way line to the point of beginning.

PARCEL 4: 21-12-129-028

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 713.93 feet and West 373.12 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°02'00" West 115.35 feet; thence South 09°13'44" West 154.32 feet more or less to the center of Little Cottonwood Creek; thence along said center North 63°57'00" West 61.02 feet; thence North 00°12'24" East 456.65 feet; thence South 89°47'44" East 43.25 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence South 00°19'00" East 144.55 feet along said right of way to the point of beginning.

*Section 2.* That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the M-U zone district to the R-M-15 zone district.

*Section 3.* This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder of Murray City, Utah.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council

on this \_\_\_\_ day of \_\_\_\_\_, 2019.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
Jennifer Kennedy, City Recorder

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_ day of \_\_\_\_\_, 2019.

MAYOR'S ACTION:

DATED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
D. Blair Camp, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jennifer Kennedy, City Recorder

Call vote recorded by Mr. Hall.

  A   Maren Patterson  
  A   Phil Markham  
  A   Sue Wilson  
  A   Ned Hacker  
  A   Scot Woodbury  
  A   Lisa Milkavich

Motion passed 6-0.

HAMLET DEVELOPMENT – 380 West 4850 South (multiple properties with the same address) – Project # 18-165 & 18-166

Michael Brodsky was present to represent this request. Jared Hall reviewed the locations and requests for amendments to the Murray City Future Land Use Map and the Zoning Map for the subject property. The requested Future Land Use Map amendment is from a designation of Professional Office to Medium Density Residential. The requested Zoning Map Amendment is from a designation of M-U, Mixed Use to R-M-15, Multi-Family Residential. Mr. Hall explained that the applicants propose to amend the General Plan and Zoning Map in preparation to apply for a new residential development including townhomes, and small lot single-family detached homes on the property. The properties which are comprised of four parcels fronting onto Galleria Drive and are adjacent to the I-15 freeway. In Murray City every property is designated in two ways; by the Future Land Use Map and by the Zone. In 2007 the city changed the future designation for this area to M-U in accordance with the Future Land Use Map. When the city revised the General Plan in 2014, it called out to apply the Professional Office Zone (P-O) to many areas to fulfill the lack of this type of zone, as was pointed out by our consultants. During the process of deciding the Future Land Use Map designation for this area, the P-O Zone was applied after careful consideration of the highest and best use for this property. Mr. Hall reviewed Staff findings and stated, that re-designation of the Future Land Use Map as requested by the applicant, is detrimental to the goals and objectives of creating an employment center and implementing a Professional Office Zone. In addition, the proposed amendment of the Zoning Map from M-U to R-M-15 is not in harmony with goals and objectives of the General Plan, and Staff finds that it would be inappropriate to amend the recently adopted General Plan, as well as the Zoning Map in support of this application. Lastly, the down-zoning of the property will prevent the implementation of the Professional Office Zone, which would not allow the highest and best use of the property. Based on the information presented in this report, application materials submitted and the site review, Staff recommends denial of the requested amendment to the General Plan Future Land Use Map re-designating the property located at 4850 South 380 West from Professional Office to Medium Density.

Mr. Woodbury stated that he understands the need to have a Professional Office Zone in this area and asked if there has been any interest in the P-O Zone across the City since the time this zone was added. Mr. Hall replied, that the zone was too recently adopted to gauge its growth. Mr. McNulty added that we would only be able to speculate about the growth at this time. Mr. Hall added that this is part of the reason for the recommendation of denial because we need to keep the zone as it is currently designated to give the zone a chance to be successful.

Michael Brodsky, 308 East 4500 South, stated he is in an unusual situation as he disagrees

with the recommendation of Staff. Mr. Brodsky stated he is aware the M-U Zone allows High Density Residential for this area and that it is feasible in his opinion. Mr. Brodsky questioned if the P-O Zone is really the best use for this location because it's buffered on one side by a steep embankment without any visibility from the freeway and there is no visibility here for a professional office. Mr. Brodsky presented an outline of his proposal to the Planning Commissioners that he believes supports his application for the change to the Future Land Use Map and Rezone. Mr. Brodsky added that the nearby Galleria property on 4800 South was recently designated as the M-U Zone and he understands that his proposal is not the highest and best use in terms of economic rewards to the city, but it is a very practical use. It is also the belief of Mr. Brodsky that it will be very difficult to find somebody who wants to build a Professional Office. Mr. Brodsky apologized to Staff for his disagreement with their professional decision, but he respectfully submitted his idea as a much more appropriate use for this property.

The meeting was opened for public comment. There were no public comments and the public comment portion for this agenda item was closed.

Mr. McNulty announced that the applicant submitted a handout of his proposed plan to the Planning Commissioners and in any rezoning, we shouldn't take a proposed plan into consideration. Mr. McNulty added that the purpose of tonight's agenda is it to look at the possibility of rezoning based on the merits of the use of land and not as a plan that the applicant is proposing.

Mr. Brodsky stated he does not disagree with what Mr. McNulty has stated, however he believes there is a process that can be employed to assure that the proposed plan is an approved plan prior to the City Council accepting other rezone requests. Mr. Brodsky stated they had just entered into a Memorandum of Understanding with the City for his project on 4800 South and 100 West which identified a specific intended use for the property and believed this process could be implemented if the proposed changes are approved. Mr. McNulty commented that the Memorandum of Understanding is used on a case by case basis and that the suggestion will be taken under advisement by the City Attorney. Mr. McNulty explained that the Professional Office Zone has been identified on our General Plan through the City and that there will be other zones that are currently developing now under the G-O Zone which will be re-designated as P-O in the future.

Mr. Markham stated that he chose not to look at the information presented by Mr. Brodsky because he believes we are only considering a rezoning at this time and that there is nothing in place now to hold Hamlet to develop what has been presented tonight. Mr. Markham added that the project that was submitted tonight has no bearing on the decisions that we as Commissioners are going to make tonight. In the past, a project was submitted in an equivalent manner and it was well liked, and then the final product was not exactly the same as presented.

Ms. Patterson stated that she agrees with the Professional Office idea but also recognizes the potential limitations the property has, such as limited freeway access and visibility. Ms. Patterson added that in this particular area the General Plan was very carefully sculpted, and she would like to give the zone a chance to be used as it was previously designated.

Mr. Woodbury stated he also has concerns about the property being able to sustain a Professional Office and the proposed plan by Hamlet Development looked like a quality design, but it is too soon to agree with the proposed changes tonight.

Ms. Milkavich stated she agrees with all of the comments made by the other Commissioners and stated she is concerned because the subject property is in the center of the P-O zone and if the zoning is changed, we are jeopardizing the surround integrity of the zone.

Mr. Hacker stated that he too agrees with all of the comments made by the other Commissioners and added Hamlet has done great work in Murray, but he also wanted to give the new P-O Zone a change to develop to its fullest potential.

Mr. Woodbury made a motion to forward a forward a recommendation of denial to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 4850 South 380 West from Professional Office to Medium Density Residential. Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

<u>  A  </u>	Scot Woodbury
<u>  A  </u>	Maren Patterson
<u>  A  </u>	Phil Markham
<u>  A  </u>	Sue Wilson
<u>  A  </u>	Ned Hacker
<u>  A  </u>	Lisa Milkavich

Motion passed 6-0

Ms. Patterson made a motion to forward a forward a recommendation of denial to the City Council for the requested amendment to the Zoning Map Amendment designation of the property located at 4850 South 380 West, from M-U (Mixed Use) to R-M-15, Multi-Family Residential.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

<u>  A  </u>	Maren Patterson
<u>  A  </u>	Ned Hacker
<u>  A  </u>	Sue Wilson
<u>  A  </u>	Phil Markham
<u>  A  </u>	Scot Woodbury
<u>  A  </u>	Lisa Milkavich

Motion passed 6-0

Mr. Woodbury wanted to address the possible misconception that sometimes people think that the Planning Commissioners automatically agree with whatever Staff recommends and stated that as a long time Planning Commissioner, he really takes pride in looking every issue individually.

UTAH WATER GARDEN, LLC– 5901 & 5911 South 1300 East – Project # 18-169

Sheida Maguire was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from R-1-10, Single-Family Low Density Residential





**TO: Murray City Planning Commission**

**FROM: Murray City Community & Economic Development Staff**

**DATE OF REPORT: November 29, 2018**

**DATE OF HEARING: December 6, 2018**

**PROJECT NAME: Hamlet Development, Amendments to the Future Land Use Map and Zoning Map**

**PROJECT NUMBER: 18-165 & 18-166**

**PROJECT TYPE: General Plan Amendment, Zoning Map Amendment**

**APPLICANT: Hamlet Development**

**PROPERTY ADDRESS: 4850 South 380 West (approximately 4902 South Galleria Drive)**

**SIDWELL #s: 21-12-129-028, 21-12-129-027, 21-12-129-017, 21-12-129-007**

**EXISTING ZONE: M-U, Mixed Use**

**PROPOSED ZONE: R-M-15**

**EXISTING FUTURE LAND USE DESIGNATION: Professional Office**

**PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential**

**PROPERTY SIZE: 3.35 acres**

**I. REQUEST:**

The applicants are requesting approval for amendments to the Murray City Future Land Use Map and Zoning Map for the subject property. The requested Future Land Use Map amendment is from a designation of Professional Office to Medium Density Residential. The requested Zoning Map amendment is from a designation of M-U, Mixed Use to R-M-15, Multi-Family Residential. The applicants propose to amend the General Plan and Zoning Map in preparation to apply for a new residential development including townhomes and small lot, single-family detached homes on the property.

## II. BACKGROUND AND REVIEW

### 1. *Project Location:*

The subject property is made up of four vacant parcels comprising 3.35 acres of land located on the west side of Galleria Drive immediately south of 4800 South, and north of Little Cottonwood Creek and the parking lot of the AISU school property.

### 2. *Surrounding Land Uses & Zoning:*

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial & single-family residential	M-U
South	AISU parking lot, City Well House	M-U
East	Transportation	I-15
West	Commercial	M-U

### 3. *Analysis:*

#### Zoning Districts & Allowed Land Uses

- Existing: The existing M-U zone allows office, industrial, and commercial uses alone, and allows high-density, multi-family housing developments with a required ground floor commercial component. Notable exclusions from the M-U zone are vehicle sales, vehicle repair, and single-family detached residential dwellings.
- Proposed: The proposed R-M-15 zone allows for single-family and multi-family development and uses, with densities of up to 12 units per acre. Special requirements for density bonuses must be met to allow greater residential densities up to a maximum of 15 units per acre.

#### General Plan & Future Land Use Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These "Future Land Use Designations" are intended to help guide decisions about the zoning designation of properties.

