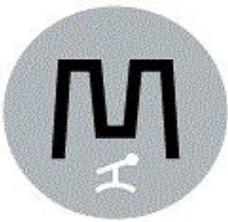




MURRAY
CITY COUNCIL

**Council Meeting
March 18, 2025**



Murray City Municipal Council

City Council Meeting Notice

March 18, 2025

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a City Council meeting beginning at 6:30 p.m. on Tuesday, March 18, 2025 in the Murray City Council Chambers located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Council Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

6:30 p.m. **Council Meeting** – Council Chambers
Scott Goodman conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting – February 18, 2025

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.

Special Recognition

1. Murray City Employee of the Month, Tyson Green, Paramedic/Firefighter – Scott Goodman, Brett Hales and Joey Mittelman presenting.

Consent Agenda

Mayor Hales presenting.

1. Consider confirmation of the Mayor's reappointment of John Prestwich to the Public Safety Advisory Board for a term beginning February 1, 2025 through January 31, 2028.
2. Consider confirmation of the Mayor's reappointment of Andrea Washburn to the Public Safety Advisory Board for a term beginning February 1, 2025 through January 31, 2028.

Public Hearings

Staff, sponsor presentations and public comment will be given prior to Council action on the following matters.

1. Consider an ordinance enacting Chapter 3.58 of the Murray City Municipal Code relating to donations and sponsorships. Kim Sorensen presenting.
2. Consider an ordinance enacting Chapter 3.60 of the Murray City Municipal Code relating to fees for use of preserving the Murray City Theater and Murray Park Amphitheater. Kim Sorensen and

Katie Lindquist presenting.

3. Consider an ordinance amending Section 17.156.020 (C-N Commercial Neighborhood District) to allow Land Use No. 7410 "Sport Activities" as a permitted use. Zachary Smallwood presenting.
4. Consider an ordinance relating to Land Use; amends the Zoning Map from R-1-10 (Single Family Low-Density) to R-1-6 (Single Family Medium-Density) for the properties located at 1504 and 1508 East Vine Street, Murray City. Zachary Smallwood presenting.

Business Items

None scheduled.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

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. TTY is 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, March 14, 2025, 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, and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Council Meeting Minutes

**MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING**

Minutes of Tuesday, February 18, 2025

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Craig Burnett	Police Chief	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
Adam Hughes	Lotus Company	Isaac Zenger	IT
Kim Sorensen	Parks and Recreation Director	Cory Plant	Senior Center
Mayor Shepherd	Clearfield City	Brooke Smith	City Recorder
Citizens & Guests		Brenda Moore	Finance Director

Call to Order: 6:30 p.m. – Council Member Cotter

Approval of Minutes: Council Meeting, January 21, 2025 and Special Council Meeting, January 21, 2025.

MOTION: Ms. Turner moved to approve both sets of minutes, and Mr. Goodman SECONDED the motion. Voice vote taken, all “Ayes.” Approved 5-0

Citizen Comments: None

Special Recognition: Murray City Employee of the Month, Kelly Lloyd, Parks/Equipment Operator.

Mayor Hales, Ms. Cotter and Parks Superintendent Bruce Holyoak presented Mr. Lloyd with the Employee of the Month certificate, a \$50 gift card and commended him for dedicated service in the Murray Parks Department.

Consent Agenda: Mayor Hales introduced the following Murray citizens.

1. Confirmation of the Mayor’s appointment of Chuck Dillard to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.
2. Confirmation of the Mayor’s appointment of Lisa Becerra to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.
3. Confirmation of the Mayor’s appointment of Rosane Coleman to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.

MOTION: Mr. Hock moved to approve the Consent Agenda. Ms. Turner SECONDED the motion.

Council Roll Call Vote:

Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye

Motion passed: 5-0

Public Hearing:

- Consider an ordinance relating to land use; amends the General Plan from Office to High Density Residential and amends the Zoning Map from G-O (General Office) to R-M-25 (Multi-Family High Density Residential) for the property located at 825-865 East 4800 South, Murray City. Community and Economic Director Chad Wilkinson shared an aerial map of the 2.9-acre property to discuss the rezone request, stating that the applicant wants to change the G-O zone to high-density residential.

Mr. Wilkinson reviewed allowances of the G-O zone, confirmed that multi-family housing, townhomes, and apartments are allowed in the R-M-25 zone and compared the standards and requirements of each zones. Findings were outlined to confirm why City staff favored the request and why the Murray Planning Commission voted 7-0 in favor of the request on October 17, 2024.

Ms. Turner asked how many units could be constructed if the request was approved. Mr. Wilkinson said 64.

Applicant Adam Hughes of Lotus Company reviewed past redevelopment efforts since 2022 and stated that the R-M-25 zone request was made in response to market changes. This time they would exclude a parcel from previous project plans and response to public outreach, convert rentals to for-sale townhomes and implement the height variance approved in 2023.

Mr. Hughes shared the updated conceptual site plan noting the for-sale townhomes, totaling 64 units, with 32 parking stalls. He said a traffic study that was conducted confirmed that the development would not cause major traffic issues in the area. As a result of community outreach he believed they had finally addressed all community concerns of the past regarding non-rentals, traffic analysis and tree surveys.

The public hearing was open for public comments.

Clark Bullen – Murray Resident.

Mr. Bullen supported the Lotus plan for an owner-occupied project with an HOA-enforced development agreement. He questioned whether a lower-density mixed-use project might be more suitable because the office space model was not working. He was concerned about increased traffic and suggested an updated traffic study before approving more high-density projects. He said traffic congestion would only worsen with the addition of 150 units at Block One, 421 units at the old Kmart site, and 294 existing units at Miller Estates.

Maren Christensen – Murray property owner.

Ms. Christensen said she and her family own a small parcel adjacent to the office complex and Lotus did not contact her about the new updated plan. She shared that her deceased mother opposed the rezone request during a public hearing in 2022 because of traffic concerns on 4800 South. Ms. Christensen agreed the curvature of the road makes it difficult to see beyond a certain point and witnessed several traffic accidents in the area. She expressed concern about the density and tree buffering between her parcel and the project site.

The public hearing was closed.

Mr. Hock asked about a development agreement with the applicant. Mr. Wilkinson was unaware of

any discussion and explained that such agreements are typically used for complex projects with public or private funding. He explained that the Council could propose a development agreement, but it was uncommon to create one just to require an ownership type because a regular zone change allows a developer flexibility to construct whatever the zone allows. He noted that if other restrictions were needed those specifics could be included in a development agreement.

City Attorney Critchfield stated that before Mr. Wilkinson's employment, Lotus proposed a development agreement, but at that time the administration and planning staff agreed that using Covenants, Conditions, and Restrictions was a more effective approach than individual development agreements for developers approaching the City.

Mr. Goodman asked if the excluded parcel to the east of the project site would be designated for rental housing. He noted traffic concerns with residents in the area and wondered how traffic would access the site from 4800 South. Mr. Hughes said the deed restriction applied to both parcels owned by Lotus and so both of them would have to be owner-occupied. He explained that the existing curb cut would be utilized for entering and exiting the proposed development.

Mr. Goodman said there was community excitement and support for a home ownership proposal. Mr. Hughes said if homeownership was the primary consideration, maybe a legal mechanism could tie the rezone approval to a recorded deed restriction to ensure an owner occupancy restriction. Mr. Critchfield said there was no such condition for a rezone and relying solely on Mr. Hughes' word was the only assurance for an owner occupancy project.

MOTION: Mr. Goodman moved to approve the ordinance. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Nay
Motion passed:	4-1

Mayor's Report and Questions: Mayor Hales invited Fire Chief Mittelman to share details about a recent local fire and discuss grant funding awarded to the Murray Fire Department. Chief Mittelman discussed details related to the fire and reported that EMS (Emergency Medical Service) Grant money in the amount of \$1,500 would be used for purchasing EMS equipment.

Adjournment: 8:00 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Special Recognition



MURRAY

City Council/Mayor

Employee of the Month - Tyson Green

Council Action Request

Council Meeting

Meeting Date: March 18, 2025

Department Director Jennifer Kennedy	Purpose of Proposal Employee of the Month recognition
Phone # 801-264-2622	Action Requested Informational only
Presenters Scott Goodman Brett Hales Joey Mittelman	Attachments Recognition Form
Budget Impact	None
Required Time for Presentation	Description of this Item See Employee of the Month Recognition Form
Is This Time Sensitive No	
Mayor's Approval	
Date March 5, 2025	

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Fire

3-3-2025

NAME of person to be recognized:

Submitted by:

Tyson Green

Joey Mittelman

DIVISION AND JOB TITLE:

Paramedic / Firefighter

YEARS OF SERVICE:

16

REASON FOR RECOGNITION:

Paramedic/Firefighter Tyson Green is an outstanding choice for the March Murray City Employee of the Month, as he exemplifies dedication, leadership, and service in every aspect of his role. Tyson has played a crucial part in organizing our EMS training equipment, ensuring that our team has the necessary resources to provide top-notch emergency care. His commitment to education extends beyond the department as he teaches community CPR courses, helping to empower residents with life-saving skills. As a mentoring paramedic, Tyson has guided many newly hired employees, fostering growth and confidence in the field. His willingness to step up when the department is short-staffed demonstrates his dedication. Above all, Tyson serves as an incredible role model, embodying professionalism, teamwork, and an exceptional work ethic. His contributions make a significant impact on both his colleagues and the community, making him truly deserving of this recognition.

COUNCIL USE:

MONTH/YEAR HONORED March / 2025

Doug Hill



MURRAY
CITY COUNCIL

Consent Agenda



MURRAY

Mayor's Office

Reappointment - John Prestwich Public Safety Advisory Board

Council Action Request

Council Meeting

Meeting Date: March 18, 2025

Department Director Joey Mittelman	Purpose of Proposal Reappointment of board member.
Phone # 801-264-2775	Action Requested Consider confirmation of the Mayor's reappointment of John Prestwich to the Public Safety Advisory Board.
Presenters Mayor Hales	Attachments Resume
	Budget Impact None
Required Time for Presentation	Description of this Item John Prestwich will be reappointed to the Public Safety Advisory Board from February 1, 2025 - January 31, 2028.
Is This Time Sensitive Yes	
Mayor's Approval	
Date March 4, 2025	

From: [john preswich](#)
To: [Murray Mayor](#)
Cc:
Subject: PUBLIC SAFETY ADVISORY BOARD
Date: Monday, September 07, 2020 2:15:16 PM
Attachments: [Resume Murray City.docx](#)

Dear Mayor,

I am very interested in public safety for the City of Murray. I have attended events put on by both the Police and Fire departments of Murray. They have been very informative and given excellent advice on how to protect our personal property and encourage citizen safety. I realize it is a challenging time for everyone and would like to be a part of the solution.

