



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, July 16, 2019 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Council Members in Attendance:

Dave Nicponski - Chair	District #1
Dale Cox – Vice Chair	District #2
Jim Brass	District #3
Diane Turner	District #4
Brett Hales	District #5

### Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Connie Carpenter	Council Office
Pattie Johnson	Council Office	Joey Mittelman	Battalion Chief
Jennifer Heaps	Comm. & PR Director	Blaine Haacke	Power - General Manager
Greg Bellon	Power - Asst. General Manager	Rob White	IT Director
Melinda Greenwood	CED Director	Danny Hansen	IT
Marie Goettsche	Murray Chamber of Commerce	David Brems	GSBS Architects
Valerie Nagasawa	GSBS Architects	David Garce	GSBS Architects
Jeff Palmer	Layton Construction	Evan Farnsworth	Layton Construction
Wendy Parsons Baker	Resident	Jennifer Brass	Resident
Janice Strobell	Resident	Brent Barnett	Resident

Mr. Nicponski called the Committee of the Whole meeting to order at 4:45 p.m.

**Approval of Minutes** - Mr. Nicponski asked for comments or a motion on the minutes from the Committee of the Whole meeting on April 2, 2019. Mr. Brass moved approval. Mr. Cox seconded the motion.  
(Approved 5-0)

### **Discussion Items**

### **New Murray City Hall Schematic Design Update – Mayor Camp, GSBS Architects, Layton Construction**

Mayor Camp confirmed development progress on the new city hall and reported Mr. Hill as the city's project manager; Council Members, Mr. Brass, and Ms. Turner, and Council Director, Ms. Lopez are all part of the City Hall Steering Committee. Since January 2019, monthly meetings occurred with GSBS Architects and Layton Construction to discuss the new development located at 10 East 4800 South.

GSBS Architects and Layton Construction representatives reviewed updated schematic design information, and cost estimates. (See Attachment #1) A vision statement was shared that depicted the project as the emotional heart of Murray City, with city hall becoming a catalyst for economic development in the area. The vision would celebrate Murray's independent spirit, to be inclusive and welcoming to the community; to be responsibly designed, with functionality, and sustainability at the forefront of every decision.

With the schematic design phase complete, the second phase of development begins where building system details would be analyzed. This format is a benchmark that allows architects to test exactly where they are at with the design, get buy-off on designs and determine an estimated cost. Budget modifications would follow if necessary, to provide accurate numbers related to subcontractors based on current market pricing. Both entities agreed they are working closely together to create the final design that includes many types of spaces within the building, specifically situated to provide good working relationships within every department; and ensure the correct plan is in place. GSBS representatives confirmed Layton Construction has a good understanding of what the design entails, however, contingency costs are built into the estimate to allow for unforeseen things not yet decided.

A review of the site plan occurred regarding details such as: the general location, street restructuring, parking lots, outside event spaces, a public plaza, two public entrances, the police department entrance, and features related to the council chambers. They examined renderings of the connecting main lobby, and studied first, second and third levels by detecting the location of each city department; they noted specific employee rooms, and observed exterior views, canopy entrances, and various storage functions. They concluded by discussing various construction material, which would be durable, and contemporary, including glass, copper and brick. It was noted that brick would convey a historical Murray feel, and copper would be reminiscent of significant metal work conducted in Murray's past years. Open areas with glass would provide an inclusive welcoming impression for the public, and transparency into the lobby. All stairs and elevators were noted, as well as, central connecting stairs to all three levels.

Mr. Hales asked about landscaping details. It was noted that all landscaping would comply with MCCD (Murray City Center District) guidelines, and the ordinance; as well as, the high-performance building standard, which is the sustainability guideline on the project for the area. Native plants, drought tolerant vegetation, and a mixture of hard and soft scape materials would be utilized. The public plaza would provide a variety of outdoor landscaped elements.

Layton Construction representatives explained financial perspectives as the project progressed; they evaluated the cost of various materials, including all finishes; consulted with subcontractors in the community, and updated pricing to match other estimates underway, as numbers were received. As a result, total target pricing is \$25 million for the building and landscaping areas only. (Not including road and street reconfigurations or parking areas). Contingency costs considered appropriate at the

schematic level total \$4.3 million. As this phase of the project continues and after explicit details become more clear, contingency cost levels are expected to decrease and the actual cost will be determined when construction begins. It was noted after parking lots are finalized, and road configurations are made to Fifth Street, and Hanauer Street the final cost is estimated at \$28 million.

A brief discussion occurred about the ever-increasing cost of construction, which was evident from looking at initial costs when a new city hall was first discussed five years ago.

**CFFP (Carbon Free Power Project)/SMR (Small Modular Reactor) – Mayor Camp, Blaine Haacke**

Mayor Camp said the handout about HEAL Utah, a Utah based advocacy non-profit group, was not included in the initial council packet, and noted the decision was getting closer about whether the city would consider continuing further into the small nuclear reactor project. Mr. Haacke confirmed, and led a discussion about Murray's commitment to the CFFP/SMR technology and the proposed resolution increasing Murray City's share. He said the council would consider two draft resolutions during a council meeting on August 6, 2019; one authorizing the increase in the Entitlement Share, and another authorizing increases in the JUMP (Joint Use Modular Plant) Lay-off Agreement. Mr. Haacke reviewed detailed slides and provided descriptive information about the following:

- Self-contained modules and sizes, cooling procedures, infrastructure and depressurization in the event of a catastrophic situation.
- Design and size of the plant, and sizes of vessel reactors.
- Plant location on the INL (Idaho National Lab) site, various related buildings on the site, generation capabilities and procedures, and fuel storage.
- Further world expansion if the technology proves worthy.
- Cost, risk, and political decisions effecting Murray's own power plant.
- A history of Murray's energy resources and when each one was attained from the 1940's to the present day.
- Proceeding with the project, as a promising technology, and other subscribing UAMPS cities.
- Murray's mix of options; a resource graph was studied to reflect the city's daily and hourly load requirements.
- Murray's reliance on coal is ending and the city will lose two valuable resources; the San Juan power plant closes in 2022, and the Hunter plant will shut down by 2044.
- Two draft resolutions, and financial commitment details based on Murray's entitlement subscription, as well as, ramp-off opportunities.