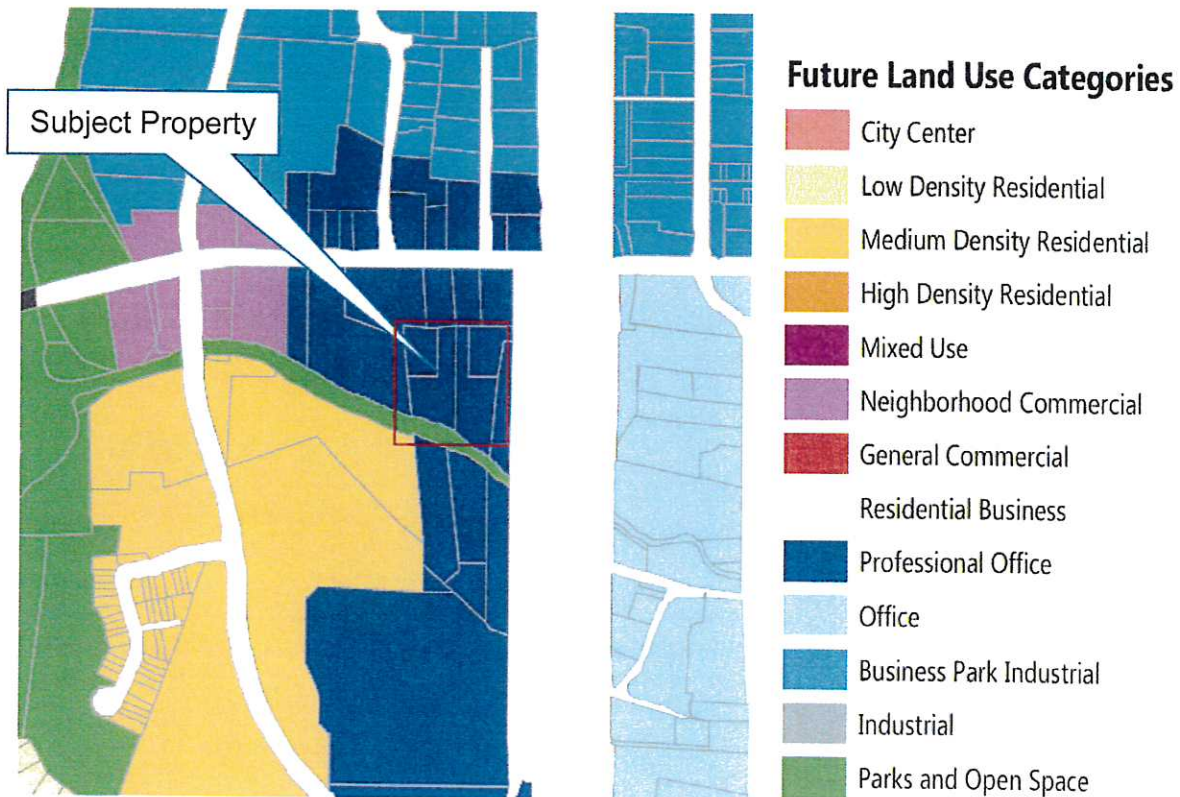
- Existing. The subject property is currently designated as "Professional Office". Professional Office allows for a range of commercial and employment uses, and is intended to allow office development of a higher and more urban intensity. The development patterns should promote and enhance the livability of surrounding residential development, and

contribute to development of nearby business areas. Corresponding zoning designations include the H, Hospital Zone and the newly adopted P-O, Professional Office Zone.

- Proposed: The applicants have proposed amending the Future Land Use Map designation of the property to "Medium Density Residential". Medium Density Residential allows a mix of housing types that are single-dwelling in character or smaller multi-family structures such as townhouses. The overall density range is between 6 and 15 dwelling units per acre. Corresponding zoning designations include the R-1-6, R-M-10, and R-M-15 zones.

#### Compatibility

The Medium Density Residential designation is intended for areas near, in, and along centers and corridors, and near transit station areas. During the recent General Plan process, some large areas that had previously been zoned Mixed-Use were re-designated. In the case of the subject properties, they were included with other properties along the I-15 corridor, extending north to the new Class-A office development (Security National campus) and potential developments near 5300 South and the Murray Central Station area. Areas peripheral to that core were designated for Mixed Use, Medium Density Residential, and Business Park.





When the current Future Land Use Map was recently adopted in 2017, the need to create opportunities for employment centers was repeatedly emphasized. As a result, the City was to undertake the writing and adoption of a Professional Office Zone which would facilitate more intense, urban office development that would in turn support residential, mixed-use, and commercial development in the surrounding areas. The P-O, Professional Office zone has been adopted, but has not yet been applied to properties within the City. Again, the recently adopted General Plan indicates this pattern of application of a Professional Office zone, with the peripheral areas such as the parking lot of the AISU school property with frontage along Murray Boulevard designated for Medium Density Residential.

Staff finds that the requests to amend both the Future Land Use Map and Zoning Map are inappropriate at this time because the General Plan and Future Land Use Map were so recently adopted, and the Professional Office designation has been applied to these properties for the reasons cited above. An appropriate request for rezone would be from M-U, Mixed Use to P-O, Professional Office.

### **III. CITY DEPARTMENT REVIEW**

A Planning Review Meeting was held on Monday, October 29, 2018 where the proposed amendments were considered by City Staff from various departments. There were no comments from City Departments to be forwarded to the Planning Commission with the exception of a recommendation of approval and support from the City Engineer.

### **IV. PUBLIC INPUT**

As of the date of this report, no public input has been received by Community Development Staff.

### **V. ANALYSIS & CONCLUSIONS**

#### **A. Is there need for change in the Zoning at the subject location for the neighborhood or community?**

Staff does not find compelling evidence that the Future Land Use designation of the property should be changed. The current Professional Office designation would allow a rezone to Professional Office, which Staff finds would be appropriate in this location.

#### **B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?**

While the multi-family and/or small lot single-family attached dwelling units allowed by the proposed R-M-15 zoning designation would support some

goals of the General Plan, the removal of this property from potential participation in development of professional offices to support the creation of employment centers near the downtown and other areas of higher density residential and mixed use as envisioned by the General Plan would represent a significant departure from those important objectives.

**C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?**

Staff would expect no adverse impacts to services as result of development of the property as proposed by the applicant.

**VI. FINDINGS**

1. Re-designation of the Future Land Use Map for the subject property as requested would be detrimental to the goals and objectives of the General Plan.
2. The requested amendments have been carefully considered based on the characteristics of the site and surrounding area and the policies and objectives of the 2017 Murray City General Plan, and have been found to be contrary to the goals of the Plan.
3. The proposed amendment of the Zoning Map from M-U to R-M-15 is not in harmony with goals and objectives of the General Plan, and Staff finds that it would be inappropriate to amend the recently adopted General Plan, as well as the Zoning Map in support of this application.

**VII. STAFF RECOMMENDATION**

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff; however, the Planning Commission must take actions on each request individually. Two separate recommendations are provided below:

**REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN**

Based on the background, analysis, and the findings in this report, Staff recommends that the Planning Commission **forward a recommendation of DENIAL to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 4850 South 380 West from Professional Office to Medium Density Residential.**

## **REQUEST TO AMEND THE MURRAY CITY ZONING MAP**

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of DENIAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 4850 South 380 West from M-U, Mixed Use to R-M-15, Multi-Family Residential.**

Jared Hall  
Community Development Supervisor  
801-270-2427  
jhall@murray.utah.gov

# Site Information

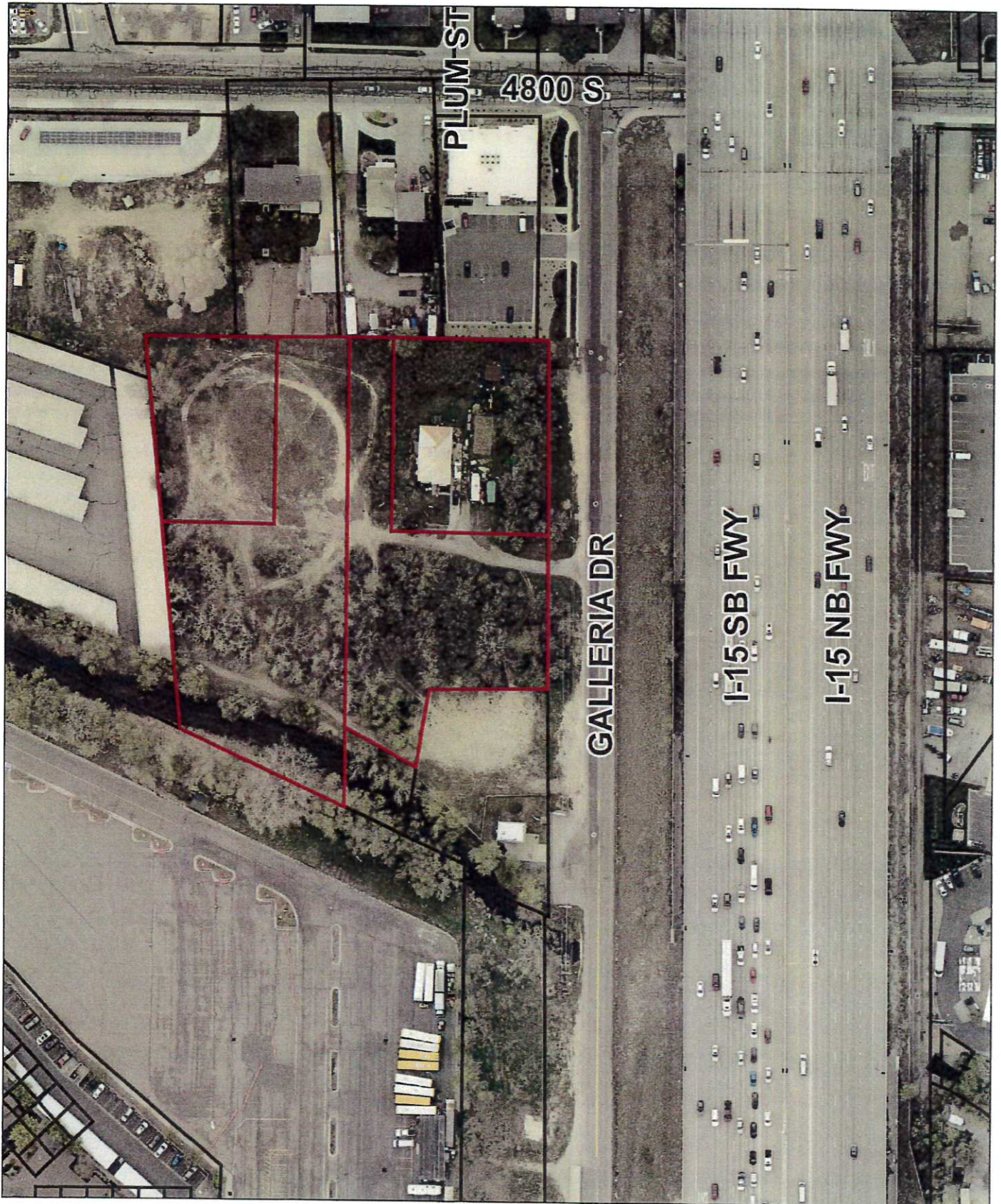




# 4850 South 380 West



**MURRAY**  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







November 21, 2018

## NOTICE OF PUBLIC MEETING

This notice is to inform you of a Planning Commission meeting scheduled for Thursday, December 6<sup>th</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Representatives of Hamlet Development are requesting a General Plan Amendment to change the Future Land Use Map designation from Professional Office to Medium Density Residential and a Zone Map Amendment from M-U (Mixed Use) Zone to R-M-15 (Medium Density Multi-Family) Zone for the property located at 380 West 4850 South. Please see the attached map segments.