Recently I spoke with Murray Police Chief Craig Burnett, he informed me of a Public Advisory Board that is being put together. I would be very interested in serving on this board. I grew up in Murray in the Erickson subdivision on Ayrshire Drive. My wife and I currently reside on River Park Drive. We have lived in Murray for the past 34 years.

I feel it is important that we as a community come together to make our citizens feel safe and do all that we can to promote good citizenship. I feel like I am qualified to make assessments and listen to opposing views and bring a voice of reason for all of Murray.

For the past 20 years I have managed teams working in the Network Security Ransomware/Antimalware, Intrusion Detection industry, primarily consulting with Hi-tech Fortune 100 companies on how they should protect their data. Also consulting in Local governments like City of Los Angeles, Clark County Fire and Police, SL County Hi Tech anti intrusion detection and many more. During my travels I have witnessed what good citizenship can do to make a city/company welcoming. To really foster understanding and communication between the residents and businesses of the City and the public safety departments. Communication is key between Public Safety Departments and the Community, and Murray needs people on this board that can really asses the needs and concerns, expectations, and responses relative to police and fire services. I would enjoy working to make our Murray City a safe and welcoming place for our residents and visitors alike.

Please accept my request for membership on the PUBLIC SAFETY ADVISORY BOARD.

Kind Regards,

John Prestwich

JOHN PRESTWICH

Murray, UT ✉ Work: 801.265.1148 ✉ Cell: 801.414.9692
jprestwich23@gmail.com

SALES DIRECTOR

Sales Manager with over 20 years of success

Skilled at all levels of the Consultative/Solution/Channel Selling process; particularly strong in closing the sale and building rapport with customers, VARS, as well as prospecting at the C-level

- ◆ Tenacious manager with the proven ability to build/grow a territory and team, penetrate new markets/key accounts and build market share for employers such as MARS INC, NETWORK ASSOCIATES / McAFFEE, NIKSUN CORP, VIAVI SOLUTIONS, WIREX SYSTEMS, BEYONDTRUST selling complex application and security performance tools for network, cloud and security applications at the enterprise level. Also versed in any PAM Technologies, Threat Centric Platforms, CPaaS/PAAS service provider, multi-level cloud, on prem, Well-developed sales with strategic alliances.
- ◆ Vibrant 26-year career of making magic happen with key partners, Channel Sales Director wining deals for Fortune 500 global corporations and VC start-ups and hyper-growth companies. Promoted into increased responsibility roles based on exceeding sales targets avg 112%, business acumen, drive for results and proven leadership in managing and executing business strategies, possessing lasting relationships at C-level. Presidents club 9 years, able to move deals through complex matrixed organizations
- ◆ Acute persuasive communication skills; able to interact with individuals at all levels, excellent organizational, time management and follow-through abilities
- ◆ Technically dependable, easily learn new product lines; adaptable, creative and innovative, with exceptional strategic, conceptual, analytical, and execution skills. Confident, quick-thinking, perceptive, personable, and energetic, consistent forecast accuracy
- ◆ Ingrained in selling Privileged Access Management covering infrastructure, databases, network devices and endpoint, extending to cloud environments, selling big data projects and automated for DevOps, covering hundreds of containers. Providing Prioritized threat data automatically.

EXPERIENCE

BEYONDTRUST, JOHNS CREEK, GA • 2018-CURRENT

Regional Sales Director WEST

Sales Director and CAM in Western Region, Engaging and enabling core groups of 10-15 strategic partners, also recruiting and on-boarding through vertical segments. Working with Sales VP and exceeding personal territory sales goals with Key fortune 100 companies.

- ◆ Managing my pipeline and partners pipeline at 10X quota, and providing detailed forecasting of sales opportunities to Director of Channels.
- ◆ Exceeding personal sales quota by 114%, exceeding channel quotas combined by 101%, Presidents club.
- ◆ Selling network control, security, and cloud solutions. Solutions for software-defined networking, microservices, virtualization. Web based threats and pre endpoint detection. Proficient in selling solutions for Incident Response, Spear Phishing, Threat Hunting, Sandbox, Vulnerability Management and Threat Intel solutions etc.
- ◆ Focusing on greenfield new logos partners and growing current footprint in key partners. Selling a security focused, unified platform that can build to scale.
- ◆ Deep relationships with key partners in former CAM roles and MSSP's-Redsky, Presidio, NCA Seattle, ENS PHX, Fishtech Midwest-Rockies, Right Systems Seattle, Zones, WWT-Microsoft, ConvergeOne, Sentinel Technologies, Solutions 2, Network Magic Unlimited-LA, Softchoice, Fusionstorm San Francisco.

WIREX SYSTEMS, CUPERTINO, CA • 2017 – 2018

Director of Sales West

Sales Director in Western Region, recruiting and training key partners, implementing market plans, and setting sales target and exceeding sales goals, implementing CRM (Salesforce.com) involved in sales structuring & negotiating large deals.

- ◆ Selling machine data analytics and DDI integration to help IT to operate in a more business-like manner to become more efficient. 22 New customers.
- ◆ Managing named accounts in the Fortune 300 space, to build 10X pipelines, penetrated 40 new logos.
- ◆ Exceeded sales quota by 140%. By focusing on a multicloud technology platform solution to monitor, troubleshoot and optimize applications. Identity threat sensors for blockchain and real-time data streams.
- ◆ Selling Incident Response, indicators of compromise, cloud, forensic and baseline solutions, zero-day threats and APT attacks solutions, Realtime anti-malware across organization's endpoints, core and key servers. Breaches – privileged access abuse, and least privilege access.
- ◆ Technical collaborative effort with partners and customers such as Microsoft, Adobe, AmEx, Nike, Adidas, Costco, XPO, to work through projects with many contributors to achieve overall goals.
- ◆ Manage Channel Accounts for Western Region, obtaining 149% of quotas.

VIAVI SOLUTIONS, MILPITAS, CA • 2010 – 2017

Western Territory Manager and RSM

Sales Manager in Western Region, utilizing direct relationships and a collaborative team of Channel Partners to develop solutions addressing customer pains, working with SAS customers and online technology partners, developing emerging technologies to complete highly technical projects, exceeding sales targets for 2 years in a row.

- ◆ Responsible for innovatively selling Application Performance and Unified Network Solutions in any cloud environment- SaaS, IaaS, PaaS etc and for building the Viavi brand, brand recognition and joining with technical partners for an overall solution sale, selling migration management, cloud, forensic and baseline solutions.
- ◆ Joint key efforts with VARS and fortune 100 customers, solving complex issues to over achieve sales targets.
- ◆ Exceeding individual quota by 120% at \$3M, 5 years running, primarily selling 7-figure deals.
- ◆ Vision oriented project management utilizing cross-departmental team resources.
- ◆ Develop and design technical solutions, multi-tenant technology to roll out to thousands of users and developers.

NIKSUN INC, MONMOUTH JUNCTION, NJ • 2008 – 2010

Enterprise Sales Manager

Responsible for sales in Western Region, Team of 6 VARS, selling a range of highly developed tools in IDS, forensics, anomaly detection, VoIP, application performance, statistical reporting etc. Marketing primarily to enterprise customers such as Visa, McKesson, MasterCard, Amazon, Verizon, Discover, Downey Savings, Qwest, US Bank, Lockheed Martin and Boeing, developed and maintained relationships with end user client senior management up to the C-level.

- ◆ Exceeded current \$2.2M quota in 18 months sales cycle.
- ◆ Project manager for test track of Connected Home project at Qwest, \$2M.
- ◆ Gathered top 6 VARS in Western US, 18 net new customers to NIKSUN, \$1.7M.
- ◆ Increased new account demos/evals 90%, to 20 per month.
- ◆ Rescued \$1M in renewal business, turned negative customers to positive.
- ◆ Top new business producer at 23 potential new customers.

WILDPACKETS, WALNUT CREEK, CA • 2006 – 2008

Enterprise Named Account Manager

In charge of marketing a broad range of portable and distributed analysis products for use on enterprise networks and in testing and measurement laboratories to optimize network services and uptime, gained and managed accounts such as Boeing, Wells Fargo, Chase Bank, Cisco, Safeway, Qualcomm, Sony, AmEx, Intel, IBM, MGM Mirage, and Kodak, as well as Microsoft and Oracle, developed high level relationships.

- ◆ Gained 4 major accounts that brought in \$4M in new business on an annual basis.
- ◆ Boosted territory sales from \$1M to \$2.1M, exceeding quotas every year.
- ◆ Outpaced 2008 goal, at 104% of \$2M objective.
- ◆ Increased new business in the region by 211%.
- ◆ Recognized as the #1 representative in the firm out of 12 peers for 2 consecutive years.
- ◆ Noted as #1 for obtaining more Fortune 1000 key enterprise accounts than peers.

NETWORK ASSOCIATES / McAFFEE, SANTA CLARA, CA • 2000 – 2006

Major Account and Regional Channel Manager

Sold Antivirus/Intrusion Detection and Sniffer Products to a wide range of C-Level customer's for 4 years including Wells Fargo, Washington Mutual, PG&E, T-Mobile, and Starbucks. Directed VARs for 2 years in meeting sales goals and territory market penetration to Enterprise, SMB, state and local government departments, and schools, initiated and conducted product educational seminars, and facilitated partner training to increase productivity, managed a territory of 12 states from CA to AK

- ◆ Exceeded every annual quota (\$1.3M to \$1.8M) by an average of 15% and as high as 45% representing \$1.88M in sales.
- ◆ Increased customer base year-over-year from 112 to 201.
- ◆ Attained key wins and displaced competition at numerous accounts
- ◆ Added valued partners to Rockies Region bringing 2MIL in additional revenue while keeping margins and profitability at high levels.

MARS INCORPORATED, HACKETTSTOWN, NJ • 1992 – 2000

Regional Account Manager

Marketed snack foods to headquarter based retail outlets including Albertsons, Smith's Food, Associated Food Stores, also responsible for Mountain Region retail conditions.

- ◆ Exceeded sales goals 6 of 8 years, boosting annual sales increase by 22% annually.
- ◆ Secured a \$4M contract for retail events around the Olympic Winter Games in Salt Lake City.
- ◆ Managed a team of retail specialists to ensure rapid adoption of new and current products to market.

TRAINING

Pain-Gain Funnel - Sandler Sales Institute

Seven Habits Seminar - Steven Covey

Business Writing Seminar - Wilma Davidson, ED.D.