Mr. Haack said the cost of the new technology was less than the natural gas IPP (Intermountain Power Plant), and the Trans-Jordan Landfill resource.

Ms. Turner expressed concern about the overall cost of the project. She noted St. George City opted out of participating in the project, however, with a PPA (Power Purchase Agreement) in place, requiring no financial commitment ahead of time, energy could be purchased as needed upon project completion; she hoped Murray would do the same. Mr. Haacke stated St. George proposed the idea, however, UAMPS opposed the notion, because it was not fair to all UAMPS members who did commit financially upfront in support of initial development. Ms. Turner asked Mr. Haack to look further into the PPA option to be sure, due to the financial risk.

Mr. Cox agreed if cities opt out of participation now, an excessively higher price per megawatt would

result later, by avoiding the upfront shared expense of development costs. Mr. Haacke confirmed.

Ms. Turner stressed the importance of looking into alternative purchasing options and said even if the city decided to back out, the obligated high cost made her nervous. Mr. Haacke noted the handout, which was a rebuttal to Heal Utah that confirmed why the city should move forward with involvement. He stated he was not nervous about continuing further along with the project and was confident about knowing when to utilize off-ramp options if that decision was necessary.

#### **Election Code Amendments – Jennifer Kennedy**

Changes were made to Murray City's Election Code to match legislative changes made over the last two years. Ms. Kennedy said the council would consider the proposed ordinance in three weeks. Changes include:

- An individual can now designate an agent to file declaration of candidacy, on their behalf, if the candidate is out of state during the entire declaration period.
- A requirement on the nomination petition was removed, because one person can now nominate someone else; the petition is no longer necessary.
- A portion of the ordinance related to appointing election judges was removed, because Salt Lake County now uses Vote Centers; there is no need for the city to appoint election judges.

#### **Title 16 Subdivision Ordinance Amendments – Melinda Greenwood**

Ms. Greenwood reviewed the proposed text amendment, which included improved clarity related to title corrections and who has the approving authority for signing subdivision plats. Also, an allowance for preliminary and final subdivision review for a subdivision of ten lots or less to be approved concurrently with the planning commission. Also included, a one-year extension time may be granted by the planning commission for preliminary and final plats – if requested prior to expiration dates. (See Attachment #2)

The planning commission unanimously approved all the recommended changes.

#### **Rezone 5729 South 700 West – Melinda Greenwood**

A Zone Map amendment request was made by the applicant who would like the current R-1-8 Single Family Residential zone to be changed to R-1-6, Single Family Residential for a future development. Ms. Greenwood shared slides, maps, and photos to review the parcel; a fire occurred on the property last December when the majority of a house was destroyed, resulting in complete demolition. (See Attachment #3) She said the lot remained vacant ever since but was purchased by Mark Snow/Titan Development, who wishes to subdivide the 0.36-acre property into two lots. The proposed ordinance was heard by the planning commission on June 6, 2019, who recommended the change; a public hearing will be held during the August 6, 2019 council meeting, when city staff would recommend the council also approve the rezone.

#### **Rezone 347 East Winchester Street – Melinda Greenwood**

Property owner Mark Snow/Titan Development requested the R-1-8 Single Family Residential zone be changed to R-N-B Residential Neighborhood Business. The 0.32-acre parcel used to be a single-family dwelling but is now vacant. (See Attachment #4) Ms. Greenwood shared slides, maps, and photos of the parcel and noted other properties along the north side of Winchester were successfully rezoned to R-N-B and subsequently redeveloped; some include medical, dental and professional office uses. The applicant also owns the parcel immediately adjacent to the west of the subject property, which was already rezoned to R-N-B. If approved, the owner hopes to develop both properties together, which would be a total of 0.66 acres.

The planning commission approved the rezone on June 6, 2019. A public hearing will be held during the August 6, 2019 council meeting, when city staff will recommend the council also approve the rezone.

**Public Safety Officer and Firefighter Line-of-Duty Death Act Compliance – G.L. Critchfield**

Mr. Critchfield said Utah State Law requires the city to allow a surviving spouse and children of a city employed fire fighter or police officer that was killed in the line of duty, to continue on with healthcare insurance. The city would pay premiums for the first 12 months; after that, State Law also requires the city enter into a cost sharing agreement that allows the city to request reimbursement by an established trust, until the obligation ends (when the surviving spouse is eligible for Medicare and until a child reaches the age of 26.) He noted the State Legislature passed the Public Safety Officer and Firefighter Line-of-duty Death Act in 2015, which was subsequently amended in 2016, 2017, and 2018.

The city currently has a total of 142 qualifying employees, which would cost approximately \$13,490 annually. The fee of \$95 per qualified employee was set by an established board. Mr. Critchfield said the city council would consider approving the resolution during the council meeting.