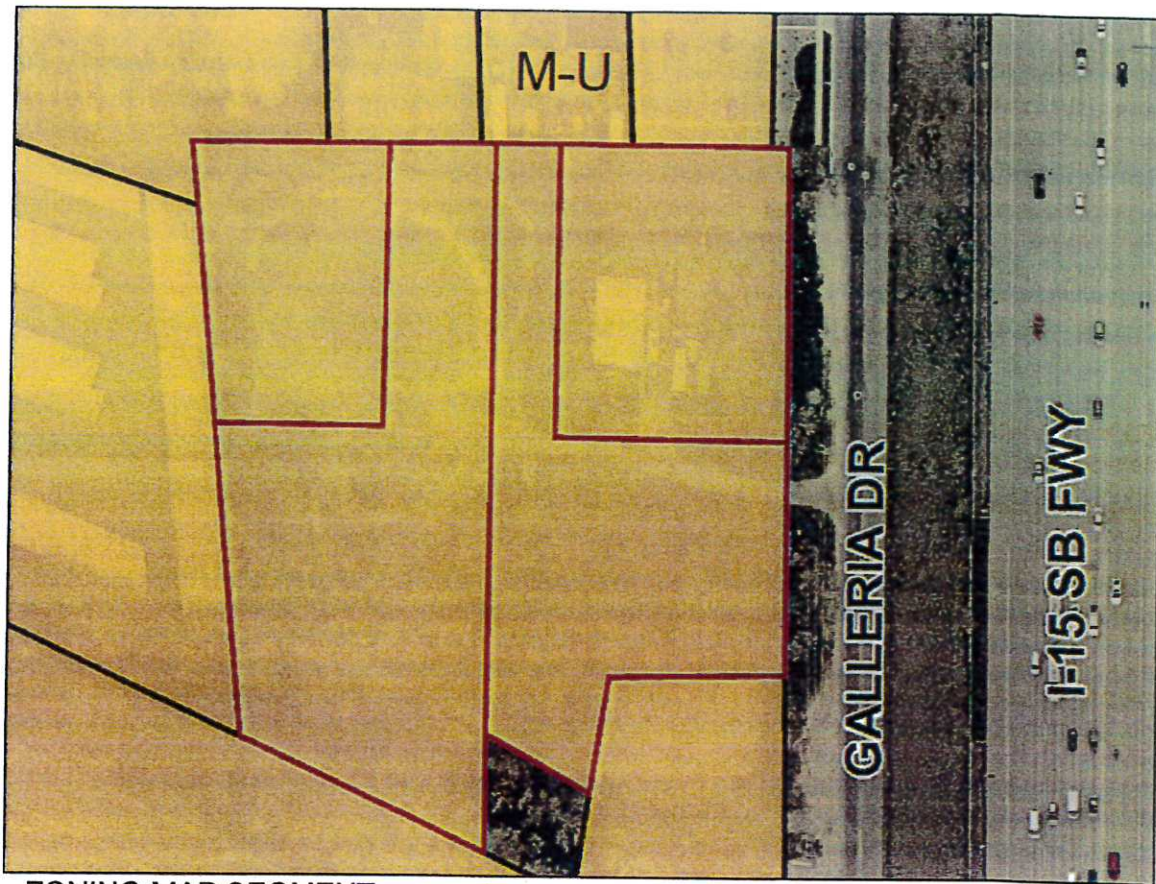
This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Jared Hall, with the Murray City Community Development Division at 801-270-2420, or e-mail to [jhall@murray.utah.gov](mailto:jhall@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

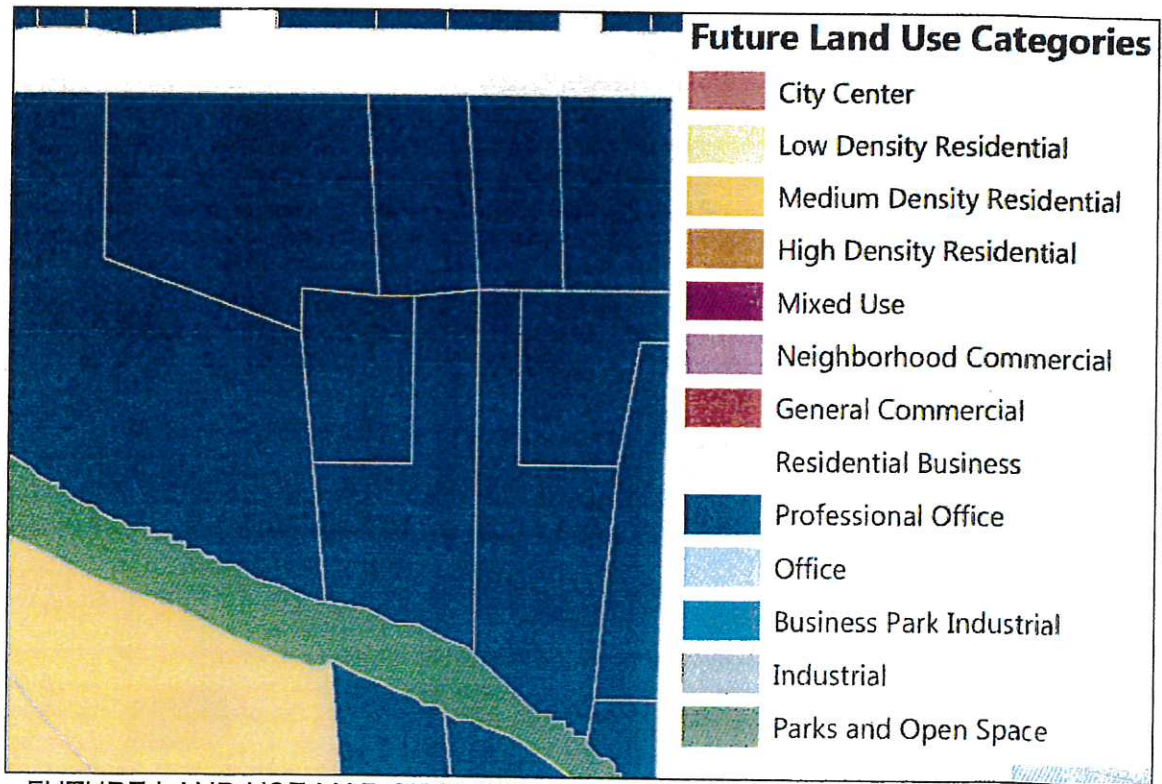
### 380 West 4850 South







ZONING MAP SEGMENT



FUTURE LAND USE MAP SEGMENT

# **Application Materials**

## ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- ☒ Zoning Map Amendment  
☐ Text Amendment  
☐ Complies with General Plan  
☐ Yes ☒ No

Subject Property Address: Approximately 4902 South Galleria Drive, Murray, Utah

Parcel Identification (Sidwell) Number: 21121290280000, 21121290270000, 21121290170000, 21121290070000

Parcel Area: 3.35 Acres Current Use: Vacant

Existing Zone: Mixed Use Development Proposed Zone: Multiple-Family Medium Density Residential, R-M-15

Applicant Name: Michael Brodsky

Mailing Address: 308 E 4500 S, Suite 200

City, State, ZIP: Murray, Utah 84107

Daytime Phone #: (801)506-9611 Fax #: (801)281-2224

Email address: Michael@Hamlethomes.com

Business Name (If applicable): Hamlet Development

Property Owner's Name (If different): C2K Associated, LLC ET AL, & ICO Multifamily Holding, LLC; ET AL

Property Owner's Mailing Address: 1000 S Main, Suite 104

City, State, Zip: Salt Lake City, Utah 84101

Daytime Phone #: (801)355-4300 Fax #: (801)355-4308

Describe your reasons for a zone change (use additional page if necessary):

The zone change is requested to allow for a residential community to be constructed. We would like to develop a residential community with a diverse mix of housing typologies that can benefit from the adjacent river and future trail running along the river. These parcels are not in a location visible from I-15 or any other high traffic roadway due to the 15'-20' grade change from the property in question and the adjacent I-15 corridor. The lack of visibility prevents these parcels from being a viable commercial property.

Authorized Signature:  Date: 11/2/18

Property Owners Affidavit

I (we) David Kimball, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

X [Signature]  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 8<sup>TH</sup> day of NOVEMBER, 20 18.



HAYLEY DAWN PRATT  
Notary Public, State of Utah  
Commission #701968  
My Commission Expires  
September 15, 2022

[Signature]  
Notary Public

Residing in SALT LAKE COUNTY

My commission expires: SEPTEMBER 15, 2022

Agent Authorization

I (we), L2K Asset Ico Multi LLC, the owner(s) of the real property located at 4902 S. Galleria Dr. Murray, in Murray City, Utah, do hereby appoint

Land Development Corp. Michael Brooks, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Michael Brooks to appear on my (our) behalf before any City board or commission considering this application.

X [Signature]  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

On the 8<sup>TH</sup> day of NOVEMBER, 20 18, personally appeared before me DAVID KIMBALL the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



HAYLEY DAWN PRATT  
Notary Public, State of Utah  
Commission #701968  
My Commission Expires  
September 15, 2022

[Signature]  
Notary public

Residing in SALT LAKE CITY

My commission expires: SEPTEMBER 15, 2022



EXHIBIT A  
PROPERTY DESCRIPTION

PARCEL 1: 21-12-129-007

Commencing 144.05 feet South and North 89°49' West 635.56 feet and South 00°11' West 241.5 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 00°11' West 185 feet; thence North 89°49' West 107.38 feet; thence North 06° West 186.08 feet; thence South 89°49' East 127.42 feet to beginning.

PARCEL 2: 21-12-129-017

Beginning at a point 145.3 feet South 00°06'54" East; thence 565.80 feet North 89°47'36" West along the centerline of 4800 South Street and 241.5 feet South 00°12'24" West from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Meridian and running thence South 00°12'24" West 456.65 feet; thence North 63°57' West 171.37 feet; thence North 06° West 198.01 feet; thence South 89°47'36" East 107.38 feet; thence North 00°12'24" East 185 feet and thence South 89°47'36" East 68.2 feet to the point of beginning.

PARCEL 3: 21-12-129-027

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 385.44 feet and West 374.94 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°47'44" West 148.19 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence North 00°19'00" West 183.95 feet along said right of way line to the point of beginning.

PARCEL 4: 21-12-129-028

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 713.93 feet and West 373.12 feet from the North 1/4 corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°02'00" West 115.35 feet; thence South 09°13'44" West 154.32 feet more or less to the center of Little Cottonwood Creek; thence along said center North 63°57'00" West 61.02 feet; thence North 00°12'24" East 456.65 feet; thence South 89°47'44" East 43.25 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence South 00°19'00" East 144.55 feet along said right of way to the point of beginning.