The Definitive Path to Sales Mastery/Sandler Certified

Excellence in Speaking Course - Deborah Tannen, PhD

Steps to Enhance Professional Selling Skills Course I & II - M&M Mars

Business Finance – M&M Mars

Board of Directors Council of Utah ISSA (Information Systems Security Association)

Infragard FBI Cybercrime Defense Member

Cybersecurity/Network and Application Performance

References available upon request



MURRAY

Mayor's Office

Reappointment -Andrea Washburn Public Safety Advisory Board

Council Action Request

Council Meeting

Meeting Date: March 18, 2025

Department Director Joey Mittelman	Purpose of Proposal Reappointment of board member.
Phone # 801-264-2775	Action Requested Consider confirmation of the Mayor's reappointment of Andrea Washburn to the Public Safety Advisory Board.
Presenters Mayor Hales	Attachments Resume
Required Time for Presentation	Budget Impact None
Is This Time Sensitive Yes	Description of this Item Andrea Washburn will be reappointed to the Public Safety Advisory Board from February 1, 2025 - January 31, 2028.
Mayor's Approval  Date March 4, 2025	

Andrea Washburn

Murray, Ut, 84107

Objective

To serve my community as a member of the Murray City Public Safety Advisory Board by applying my varied life experiences, along with excellent listening and problem-solving skills, toward building a more just and equitable community.

Education

UNIVERSITY OF UTAH- COMPLETED 90 CREDIT HOURS

Major: Environmental Studies

- Related coursework: Abnormal Psychology, Sociology, Environment and Behavior, Women's Studies

LETTER OF COMPLETION 1998 SALT LAKE COMMUNITY COLLEGE

Major: General Studies

Related coursework: Psychology, Organizational and Interpersonal Communication, Sociology

Volunteer Work

BIG BROTHERS BIG SISTERS 2017- PRESENT

Providing leadership and guidance to an at-risk child by planning regular activities that help little build confidence and find what she is passionate about.

THE INN BETWEEN 2015-2018

Served on the 11th Hour Team sitting bedside with dying persons, helping prepare meals and clean for critically ill unsheltered people. Tasked with organizing groups of volunteers for larger facility projects.

VISIONS OF ALTITUDE 1996-1997

Receptionist for early homeless youth resource center, assisted unsheltered teens with meals and clothing.

Skills & Abilities

MANAGEMENT

- Small business owner for 14 years. Position requires managing multiple projects simultaneously through bidding, design, and installation of low-water landscapes, as well as organizing people, materials and time. Responsible for all aspects of business operations including estimating and invoicing.
- Management of 46,000 square foot facility, overseeing contractors from multiple construction trades, directing volunteers for facility improvement projects, overseeing and implementing federally funded capital improvement projects, ensuring repairs are completed and documented in a timely fashion. Ensuring compliance with Utah Administrative Code for Assisted Living Facilities.
- Responsible for managing and reporting on federally funded capital improvement projects, ensuring repairs are completed and documented in a timely fashion, ensuring compliance with Utah Administrative Code for assisted living facilities.

COMMUNICATION

- Skilled interpersonal communicator with experience in a wide variety of contexts including public, commercial, and governmental applications. Communicates effectively with underserved populations, work clients, donors, contractors, and others.

LEADERSHIP

- Lead teams of people to complete projects on time and budget. Working with employees to help them develop their talents and expand their knowledge.

Experience

OWNER | ANDREA WASHBURN LANDSCAPING | 2006-PRESENT

FACILITY MANAGER | THE INN BETWEEN | 2018-PRESENT



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY

Parks and Recreation

Sponsorship Ordinance

Council Action Request

Council Meeting

Meeting Date: March 18, 2025

Department Director Kim Sorensen	Purpose of Proposal Sponsorship ordinance
Phone # 801-264-2619	Action Requested Discussion only
Presenters Kim Sorensen	Attachments proposed ordinance
Required Time for Presentation 15 Minutes	Budget Impact Budget will have a positive increase based on sponsorship donations.
Is This Time Sensitive No	Description of this Item New policy allowing the Parks and Recreation Department to obtain sponsorship funds that will be used to supplement or pay for programs and events.
Mayor's Approval	
Date February 14, 2025	Any additional space needed is available on second page.

Murray City Corporation

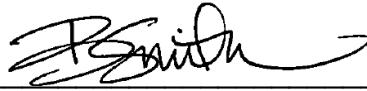
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th day of March 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning a proposed ordinance enacting Chapter 3.58 of the Murray City Code relating to Sponsorships for the City.

DATED this 20th day of February 2025.



MURRAY CITY CORPORATION



Brooke Smith
City Recorder

DATE OF PUBLICATION: March 7th, 2025
PH25-17

1. Utah Public Notice Website
2. Murray City Website
3. Posted at Murray City Hall

ORDINANCE 25—

AN ORDINANCE ENACTING CHAPTER 3.58 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO DONATIONS AND SPONSORSHIPS.

PREAMBLE

Pursuant to this ordinance, the City may accept donations and seek sponsors that further the City's mission by providing monetary or in-kind support for the City in a manner that respects the nature of City property and services. Donations or sponsorships that are aesthetically displeasing, politically or religiously oriented, or are inconsistent with the City's properties and services, or are otherwise inappropriate for, or offensive to, the community, may harm the public's trust. Therefore, the City will only accept donations and permit sponsorship of certain City property, facilities, events, activities, programs, and services in limited circumstances and pursuant to the standards and purposes set forth herein.

Whenever possible, sponsorships should be linked to a specific City facility or service. The City will neither seek nor accept sponsors that manufacture or provide services or products or take positions that are inconsistent with local, state or federal law or with City policies, positions or resolutions. Acceptance of a donation or the establishment of a sponsorship is not intended to and does not constitute an endorsement by the City of the donor or sponsor, its organization, products or services.

This ordinance sets the standards, guidelines and approval criteria for solicitation, consideration and acceptance of donations and sponsorships. This ordinance is designed to protect the mission, image and values of the City, to protect the image and value of its facilities and services, to protect the City from risk and to uphold the City's stewardship role to safeguard City assets, programs and interests. No donation or sponsorship shall be approved that will compromise or damage the public trust or conflict with or compromise the City's reputation, mission, image, values or aesthetic interests. Sponsorship agreements must conform to all ordinances established by the City prior to and during the life of the agreement.

It is the City's express intent that its acceptance of donations and sponsorships as set forth herein does not act as the creation of a nontraditional public forum for public discourse and debate. Rather, the City's purpose and intent is to secure additional means of generating revenue to support the City in its efforts to develop, maintain, improve, support, market and sustain its assets, facilities and programs. In furtherance of that objective, the City retains the right to make distinctions in access on the basis of subject matter and speaker identity without regard to viewpoint. The City's purpose is to limit donations and sponsorships to a nonpublic forum compatible with the intended purposes of the City's property and programs and according to the terms of this chapter and with any administrative policy developed or amended by the Mayor through executive order.

The City Council has thus determined that it is in the best interest of the City's residents to adopt this ordinance to establish the process to accept donations and to solicit sponsorships that further the City's mission and benefit the community.

NOW THEREFORE, BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to enact chapter 3.58 of the Murray City Municipal Code relating to donations and sponsorships.

Section 2. Enact chapter 3.58. Chapter 3.58 of the Murray City Municipal Code shall be enacted as follows:

Chapter 3.58 DONATIONS AND SPONSORSHIPS

3.58.010 Purpose.

The purpose of this chapter is to establish criteria by which the City may accept donations or sponsorships that further the City's mission by providing monetary or in-kind support for the City's programs or services. The City accepts donations and permits private sponsorship of limited programs or services to generate funds for improving or expanding those programs and services. The City exercises sole discretion over donations and sponsorships as set forth and according to the terms of this chapter.

3.58.020 Definitions.

Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter.

“Director” means the Finance and Administrative Services Director.

“Donation” means any monetary or nonmonetary gift, devise, or bequest to the City. A monetary donation includes cash or a check, money order, or any other negotiable instrument. A nonmonetary donation includes any real or personal property, goods, or services. As used in this chapter, “donation” does not refer to any money or property, real or personal, that may be reasonably classified as a grant.

“Sponsorship” means a financial or in-kind support from a person, business or organization for a specific property, facility, event, activity, program, or service in return for certain benefits.

3.58.030 Guiding Principles.

A. Donations and sponsorships will be accepted only in accordance with the criteria and procedures set forth in this chapter.

- B. Donations and sponsorships must support the mission and policies of the City.
- C. Whenever possible, donations or sponsorships should be linked to a specific property, facility, event, activity, program, or service.
- D. The City will neither seek nor accept donations or sponsorships from donors or sponsors that manufacture products or take positions that are inconsistent with local, State, or Federal law or with City policies, positions, or resolutions.
- E. The acceptance of a donation or a sponsorship shall not constitute an endorsement by the City of the donor's or sponsor's organization, products, services, positions, or statements.
- F. The City may accept, deny or refuse any donation or sponsorship in its sole discretion as limited by the intent and purposes of this chapter.

3.58.040 Donations.

- A. Acceptance of Donations.
 - 1. Donations of Real Property or Monetary Donations Exceeding \$100,000. Monetary donations exceeding \$100,000 or any donation of real property, shall be approved by the City Council before acceptance. Upon such approval by the City Council, the Director or designee is authorized to accept such donation to the City, and to carry out the terms or conditions of the donation if such terms and conditions are within the powers granted to the City by law and this chapter.
 - 2. Monetary Donations Up To \$100,000. The Mayor is hereby authorized to accept donations up to \$100,000 or less, increase department revenues and appropriations accordingly and execute related agreements as long as departments do not require additional funding for ongoing maintenance costs or future replacement costs. Unspent appropriations that are authorized and funded by donations from prior fiscal year shall be carried forward. The Finance Director shall report as part of the periodic financial report the acceptance of any donations under the Mayor's authority.
 - 3. Nonmonetary Donations Directly Supporting City Events or Community Activities. The Director or designee is authorized to accept nonmonetary donations that support specific City events and other community activities.
 - 4. Other Nonmonetary Donations. The Director or designee will assess the utility to the City and value of other nonmonetary donations offered to the City. The Director or designee is authorized to accept such donation to the City, and to carry out the terms or conditions of the donation if such terms and conditions are within the powers granted to the City by law and this chapter.
- B. Procedure for acceptance of donations.

1. All donations shall be offered in writing to the City. The Director or appropriate staff will review the acceptability of any donation and determine if the benefits to the City are appropriate and acceptable under all City ordinances and policies and applicable federal and state law.
2. At a minimum, evaluation criteria shall include:
 - a. consideration of any immediate or initial expenditure to accept the donation,
 - b. the potential and extent of the City's obligation to maintain the donation,
 - c. the community benefit received from the donation, and
 - d. the appropriateness of the donation when considered in relation to the intent and purpose of this chapter.

C. Use of Donations. Donations shall be designated as either Designated or Undesignated. Designated donations are those that the donor specifically designates for a particular purpose, use, or location. Undesignated donations are donated for an unspecified purpose, use, or location.

D. Donations not approved. The City may accept or decline any donation as set forth herein. If a donation is not approved or accepted by the City, such donation shall be immediately returned by the City to the private citizen, business group, or private organization attempting to make such donation in a manner that properly documents the return of such donation.