**Announcements:** Ms. Lopez made several announcements related to coming events for the council members.

**Adjournment:** 5:55 p.m.

**Pattie Johnson  
Council Office Administrator II**

# ATTACHMENT #1

REVISION	DATE	BY	APP



NOT FOR CONSTRUCTION



DRC  
MURRAY CITY  
HALL

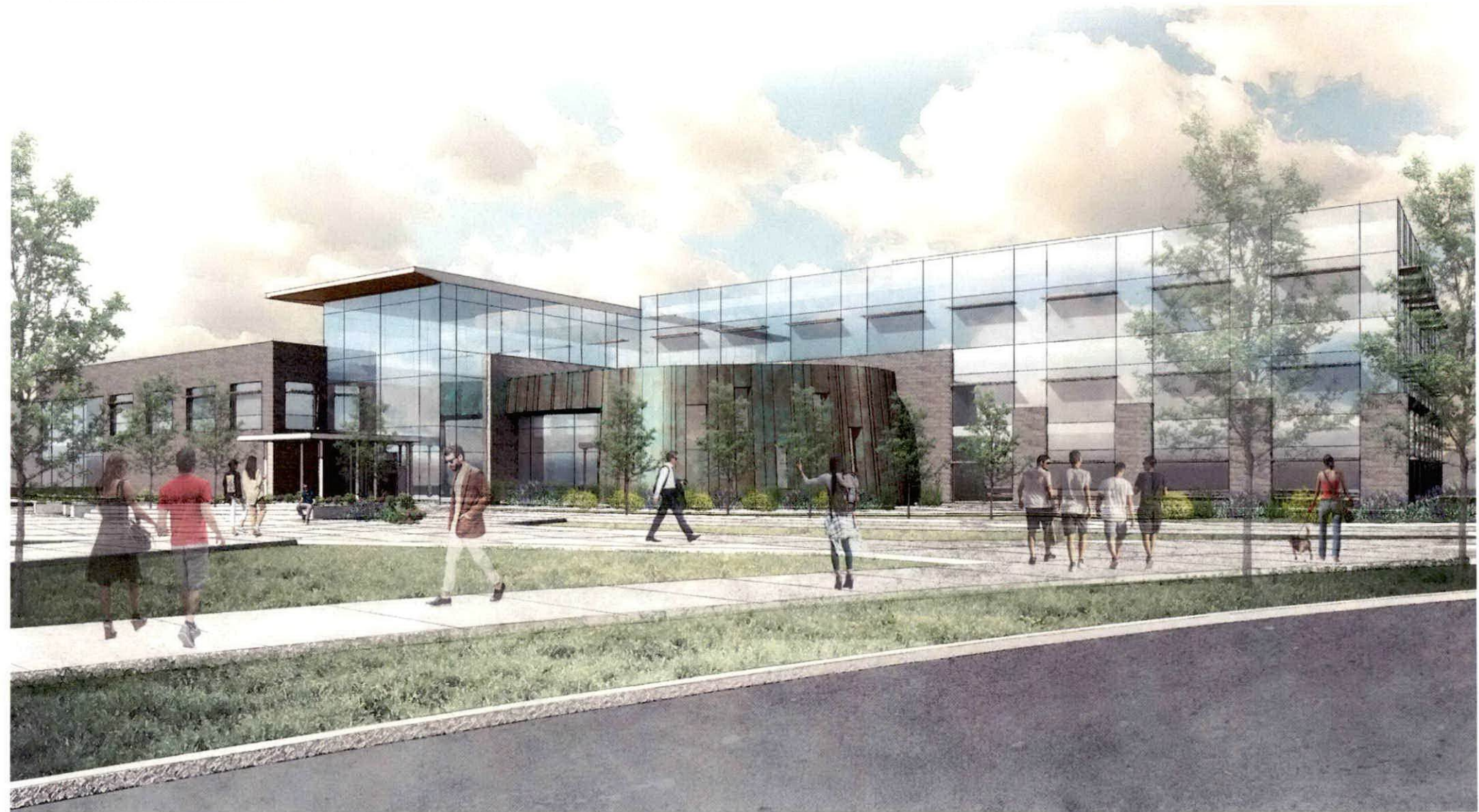
10.1.18  
MURRAY CITY  
HALL

10.1.18  
MURRAY CITY  
HALL  
OWNER PROJECT NO.  
ISSUED DATE  
LANDSCAPE PLAN

LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



FINAL SD WORKSHOP // JUNE 19, 2019



MURRAY CITY HALL // 5TH AVE PERSPECTIVE

SCALE // NTS

GSBS  
ARCHITECTS



FINAL SD WORKSHOP // JUNE 19 2019



MURRAY CITY HALL // 4800 PERSPECTIVE

SCALE // NTS

GSBS  
ARCHITECTS



FINAL SD WORKSHOP // JUNE 19, 2019



MURRAY CITY HALL // LOBBY PERSPECTIVE

SCALE // NTS

**GSBS**  
ARCHITECTS

[illegible]

OWNER PROJECT NO.: 2014-0001  
GSBS PROJECT NO.: 2014-0001  
ISSUED DATE: 10/20/14

**FLOOR PLAN - LEVEL 1**

AE111 | REV



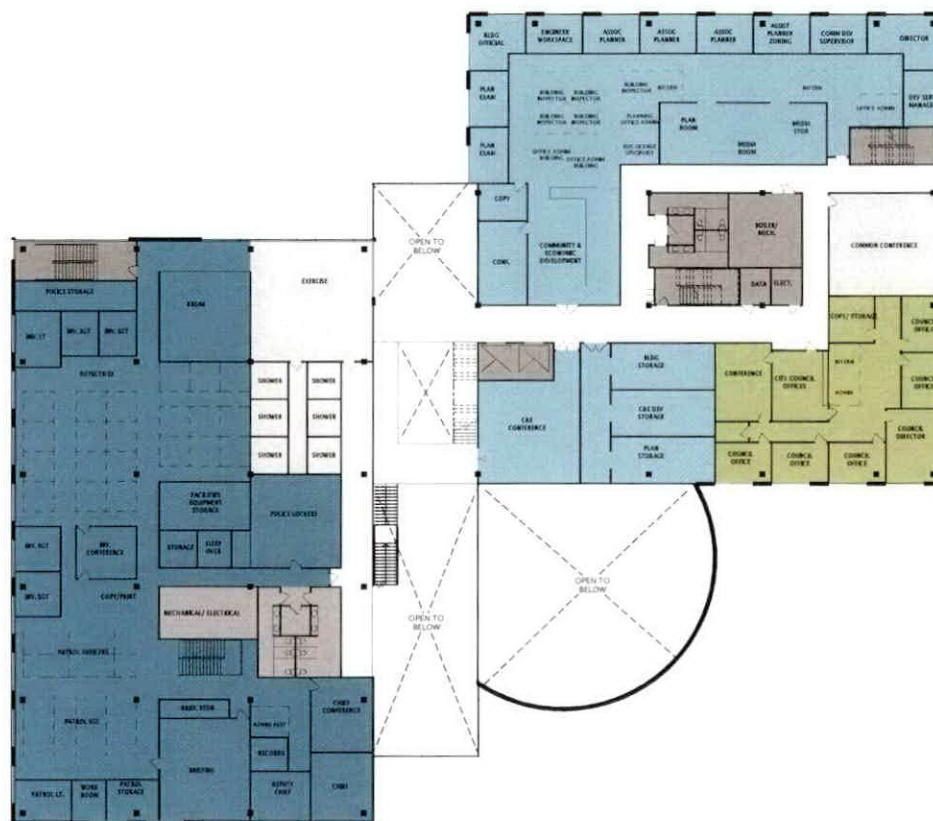


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OWNER PROJECT NO. \_\_\_\_\_  
GSBS PROJECT NO. \_\_\_\_\_  
ISSUED DATE \_\_\_\_\_