## 4902 South Galleria Drive





4770 S. 5600 W.  
WEST VALLEY CITY, UTAH 84118  
FED.TAX I.D.# 87-0217663  
801-204-6910

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS

ACCOUNT NUMBER

MURRAY CITY RECORDER,

9001341938

5025 S STATE, ROOM 113

DATE

MURRAY, UT 84107

11/26/2018

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001233257 /

PUBLICATION SCHEDULE

START 11/25/2018 END 11/25/2018

CUSTOMER REFERENCE NUMBER

HAMLET DEV 4850 S 380 W GP REZONE

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY

SIZE

36 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

65.48

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of December, 2018, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to General Plan Amendment from Professional Office to Medium Density Residential and a Zone M-U (Mixed Use) Zone to R-M-15 (Medium Density Residential) Zone for the properties located at approximately: 4850 South 380 West, Murray City, Salt Lake County, State of Utah.

Jared Hall, Supervisor  
Community & Economic  
Development  
1233257 UPAXLP

FILE COPY  
Hamlet Dev

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 6th day of December, 2018, at the hour of 6:30 p.m. of said day in the Cou FOR MURRAY CITY RECORDER, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 11/25/2018 End 11/25/2018

DATE 11/26/2018

SIGNATURE

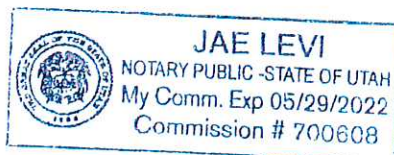
STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25TH DAY OF NOVEMBER

IN THE YEAR 2018

BY LORAIN GUDMUNDSON.



Jae Levi  
NOTARY PUBLIC SIGNATURE

**HAMLET DEV**  
**P/C 12/6/18**  
**Project #18-165 & 18-166**  
**500 ft radius + affect entities**

Cherry Street, Lc  
920 E Woodoak Ln # 200  
Salt Lake City UT 84117

Education Capital Solutions, Llc  
909 Walnut, Suite 200  
Kansas City MO 64106

C2K Associates,  
Llc; Ico Multifamily Holdings, Llc  
1000 S Main St ~~#104~~  
Salt Lake City UT 84101

Ludlow Holdings, Llc  
3616 S Elmwood St  
Salt Lake City UT 84106

Quick Tow Towing, Inc  
1055 W 1700 S  
Salt Lake City T 84104

GSH Holdings, Inc  
473 W 4800 S  
Murray UT 84123

RI Property One, Llc  
4859 S 190 W  
Murray UT 84107

Snarr Brothers Enterprises, Llc  
5223 S Spring Clover Dr  
Murray UT 84123

Ray D Daines Investment Company, Llc  
485 W 4800 S  
Murray  
UT 84123

48Th Street Llc  
457-461 W 4800 S  
Murray  
UT 84123

Delbert R Widerburg; Drw Rev Tr  
4751 S Cherry St  
Murray UT 84123

Sophia Enterprises, Llc  
5928 S Susquehanna Dr  
Murray  
UT 84123

Drwrt; Lwrt  
633 E Walnut Brook Dr  
Murray UT 84107

Faramarz Baravi  
424 W 4800 S  
Murray UT 84123

Desert Star Theatrics  
Po Box 981616  
Park City UT 84098

Hale Company Inc  
5056 S Morning Dew Dr  
Murray UT 84123

Hunter'S Woods Condmn Common  
Area Master Card  
1954 E Fort Union Blvd  
Cottonwood Hts UT 84121

Kyler R Story  
8621 S 1700 E  
Sandy  
UT 84093

JSJ Revoc Tr  
1466 W King Benjamin Ct  
South Jordan  
UT 84095

Hunters Woods Spe Llc  
1954 E Fort Union Blvd  
Cottonwood Hts  
UT 84121

Lc Val-Dev  
179 E Belle Glenn Cir  
Sandy UT 84070

L L C Snarr Brothers Enterprises  
5223 S Spring Clover Dr  
Murray UT 84123

Kyler R Story  
8621 S 1700 E  
Sandy UT 84093

Murray City Corporation  
5025 S State St  
Murray UT 84107

Lightning Ventures Llc  
4757 S Plum St  
Murray UT 84123

Marco Cruz  
1007 W Country Villa Ln  
Taylorsville UT 84123

Sego Lily School  
447 W 4800 S  
Murray UT 84123

Rw Brunswick Property Llc  
4859 S 190 W  
Murray UT 84107

Ryan Seare; Chris Seare  
4794 S Commerce Dr  
Murray UT 84107



Trust Not Identified  
409 W 4800 S  
Murray UT 84123

SJB Management Llc  
1098 W Framewood Ln  
Taylorsville UT 84123

Teddy L Wardle  
393 W 4800 S  
Murray UT 84123

Utah Department Of Transportation  
Po Box 148420  
Salt Lake City UT 84114

W & B Bleazard Llc  
2222 W Saddle Wy  
Taylorsville UT 84129

**P/C AGENDA MAILINGS**

"AFFECTED ENTITIES"

Updated 11/2017

UDOT - REGION 2  
ATTN: MARK VELASQUEZ  
2010 S 2760 W  
SLC UT 84104

UTAH TRANSIT AUTHORITY  
ATTN: PLANNING DEPT  
PO BOX 30810  
SLC UT 84130-0810

TAYLORSVILLE CITY  
PLANNING & ZONING DEPT  
2600 W TAYLORSVILLE BLVD  
TAYLORSVILLE UT 84118

WEST JORDAN CITY  
PLANNING DIVISION  
8000 S 1700 W  
WEST JORDAN UT 84088

CHAMBER OF COMMERCE  
ATTN: STEPHANIE WRIGHT  
5250 S COMMERCE DR #180  
MURRAY UT 84107

MURRAY SCHOOL DIST  
ATTN: ROCK BOYER  
5102 S Commerce Drive  
MURRAY UT 84107

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

SALT LAKE COUNTY  
PLANNING DEPT  
2001 S STATE ST  
SLC UT 84190

GRANITE SCHOOL DIST  
ATTN: KIETH BRADSHAW  
2500 S STATE ST  
SALT LAKE CITY UT 84115

UTAH POWER & LIGHT  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020

DOMINION ENERGY  
ATTN: BRAD HASTY  
P O BOX 45360  
SLC UT 84145-0360

COTTONWOOD IMPRVMT  
ATTN: LONN RASMUSSEN  
8620 S HIGHLAND DR  
SANDY UT 84093

JORDAN VALLEY WATER  
ATTN: LORI FOX  
8215 S 1300 W  
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST  
355 W UNIVERSITY PARKWAY  
OREM UT 84058

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKWY  
SANDY UT 84070

UTOPIA  
Attn: JAMIE BROTHERTON  
5858 So 900 E  
MURRAY UT 84121

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

MILLCREEK  
Attn: Planning & Zoning  
3330 South 1300 East  
Millcreek, UT 84106

**GENERAL PLAN MAILINGS:**

WASATCH FRONT REG CNCL  
PLANNING DEPT  
295 N JIMMY DOOLITTLE RD  
SLC UT 84116

UTAH AGRC  
STATE OFFICE BLDG #5130  
SLC UT 84114

**CANALS & DITCHES**  
(Updated 12/27/17)

GWR&H  
c/o ALAN DEMANN  
5693 S 675 E  
MURRAY UT 84107

SANDY DITCH  
c/o ROCKY EMERSON  
9150 S 150 E  
SANDY UT 84070

NORTH JORDAN CANAL  
c/o BOB WIRTHLIN  
4701 S 1065 W  
Taylorsville UT 84123  
801-450-1523

ARMY CORP OF ENGINEERS  
533 W 2600 S #150  
BOUNTIFUL UT 84010

WINCHESTER DITCH  
RALPH w/Midvale  
801-243-8454

TANNER DITCH  
c/o MAX REESE  
977 E 5600 So  
MURRAY UT 84121

BROWN DITCH  
c/o RON CHRISTENSEN  
583 E BENBOW ST  
MURRAY UT 84107

MURRAY DITCH  
c/o ROBERT WOOD  
385 W 4800 S  
MURRAY UT 84123

SALT LAKE COUNTY FLOOD  
2001 S STATE #N3100  
SLC UT 84190

STATE OF UTAH  
DEPT OF WATER QUALITY  
P.O. Box 144870  
SLC UT 84114

Utah Division of Water Rights  
1594 West North Temple Suite 220,  
P.O. Box 146300,  
Salt Lake City, Utah 84114-6300  
801-538-7240

BIG DITCH  
c/o KYLE BUXTON  
801-910-3399  
c/o EVAN JOHNSON  
801-369-3400

WALKER DITCH  
c/o DAVE CLINE  
5304 AVALON DRIVE  
MURRAY UT 84107

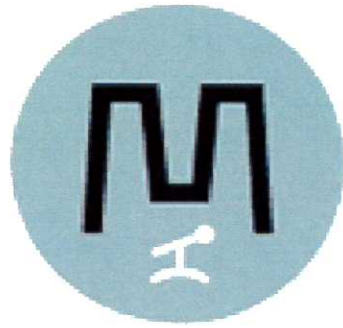
SALT LAKE CANAL  
c/o DAVID MAIORANO  
1530 S JEFFERSON ST  
SLC UT 84115

BUREAU OF WATER QUALITY  
C/O HEALTH DEPT  
788 WOODOAK LN #120  
MURRAY UT 84107

BIG COTNWD TANNER DITCH  
ATTN: DAVE CHISHOLM  
6018 S LATOURE STR  
HOLLADAY UT 84121







**MURRAY**  
CITY COUNCIL

# Discussion Item #4



**MURRAY**


## Community & Economic Development

### Utah Water Gardens - Zoning Map Amendment

**Council Action Request**

**Committee of the Whole**

Meeting Date: January 8, 2019

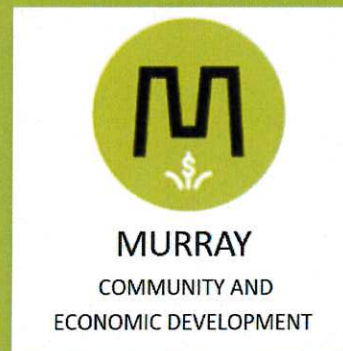
<b>Department Director</b> Jim McNulty	<b>Purpose of Proposal</b> Proposed Zoning Map Amendment.
<b>Phone #</b> 801-270-2477	<b>Action Requested</b> Informational discussion at committee of the whole prior to scheduled action on January 22, 2019.
<b>Presenters</b> Jim McNulty	<b>Attachments</b> PowerPoint presentation attached.
	<b>Budget Impact</b> No budget impact.
<b>Required Time for Presentation</b> 5 Minutes	<b>Description of this Item</b> Sheida & Christopher Maguire have requested a Zoning Map Amendment for the properties located at 5901 & 5911 South 1300 East South from R-1-10, Single Family Low Density Residential to A-1, Agricultural. The subject properties currently include a single-family home with accessory buildings. The applicants intend to combine the two properties into one lot that is in conformance with the Land Use Ordinance. They plan to live on the property and operate a home based business known as Utah Water Gardens. This includes pond maintenance and providing specialized horticulture with aquatic and riparian plants, as well as fish for local pond operators. Moving their operations to this property would allow them to expand their business and possibly work with the students at Cottonwood High School.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> December 19, 2018	