E. Limitations.

1. Limitation on Acceptance of Donations. The City may accept and use donations only for purposes related to those powers granted or implied to the City by law. The City may decline to accept any donation that is inconsistent with the policies, plans, goals, any other ordinance of the City.

2. In the event a donor has indicated a desire for a particular use of a donation by the City, or has placed conditions upon the donation, the City shall consider such desired use or condition. If the Mayor or City Council determines that the desired use or condition is acceptable and is consistent with the policies, plans, goals or ordinances of the City, such donation may be accepted with the desired use or condition attached. Any donation to the City that is accompanied with any contingency, term, or condition on the use by the City of such donation that is inconsistent with this chapter or contrary to law shall be declined by the City. If a donor has not specified a particular desired use or has not attached any conditions to the donation and/or the City has not accepted such use or conditions, the donation may be used for any municipal purpose.

3. The Mayor or designee shall dispose of any property donated in accordance with any terms and conditions of said donation. If the donation is without conditions, the City shall dispose of the property in the manner deemed most appropriate under the laws, policies, goals and plans of the City. The Mayor shall refer to the City Council the matter of disposition of a significant parcel of real property.

3.58.050 Sponsorships.

Where sponsorship of a community event or program will require special recognition, corporate or organized sponsors may be recognized by the use of the company name or logos on certain event banners, signage and advertising. Signs and literature at all special events and programs shall be at the discretion of the Mayor or designee and appropriate staff. The size, scale and location of corporate logos and names should not dominate the facilities or area. Sponsor logos or names shall not be displayed in such a manner that would, in any way, suggest the endorsement of the City or any employee or representative of the City.

3.58.060 Naming rights.

Offers of sponsorship that involve naming rights for any City facilities, shall require the approval of the City Council. The Mayor shall have the authority to approve sponsorships for naming rights of designated portions of City facilities, such as naming rights for a specific room, or fixture within a City facility. Sponsors may receive certain naming rights on projects for which any donation matches or exceeds a threshold determined by the Mayor in consultation with the Director and appropriate Department Head and staff.

3.58.070 Special privileges.

Making a donation or entering into a sponsorship agreement shall not allow, permit, enable, impose, oblige, or entitle a sponsor or donor to any special privileges or convey any special status other than those stated in this chapter or in policies developed by the Mayor pursuant to 3.58.080. Special privileges may include, but are not necessarily limited to, City recognition, allowing certain displays at special events, or receipt of plaques.

3.58.080 Policies and procedures.

The Mayor is authorized to develop policies, procedures, and forms as necessary to effectuate the purpose of this chapter.

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of _____, 2025.

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2025

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the _____ day of _____, 2025.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Public Hearing #2



MURRAY

Council Action Request

**Parks and Recreation
Murray Theater
Preservation Fee**

Council Meeting

Meeting Date: March 18, 2025

Department Director Kim Sorensen	Purpose of Proposal Preservation Fee for Murray Theater and Outdoor Amphitheater
Phone # 801-264-2619	Action Requested Discussion only
Presenters Kim Sorensen Katie Lindquist	Attachments proposed ordinance
Required Time for Presentation 15 Minutes	Budget Impact Funds will be collected for future maintenance.
Is This Time Sensitive No	Description of this Item Preservation fee charged per seat at paid events. Fees will be earmarked and used for future maintenance and preservation of the Murray Theater and Murray Park Outdoor Amphitheater.
Mayor's Approval	
Date February 14, 2025	Any additional space needed is available on second page.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th day of March 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning a proposed ordinance enacting Chapter 3.60 of the Murray City Code relating to a Cultural Arts Preservation Fund Fee for the City.

DATED this 20th day of February 2025.



MURRAY CITY CORPORATION

A handwritten signature in black ink that reads "Brooke Smith".

Brooke Smith
City Recorder

DATE OF PUBLICATION: March 7th, 2025
PH25-16

1. Utah Public Notice Website
2. Murray City Website
3. Posted at Murray City Hall

ORDINANCE NO. _____

AN ORDINANCE ENACTING CHAPTER 3.60 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO FEES FOR USE OF PRESERVING THE MURRAY CITY THEATER AND MURRAY PARK AMPHITHEATER.

PREAMBLE

Cultural Arts provide means for exploring self-expression, cultural identity, and promoting unity, diversity, and social change. Preserving and promoting art within the community helps maintain a cultural heritage and historical narratives. Murray City prides itself on its many programs and facilities which provide community members with means to experience the cultural arts.

The Murray City Theater was originally built in 1938 by Tony Duvall and Joseph L. Lawrence. It was run as a first-run and second-run venue for motion pictures, as well as a venue for live entertainment. In 2015, Murray City purchased the Theater and engaged in extensive renovations. The renovated theater will contribute to Murray City's identity and cultural history and will provide a space for promoting the cultural arts. However, the Parks and Recreation Master Plan notes that there "is a need to consider revenue-generating opportunities" to support the maintenance and future repairs for the theater.

The Murray Park Amphitheater was built by 1985. The Amphitheater underwent a remodel in 2016-2017 which included the addition of a roof over the stage, changing rooms and a green room. Each year it acts as a venue for an array of theater productions, concerts, and live entertainment events. In regard to the Amphitheater, the Parks and Recreation Master Plan contemplates the need for funding for "continued reinvestment in ongoing repair and replacement."

Restoring and maintaining the Murray City Theater and the Murray Park Amphitheater has been a major focus for Murray City to promote and preserve cultural arts. However, historic buildings come with unique challenges, and as their stewards, Murray City has a responsibility to preserve them for future generations. The Parks and Recreation Master Plan indicates that admission fees help generate some revenue for this preservation, however, "[t]he revenues collected have been insufficient to offset the facility impacts." The Master Plan later states that add-on charges may be needed "to obtain funding that is set aside for future asset management, repair and replacement."

By adding a preservation fee to each ticket purchased, a dedicated fund for major capital expenses can be created, to help with the cost of maintenance and repair, as well as reducing the risk of future emergencies. This is particularly crucial during economic downturns when budgeting for such expenses becomes more difficult. Additionally, this approach ensures that all facility users—residents and non-residents alike—contribute to its ongoing maintenance and improvement of the venue to ensure the benefits to the community can continue long into the future.

Section 1. Purpose. The purpose of this ordinance is to enact chapter 3.60 of the Murray City Municipal Code relating to fees for use in repair, maintenance, and preservation of the Murray City Theater and Murray Park Amphitheater.

Section 2. Enactment of Section 3.60 of the Murray City Municipal Code. Chapter 3.60 of the Murray City Municipal Code relating to Cultural Arts Preservation Fund Fee shall be enacted to read as follows:

Chapter 3.60
CULTURAL ARTS PRESERVATION FUND FEE

3.60.010 Purpose.

The purpose of this chapter is to create a preservation fund and establish authority to collect a preservation fund fee in connection with ticket sales at the Murray Theater and Murray Park Amphitheater.

3.60.020 Preservation Fund Fee.

A. The Parks and Recreation Department, as part of its ticketing fees for its venues, specifically the Murray City Theater and Murray Park Amphitheater, is authorized to charge and collect a preservation fund fee on all paid admissions except as otherwise provided in this section.

B. The preservation fund fee for the Murray Theater shall be as follows:

Single Ticket Price	Preservation Fee Per Ticket
\$0.01 - \$15.00	\$1.00
\$15.01 or higher	\$2.00

C. The preservation fund fee for the Murray Park Amphitheater shall be as follows:

Single Ticket Price	Preservation Fee Per Ticket
All ticket prices	\$1.00

D. Fees for private rentals, shall be established by the Parks and Recreation Director pursuant to a written schedule, provided, however, that such fees shall not be more than necessary to preserve the condition and character of the Murray City Theater and Murray Park Amphitheater.

E. The preservation fund fee shall not be charged with complimentary tickets, or tickets for educational performances or free rehearsals.

F. All fees shall not be more than necessary to recoup the City's cost for repair, maintenance and necessary updates to preserve the condition and character of the Murray City Theater and Murray Park Amphitheater.

G. From time to time, the City is authorized to offer discounts and promotions as long as the discounts and promotions are first approved in writing by the Parks and Recreation Director, the Mayor and the Director of Finance; provided, however, that no such discounts or promotions shall be in violation of section 10-8-2 of the Utah Code, and that, at a minimum, all such discounts or promotions shall cover the costs of running the discounts or promotions.

3.60.030 Preservation Fund.

A. Preservation fund fees collected shall be deposited into a special preservation fund and used with other funding annually budgeted and appropriated, to enhance and accelerate capital maintenance and improvement projects at these venues.

B. The preservation fund shall be used solely and exclusively for capital equipment and capital improvements for the preservation of the Murray City Theater and Murray Park Amphitheater.

C. Expenditures from the preservation fund shall require written approval from the Mayor, the Finance Director, and the Parks and Recreation Director.

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

City Council Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2025.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to law on the _____ day of _____, 2025.

Brooke Smith, City Recorder

25 February 2025

Murray City
10 East 4800 South
Murray, UT 84107

RE: PRESERVATION FEE STUDY

Zions Public Finance, Inc. (ZPFI) has reviewed Murray City's ("City") preservation expenses associated with the maintenance and operations of its Theater and Amphitheater and has calculated a maximum fee that may be charged to generate sufficient revenues to cover these expenses. It is anticipated that the preservation fees would be attached to ticket prices.

Expenses

Expenses are based on the City's experience with maintaining and preserving the Theater and Amphitheater and include average costs for capital improvements and replacement over time.

TABLE 1: ANNUAL PRESERVATION OPERATING EXPENSES

Expenses	Theater
Carpet cleaning - lobby and auditorium	\$36,000
Recarpet	\$2,000
Concrete reseal - auditorium and green room	\$2,000
Tile in bathrooms - regROUT	\$1,000
HVAC	\$12,500
Water heater	\$1,500
TOTAL Annual Direct Costs - Theater	\$55,000
	Amphitheater
Cleaning	\$12,150
Painting stage	\$650
Stadium seating (20-year life)	\$6,233
Replacement of sound system	\$6,500
Replace stage pit with a retractable cover (20-yr life)	\$9,850
TOTAL Annual Direct Costs - Amphitheater	\$35,383
TOTAL – Theater and Amphitheater	\$90,383

Source: Murray City

Average annual costs, recognizing that expenses may vary from year to year, are estimated at \$90,383.

Ticket Sales

Ticket sales over the past 3 years at the Amphitheater have averaged 8,285 tickets sold per year.