**FLOOR PLAN - LEVEL 2**

AE112 | REV







# Murray City Hall

## Schematic Cost Estimate

July 16, 2019



**Murray City Hall**  
Schematic Cost Estimate  
July 16, 2019



**Executive Summary**

System Description	Cost/SF	Total	% of Total
01 000 General Conditions	\$8.11	1,057,207	3.8%
02 000 Existing Conditions	\$0.10	12,500	0.0%
03 000 Concrete	\$14.64	1,907,770	6.8%
04 000 Masonry	\$2.01	262,423	0.9%
05 000 Metals	\$19.88	2,589,787	9.3%
06 000 Woods & Plastics	\$3.73	486,541	1.7%
07 000 Thermal & Moisture Protection	\$10.92	1,422,762	5.1%
08 000 Openings	\$20.54	2,675,786	9.6%
09 000 Finishes	\$18.57	2,419,806	8.6%
10 000 Specialties	\$1.65	215,576	0.8%
11 000 Equipment	\$0.25	32,500	0.1%
12 000 Furnishings	\$1.50	194,920	0.7%
13 000 Special Construction	\$0.00	-	0.0%
14 000 Conveying Systems	\$1.83	238,060	0.9%
21 000 Fire Suppression	\$2.42	315,706	1.1%
22 000 Plumbing	\$3.98	519,020	1.9%
23 000 Mechanical	\$17.69	2,304,985	8.2%
26 000 Electrical	\$26.56	3,460,879	12.4%
31 000 Earthwork	\$2.89	376,419	1.3%
32 000 Exterior Improvements	\$9.06	1,180,383	4.2%
33 000 Utilities	\$3.34	435,794	1.6%
<b>Subtotal</b>	<b>\$ 259.81</b>	<b>\$ 22,108,823</b>	

Preconstruction Fee	\$0.25	\$ 33,000	0.31%
Builders Risk	\$0.67	\$ 86,746	0.31%
Insurance	\$2.15	\$ 279,825	1.00%
Payment and performance bond	\$1.46	\$ 190,281	0.68%
Subcontractor Default Insurance	\$1.27	\$ 165,816	0.75%
Fee	\$5.99	\$ 780,711	2.79%
Construction contingency	\$4.30	\$ 559,650	2.00%
Design contingency	\$21.48	\$ 2,798,249	10.00%
Escalation contingency	\$7.52	\$ 979,387	3.50%

<b>Total</b>	<b>\$ 328.83</b>	<b>\$ 27,982,488</b>	
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Alt 3 5th Street Parking	\$ 283,828
Alt 4 Hanauer Street Parking	\$ 428,250

<b>Total Including Alt 3 &amp; 4</b>	<b>\$ 28,694,566</b>
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FLCC	\$ 25,000,000
Delta (FLCC-Total)	\$ (2,982,488)
Delta (FLCC-Total inc Alt 3 & 4)	\$ (3,694,566)

**Murray City Hall**  
Schematic Cost Estimate  
July 16, 2019



Additional Alternates

Alt 1	Chilled Beam HVAC	\$	252,489
Alt 2	VAV w/ Ice Storage HVAC	\$	206,153
	Total Building SF		85,096
	Building \$/SF building only	\$	298.05
	Total Site SF		130,293
	Site cost/sf site only	\$	20.11
	Total site SF including Alt 3 & 4		209,140
	Site cost/sf including Alt 3 & 4	\$	15.93

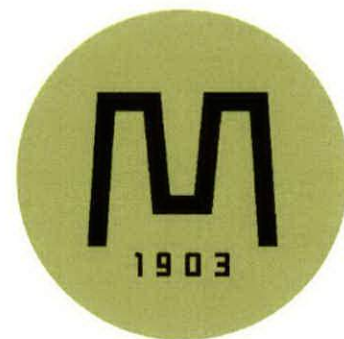
# ATTACHMENT #2



# MURRAY CITY

## COMMITTEE OF THE WHOLE

July 16, 2019





# TITLE 16

## SUBDIVISION ORDINANCE REGULATIONS



## Staff Proposal:

- Subdivision approval authority be assigned to the Planning Commission. Allowed per **Utah State Code (10-9a-604)**
- The Mayor signs final subdivision plats (*as a non-discretionary and ministerial act*) for the acceptance of lands and public improvements to be dedicated to the City.
- The addition of a Community & Economic Development Director or designee.



- Allows for Preliminary and Final subdivision review for a subdivision of ten (10) lots or less to be reviewed and approved concurrently.
- A Preliminary Plat approval may be granted a one-year extension by the Planning Commission if requested prior to expiration.
- A Final Plat approval may be granted a one-year extension by the Planning Commission if requested prior to expiration.

## **Staff Recommendation**

APPROVAL of proposed amendments to the Murray City Code, Title 16, Subdivision Ordinance Regulations.