# COMMITTEE OF THE WHOLE

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January 8, 2019





# UTAH WATER GARDENS, LLC

## Zone Map Amendment

5901 & 5911 South 1300 East

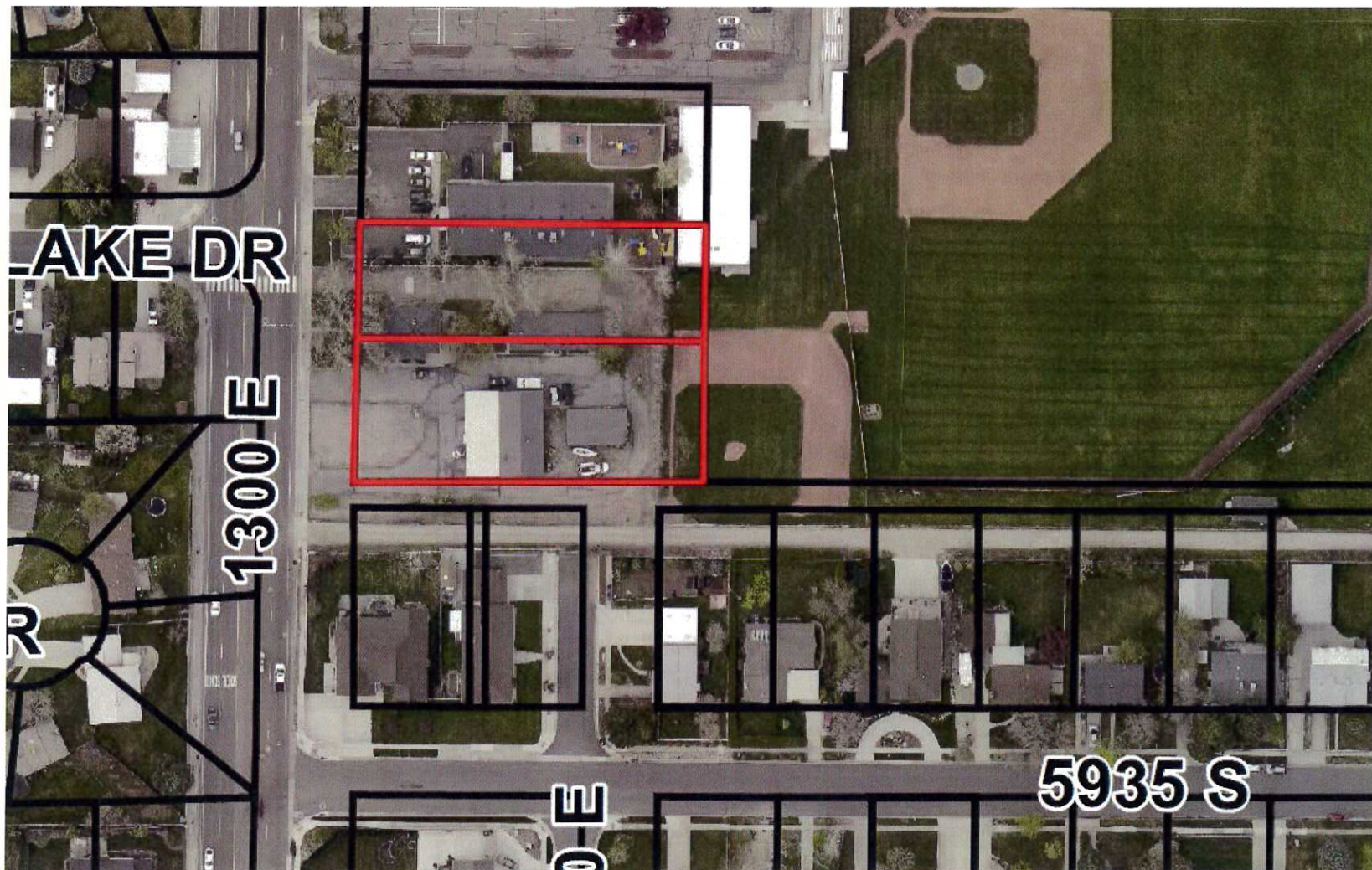
Existing Zoning: R-1-10, Single Family Residential

Proposed Zoning: A-1, Agricultural

Property Size 1.0 Acre

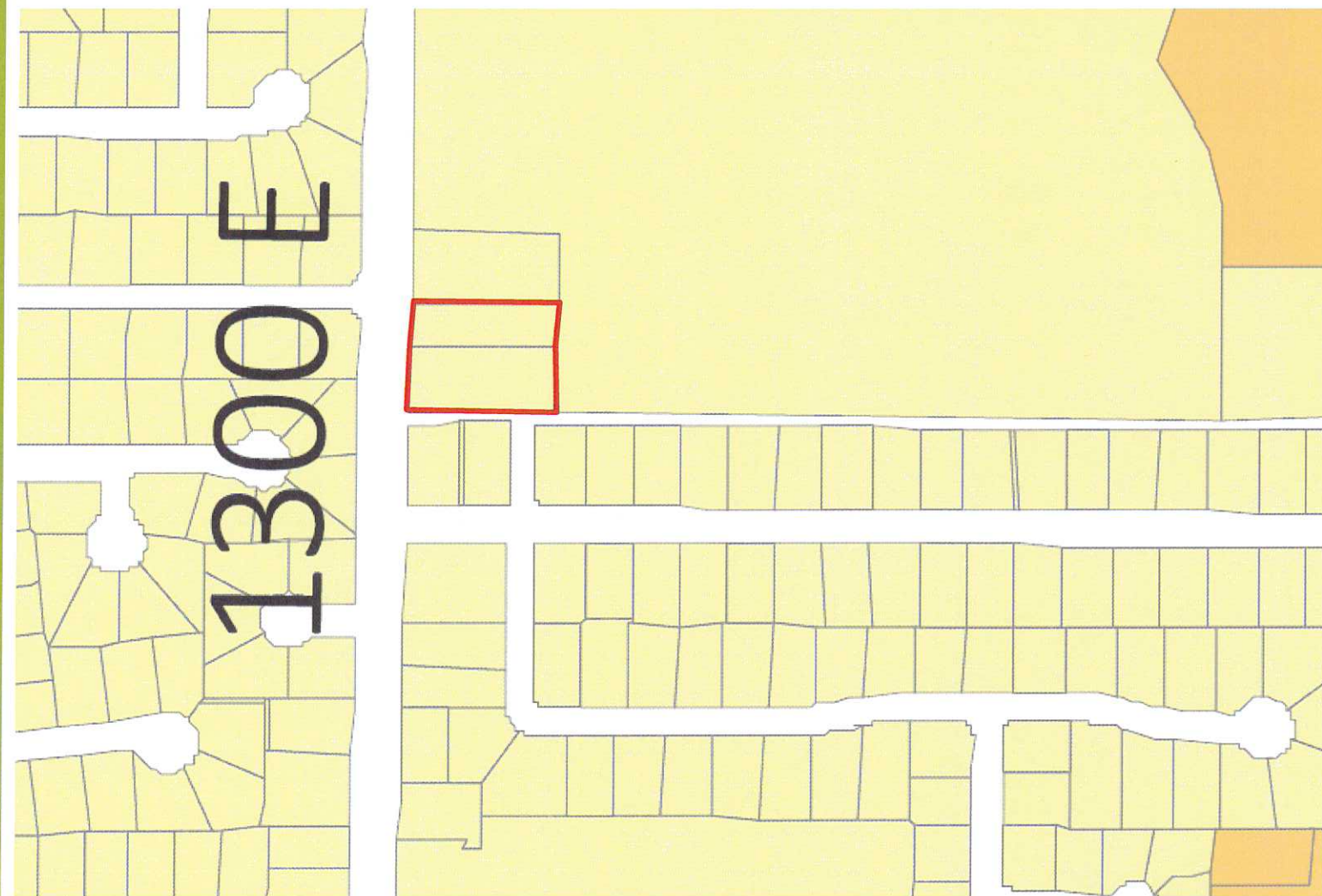












# Future Land Use Categories

- City Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Residential Business
- Professional Office
- Office
- Business Park Industrial
- Industrial
- Parks and Open Space







Northeast Corner



Existing Single Family Home



Southeast Corner



Northwest Corner



Existing Accessory Structure



Southwest Corner





## Staff Recommendation to Amend the Murray City Zoning Map

Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single Family Residential, to A-1, Agriculture subject to the following condition:

1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural Zone.

## Planning Commission Recommendation to Amend the Murray City Zoning Map

On December 6, 2018 the Planning Commission forwarded a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single Family Residential, to A-1, Agriculture subject to the approve condition.



# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 22<sup>th</sup> day of January, 2019, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the R-1-10 (Single-Family Low Density Residential) zoning district to A-1 (Agricultural) zoning district for the property located at 5901 & 5911 South 1300 East, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the Zoning Map as described above.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

MURRAY CITY CORPORATION

---

Jennifer Kennedy  
City Recorder

DATE OF PUBLICATION: January 11, 2019

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED 5901 AND 5911 SOUTH 1300 EAST, MURRAY CITY, UTAH FROM THE R-1-10 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL) ZONING DISTRICT TO THE A-1 (AGRICULTURAL) ZONING DISTRICT. (Utah Water Gardens)

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL AS FOLLOWS:

WHEREAS, the owner of the real property located at 5901 and 5911 South 1300 East, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an A-1 (Agricultural) zone district; and

WHEREAS, it appearing that said matter has been given full and complete consideration by the City Planning Commission; and

WHEREAS, it appearing to be in the best interest of the City and the inhabitants thereof that the proposed amendment of the zoning map be approved.

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Zoning Map and the zone district designation be amended for the following described property located at 5901 and 5911 South 1300 East, Murray, Salt Lake County, Utah from R-1-10 (Single-Family Low Density Residential) to A-1 (Agricultural):

**5901 South 1300 East**

**Parcel 22-17-430-0020000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 546 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 80 FT; N 89°55'59" W 240 FT; N 0°29' E 80 FT TO BEG. 0.44 AC M OR L. 5043-0335 08907-1956

**5911 South 1300 East**

**Parcel 22-17-430-0030000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 626 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 100 FT; N 89°55'59" W 240 FT; N 0°29' E 100 FT TO BEG. 0.55 AC M OR L. 5043-0335 08907-1956

Section 2. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 22<sup>nd</sup> day of January, 2019.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
D. Blair Camp, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Kennedy, City Recorder

#### CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2019.



---

Jennifer Kennedy, City Recorder

UTAH WATER GARDEN, LLC– 5901 & 5911 South 1300 East – Project # 18-169

Sheida Maguire was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from R-1-10, Single-Family Low Density Residential to A-1, Agricultural, for the properties addressed 5901 and 5911 South 1300 East. Mr. Smallwood explained that the applicant owns a business that provides pond maintenance, Koi Fish and grows aquatic plants. The proposed re-zone complies with the General Plan requirements. As a condition of approval, we would require the two separate properties that this business operates from to be combined into one property by way of a Lot Line Adjustment to meet the one-acre minimum requirement. Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment.