TABLE 2: AMPHITHEATER TICKET SALES

Year	Amphitheater Ticket Sales
2024	7,380

Year	Amphitheater Ticket Sales
2023	9,062
2022	8,414
Average	8,285

Source: Murray City

The City estimates that future Theater ticket sales will reach 12,428 tickets annually. This is calculated based on half of the seats at the Amphitheater, yet open year round (3 x longer than the Amphitheater). Combined with the Amphitheater ticket sales (8,285) this results in a total estimate of 20,713 tickets sold annually.

Calculation of Maximum Fee

Based on the above expenses and ticket sales, the maximum preservation fee per ticket would be \$4.36.

TABLE 3: MAXIMUM FEE PER TICKET

Total Expenses	\$90,383
Tickets	20,713
Max Fee per Ticket	\$4.36

The City has indicated a desire not to charge the maximum fee but to charge more proportionate fees relative to ticket price and has proposed \$1.00 per ticket for all tickets to Amphitheater events and a sliding scale for tickets at the Theater as follows:

\$1.00 tickets priced \$15.00 or less
\$2.00 tickets priced \$15.00 and higher

TABLE 4: FEES BASED ON TICKET PRICE

	\$1.00	\$2.00	Total
Amphitheater			
Tickets	8,285		8,285
Revenue	\$8,285.33		\$8,285.33
Theater			
Percent of Tickets	60%	40%	100%
Tickets	7,457	4,971	12,428
Revenue	\$7,456.80	\$9,942.40	\$17,399.20
TOTAL Amphitheater and Theater	\$15,742.13	\$9,942.40	\$25,684.53

All of the preservation fees proposed to be charged (\$1.00 and \$2.00) are less than the maximum fee of \$4.36 per ticket.

The sliding scale of fees proposed by Murray City will only generate an estimated \$25,685 in revenue which is far less (28 percent) than the total annual costs of \$90,383 annually.

TABLE 5: SUGGESTED FEES AS PERCENT OF MAXIMUM FEE

Preservation Fee per Ticket	Percent of Maximum Fee
\$1.00	23%
\$2.00	46%

Please let us know if we can provide you with further information.

Best Regards,



Susie Becker

Senior Vice President | **Zions Public Finance**



MURRAY
CITY COUNCIL

Public Hearing #3



MURRAY

Council Action Request

Community and Economic Development

Another Round Golf: Land Use Text Amendment

Council Meeting

Meeting Date: March 18, 2025

Department Director Chad Wilkinson	Purpose of Proposal Request addition of Land Use Code 7410 "Sport Activities" as a permitted use in the C-N, Commercial Neighborhood Zone.
Phone # 801-270-2427	Action Requested Add Land Use Code 7410 - Sport Activities as a permitted use in the C-N Zoning District.
Presenters Zachary Smallwood	Attachments Slides
Required Time for Presentation 15 minutes	Budget Impact None Anticipated
Is This Time Sensitive No	Description of this Item Mr. Marolf owns Another Round Golf, a disc golf retail establishment in Murray. As part of the business he also hosts events where patrons may watch competitions and practice their sport indoors. The applicant has worked with Planning Staff to propose the amendment to allow the sport activities land use in spaces that are less than 2,500 square feet. This meets the intent of the C-N Zoning District and allows for a more flexible zoning ordinance to changing tastes in retail.
Mayor's Approval	The Planning Commission conducted a public hearing on December 19, 2024 and voted 5-0 recommending that City Council approve the requested changes.
Date January 31, 2018	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

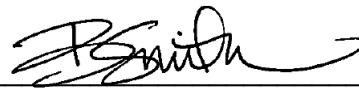
NOTICE IS HEREBY GIVEN that on the 18th day of March, 2025, at the hour of 6:30 p.m., in the City Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to text amendments to section 17.156.020 of the Murray City Municipal Code relating to the C-N (Commercial Neighborhood) Zoning District to allow Land Use No. 7410 (Sport Activities) as a permitted use.

The purpose of this hearing is to receive public comment concerning the proposed text amendments as described above.

DATED this 13th day of February 2025.



MURRAY CITY CORPORATION



Brooke Smith
City Recorder

DATES OF POSTING: March 7, 2025
PH25-06

LOCATIONS OF POSTINGS – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Utah Public Notice Website
2. Murray City Website
3. Posted at Murray City Hall
4. Mailed to Affected Entities

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.156.020 (C-N COMMERCIAL NEIGHBORHOOD DISTRICT) TO ALLOW LAND USE NO. 7410 "SPORT ACTIVITIES" AS A PERMITTED USE.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Section 17.156.020 of the Murray City Municipal Code relating to the C-N Commercial Neighborhood District to allow Land Use No. 7410 "Sport Activities" as a permitted use.

Section 2. Amend section 17.156.020 of the Murray City Municipal Code. Section 17.156.020 of the Murray City Municipal Code shall be amended to read as follows:

17.156.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-N zone:

Use No.	Use Classification
---------	--------------------

....

6814	Charter school.
6817	Schools for disabled; residential facility for disabled.
6900	Miscellaneous service organizations (office only)
<u>7410</u>	<u>Sport Activities (in no more than 2,500 square feet, indoor only)</u>
8224	Pet Grooming

....

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION:

DATED this _____ day of _____, 2025.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to law on the _____ day of _____, 2025.

Brooke Smith, City Recorder

Commissioner Henrie made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Another Round Golf - Project # 24-128 - Request to add Land Use Code 7410 Sports Activities to the list of Permitted Uses in the C-N, Commercial Neighborhood in conjunction with a retail use in less than 2,500 sq ft.

Benjamin Marolf was present to represent the request. Zachary Smallwood presented the application requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District. Mr. Smallwood described the request and stated that the request is in alignment with the city’s goals for economic development. Notices were sent to affected entities for this amendment, with no comments being received. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment.

Benjamin Marolf approached the podium. He described the business that he will be opening.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, January 2nd, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:34 p.m. MST.

Zachary Smallwood, Planning Manager
Community & Economic Development Department



AGENDA ITEM # 07 Another Round Golf Add LU 7410 as a Permitted Use in the C-N Zone

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	December 19, 2024
APPLICANT:	Benjamin Marolf, Another Round Golf	STAFF:	Zachary Smallwood, Planning Division Manager
PARCEL ID:	N/A	PROJECT NUMBER:	24-128
REQUEST:	Mr. Marolf is requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District.		

I. STAFF REVIEW & ANALYSIS

History & Background

Mr. Marolf owns Another Round Golf, a disc golf retail establishment at 6092 South 900 East. As part of the business, he allows people to try throwing frisbees before purchasing. The business owner also hosts events where they watch competitions. The applicant would like the ability to serve beer on site.

The state does not allow for serving alcohol in relation to a standalone retail establishment. The applicant would like to expand the recreational and entertainment side of the business to allow people to attend competition watching, playing ultimate frisbee, and sell merchandise. This is not currently allowed in the C-N zone.

Review of Proposed Changes

The applicant has worked with staff to propose an amendment that would allow for small sports and recreational uses in the C-N Zoning District. Staff recommends adding LU 7410 Sport Activities as a permitted use with the addition that it is in spaces less than 2,500 square feet.

The C-N Zone was developed to allow smaller uses that are more appropriate at a neighborhood scale. Adding this use class and requiring it to be in a small space will prohibit

large sport and recreational users from impacting the neighborhood aesthetic that the C-N promotes.

The Standard Land Use Code lists multiple uses under 7410. Staff has provided a screenshot showing the types of allowed uses in the category. Though it encompasses a lot of items, the restriction of 2,500 ft² will render things like traditional golf courses ineligible but would allow for things like miniature golf as long as it is indoors.

7410 Sport Activities

- 7411 Golf courses, open to public (without country club).
- 7412 Golf courses, private membership (with country club).
- 7413 Tennis courts (indoor or outdoor).
- 7414 Ice skating.
- 7415 Roller skating.
- 7416 Riding academies, schools, and stables.
- 7417 Bowling alleys.
- 7418 Skiing and tobogganing. (Includes independent chair lifts and rope tows, etc.)
- 7419 Other sports activities, NEC.

Figure 1: Screenshot of the Standard Land Use Code

II. DEPARTMENT REVIEWS

The proposed addition to the permitted uses was provided to each department for their review. All departments recommended approval with no comments or concerns.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this amendment. As of the date of this report, no comments have been received.

IV. FINDINGS

Based on the analysis of the proposed amendment and review of the Murray City General Plan, staff concludes the following:

1. The proposed text amendment promotes flexibility for businesses to encourage more experiential activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support retail businesses is supported by the General Plan.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.

ZONING AMENDMENT APPLICATION

Type of Application(check one): Text Amendment: Map Amendment: _____

Applicant Information

Name: BENJAMIN MAROLF

Mailing Address: 2147 E. PINNACLE TERRACE WAY APT #303 City: COTTONWOOD HEIGHTS State: UT ZIP: 84121

Phone #: 320-292-4551 Fax #: _____ Email Address: ANOTHERROUNDSDLTLANE @ GMAIL.COM

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Application Information

For Map Amendments:

Property Address: _____

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Existing Zone: _____ Proposed: _____

Request Complies with General Plan: Yes: _____ No: _____

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

See ATTACHED FOR TEXT AMENDMENT.

Authorized Signature: 

Date: 11/8/24

For Office Use Only

Project Number: 24-128 Date Accepted: 11/8/24

Planner Assigned: _____



NOTICE OF PUBLIC HEARING

December 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

An amendment to Section 17.156.020 Permitted Uses in the Commercial Neighborhood (C-N) Zoning District. The request by Another Round Golf would amend the permitted uses to allow Land Use Code 7410 Sport Activities as a permitted use in the C-N Zone in conjunction with a retail use in spaces less than 2,500 square feet.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record and provided to the Planning Commission and City Council.

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

17.156.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-N zone:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
4800	Utilities (lines and rights of way only).
5230	Paint, glass, and wallpaper.
5240	Electrical supplies.
5251	Hardware.
5256	Swimming pool supplies.
5330	Variety stores (not department stores).
5390	Dry goods and general merchandise (not department stores).
5400	Food (except 5412).
5600	Apparel and accessories.
5711	Furniture.
5712	Floor coverings.
5713	Draperies, curtains, and upholstery.
5714	China, glassware, metalware.
5716	Window shades.
5718	Picture frames, mirrors, etc.
5719	Other furniture, home furnishings, and equipment.
5720	Household appliances.
5730	Radios, televisions, and music sound systems.
5740	Office equipment, furniture, machines, and supplies.
5810	Eating places.
5910	Drug and propensity.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5969	Garden supplies (no farm supplies).
5970	Jewelry.