# ATTACHMENT #3

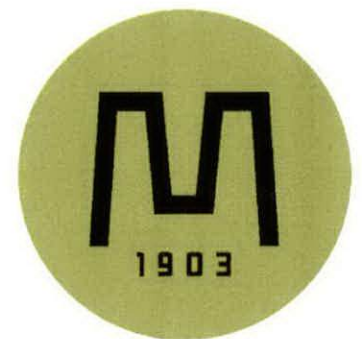




# MURRAY CITY

## COMMITTEE OF THE WHOLE

July 16, 2019



MARK SNOW, TITAN DEVELOPMENT  
Zone Map Amendment from R-1-8 to R-1-6

5729 South 700 West

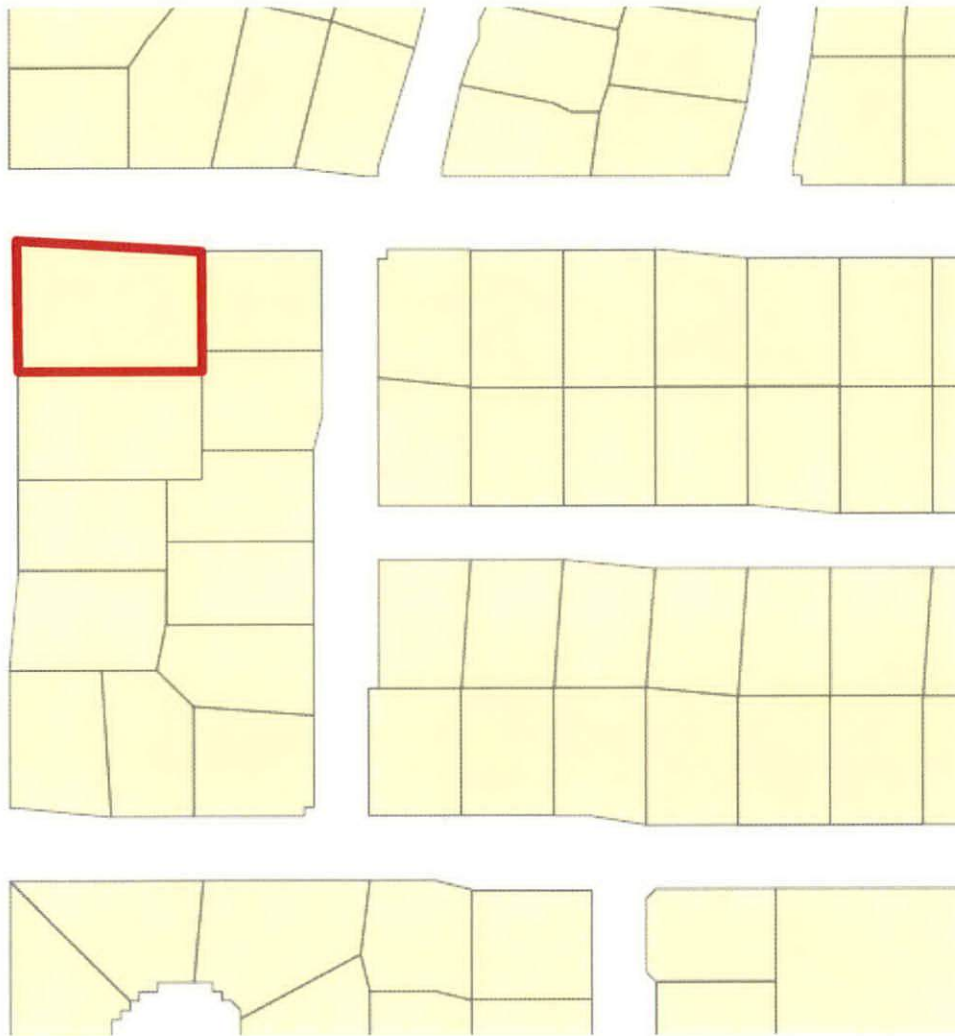








700 W



### 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



## LOW DENSITY RESIDENTIAL

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

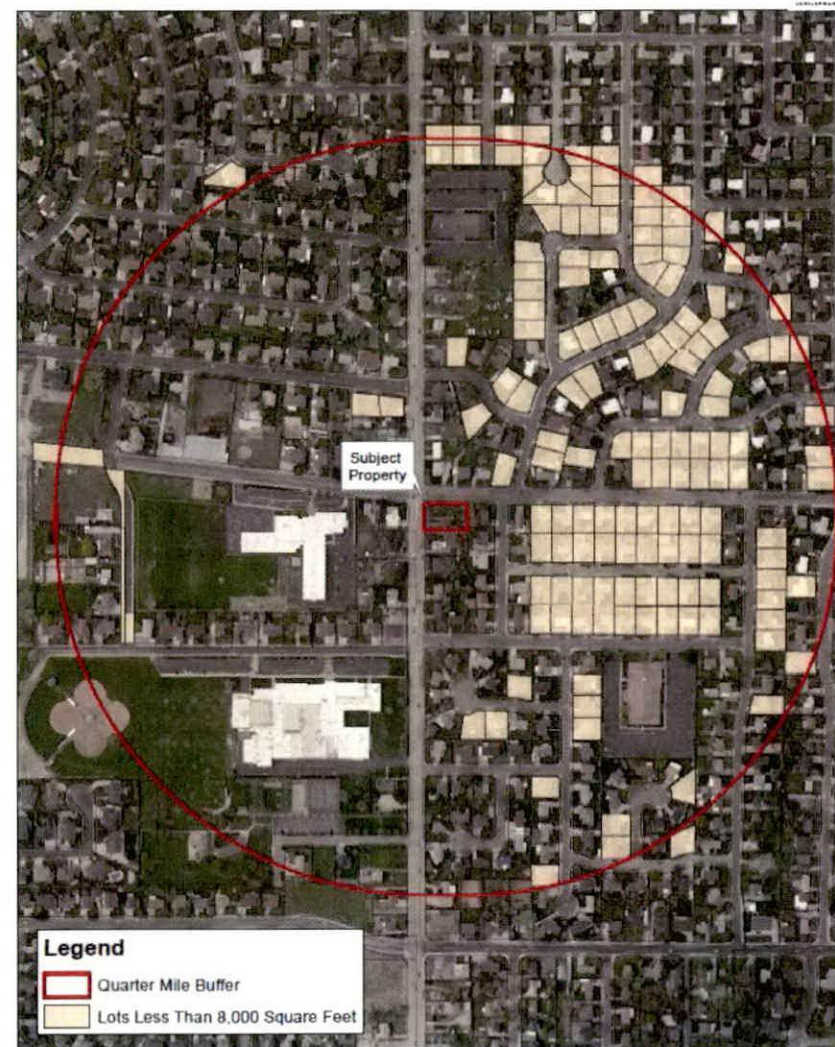
Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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







# Findings

1. The rezoning of the property to R-1-6 is supported by the Future Land Use Map designation of Low Density Residential. The applicant's intended purpose in seeking the change of zoning doesn't conflict with the purpose of "encouraging residential development which is single-family detached in character".
2. The requested rezoning has 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. The property would represent an isolated parcel zoned differently from all those surrounding it, but subsequent subdivision of the property would result in lots of comparable size and configuration.
3. Due to the large number of surrounding properties which do not conform to the minimum lot size of the existing R-1-8 Zone, the proposed R-1-6 Zone will support the creation of lots which are in harmony with the prevailing development pattern in the area.
4. The requested zoning designation does not detract from the General Plan's stated purpose to promote residential development that is single family and detached in nature. Resulting development will be in keeping with the development pattern for lot sizes and residential uses in the surrounding area.

# Staff Recommendation

APPROVAL of the requested amendment to the Zoning Map designation for the property located at 5729 South 700 West from R-1-8, Single-Family Residential to R-1-6, Single-Family Residential.



# ATTACHMENT #4



# MURRAY CITY

## COMMITTEE OF THE WHOLE

July 16, 2019

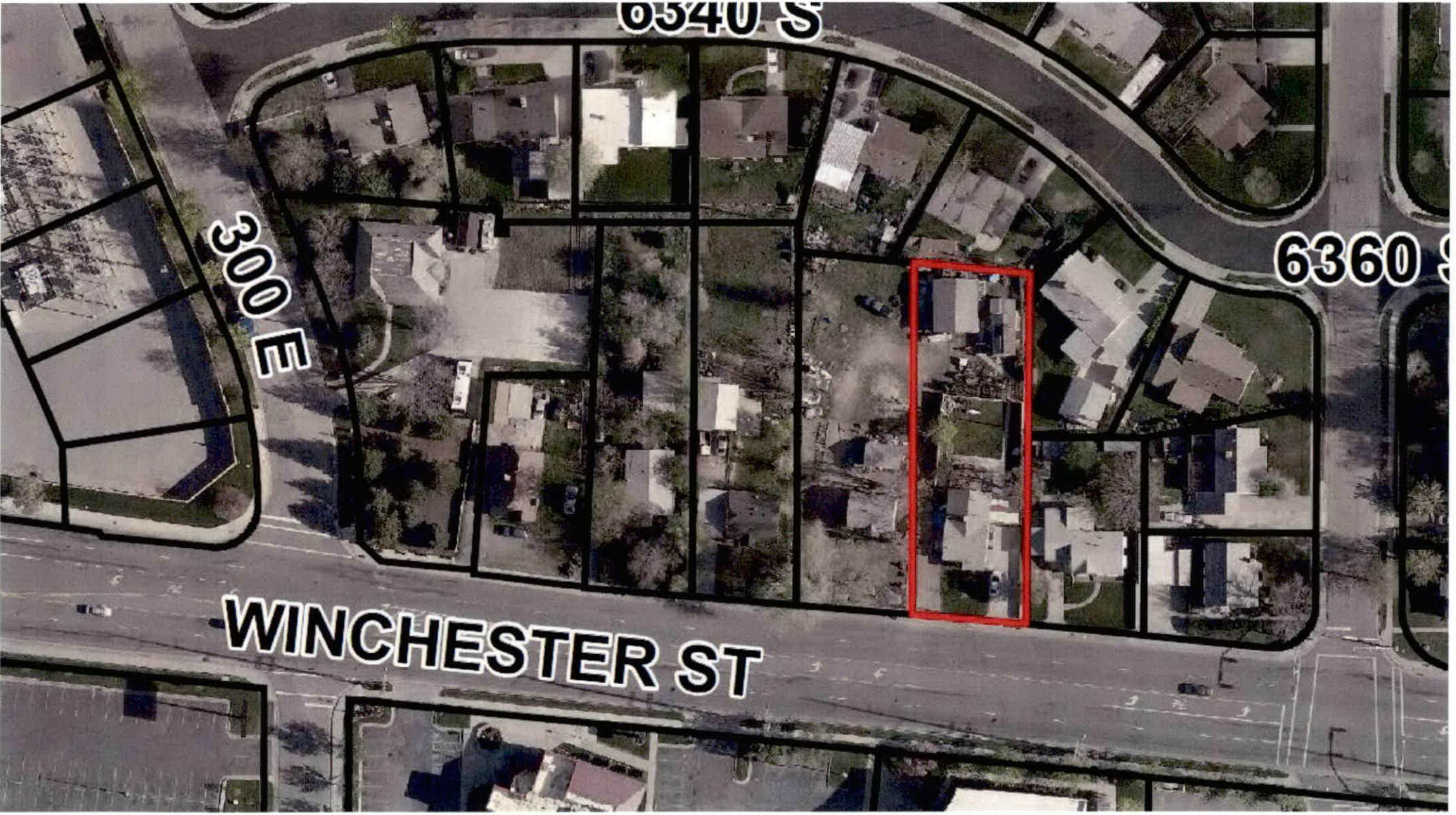


MARK SNOW, TITAN DEVELOPMENT  
Zone Map Amendment from R-1-8 to R-N-B

347 East Winchester Street







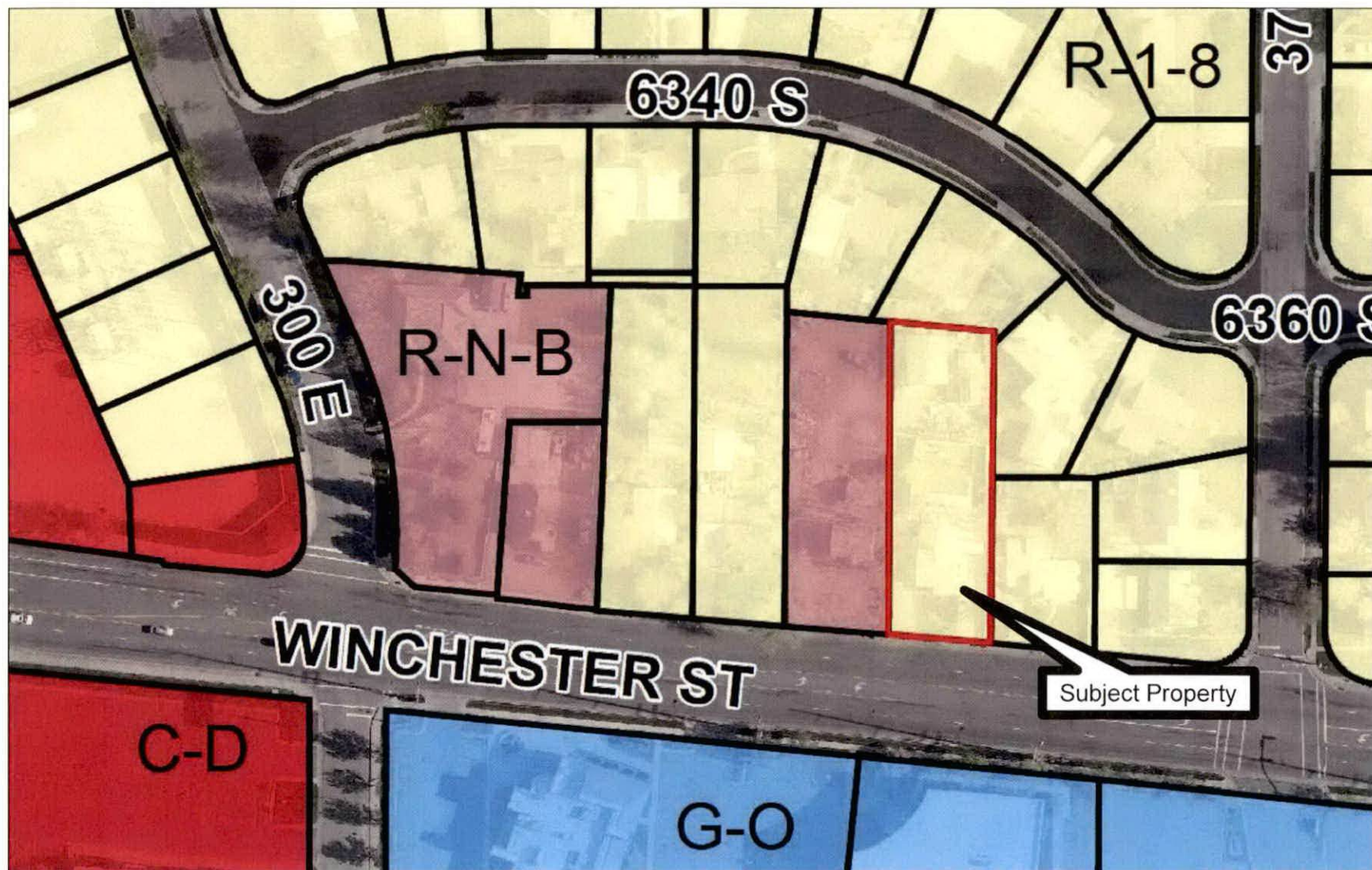
6340 S

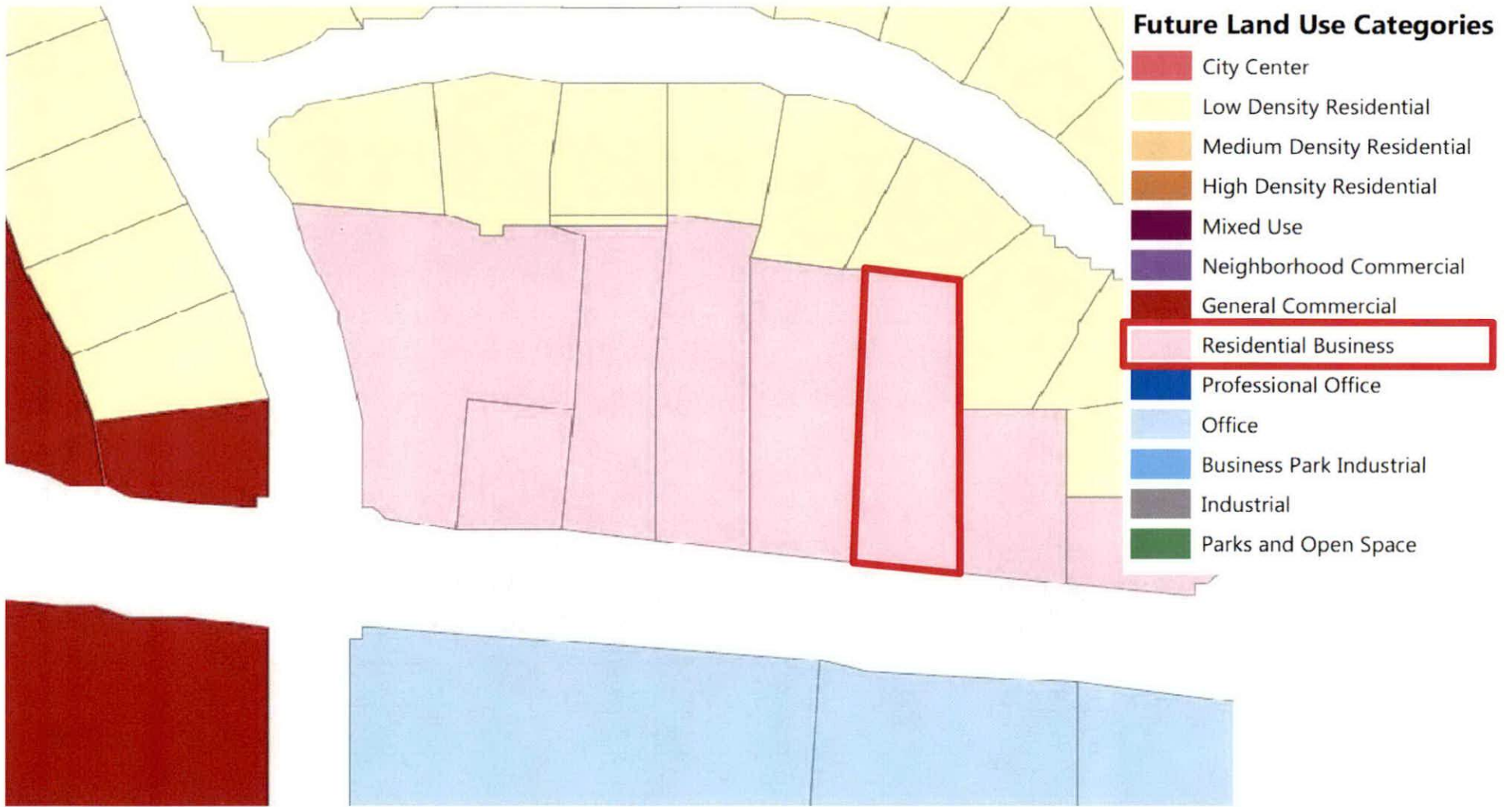
300 E

6360 S

WINCHESTER ST







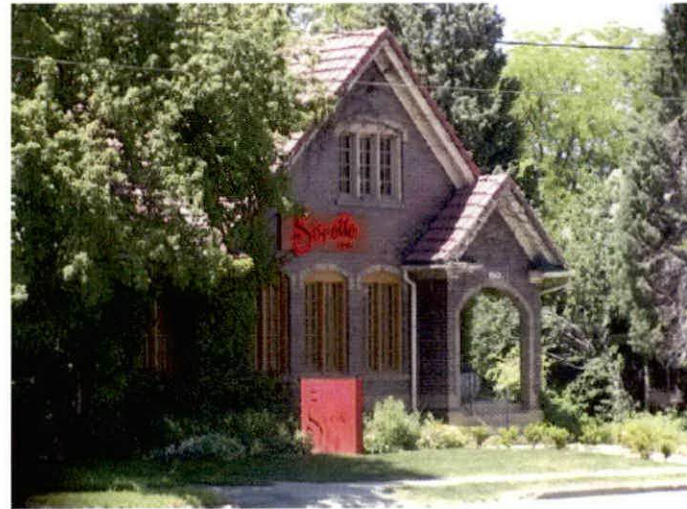


## RESIDENTIAL BUSINESS

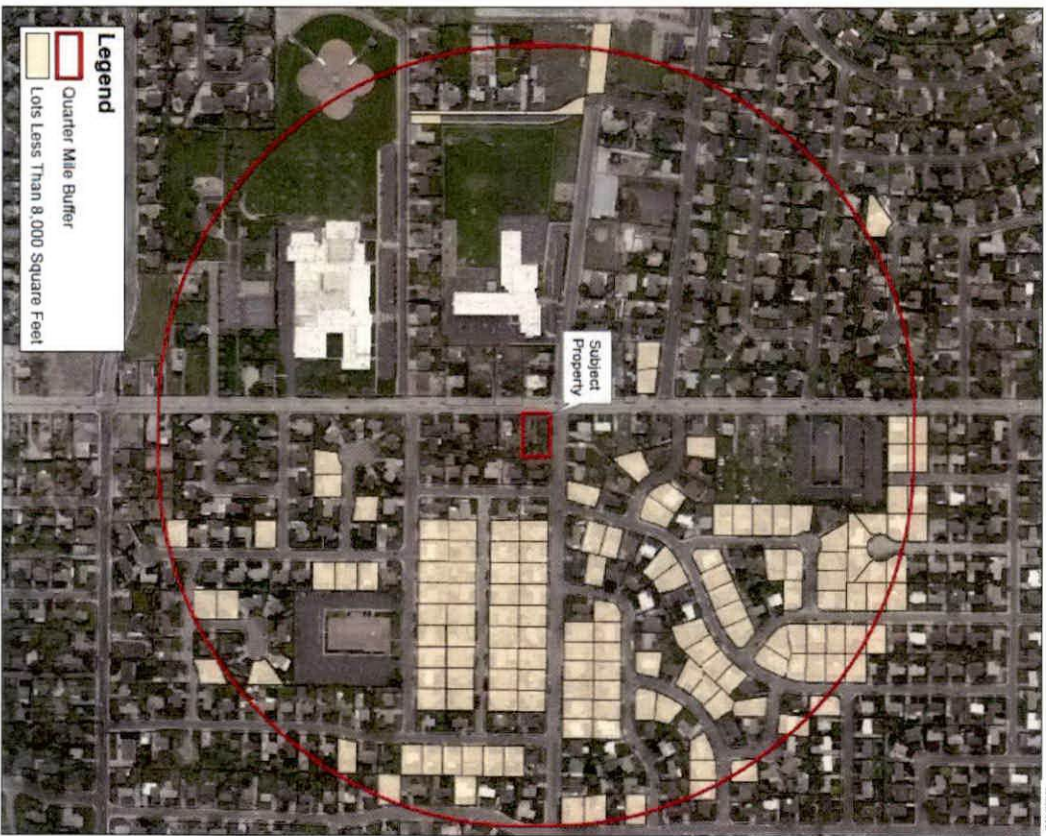
This designation allows for mixed-use, attached dwellings, or commercial development within primarily residential neighborhoods that is small in scale, has little impact, and provides services for the nearby residential and/or recreational areas (e.g. Jordan River Parkway node at Winchester; adjacent to Wheeler Farm). Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes or individual buildings along corridors rather than large centers or complexes. Non-residential or multi-dwelling development will follow a similar development pattern of front setback/yard/landscaping as the surrounding residential context.

Corresponding zone(s):

- RNB, Residential Neighborhood Business









# Findings

1. Utilities and services available in the area are sufficient to support the type and scale of development allowed by the proposed R-N-B zone.
2. The requested zone change has 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.
3. The proposed Zone Map Amendment from R-1-8, Single-Family Residential to R-N-B, Residential Neighborhood Business is supported by the General Plan and the Future Land Use Map designation of the subject property.

# Staff Recommendation

1. Utilities and services available in the area are sufficient to support the type and scale of development allowed by the proposed R-N-B zone.
2. The requested zone change has 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.
3. The proposed Zone Map Amendment from R-1-8, Single-Family Residential to R-N-B, Residential Neighborhood Business is supported by the General Plan and the Future Land Use Map designation of the subject property.