Mr. Woodbury asked if this type of business requires a Major Home Occupation Business License. Mr. Smallwood replied, not in the Agricultural Zone.

Sheida Maguire, 4068 South 1500 East, stated she has reviewed the conditions and will be able to comply. Ms. Maguire stated that she had an existing business in Millcreek and the landlord sold the property that she operated from. Ms. Maguire state that her plan is to purchase the property and operate from it as long as the zone change is approved. The property has a home on it that would become the primary residence for the applicant and that the existing barn and other structures would be kept intact as long as they are safe. Moveable Greenhouses would be used in compliance with City standards on the property as well. Ms. Maguire stated that if she is able to obtain the property that she would like to open her greenhouses to Cottonwood High School, so they could use them as an educational aid.

The meeting was opened for public comment.

Eu Ma, stated that she is concerned that farm animals will be allowed if the zone is changed to Agricultural Zoning because of smell. Ms. Ma is in support of the greenhouses.

Denise Winslow, 615 East 5640 South, stated she has a pond and owns Koi. Ms. Winslow is in support of Utah Water Gardens and stated they operate a reputable business and believes it would benefit the community.

Ebony Berrest, 4117 South Clubhouse Drive, stated she an employee of Utah Water Gardens and is in support of the proposed zone change.

The public comment portion was closed.

Mr. Markham stated that if the zone is changed to Agricultural, that animals could be housed here. Mr. Markham added that it is nice to have an item like this to close out the year because it is so original.

Mr. Woodbury stated that the project is very nice, he thanked the speakers for their input and expressed that he is glad to be a part of a city that has a vision for the future, but that also allows for creative projects like this.

Ms. Wilson made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the property located at 5901 and 5911 South 1300

East from R-1-10, Single-Family Low Density Residential to A-1, Agricultural subject to the following condition:

1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural zone.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

  A   Sue Wilson  
  A   Phil Markham  
  A   Maren Patterson  
  A   Scot Woodbury  
  A   Ned Hacker  
  A   Travis Nay

Motion passed 6-0

#### OTHER BUSINESS

Mr. McNulty stated that the Planning Commission meeting on December 20, 2018 is has been canceled and the next Planning Commission Meeting is scheduled for January 3, 2019.

Mr. McNulty thanked the Commissioners and Staff for their service and wished all a Happy New Year.

The meeting was adjourned at 7:40 p.m.

---

Jared Hall, Supervisor  
Community and Economic Development





**TO: Murray City Planning Commission**

**FROM: Murray City Community & Economic Development Staff**

**DATE OF REPORT: November 29, 2018**

**DATE OF HEARING: December 6, 2018**

**PROJECT NAME: Utah Water Gardens, Zone Change**

**PROJECT NUMBER: 18-169**

**PROJECT TYPE: Zone Map Amendment**

**APPLICANT: Sheida + Christopher Maguire**

**PROPERTY ADDRESS: 5901 + 5911 South 1300 East**

**SIDWELL #: 21-17-430-002; 21-17-430-003**

**EXISTING ZONE: R-1-10, Single-Family Low Density Residential**

**PROPOSED ZONE: A-1, Agricultural**

**PROPERTY SIZE: 1 acre**

**I. REQUEST:**

The applicant is requesting approval of a Zone Map Amendment from R-1-10, Single-Family Low Density Residential to A-1, Agricultural for the properties addressed 5901 and 5911 South 1300 East. Legal descriptions of the properties are attached to this report.

**II. BACKGROUND AND ANALYSIS**

Background

The subject properties currently include a single-family home with accessory buildings. There are a number of single family houses surrounding the subject properties to the south in the R-1-10 zone and west within the R-1-8 zone. Cottonwood High School is located directly east.

### Proposed Use

With respect to applications for Zone Map Amendments, Staff does not generally elaborate on an applicants proposed plans because there are many variables and owners and plans may change. However, staff finds that an application to rezone to A-1, Agricultural is a unique situation where some clarification is warranted, and an explanation of Utah Water Garden's operations are warranted.

Utah Water Gardens operates a pond maintenance business providing specialized horticulture with aquatic and riparian plants, as well as fish for local pond operators. The applicants have stated that these two properties would allow them to expand their business and possibly work with the students at Cottonwood High School. To make this property feasible for the owners to live on the property and operate their agribusiness the property would need to be rezoned from its current R-1-10 designation to A-1, Agricultural.

### Site Location/Detail

The proposed zoning map amendment would affect two parcels that are located at 5901 and 5911 South 1300 East. Both parcels front onto 1300 East and are north of 5935 South. The applicants have proposed moving their agribusiness operations to this location because of its size and proximity to the local high school for potential cooperation.

The subject properties are less than one acre when separated, the Murray City Land Use Ordinance Section 17.92.040 states that in the A-1, Agricultural zone the minimum lot area shall be one (1) acre in size. The two lots will need to be combined in order to create a lot that is in conformance with the Land Use Ordinance.

### Surrounding Land Use & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-10
South	Residential	R-1-10
East	Public (school)	R-1-10
West	Residential	R-1-10

### Allowed Land Uses

Existing: The R-1-10 zone allows single family, detached homes with minimum lot sizes of 10,000 square feet. This zone also allows accessory uses which are typical to single family homes, as well as public and quasi-public uses with conditional use permits.

Proposed:

The A-1 zone allows single family, detached homes with a minimum lot size of one (1) acre. This district is intended to include activities normally related to the conduct of light agricultural uses and residential living. This zone also allows accessory uses which are typical to single family homes, as well as public and quasi-public uses with conditional use permits.

### **III. PUBLIC INPUT**

As of the date of this report, staff has received no phone calls regarding the properties.

### **IV. GENERAL PLAN ANALYSIS**

The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 5 of the Murray City General Plan identifies the goals and objectives for land use in the community. The plan also identifies future land use as depicted in the future land use map.

The subject property is identified as "Low Density Residential" by the General Plan and the Future Land Use Map. The proposed A-1 zoning is supported by the General Plan and is compatible with the current development pattern of the area. Agricultural uses in this area are in keeping with the goals and objectives of the General Plan.

### **V. FINDINGS**

#### **A. Is there need for change in the Zoning at the subject location for the neighborhood or community?**

The proposed change in zoning from R-1-10 to A-1 is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan. The properties are located adjacent to established single-family residential homes on a major collector (1300 East). The proposed use will provide an active resident to properly maintain the property.

Chapter Three of the Murray City General Plan calls for reinvestment in stable communities to maintain property values. The proposed change in zoning will create opportunities for the subject properties to be maintained as low density, single-family residential uses with a low-impact, agricultural use.



**B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?**

The subject properties are located within an area that has largely been developed as single-family residential units. The proposed development of these properties as an agribusiness would further the goals of the General Plan by creating an active business and homeowner on the same property. Potential impacts of the agricultural use are also mitigated by the adjacent open space of the high school campus.

**C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?**

The subject properties have been developed. Utilities and services in the area are available and have demonstrated capacity that would not be impacted negatively by the potential single-family residential development of the subject properties.

**VI. CONCLUSION & FINDINGS**

- i. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
- ii. 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.
- iii. The proposed Zone Map Amendment from R-1-10 to A-1 is supported by the General Plan and Future Land Use Map designation of the subject properties.

**VII. STAFF RECOMMENDATION**

Based on the above findings, staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested Zone Map Amendment for the properties located at 5901 and 5911 South 1300 East from R-1-10, Single-Family Low Density Residential to A-1, Agricultural subject to the following conditions:**

1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural zone.

Zachary Smallwood, Associate Planner  
Community & Economic Development  
801-270-2420  
zsmallwood@murray.utah.gov

# Site Information





5901 South 1300 East  
5911 South 1300 East



MURRAY  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES







November 21, 2018

### NOTICE OF PUBLIC MEETING

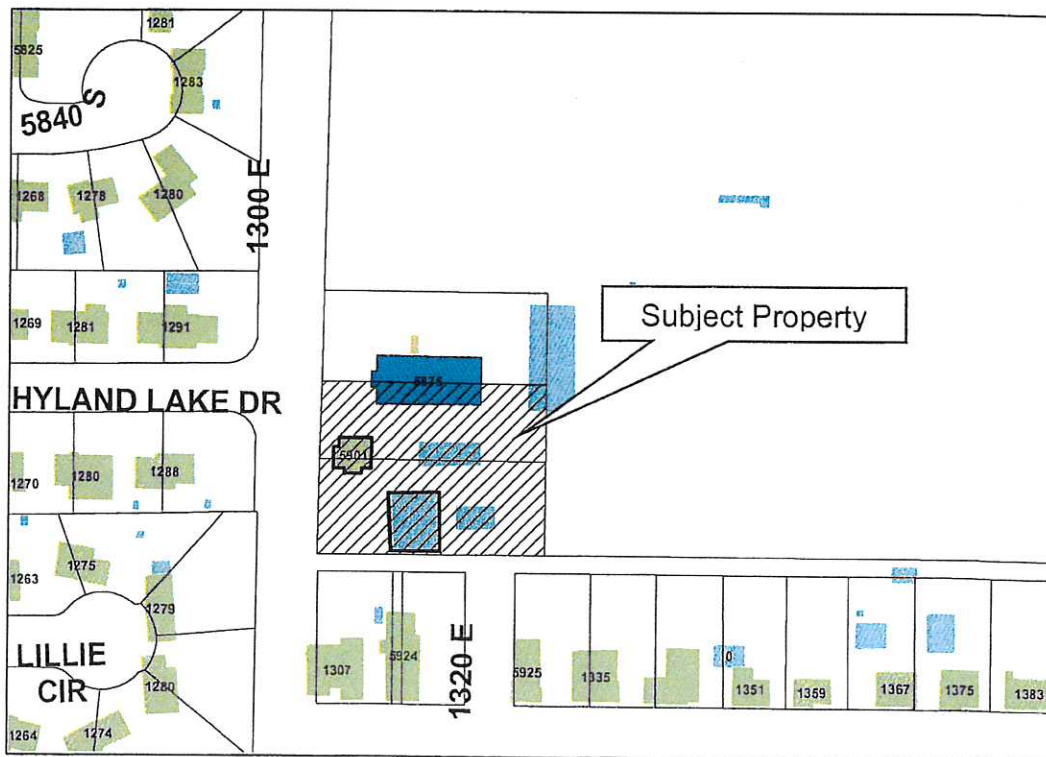
This notice is to inform you of a Planning Commission meeting scheduled for Thursday, December 6<sup>th</sup>, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Representatives of Utah Water Gardens are requesting a Zone Map Amendment from R-1-10 (Single Family Low Density Residential) Zone to A-1 (Agricultural) Zone for the properties located at 5101 and 5111 South 1300 East. Please see the attached map segments.