CURRENT CODE

- 5984 Ice (ice dispensing machine only).
- 5990 Miscellaneous retail trade (except bait shops, monuments and tombstones).
- 6100 Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
- 6110 Banking and bank related services.
- 6121 Savings and loan associations.
- 6122 Agricultural, business, and personal credit services.
- 6140 Insurance carriers, agents, brokers and services.
- 6150 Real estate and related services.
- 6213 Dry cleaning.
- 6220 Photographic services.
- 6230 Beauty and barber services.
- 6250 Pressing, alteration, and garment repair (except 6256).
- 6254 Shoe repair.
- 6296 Massage therapy.
- 6311 Advertising services (office only).
- 6320 Consumer credit services.
- 6332 Photocopying.
- 6360 Employment services.
- 6390 Business services (office only).
- 6493 Watch, clock, jewelry repair, engraving.
- 6496 Locksmiths and key shops.
- 6500 Professional services (office only) (except 6513, 6516, 6518, 6540).
- 6516 Convalescent, rest home services and sanatoriums.
- 6720 Protective functions and related activities.
- 6730 Postal services.
- 6814 Charter school.
- 6817 Schools for disabled; residential facility for disabled.
- 6900 Miscellaneous service organizations (office only).
- 8224 Pet grooming.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-N zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)

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(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)



MURRAY CITY COUNCIL



Another Round Golf

Land Use Text Amendment

Request to add Land Use Code to list of
Permitted Uses in the C-N Zone



7410 Sport Activities

- 7411 Golf courses, open to public (without country club).
- 7412 Golf courses, private membership (with country club).
- 7413 Tennis courts (indoor or outdoor).
- 7414 Ice skating.
- 7415 Roller skating.
- 7416 Riding academies, schools, and stables.
- 7417 Bowling alleys.
- 7418 Skiing and tobogganing. (Includes independent chair lifts and rope tows, etc.)
- 7419 Other sports activities, NEC.





Findings:

1. The proposed text amendment promotes flexibility for businesses to encourage more experiential activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support retail businesses is supported by the General Plan.
4. The Murray City Planning Commission held a public hearing on December 19th, 2024 and voted 5-0 to forward a recommendation of approval for the requested text amendment.

Staff Recommendation

Staff and the Murray Planning Commission recommend that City Council **APPROVE** the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.



THANK YOU!





MURRAY
CITY COUNCIL

Public Hearings

4



MURRAY

Council Action Request

Community and Economic Development

Mohammed Pourkazemi
1504 & 1508 East Vine Street

Council Meeting

Meeting Date: March 18, 2025

Department Director Chad Wilkinson	Purpose of Proposal Applicant requests a Zoning Map Amendment from R-1-10, Low Density Single Family to R-1-6, Medium Density Single Family.
Phone # 801-270-2427	Action Requested Zoning Map Amendment from R-1-10, Low Density Single Family to R-1-6, Medium Density Single Family.
Presenters Zachary Smallwood	Attachments Slides
	Budget Impact None Anticipated
Required Time for Presentation 15 Minutes	Description of this Item Mr. Mohammed Pourkazemi has requested an amendment to the Zoning Map in order to allow a residential development of his property. The properties are currently owned by Mr. Pourkazemi and his daughter.
Is This Time Sensitive No	The subject properties are comprised of two parcels approximately .79 acres in the R-1-10, Residential Single Family Zoning District on the south side of Vine Street. The existing two properties are currently nonconforming to the required 80' lot width of the R-1-10 zone. The R-1-10 designation was applied to many properties when Murray annexed a large number of properties east of 900 East. Staff is supporting the map amendment noting the variability in zoning on nearby property that includes R-1-6 and R-M-10.
Mayor's Approval	
Date January 31, 2018	The Planning Commission held a public hearing on December 19th, 2021 and voted 5-0 to forward a recommendation of approval to the +

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 18th Day of March, 2025, at the hour of 6:30 p.m. in the Council Chambers of the Murray City Hall, 10 East 4800 South, 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 the R-1-6 (Single Family Medium Density Residential) zoning district for the properties located at 1504 and 1508 East Vine Street, 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 13th day of February 2025.



MURRAY CITY CORPORATION

A handwritten signature in black ink that reads "Brooke Smith".

Brooke Smith
City Recorder

DATE OF PUBLICATION: March 7, 2025
PH25-05

UCA §10-9a-205(2)

LOCATIONS OF POSTING – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Mailed to Each Affected Entity
2. Utah Public Notice Website
3. City's Official Website
4. City Hall - Public Location Reasonably Likely to be Seen by Residents
5. Mailed to each property owner within 300 feet (*Murray City Code 17-04-140*)

ORDINANCE NO. 25—

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FROM R-1-10 (SINGLE FAMILY LOW-DENSITY) TO R-1-6 (SINGLE FAMILY MEDIUM-DENSITY) FOR THE PROPERTIES LOCATED AT 1504 & 1508 EAST VINE STREET, MURRAY CITY

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

WHEREAS, the owner of the real property located at 1504 & 1508 East Vine Street, Murray, Utah, has requested a proposed amendment to the Zoning Map to designate the property in an R-1-6 (Single Family Low-Density) zone district; and

WHEREAS, it appearing that said matter has been given full and complete consideration by the City Planning and Zoning 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 for the described property located at 1504 & 1508 East Vine Street, Murray, Utah be amended from the R-1-10 (Single Family Low Density) zone district to the R-1-6 (Single Family Medium-Density) zone district:

Legal Description

Beginning north 631.18 feet and west 1922.81 feet and south 89 degrees 01 minutes 15 seconds east 38.46 feet and south 0 degrees 58 minutes 15 seconds west 33 feet and south 89 degrees 01 minutes 45 seconds east 71.67 feet and south 7 feet from the south 1/4 corner of section 16, township 2 south, range 1 east, salt lake base and meridian; thence south 0 degrees 45 minutes 21 seconds west 260.5 feet, more or less, thence south 89 degrees 01 minutes 45 seconds east 69.09 feet; thence north 0 degrees 03 minutes west 260.5 feet; thence north 89 degrees 01 minutes 45 seconds west 65.33 feet to the point of beginning.

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 18TH day of March, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of
_____, 2025.

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2025.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the _____
day of _____, 2025.

Brooke Smith, City Recorder

twenty-four-foot (24') access easement across the north end of the southern parcel, in the M-G zone.

Mr. Rodgers described the subject lots, including showing the site plan. He showed on a map where the lots are located. He explained how the current lots will be re-divided, which will add a 25-foot access easement to one of the lots. Notices were sent to nearby property owners and affected entities, with no comments being received. Staff recommended that the Planning Commission approve the proposed subdivision amendment.

Chair Patterson confirmed with Mr. Rodgers that the applicant would be able to comply with the conditions. Mr. Rodgers stated that the applicant indicated that they would comply.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission approve the proposed Subdivision Amendment for Murray Zevex Park Lane Subdivision, adjusting Lots 3A and 3B for the properties addressed 4272 and 4260 South Zevex Park subject to the following conditions:

1. Meet the requirements of the City Engineer, including:
 - a. Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - b. Address all engineering review comments prior to printing the plat to mylar.
2. Meet the Water, Wastewater, and Fire Department requirements.
3. Meet all requirements of Section 17.152 of the Murray Land Use Ordinance for the M-G Zone.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Mohammed Pourkazemi - Project # 24-134 - 1504 & 1508 East Vine Street - Amendment from R-1-10, Single Family Low Density to R-1-6, Single-Family Medium Density

Mohammed Pourkazemi was present to represent the request. Zachary Smallwood presented the application to amend the zoning map of the subject properties to facilitate a residential development. Mr. Smallwood showed a map highlighting the two properties. He provided a history of the R-1-10 zone. He described surrounding zoning. He said that surrounding properties are similar in zoning. He said that the Future Land Use Map and the General Plan do support the requested zone change. Notices were sent to nearby property owners and affected entities. A few

email comments were received. Staff is recommending that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map.

Chair Patterson asked Mohammed Pourkazemi to approach the podium. Mr. Pourkazemi explained his request, stating that he does not have sufficient frontage on the front of his property. He would like to build additional housing.

Commissioner Hristou asked if Mr. Pourkazemi's intent is to develop the back part of the parcel. He said, yes.

Chair Patterson opened the public comment period for this agenda item.

Jacob Perry and Jeremy Scow expressed their concerns about their property value if Mr. Pourkazemi develops his property the way he wants to. Mr. Scow said they are conflicted because they care about Mr. Pourkazemi personally and his desire to develop his property. Mr. Scow said the traffic flow to the nearby school would be worsened by building more homes in the neighborhood.

Keith Lufkin, representing Cottonwood Presbyterian Church, said that he sent an email previously. Mr. Smallwood said staff did not receive the email. Mr. Lufkin provided him with a printed copy to be added into public record. Mr. Lufkin provided additional comment regarding the application. He said he's concerned because they are supporting a community garden adjacent to Mr. Pourkazemi's property. He felt that he doesn't have enough information to support the request.

Mr. Smallwood read an email from Marshall Smith, board member of Village Three Condominium Association and chairman of Soul Garden Community Garden. He wanted to know if the homes built will be single-family residence only. He wanted to know if the existing homes will be removed.

Mr. Smallwood read an email from Richard and Beverly Crangle requesting that the Planning Commission defer approval of this application. She felt there are too many zoning changes in the city that are taking place at the same time. She said that some time needs to pass in order to assess the effects of these changes. She said the neighborhood can't accommodate additional traffic or city utility vehicles. Increased density will make that situation worse. She does not support this request.

Mr. Smallwood read an email from Keith Lufkin of Cottonwood Presbyterian Church. He is concerned about the potential implications of the rezoning and future plans for the property. They have a childcare center, a community garden, and many other events at the church. He said that very few details were provided, and that Mr. Pourkazemi doesn't communicate with the church. He spoke regarding an opening in the fence that's used informally for access by Mr. Pourkazemi. The church wants to ensure that this unauthorized encroachment doesn't expand. He wants to make sure that the adjacent areas don't become staging areas for construction. He said that the church has never granted any legal right of way or easement to Mr. Pourkazemi – his sole legal access to his property is via his own driveway.

Chair Patterson closed the public comment period for this agenda item.

Mr. Smallwood responded to the public comments. Explaining the process for rezoning requests to the public, which included the roles of staff and the Planning Commission in the process. He stated the Planning Commission doesn't come to the meeting with any prior knowledge or decisions already made. He described the application process for rezoning, which does not include specific plans for a property and explained the reasoning for that approach.

Mr. Smallwood addressed the question regarding what will happen to the existing dwellings. He said that, because Mr. Pourkazemi doesn't have to present plans, they don't know what will happen.

Mr. Smallwood addressed the question regarding density for the rezone. He said the maximum is four homes for this zone.

Chair Patterson asked to confirm the types of homes that can be built. Mr. Smallwood said that the development is limited to single-family homes. There's no possibility of condominiums or duplexes.

Chair Patterson asked Mr. Smallwood to address the comment regarding noticing. He said they are bound by state code, which requires 10 days' notice of the meeting.