This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Zachary Smallwood, with the Murray City Community Development Division at 801-270-2420, or e-mail to [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

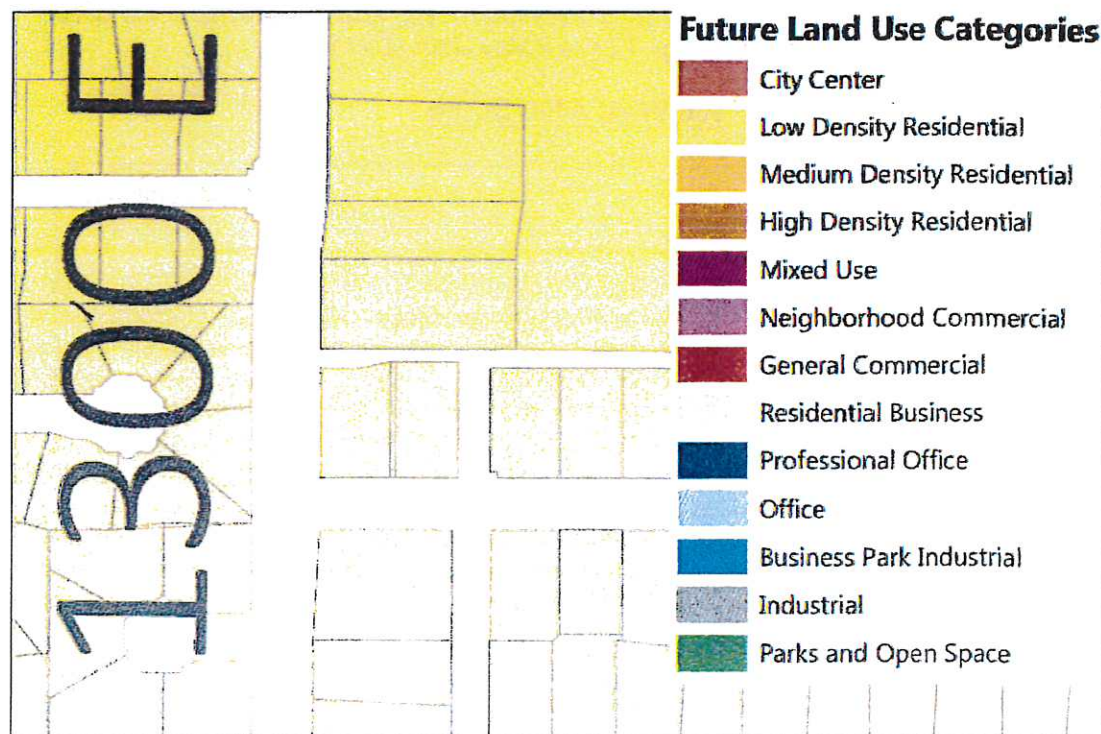
#### 380 West 4850 South







ZONING MAP SEGMENT



FUTURE LAND USE MAP SEGMENT

# **Application Materials**

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- ☒ Zoning Map Amendment  
☐ Text Amendment  
☒ Complies with General Plan  
☒ Yes ☐ No

Subject Property Address: 5901 South 1300 East and 5911 South 1300 East

Parcel Identification (Sidwell) Number: 22-17-430-002-0000 and 22-17-430-003-0000

Parcel Area: 0.44 and 0.55 Current Use: Residential

Existing Zone: R-1-10 Proposed Zone: A-1

Applicant Name: Sheida and Christopher Maguire

Mailing Address: 4068 South 1500 East

City, State, ZIP: Salt Lake City, Utah 84124

Daytime Phone #: 801-713-6336 Fax #:

Email address: utahwatergardens@gmail.com

Business Name (If applicable): Utah Water Gardens LLC

Property Owner's Name (If different): Suzanne Loizos

Property Owner's Mailing Address: 3692 W. Plymouth Rock Cove

City, State, Zip: Lehi UT 84043

Daytime Phone #: Fax #:

Describe your reasons for a zone change (use additional page if necessary):

We would like to move onto the property and use the  
land and structures for aquaculture and agriculture. We are  
a small family owned aquatic nursery that grow pond plants → continued

Authorized Signature: Sheida J. Maguire Date: 11/14/2018



→ Continued...

and Koi, and build ponds and water features across Northern Utah. Historically the property was a farm and the barn is still operable. We intend to keep all existing structures intact. We would also like to build a beautiful pond facing the street that will showcase our aquatic plants and koi and enhance the community. We would build a fence on the front of the property that will make the pond visible but safe for the community.

We would like to move onto the property and use the land for agriculture and aquaculture. We are a small family owned aquatic nursery that grow pond plants and Koi and build ponds and water features. I have my Bachelor's degree in Botany and Geology from Weber State University and have worked with the USDA Forest Service and Army Corp of Engineers mapping out wetlands in Utah. Recently our landlord sold the property that our greenhouses and ponds are situated on, so that 18 high density house units can be built. We would like the property to be our permanent location where we can stay and be part of the community. Historically the property was a farm and the barn is still operable. We intend to keep all existing structures intact. We would like to build a beautiful pond facing the street, that will showcase our aquatic plants and Koi and enhance the community. We would build a fence on the front of the property that will make the pond visible but safe for the community.

Sheida & Christopher Maguire  
4068 South 1500 East  
SLC UT 84124  
801-718-6336

Property Owners Affidavit

I (we) Suzanne Loizos, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Suzanne Loizos  
Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 5 day of November, 20 18.



Bronsynn Russell  
Notary Public  
Residing in Salt Lake County, Utah  
My commission expires: 8/23/20

Agent Authorization

I (we), Suzanne Loizos, the owner(s) of the real property located at 5901 S. 1300 east, in Murray City, Utah, do hereby appoint Christina Schmidt, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

\_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

Suzanne Loizos  
Owner's Signature

Owner's Signature (co-owner if any)

On the 5 day of November, 20 18, personally appeared before me

Suzanne Loizos the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



Bronsynn Russell  
Notary Public  
Residing in Salt Lake County, Utah  
My commission expires: 8/23/20



## Legal Description

Parcel I.D 22-17-430-002-0000

Beginning North  $89^{\circ}55'59''$  West 344.39 feet S  $0^{\circ}29'$  West 546 feet and South  $89^{\circ}55'59''$  East 40 feet from East  $\frac{1}{4}$  Corridor Section 17, T 2S, R 1E, SLM; South  $89^{\circ}55'59''$  East 240 feet; South  $0^{\circ}29'$  West 80 feet; North  $89^{\circ}55'59''$  West 240 feet; North  $0^{\circ}29'$  East 80 feet to Beginning 0.44 Acres more or less. S043-0035

Parcel I.D 22-17-430-003-0000

Beginning North  $89^{\circ}55'59''$  West 344.39 feet and South  $0^{\circ}29'$  West 626 feet and South  $89^{\circ}55'59''$  East 40 feet from East Corridor Section 17, T 2S, R 1E, SLM; South  $89^{\circ}55'59''$  East 240 feet; South  $0^{\circ}29'$  West 100 feet; North  $89^{\circ}55'59''$  West 240 feet; North  $0^{\circ}29'$  East 100 feet to Beginning 0.55 Acres more or less S043-0035

**5901 South 1300 East**

**Parcel 22-17-430-0020000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 546 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 80 FT; N 89°55'59" W 240 FT; N 0°29' E 80 FT TO BEG. 0.44 AC M OR L. 5043-0335 08907-1956

**5911 South 1300 East**

**Parcel 22-17-430-0030000 Legal description**

BEG N 89°55'59" W 344.39 FT & S 0°29' W 626 FT & S 89°55'59"E 40 FT FR E 1/4 COR SEC 17, T 2S, R 1E, S L M; S 89°55'59" E 240 FT; S 0°29' W 100 FT; N 89°55'59" W 240 FT; N 0°29' E 100 FT TO BEG. 0.55 AC M OR L. 5043-0335 08907-1956



4770 S. 5600 W.  
WEST VALLEY CITY, UTAH 84118  
FED.TAX I.D.# 87-0217663  
801-204-6910

Deseret News

Utah  
Media  
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

11/26/2018

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001233260 /

PUBLICATION SCHEDULE

START 11/25/2018 END 11/25/2018

CUSTOMER REFERENCE NUMBER

5901 5911 S 1300 E ZONE MAP AMEND

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

SIZE

33 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

60.44

MURRAY CITY  
CORPORATION  
NOTICE OF  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of December, 2018, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Zone Map Amendment from R-1-10 (Low Density Single-Family Residential) Zone to A-1 (Agricultural) Zone for the properties located at approximately: 5901 & 5911 South 1300 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Supervisor  
Community & Economic  
Development  
1233260 UPAXLP

FILE COPY

Utah Water Gardens

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 6th day of December, 2018, at the hour of 6:30 p.m. of said day in the Cou FOR MURRAY CITY RECORDER, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 11/25/2018 End 11/25/2018

DATE 11/26/2018

SIGNATURE

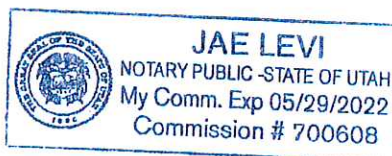
STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25TH DAY OF NOVEMBER

IN THE YEAR 2018

BY LORAIN GUDMUNDSON.



Jae Levi  
NOTARY PUBLIC SIGNATURE



**UTAH WATER GARDENS****P/C 12/6/18****Project #18-169****300' radius (included affected entities)**

Austin Larsen  
1280 E Hyland Lake Dr  
Salt Lake City UT84121

Craig D Jones  
1275 E Lillie Cir  
Salt Lake City UT84121

Fossey Holdings Llc  
7890 S Siesta Dr  
Cottonwood Hts UT84093

James M Lee; Erica R Lee (Jt)  
1359 E 5935 S  
Murray UT84121

Jeff Matson  
1291 E Hyland Lake Dr  
Murray UT84121

Ma Li Family Living Trust 6/28/2016  
1307 E 5935 S  
Murray UT84121

Nathan B Kelsch; Jennifer L Kelsch (Jt)  
1279 E Lillie Cir  
Murray UT84121

Robert L. Somsen;  
June Lanae Somsen  
1344 E 5935 S  
Salt Lake City UT84121

Sue Ellen Wallace  
1281 E Hyland Lake Dr  
Salt Lake City UT84121

Ann L Jarvis  
1336 E 5935 S  
Salt Lake City UT84121

Barbara R Neuffer;  
Alice H Hoesch (Jt)  
1352 E 5935 S  
Murray UT84121

David R Whitzel;  
Rolene P Whitzel (Jt)  
1274 E Lillie Cir  
Salt Lake City UT84121

Isaac Zenger;  
Emily Zenger (Jt)  
1283 E Quail Grove Cir  
Murray UT84121

James N Francis; Britta F Trepp (Jt)  
5925 S 1320 E  
Murray UT84121

Jolene Merrill  
1268 E 5840 S  
Salt Lake City UT84121

Mons Aase;  
Norma K Carter-Aase (Tc)  
5924 S 1320 E  
Murray UT84121

Pilitati L Vaitai; Kalolaine T Vaitai (Tc)  
1283 E 5840 S  
Murray UT84121

Sam Loizos Family Trust 10/18/1995  
3692 W Plymouth Rock Cv  
Lehi UT84043

Trust Not Identified  
1335 E 5935 S  
Salt Lake City UT84121

Arthur F Fenstermaker;  
Margaret R Fenstermaker (Jt)  
1263 E Lillie Cir  
Murray UT84121

Board Of Education Granite School  
Dist.  
2500 S State St  
South Salt Lake UT84115

Drew E Kramer;  
Machele Kramer (Jt)  
1291 E Quail Grove Cir  
Murray UT84121

James C Halvorsen;  
Terri T Halvorsen (Jt)  
1264 E Lillie Cir  
Salt Lake City UT84121

Jason Ivins; Robyn Ivins (Jt)  
1343 E 5935 S  
Murray UT84121

Joni M Gagnon  
1278 E 5840 S  
Salt Lake City UT84121

MSC Inc  
3212 S State St  
South Salt Lake UT84115

Richard K Johnson  
1351 E 5935 S  
Salt Lake City UT84121

Sam Loizos Family Trust 10/18/1995  
3692 W Plymouth Rock Cv  
Lehi UT84043

Trust Not Identified  
1270 E Hyland Lake Dr  
Salt Lake City UT84121

Trust Not Identified  
1280 E Lillie Cir  
Salt Lake City UT84121

Trust Not Identified  
1307 E 5935 S  
Murray UT84121

Trust Not Identified  
1328 E 5935 S  
Salt Lake City UT84121

Val Reynolds;  
Bobbie D Reynolds (Jt)  
1280 E 5840 S  
Salt Lake City UT84121

William S Nicholson  
1288 E Hyland Lake Dr  
Murray UT84121

UDOT - REGION 2  
ATTN: MARK VELASQUEZ  
2010 S 2760 W  
SLC UT 84104

UTAH TRANSIT AUTHORITY  
ATTN: PLANNING DEPT  
PO BOX 30810  
SLC UT 84130-0810

TAYLORSVILLE CITY  
PLANNING & ZONING DEPT  
2600 W TAYLORSVILLE BLVD  
TAYLORSVILLE UT 84118

WEST JORDAN CITY  
PLANNING DIVISION  
8000 S 1700 W  
WEST JORDAN UT 84088

CHAMBER OF COMMERCE  
ATTN: STEPHANIE WRIGHT  
5250 S COMMERCE DR #180  
MURRAY UT 84107

MURRAY SCHOOL DIST  
ATTN: ROCK BOYER  
5102 S Commerce Drive  
MURRAY UT 84107

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047

SALT LAKE COUNTY  
PLANNING DEPT  
2001 S STATE ST  
SLC UT 84190

GRANITE SCHOOL DIST  
ATTN: KIETH BRADSHAW  
2500 S STATE ST  
SALT LAKE CITY UT 84115

UTAH POWER & LIGHT  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020

DOMINION ENERGY  
ATTN: BRAD HASTY  
P O BOX 45360  
SLC UT 84145-0360

COTTONWOOD IMPRVMT  
ATTN: LONN RASMUSSEN  
8620 S HIGHLAND DR  
SANDY UT 84093

JORDAN VALLEY WATER  
ATTN: LORI FOX  
8215 S 1300 W  
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST  
355 W UNIVERSITY PARKWAY  
OREM UT 84058

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT84117

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E Bengal Blvd  
Cottonwood Heights, UT 84121

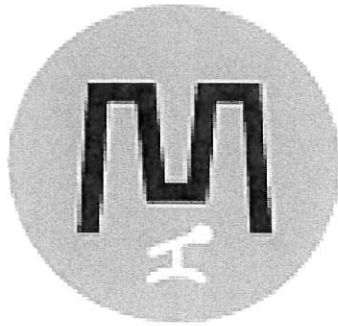
SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKWY  
SANDY UT 84070

UTOPIA  
Attn: JAMIE BROTHERTON  
5858 So 900 E  
MURRAY UT 84121

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106

MILLCREEK  
Attn: Planning & Zoning  
3330 South 1300 East  
Millcreek, UT 84106





**MURRAY**  
CITY COUNCIL

# Discussion Item #5





**MURRAY**

## Finance Department

### Comprehensive Annual Financial Report (CAFR) Discussion

#### Council Action Request

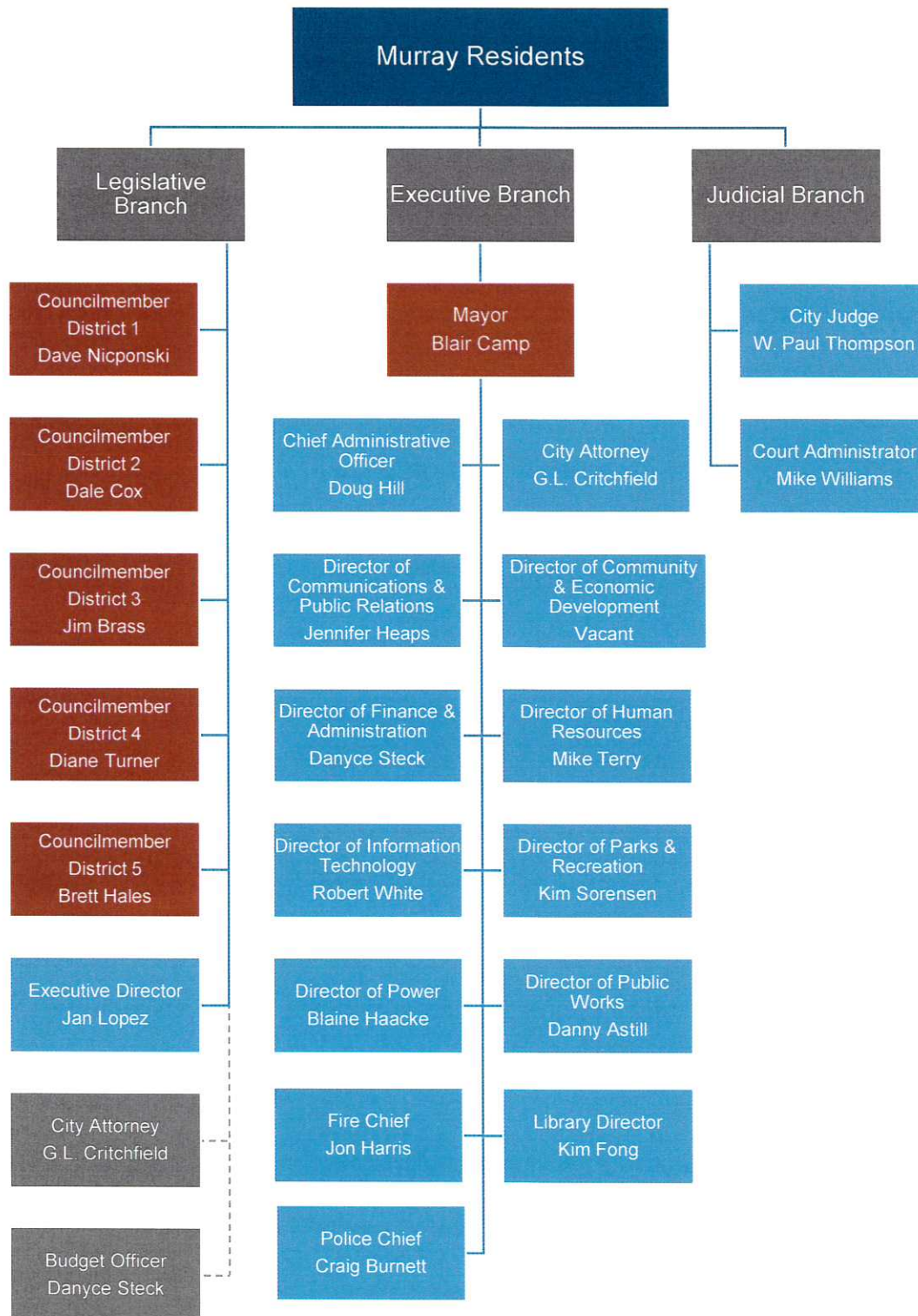
Committee of the Whole

Meeting Date: January 8, 2019

<b>Department Director</b> Requested by Diane Turner, Council Chair <b>Phone #</b> 801-264-2622 <b>Presenters</b> Danyce Steck  <b>Required Time for Presentation</b> 30 Minutes <b>Is This Time Sensitive</b> No <b>Mayor's Approval</b>  <b>Date</b> December 27, 2018	<b>Purpose of Proposal</b> Continued discussion by finance staff of the independent audit for fiscal year 2017-2018. <b>Action Requested</b> Informational only. <b>Attachments</b> CAFR distributed in December 2018. <b>Budget Impact</b> Not applicable. <b>Description of this Item</b> To inform the city council of the audited financial status of Murray City as of June 30, 2018.
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## ORGANIZATIONAL CHART





## ELECTED OFFICIALS AND ADMINISTRATION

### Elected Officials

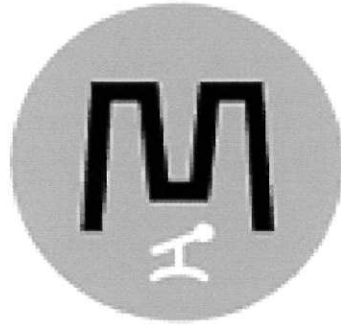
Mayor .....	Blair Camp
Councilmember – District 1 .....	Dave Nicponski
Councilmember – District 2 .....	Dale Cox
Councilmember – District 3 .....	Jim Brass
Councilmember – District 4 .....	Diane Turner
Councilmember – District 5 .....	Brett Hales

### Appointed by Mayor and Council

City Attorney .....	G.L Critchfield
City Engineer .....	Trae Stokes
City Recorder .....	Jennifer Kennedy
City Treasurer .....	Wendell Coombs
Executive Director to the Council .....	Janet Lopez
Finance Director / Budget Officer .....	Danyce Steck
Municipal Court Judge .....	W. Paul Thompson

### Executive Team

Mayor .....	Blair Camp
Chief Administrative Officer .....	Doug Hill
City Attorney .....	G.L Critchfield
Court Administrator .....	Mike Williams
Director of Communications & Public Relations.....	Jennifer Heaps
Director of Community & Economic Development .....	Vacant
Director of Finance & Administration .....	Danyce Steck
Director of Human Resources .....	Mike Terry
Director of Information Technologies .....	Robert White
Director of Parks & Recreation .....	Kim Sorensen
Director of Power .....	Blaine Haacke
Director of Public Works .....	Danny Astill
Fire Chief .....	Jon Harris
Library Director .....	Kim Fong
Police Chief .....	Craig Burnett



**MURRAY**  
CITY COUNCIL

**Adjournment**