Commissioner Richards asked about the confusion regarding sending emails to be read into public comment. Chair Patterson said that it states at the bottom of the notice that the public may call or email the Planning Commission if they have comments or questions. She said that maybe planning staff could also add that the public may comment in person at the meeting. Mr. Smallwood agreed.

Chair Patterson added that this is just the first step in the process. The next step is that the request will be forwarded to the City Council, where the public will have the opportunity to comment on this item.

Commissioner Henrie asked about the depth of the property frontage as well as the driveway requirement for a flag lot. Mr. Smallwood said the driveway can be an easement across the property, which could be included as part of the width of the existing lot. He also added that the frontage requirement is 35 feet.

Chair Patterson asked Mr. Pourkazemi if he has plans to improve the fencing between his property and the Presbyterian Church. She asked if he'll be enclosing the fence to remove access to neighboring properties. Mr. Pourkazemi said he's willing to do what is asked of him. He said that he believed there was an easement based on a verbal agreement he had with the church when he bought the property 15 - 20 years ago. Chair Patterson said that the church does not wish to allow the easement. Mr. Pourkazemi said he will stop using it.

Commissioner Richards commented that the commissioners are also Murray City residents and that their goal is to look out for everybody. He said they try to look at both side of these kinds of requests and they don't always forward requests on to the City Council.

Chair Patterson said that this annexed part of Murray is unique, and that makes the zoning challenging. She described the circumstances behind the zoning for the annexed area. This requires the Planning Commission to look at each request individually. She said the city supports a variety of housing in order to accommodate a diverse population.

Commissioner Henrie made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Another Round Golf - Project # 24-128 - Request to add Land Use Code 7410 Sports Activities to the list of Permitted Uses in the C-N, Commercial Neighborhood in conjunction with a retail use in less than 2,500 sq ft.

Benjamin Marolf was present to represent the request. Zachary Smallwood presented the application requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District. Mr. Smallwood described the request and stated that the request is in alignment with the city’s goals for economic development. Notices were sent to affected entities for this amendment, with no comments being received. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment.

Benjamin Marolf approached the podium. He described the business that he will be opening.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0



AGENDA ITEM # 06 - Mohammed Pourkazemi

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	1504 & 1508 East Vine Street	MEETING DATE:	December 19, 2024
APPLICANT:	Mohammed Pourkazemi	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-16-358-030 & 031	PROJECT NUMBER:	24-134
CURRENT ZONE:	R-1-10, Single Family Low Density	PROPOSED ZONE:	R-1-6, Single Family Low/Medium Density
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	N/A
SIZE:	0.23 and 0.56 acres Total 0.79 acres		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development.		



I. BACKGROUND

Mr. Mohammed Pourkazemi has requested an amendment to the Zoning Map in order to allow a residential development of his property. The properties are currently owned by Mr. Pourkazemi and his daughter.

The subject properties are comprised of two parcels totaling approximately .79 acres in the R-1-10, Residential Single Family Zoning District on the south side of Vine Street. The existing two properties are currently nonconforming to the required 80' lot width of the R-1-10 zone. One parcel is sixty five feet (65') wide and the other is sixty four feet (64') wide.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multifamily Residential	R-M-10
South	Religious Facility	R-1-10
East	Religious Facility	R-1-10
West	Single Family Residential	R-1-10

IV. ANALYSIS

Zoning Considerations

The subject properties are in the R-1-10, Residential Single Family Zoning District. This zoning designation was applied to most of the area east of 1300 East when Murray City annexed a majority of the properties east of 900 East to Van Winkle/HIGHLAND Drive. Most of the properties nearby have been developed as single-family residential subdivisions. Staff supports the proposed zone map amendment noting that there is variability in zoning designations nearby including R-1-6, R-M-10, and multiple nonconforming duplexes.

Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-10 Zone and the proposed R-1-6 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

- **Existing R-1-10, Single Family Low Density Residential Zone:**
Permitted Uses in the R-1-10 Zone include single-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-10 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**

Permitted Uses in the proposed R-1-6 include single-family detached dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	R-1-10 (existing)	R-1-6
Single-Family Lot Size	10,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8', total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zone.

General Plan & Future Lane use Designation Considerations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. 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.

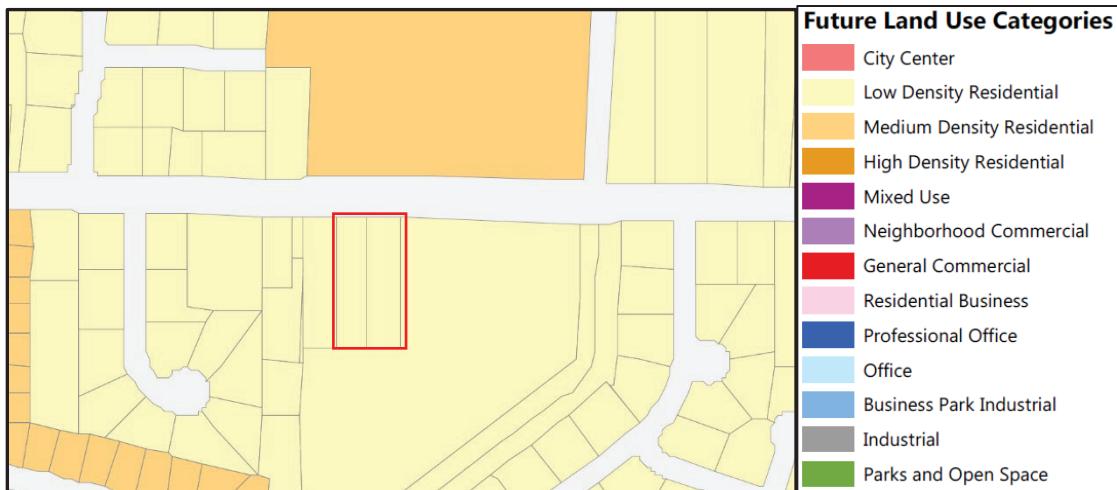


Figure 2: Future Land Use Map

The subject property is currently designated “Low Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-10 Zone and the proposed R-1-6 Zone meaning that the proposed rezone is supported by the General Plan. Staff supports this proposal for a Zone Map amendment to R-1-6.

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

Figure 3: General Plan showing the corresponding Zoning Districts

General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-1-6 Zone. The overall goal of Chapter 5, Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

The applicant’s proposed zone amendment, which is supported by the amended land use designation, will result in a development that provides for widely asked for single family housing with smaller yards that can contribute to lower costs overall. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

The overall goal of Chapter 8, Neighborhoods and Housing is to “provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents”.

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

Strategy: Protect the character and integrity of residential neighborhoods through landscape buffers, use, and visual buffer transitions.

Strategy: Continue detailed landscape buffer requirements to commercial and institutional zoning codes.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Support residential infill projects of a compatible scale and form.

The first objective, shown above, encourages supporting residential infill projects and housing transitions that integrate well with the surrounding neighborhoods.

OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

Strategy: Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

Strategy: Continue to support ADUs (Accessory Dwelling Units) in all single-family residential zones and allow ADUs for single-family homes located in multi-family zones.

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types and reducing setbacks in implementing the plan. An R-1-6 Zone would allow the two properties to potentially be subdivided into flag lots.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. All approved of the rezone request with no comments except for the Fire Department that wanted it noted that “Dead ends in excess of 150’ length will require a turnaround to meet fire and city regulations.”

III. PUBLIC COMMENTS

Seventy-three (73) notices of the public hearing for the requested amendment to the Zone Map were sent to all property owners within 300’ of the subject property and to affected entities. As of the writing of this report one comment has been received with a general inquiry as to Mr. Pourkazemi’s future plans.

IV. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-10 to R-1-6 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 Zone.

3. The proposed Zone Map Amendment from R-1-10 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

V. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

ZONING AMENDMENT APPLICATION

Type of Application(check one): Text Amendment: _____ Map Amendment: X

Applicant Information

Name: Mohammad Pourkazemi

Mailing Address: 8120 South Royal City: Edward State: UT ZIP: 84093

Phone #: 801-230-2120 Fax #: _____ Email Address: mrpourkazemi@yahoo.com

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Application Information

For Map Amendments:

Property Address: 1508 and 1504 E Vine St.

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Existing Zone: R-1-10 Proposed: R-1-6

Request Complies with General Plan: Yes: ✓ No: _____

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

Authorized Signature: M. Pourkazemi Date: 12-02-24

For Office Use Only

Project Number: PZ-24-134 Date Accepted: 12-2-24

Planner Assigned: _____

Property Owners Affidavit

I (we) Mohammad Pourkazemi, 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.

M. Pourkazemi 12/02/24
Owner's Signature

Owner's Signature (co-owner if any)

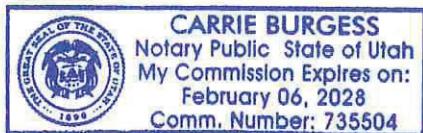
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 2nd day of December, 20 24.

Carrie Burgess
Notary Public



Residing in Salt Lake County
My commission expires: 2/06/28

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, 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.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____



NOTICE OF PUBLIC HEARING

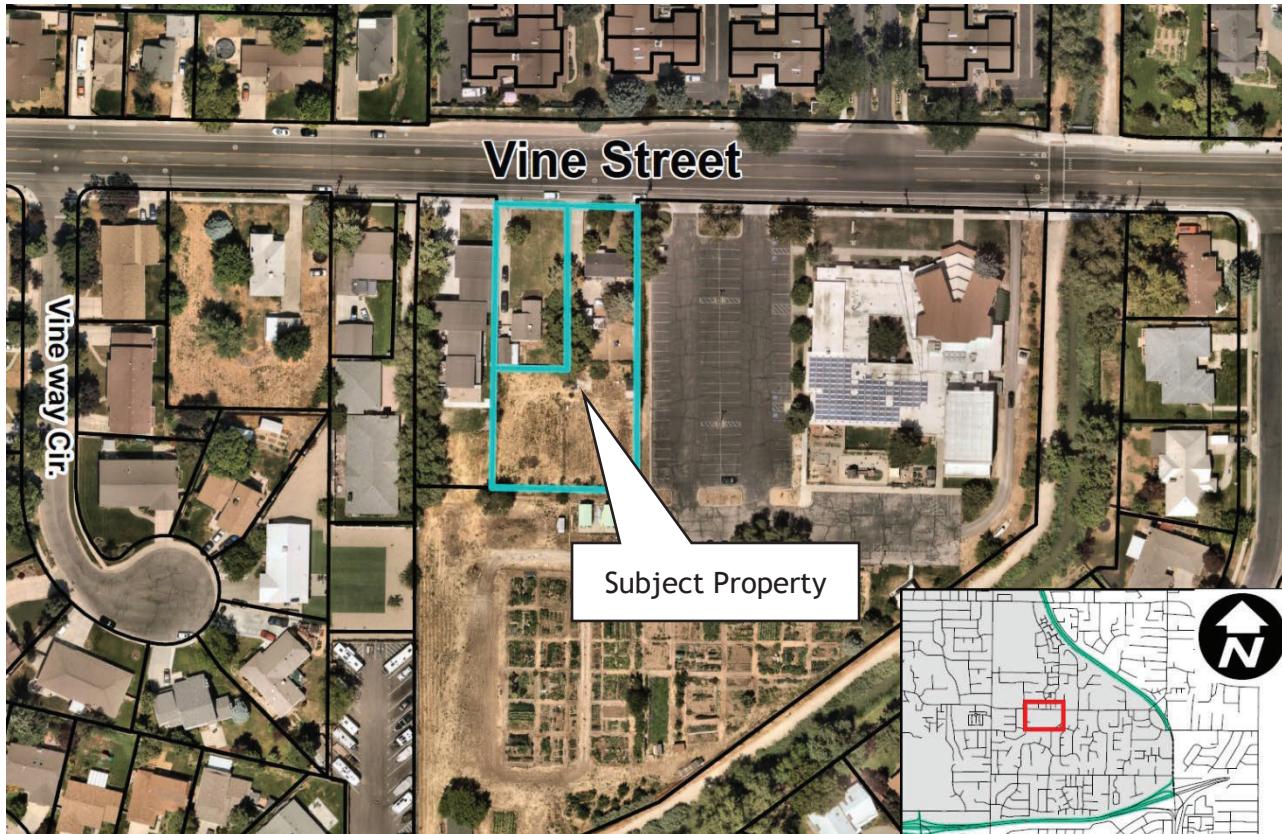
December 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on the following application:

Mohammad Pourkazemi is requesting a zone map amendment for the properties located at **1504 & 1508 East Vine Street**. The applicant is requesting a Zone Map Amendment from R-1-10, Low Density Single Family Residential to R-1-6, Medium Density Single Family Residential. The requirements of the zone are located on our website at www.murray.utah.gov.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record and provided to the Planning Commission and City Council.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@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.

1504 & 1508 South Vine Street





MURRAY CITY COUNCIL



Mohammed Pourkazemi

Zoning Map Amendment from R-1-10 to R-1-6

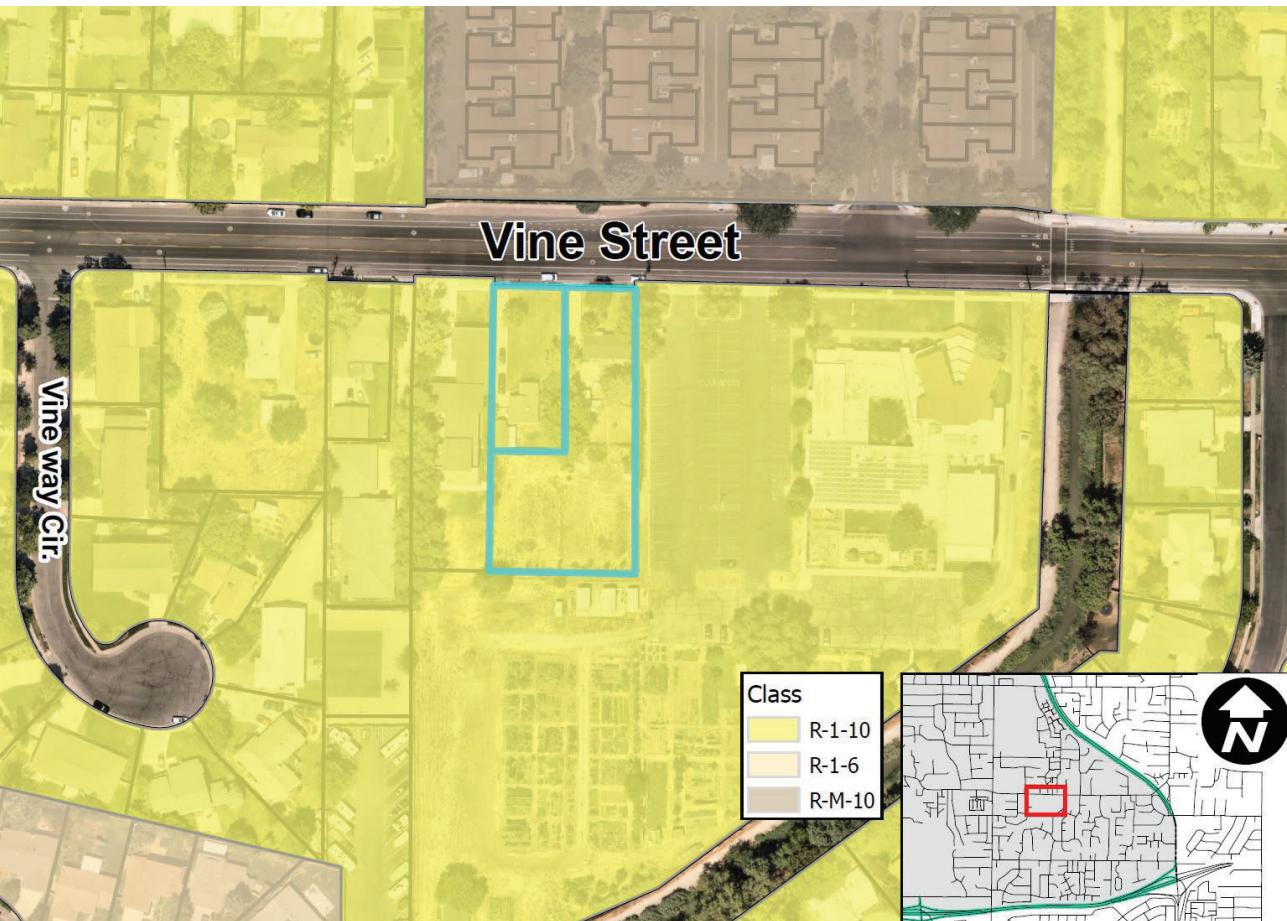
1504 & 1508 East Vine Street

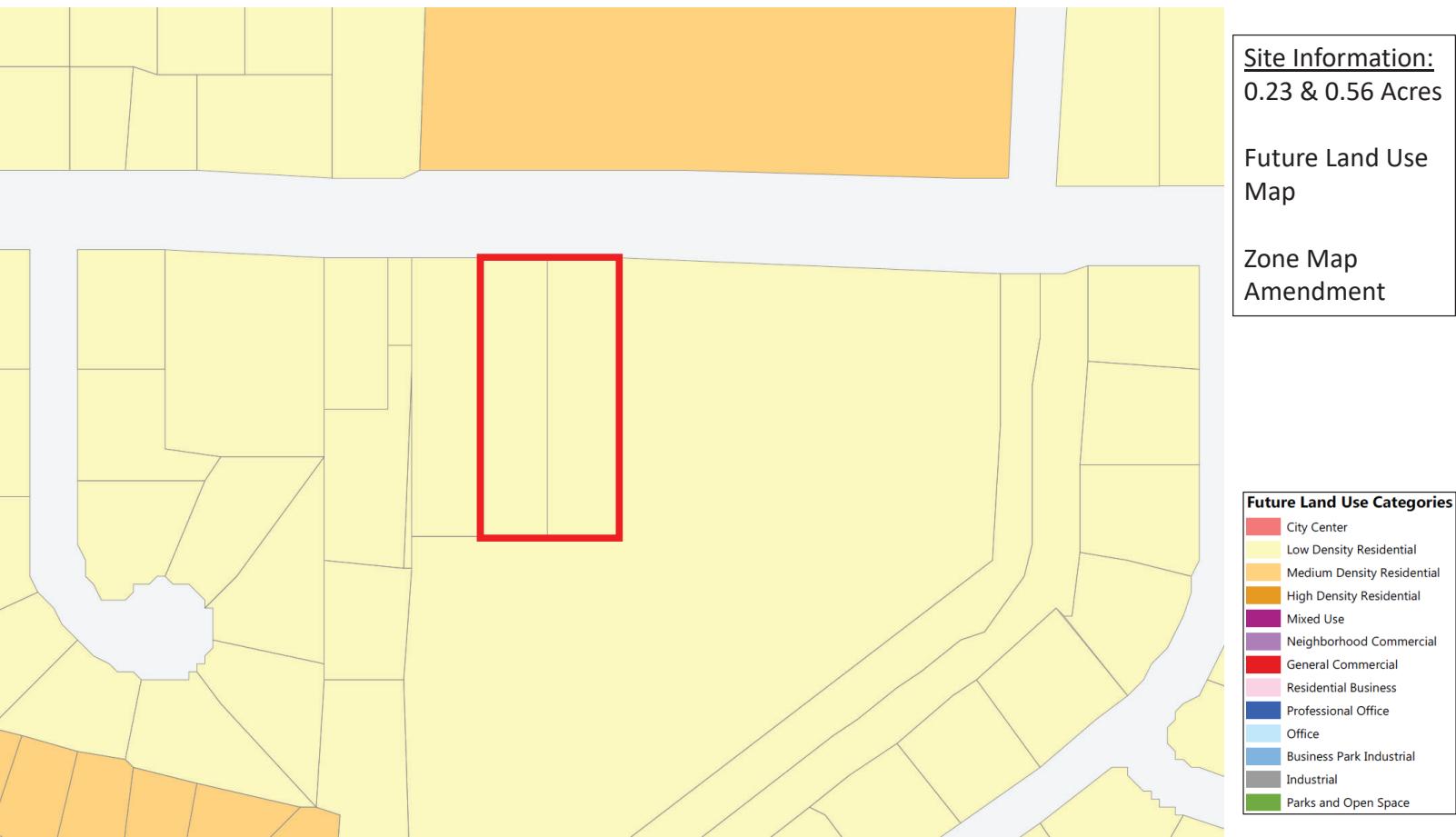




Site Information:
0.23 & 0.56 Acres

Zone Map
Amendment





LOW DENSITY RESIDENTIAL

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



 Zoning Standards

	R-1-10 (existing)	R-1-6
Single-Family Lot Size	10,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Findings:

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-10 to R-1-6 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 Zone.
3. The proposed Zone Map Amendment from R-1-10 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.
4. The Murray City Planning Commission held a public hearing on December 19th, 2024 and voted 5-0 to forward a positive recommendation to the City Council.

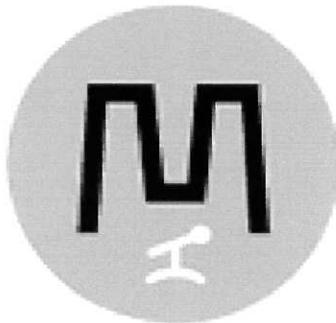
Staff Recommendation

Staff and the Murray City Planning Commission recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential as described in the Staff Report.



THANK YOU!





MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment