

# Murray City Municipal Council Chambers Murray City, Utah

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**T**he Municipal Council of Murray City, Utah, met on Tuesday, the 4<sup>th</sup> day of March, 2014 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Roll Call consisted of the following:

Brett Hales,	Council Chair – Conducted
Jim Brass,	Council Member
Blair Camp,	Council Member
Diane Turner,	Council Member
Dave Nicponski,	Council Member

Others who attended:

Ted Eyre,	Mayor
Jan Wells,	Chief Administrative Officer
Jennifer Kennedy,	City Recorder
Frank Nakamura,	City Attorney
Janet Lopez,	Council Administrator
Janet Towers,	Executive Assistant to the Mayor
Craig Burnett,	Deputy Police Chief
Gil Rodriguez,	Fire Chief
Justin Zollinger,	Finance Director
Tim Tingey,	Administrative and Development Services Director
Citizens	

**5. Opening Ceremonies**

5.1 Pledge of Allegiance – Jon Stinson

5.2 Approval of Minutes

5.2.1 February 18, 2014

Ms. Turner made a motion to approve the minutes

Mr. Brass seconded the motion

Voice vote taken, all “ayes.”

5.3 Special Recognition

5.3.1 None scheduled.

**6. Citizen Comments** (Comments are limited to 3 minutes unless otherwise approved by the Council.)

Carlyle Clarke – 6074 South Fontaine Bleu Drive, Murray, Utah

Mr. Clark stated that in January 2014 he attended the annual meeting of the Big Cottonwood Tanner Ditch Company. At that meeting, it was mentioned that it was the intention of Murray City to pave the road between 900 East and Highland Drive with some federal funds. Since it did not include money to put in sidewalks, Murray City was intending to fill in the ditches on Vine Street.

Mr. Clark said that since he receives water for his garden from Big Cottonwood Tanner Ditch that Little Cottonwood Tanner Ditch would still have water in their ditches and he could obtain water from that ditch company if he pays \$60.00 per year. In the past, since he has had interest in the water shares in Salt Lake of Big Cottonwood Tanner Ditch, he has been watering his garden with that water. He really likes to water with ditch water.

Mr. Clark stated that he needs to have access to the ditch water if the City is going to fill in the ditches on Vine Street west of 1645 East. The water comes out from underneath the street. He needs to have that pipe that goes north at that guardrail just west of 1645 East so he can divert water down through his garden which is three houses down Fontaine Bleu Drive. He asked the City to consider this when they are doing construction on Vine Street.

Mr. Clark thanked Doug Hill, Public Services Director. Mr. Clark asked Mr. Hill to remove an 8' X 10' steel plate that had been on his street since they had put in a division dam on the canal and forgot to take it away six months ago. It was only a few days after he brought it to Mr. Hill's attention that it was removed.

**7. Consent Agenda**

- 7.1 Consider confirmation of the Mayor's new appointment of Brenda Clausen to the Murray Heritage Center Advisory Board in an At-Large position for a three-year term to expire on February 1, 2017.

Mayor Eyre introduced Ms. Clausen. He said she was born in Massachusetts and has BA in International Relations and Economics and a Master's Degree in Education. She moved to Salt Lake in 1980 and has been involved in Aging Services ever since, over 17 years in the County centers.

Ms. Clausen served as a Utah elected delegate and later the Secretary to the National Council on Aging National Institute of Senior Centers. Mayor Eyre stated he does not know of anybody that has a broader education or is more qualified to be on this Board than Ms. Clausen.

Mr. Nicponski made a motion to confirm the appointment  
Mr. Brass seconded the motion

Call vote recorded by Jennifer Kennedy

  A   Mr. Nicponski  
  A   Mr. Camp  
  A   Mr. Brass  
  A   Ms. Turner  
  A   Mr. Hales

Motion passed 5-0

Mr. Camp asked if the last two items could be taken together; no objections were given.

- 7.2 Consider confirmation of the Mayor's new appointment of Jenny Martin to the Murray Heritage Center Advisory Board in an At-Large position for a three-year term to expire on February 1, 2017.

Mayor Eyre said Ms. Martin has been coming to the center for over 20 years. She has been volunteering at the front desk for the last three years. She was born and raised in Freedom, Wyoming. She has seven children, twelve grandchildren and twenty-five great grandchildren. She was honored last September as one of the Active Artistic Seniors in the area. Ms. Martin brings a great deal of volunteer spirit into the center while currently working at the front desk.

- 7.3 Consider confirmation of the Mayor's new appointment of Peter Wright to the Murray Heritage Center Advisory Board in an At-Large position for a three-year term to expire on February 1, 2017.

Mayor Eyre said he remembers Mr. Wright very well because he joined the Army in 1958 and served in the Signal Corp which was the same Corp that Mayor Eyre served in when he was in the military himself.

Mr. Wright has also worked for Western Union and the Hanna Mining Company for about 17 years. He moved to Salt Lake City in 1972. He has worked as a volunteer at the Heritage Center and he and his wife are very involved in planting many of the flowers around the beds at the Heritage Center.

Mr. Brass made a motion to adopt the Consent Agenda  
Ms. Turner seconded the motion

Call vote recorded by Jennifer Kennedy

  A   Mr. Nicponski  
  A   Mr. Camp  
  A   Mr. Brass  
  A   Ms. Turner  
  A   Mr. Hales

Motion passed 5-0

## **8. Public Hearings**

### 8.1 Public Hearing #1

8.1.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an Ordinance amending Sections 17.08.020, 17.170.050, 17.170.080, and 17.170.120 of the Murray City Municipal Code relating to outside storage, demolition of non-significant historic structures and height regulations in the Murray City Center District (MCCD).

Staff Presentation: Tim Tingey, Administrative and Development Services Director.

Mr. Tingey presented a PowerPoint presentation. (Attachment 1)

Mr. Tingey said this is the text amendment for the Murray City Center District. This is the district that is in our core downtown area which is the State Street area and both sides over to Center Street then towards the Trax from about 5300 South to roughly 4800 South.

Mr. Tingey stated that these items were also considered at the Planning Commission Meeting, which is a requirement. There was also a Public

Hearing held. He added that there is information in the Council's packets on the minutes as well as the attached information. There was a letter from Sage Fitch that was included in this as well as the minutes from the Planning Commission meeting and the staff reports. There was also information from the History Advisory Board. They provided a recommendation as well on the height issue. The minutes of the Design Review Committee for the Murray City Center District were also included.

Mr. Tingey said there are three separate areas. The first area is Demolitions of Non-significant Structures. This amendment would send applications for demolition of non-significant structures that do not contribute to the historic nature of the area directly to the Planning Commission. Right now our process is that these go straight to the Design Review Committee. They provide a recommendation then it goes to the Planning Commission.

These structures are non-significant and so the Design Review Committee actually made this recommendation. The Committee was not sure why these were going to them when they are not significant structures. They ought to go directly to the Planning Commission and streamline the process. Staff agrees with that and thinks it is appropriate.

Mr. Tingey said the second area is Outdoor Storage. He said that what they want to do here is define outdoor storage. It is defined in this new Ordinance. The purpose is to clarify what outdoor storage is and that the materials are not allowed in the zone in order to promote that pedestrian oriented design.

Mr. Tingey continued saying this is for commercial structures. They do not want to have areas where there are significant areas of outside storage because it detracts from what the vision for the area is. He added that existing legal non-conforming uses would be allowed to remain. So, if you have a single-family home in this area, this would not apply. It is for commercial structures.

Mr. Tingey said the third area is the Building Height Amendment. This Ordinance was adopted in 2011. At that point when it was adopted there was, for properties within 150 feet of a residentially zoned area, a height limitation at 50 feet. The area that this primarily applies is the Center Street area. That is what the current code requires.

Mr. Tingey said that Council directed staff to relook at this issue because there were concerns from the adjacent residential neighborhood about the height and the effect on the historic residential neighborhood to the east. They did that and what they are proposing is that the change would restrict

height along Center Street; north of Court Avenue, to 35 feet with the additional opportunity to go, for every four feet of setback, one foot of additional height up to a maximum of 50 feet.

Mr. Tingey showed some of the properties this would apply to. They are north of Court Avenue. That means that there would be 35 feet at the front setback then it could step-up one additional foot for every four feet of additional setback. In order to get to the 50 foot height which is the limitation, you would have to go back 60 feet.

Mr. Tingey said that what that does is provides more of that buffer to the east side of Center Street which is the historic residential neighborhood.

Mr. Tingey noted that even though there are residential neighborhoods in this area; this area is zoned commercial. It has been zoned commercial for 50 years. This area is a commercial area as far as zoning. The homes are allowed to be there, but they are in a commercial area.

Mr. Tingey showed a slide of a 35 foot setback going to a 40 foot height and going to a 50 foot height. (Attachment 1). He also showed a rendering of the facility that is being developed there right now under the current Ordinance. He said that 35 feet is the maximum height you can have in a residential R-1-8 area. He showed the distance from the setback of 35 feet up to the 50 foot height. (Attachment 1)

Mr. Tingey said that based on this information staff is recommending approval of this. He said that in commercial zoned areas we have this setback requirement all along State Street. From the southern boundary to the north there are C-D-C zones which are commercial development conditional that are adjacent to residential neighborhoods. They have the one to four foot requirement in all of those areas. The only difference is that this is more restrictive with this Murray City Center District Ordinance that is being proposed because those other areas are not capped at 50 feet. They are capped here at 50 feet. Also, the setback area is measured from the property line of that commercial property. In those C-D-C areas it is not measured from the property line it is measured from the zoning district of the residential area. Those C-D-C areas are not as restrictive as what this proposal is for the Murray City Center District.

Mr. Tingey reiterated that staff is recommending approval. The Planning Commission, although they did not have a unanimous vote, recommended approval of this proposal as well. The History Advisory Board also made a favorable recommendation for this proposal.

Mr. Camp asked about the storage of vehicles and the distinction between a car that is parked for over 24 hours. He asked if this would be a vehicle

that is not on a parking lot.

Mr. Tingey said that was correct.

Mr. Camp confirmed it would be a vehicle parked anywhere other than a parking lot.

Mr. Tingey verified that was correct.

Mr. Camp asked if that clarification needs to be in the Ordinance.

Mr. Tingey said he does not think it does because the intent of the Ordinance is to address those storage areas that they are trying to have, including those vehicles.

Public Hearing Open for public comment.

Joan Belliston – 4860 South Center Street, Murray, Utah

Ms. Belliston said they have lived in Murray for over 50 years. They started out on 5300 South before they widened it, then on Vine Street and now on Center Street.

Ms. Belliston stated they have their home prepared for their later years in life with handicapped accessibility. She has a business license with Murray City to do sewing out of her home because she could do this while they took care of their daughter who had M.S. for 22 years. She would like to see that they can continue to live in their home, have a garden in the backyard, and enjoy living there the rest of their life without 50 foot buildings.

As she drives by the apartment complex coming up on Court Avenue she has people say, “What are you doing, what is going on down there?” Her big concern is the parking availability of people that live there. If it is a senior citizen, they will have people come in to visit. That is her concern, having a parking spot for her one or two patrons if she continues to sew.

Ms. Belliston added that they love Murray. They love being able to go to the park, the swimming pool, the ice skating rink, and the hospital that is so close to them. She has a feeling that big is not always better. She asked the Council to consider this with their hearts and not their pocket books.

Sage Fitch 215 East Maple Street, Murray, Utah

Ms. Fitch said she lives in the neighborhood that is up for discussion tonight. Her position is that they feel very strongly that they want to continue to promote development in their neighborhood that is in line, in scale, in design, and in density with what already exists there. It is a very

unique neighborhood. It is quaint and has a quiet feel to it. It is old and has a lot of historic nature. The people, including herself, who have moved to that neighborhood like the feel of the old homes. They did not move there because they wanted have high density buildings around them.

Ms. Fitch added that she regrets not being more involved when the M CCD Ordinance language was being developed. She did not understand the consequences of what it meant to have 50 foot height on Center Street. However, she has been involved with the process for the last several years. She has been talking with Mr. Brass and Mr. Tingey. She is here tonight to try to be on the preventative side and to have some say in the development of their neighborhood.

Ms. Fitch said they feel like a strict height restriction of 35 feet without the additional setback would be in line with promoting the feeling that they have in their neighborhood and encouraging development, if residents decide to sell their homes, that is in line with what already exists in the neighborhood. She would like to see those historic homes on Center Street repurposed. If they are not going to continue to be residential, if they are going to switch to a commercial type of use, that they be repurposed. Or if there is new development that it be restricted to 35 feet.

Ms. Fitch stated that she thinks that even with a 35 foot height limit at the street, if you can build up to a 50 foot setback, you still have a 50 foot building on the street. She wants to stay there and they want to be a vibrant neighborhood that goes down to the new cultural district. They want to raise their families in these homes. She thinks there is a misconception that the residents just bought these homes to live in for a couple of years and then they are going to move out and move into a fancier neighborhood. She said that most of them bought these homes to plan to stay there. They feel really strongly that they want to continue to have a single-family neighborhood to do that in.

Ms. Fitch added that she understands that the properties along the west side of Center Street have been zoned commercial for a long period of time; 50 years or so; but they are residential. Anybody that has walked down that street will note that those are residential homes and there are people living there and they want to raise their families and stay there.

Ms. Fitch asked the Council to consider striking the additional setback language and just restricting the height to 35 feet.

Jon Stinson – 4903 South Wasatch Street, Murray, Utah

Mr. Stinson said he moved into his home on Wasatch Street 4 ½ years ago and he loves it there. He currently owes more on his mortgage than his house is worth. To him, that is irrelevant. He has been paying his

mortgage for 4 ½ years and will continue to pay for another 25 ½ more and then he will pay taxes on it until he is dead; that is his current plan. Whether the value of his house goes up \$50,000.00 or down \$50,000.00 to him is irrelevant. To him, the true value in his home is the community, the good people around him, and the feel that it has. He really loves the neighborhood the way it is and he would like to see it stay close to the way it was when he moved in.

Janice Strobell 4912 South Wasatch Street, Murray, Utah

Ms. Strobell said that her and her husband have lived on either Center Street or Wasatch Street for the full 21 years that they have lived in Murray. They have loved raising their family here and living in this neighborhood.

Ms. Strobell said it was just over two years ago, in February of 2012 that their neighborhood recognized what the Murray City Center District was going to do to their neighborhood. On February 2, 2012 they came out in mass to the Planning and Zoning Commission's meeting and they were all very deeply concerned with approving the development of a mixed use, high density development on the corner of Center Street and Court Avenue.

They were very stunned to find that a five story development was actually in compliance with the new MCCD zoning for Center Street. It was hard for them to understand how the City felt that historic, narrow Center Street with its aging infrastructure would be able to adequately handle such high density. They could not understand how this type of development was in harmony with bordering one of the City's oldest residential neighborhoods.

Ms. Strobell stated that they are a thriving neighborhood that is full of property owners residing in the historic homes of Center and Wasatch Street as well as Maple and Elm. They want to raise their families and enjoy growing old there. They do not see this as a "step-up" neighborhood; it is a neighborhood they want to continue to live and thrive in.

The same is felt by those who live on the west side of Center Street that is in what is considered commercial zoning. At the time those homes were built, they were not considered commercial property. The people that live there enjoy it too.

Ms. Strobell continued saying that in the past two years they have been working with Mr. Brass and members of the City staff in addressing their concerns and looking for improvement to the MCCD language for Center Street. They appreciate the efforts of Mr. Brass in working with the

neighborhood and meeting with the neighbors. He met with many, if not all of those living on the west side of Center Street. They really appreciate all of Mr. Brass' effort in understanding the views and concerns of their neighborhood.

Ms. Strobell said that tonight she is asking the City Council to listen carefully, as they already have, to the voices of the citizens living in this neighborhood. There is a petition that went around when they informed the neighborhood about the Public Hearing tonight and they have many signatures. She read from the petition:

*"We the neighbors residing in the historic neighborhood of Center and Wasatch Streets ask the City Council to adopt language for the M CCD properties located on the west side of Center Street that would be north of Court Avenue to 4800 South that reduces the height limit from 50 feet to 35 feet with no setback for additional height up to 50 feet. The west side of Center Street is a vital part of the neighborhood even though it is zoned commercial. It is a vital part of the neighborhood. The Center Street, M CCD property owners, those living on that property, they seek for any future development of their property to compliment the residential properties of the neighborhood. Reducing the height limit to 35 feet with no setback for additional height will allow for harmonious and balanced commercial development in the neighborhood."*

Ms. Strobell stated that out of these signatures there are only two of the property owners that live on Center Street that were unable to sign this petition because they were unable to reach them. They have heard from them and they would seek less density. They want a more responsible approach to development on this street.

Ms. Strobell told the City Council members that they look forward to their action tonight in changing the M CCD language to 35 feet in height with no setback for additional height. There are many areas in the M CCD where mixed use, high density will be a good fit, but that type of density is not a good fit for Center Street.

She asked the Council Members to drive down there and recognize that you cannot have two opposing vehicles going in opposite directions on that street so how can we fit high density on this street. The neighbors are confident that vital and valuable development is possible with the respect for the surrounding area. It is vitally important that corrections be made to the language of our City Ordinances when such corrections will improve our City. She said they appreciate the Council putting it into language that will be more responsible for all and not just for developers.

Public comment closed.

Ms. Turner said she has been really concerned about this and was not familiar with the area so she drove to the area and walked it. She has concerns about the density along Center Street because it seems to her that the lots are not big enough to accommodate that. She is not sure who would be able to develop it. She wanted to let the citizens know that she really does care about what happens with this.

Mr. Camp stated he has been down there about three times in the last couple of days just to look at various aspects of this. He said that when he first looked at this issue he looked at it as being a good compromise, bring this back to reduce it to 35 feet and then step it up. But as he has looked at it even further he thinks back to a meeting where the Council denied a zone change on a sign because they were a buffer zone for a neighborhood. This street does not have a buffer zone between the residential and the commercial. Mr. Camp said he thinks that what the residents are asking for is a buffer zone. He added he does not know if he is comfortable with the setback requirement the way it is written either.

Mr. Nicponski asked Mr. Tingey if he supports the proposal.

Mr. Tingey replied yes with the setback.

Mr. Nicponski asked Mr. Tingey to explain exactly what this does.

Mr. Tingey said the first thing it does is provides that setback and that additional distance from the residential zoned area. It also allows for some viability for development. If you are limiting height in an area where the vision for the MCCD is more density; that is the vision for the area and if you are not allowing any type of density other than what is allowed for a single-family home in that area he thinks you restrict the potential for development opportunities.

He added that this compromise, in his opinion, helps to address some of that and provide more viability for development. We want to see a viable downtown. This is one block off of State Street, this is not seven or eight blocks off, it is one block off of State Street.

Mr. Tingey said the challenge that we all have in a downtown area is still having viability for development with the design standards and guidance versus that buffer. We feel that this additional setback allows for that compromise.

Mr. Nicponski asked if we were pretty far down the road on this.

Mr. Tingey responded as far as a change, it has gone to the Planning Commission; it has gone to the Design Review Committee and the History Advisory Board. They are all recommending approval of this.

Mr. Nakamura asked how long the 50 foot height has been in place.

Mr. Tingey replied since 2011.

Mr. Brass said he has two emails to read into the record. The first email is from Pam Newcomb. (Attachment 2) The second email is from T. Pinkney. (Attachment 3)

Mr. Brass said that when they did the MCCD, when they had the multiple meetings, he had people from all over his area, he lives four blocks from this area, come to him saying do not impact Center Street. He stated in the meetings, do not impact Center Street. It is his district; he has walked it for numerous elections. Not just his own elections, but for senate and house candidates.

Mr. Brass stated that you knock on the doors of these homes, and these again are not step up homes. The people who purchase these homes have restored them or are in the process of restoring them. There is some beautiful work that is done in there. These are designs that you do not see anymore. You get woodwork and trim that you cannot afford to put in a home today unless you have a pile of money.

He said he lived in a similar style home downtown and he would still be living there today if he did not end up having so many kids. They had more kids than rooms. The blessing of that is they ended up in Murray.

Mr. Brass appreciates that style of home. This is a neighborhood. Yes it has been zoned commercial for a long time but it was built as a residential neighborhood; probably one of the first ones in this part of Murray. In fact, the house on the north corner of Court Avenue is probably the first house that was built there and the gentleman that lives in that home does not want to move.

Mr. Brass reiterated that he knocked on every door to talk to these people because if you change a zone from commercial to residential, you devalue the property. Commercial property is worth more. There are people with businesses there. We do not want to change that. Mr. Brass values the neighborhood feel of this area, it is special.

Mr. Brass continued saying the interesting thing is that as we develop downtown, one of the things you need for downtown is customers. One of the things we want downtown to be is walkable. He does not know why

we would alter neighborhoods that are within walking distance of downtown because they are the customers.

We have a lot of areas in this City to redevelop; he is the Chair of the Redevelopment Agency. This will be his second year in this cycle. He chaired the Redevelopment Agency for six years before. He has spent three years on Planning and Zoning. He knows that this City will survive if we do not develop also in some areas.

Mr. Brass said his opinion is to make a substitute motion when they are ready, to amend Section 17.170.120 to limit the height to 35 feet. In other words, eliminate the sentence that includes the setback. He said the reason he would amend the Ordinance as written is because the rest of the Ordinance is good. If we vote the Ordinance down than we are at 50 feet. There are other things in this Ordinance that are worth passing.

Mr. Brass said what he is saying is, and he has gone back and forth and he has talked with Mr. Tingey and Mary Ann Kirk, Cultural Programs Manager on this, and he has listened to some of the studies. Then he sees this presentation with the red line and then what that would mean on a building like the apartments and the setback disturbed him. He has to stick with 35 feet.

Mr. Hales said he has driven the area quite a bit too and the Council knows how narrow the street is and it is a special street. When he has driven it, it is a neat neighborhood. It might be only one block, but it is your (the citizens) block.

Mr. Brass added that it is truly a historic neighborhood. One other thing he added is that he drives Wasatch Street a lot. He is thrilled that the Murray Theater is being used, but they are parking clear up on Atwood. They are parking on Wasatch and Center Street and those streets cannot take that parking. Then you add more and more load; we have a problem.

Mr. Brass said he goes to St. George a lot. St. George grew like crazy and they never upgraded the width of the Boulevard for years. It got to where you could not move around that town. We do not need that one block off our main thoroughfare. He added he is also concerned about the parking that is generated by other things that are farther away from the neighborhood.

#### 8.1.2 Council consideration of the above matter.

Mr. Brass made a motion to amend the Ordinance to have 17.170.120 the section of this Ordinance read, "On properties located north of Court Avenue that are adjacent to Center Street, buildings shall not be erected to

a height greater than thirty five feet (35’).” And strike the next sentence that includes the language for every four feet back you can increase height be one foot.

Mr. Nicponski made a motion to adopt the amendment to the Ordinance  
Ms. Turner seconded the motion

Call vote recorded by Jennifer Kennedy

  A   Mr. Nicponski  
  A   Mr. Camp  
  A   Mr. Brass  
  A   Ms. Turner  
  A   Mr. Hales

Motion passed 5-0

Mr. Brass made a motion to adopt the Ordinance as now amended  
Mr. Camp seconded the motion

Call vote recorded by Jennifer Kennedy

  A   Mr. Nicponski  
  A   Mr. Camp  
  A   Mr. Brass  
  A   Ms. Turner  
  A   Mr. Hales

Motion passed 5-0

**9. Unfinished Business**

9.1 None scheduled.

**10. New Business**

10.1 None scheduled.

**11. Mayor**

11.1 Report

Mayor Eyre said the City is in the process to change our Police Chief. That process is underway right now. Mayor Eyre said he will have the opportunity tomorrow morning and also late tomorrow night to address the different police squads that are coming in on duty. Following that there will be a process of

interviews. Mayor Eyre told the Council he will keep them abreast of that entire process. Following the interviews, the Mayor will be submitting a name for the new Police Chief.

Mayor Eyre stated they had discussions with the individual companies from Dallas that own the shopping center where Gold's Gym is at on Van Winkle. They are interested in the City helping them to obtain a left turn lane from northbound on Van Winkle for access into their shopping center. They have had a number of tenants come to them and say they would fill out the vacancies in that shopping center if it has a northern turn lane.

The company has done all the engineering work on that and they are going to present it to UDOT. This is not the City's decision, it is not our road, and it is not our turn. They are not looking for a stoplight there; they believe that would be a fight they could not win because it would be too close to the other light on 5600 South. All they are looking for is a left turn lane into the center portion of that development. They have asked the City for a letter of support. The City feels it would be a benefit to be able to do that and to fill that shopping center with good tenants.

Mayor Eyre said they were given a list of tenants that might possibly go in there and he feels they would be very beneficial to that neighborhood and to our area. He hopes they are successful in that.

Mayor Eyre stated the City has been in discussion with and had completed and approved the formation of a new super league baseball league for 13 year old boys with eight teams and a full schedule. They have talked with Cory Plant, Recreation Director and Kim Sorensen, Park Superintendent and have been able to arrange the schedules where they will be able to utilize the fields appropriately but will not have to renovate or use the field over at Riverview Jr. High School at all. They are very thrilled to be able to work with the Parks Department and for the Parks Department to be able to coordinate their times, umpires and all the other facilities that are necessary for this new league. It will be a real benefit to our young boys who are 13 years of age.

Mayor Eyre said they are about 3/4 through the CDBG interviews that were started this week. This has been a wonderful process to go through. There was approximately \$335,000.00 that was asked for by 19 different entities. The City only has about \$131,000.00 to distribute which is about 1/3 of what has been asked for. It is quite a process to go through because every one of them are very deserving of the funds that they are asking for. That will be completed tomorrow and then it will be reviewed and submitted to the Council for your consideration.

Mayor Eyre stated that they are in the middle of their budget review. He and Justin Zollinger, Finance Director are going through the budget review with each one of the Department Heads along with CIP requests. That will be ongoing

throughout this week and the following two weeks.

Mayor Eyre said that last Friday all of us had the opportunity to be at Eggs and Issues. They were able hear Kim Fong, Library Director present at Eggs and Issues. Eggs and Issues is where a group of people from the Murray Chamber of Commerce get together every Friday. Mayor Eyre said he has been able to attend a number of those and they have all been really good. He said that everyone in this room and City would be extremely proud of Ms. Fong and the way that she was able to represent our library system. She made herself and our City proud.

He added that very few of us really recognize how valuable that library is to this city and the usage it receives.

Mayor Eyre said they are looking at redoing our City website and selecting a person that would be able to manage and update that website. That will take a number of months to do. He said they will keep the Council informed and in the loop on that and receive all of their input that they can on that. It will take some time to do it but it also going to take a very talented person to do it.

Mayor Eyre added that we have a very good website as it is right now, but it can definitely be updated and improved and they are looking forward to that process.

Mayor Eyre stated that this morning at 7:00 the Police and Fire Departments had a pancake eating contest at IHOP. It was on Fox 13, they broadcast the whole thing. It was quite interesting with the Police and Fire Departments having a contest between each other of who could stack the highest pancakes first. Mayor Eyre said he almost sabotaged the whole thing, but the Fireman were able to recover from him and won that portion of the contest. They then had a five on five contest between the Police and Fire Departments to determine who could devour the most pancakes in a limited amount of time. Once again, the Fireman won.

Mayor Eyre said we will have to take our hats off to IHOP for doing that because they offered free pancakes to everyone throughout the entire day. If you got them, you could make any donation that you wanted to and all of that donation is going to the Primary Children's Hospital. Their goal was to raise \$100,000.00. Mayor Eyre said he thinks at two years ago they raised about \$35,000.00 and last year they raised over \$50,000.00 or \$60,000.00 and so this year they were hoping to raise \$100,000.00 to give to Primary Children's Hospital.

## 11.2 Questions for the Mayor

Mr. Nicponski told the Mayor that as far as the left turn lane goes, it would behoove the City to let the developer know the City can participate with them when they go to UDOT to meet with the UDOT hierarchy. Sometimes that helps. It is tough to get a left turn lane. It is not going to be an easy endeavor. If they know that the Mayor's office is prepared to accompany them and participate with

them in seeking a UDOT approval that might be helpful.

**12. Adjournment**

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Jennifer Kennedy, City Recorder

# Attachment 1

# MCCD Text Amendment

# Demolitions of Non-significant Structures

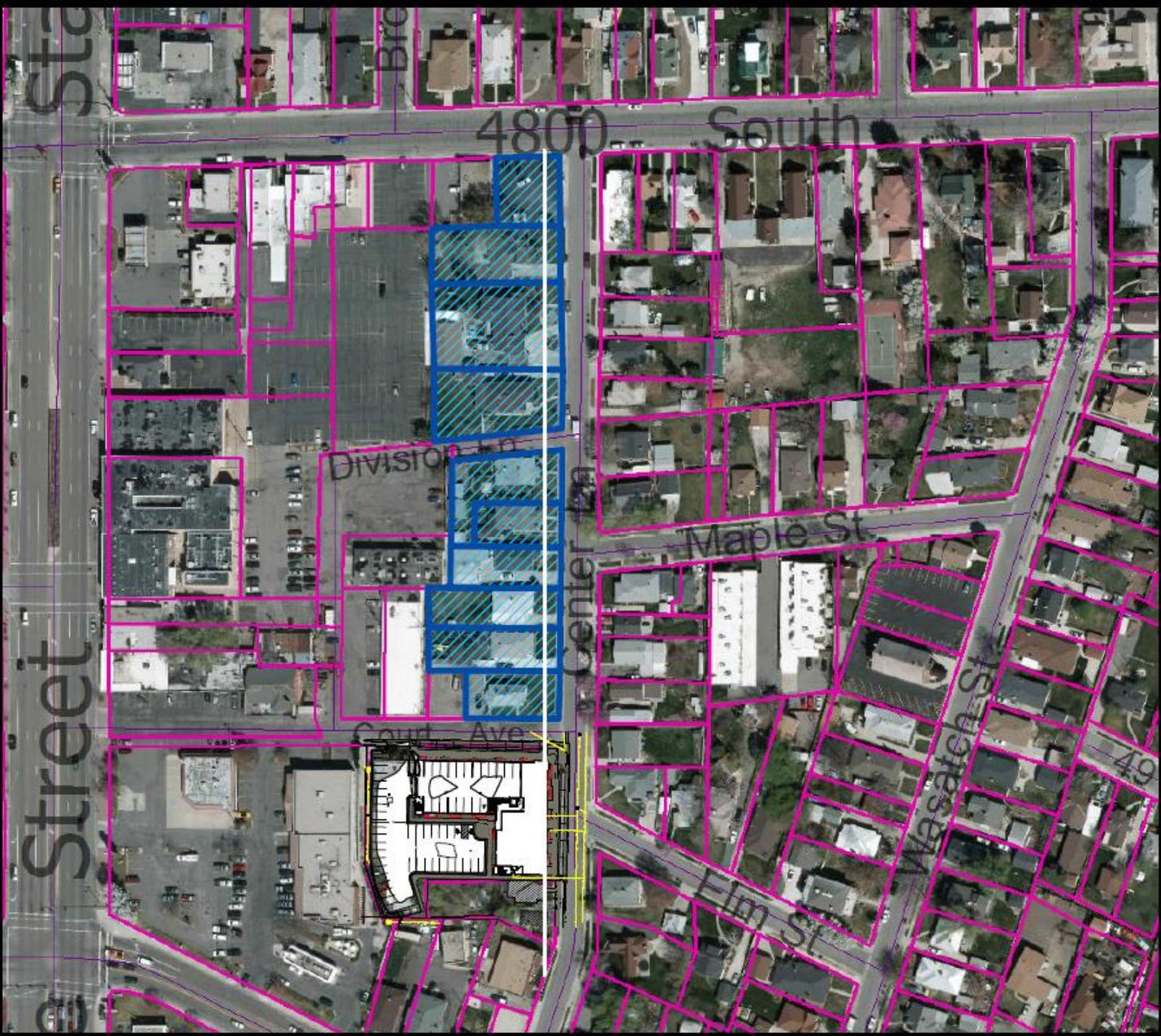
- The amendment would send applications for demolition of non-significant structures directly to the planning commission for approval. This was proposed after discussions with the Design Review Committee.
- Plans for a new structure are required to accompany requests for demolition of a historically significant structure . There are approximately 20 significant structures in the MCCD.
- However, non-significant structures are not required to be accompanied by plans for a new structure and the committee did not feel that they needed to provide input on demolitions in these cases.

# Outdoor Storage

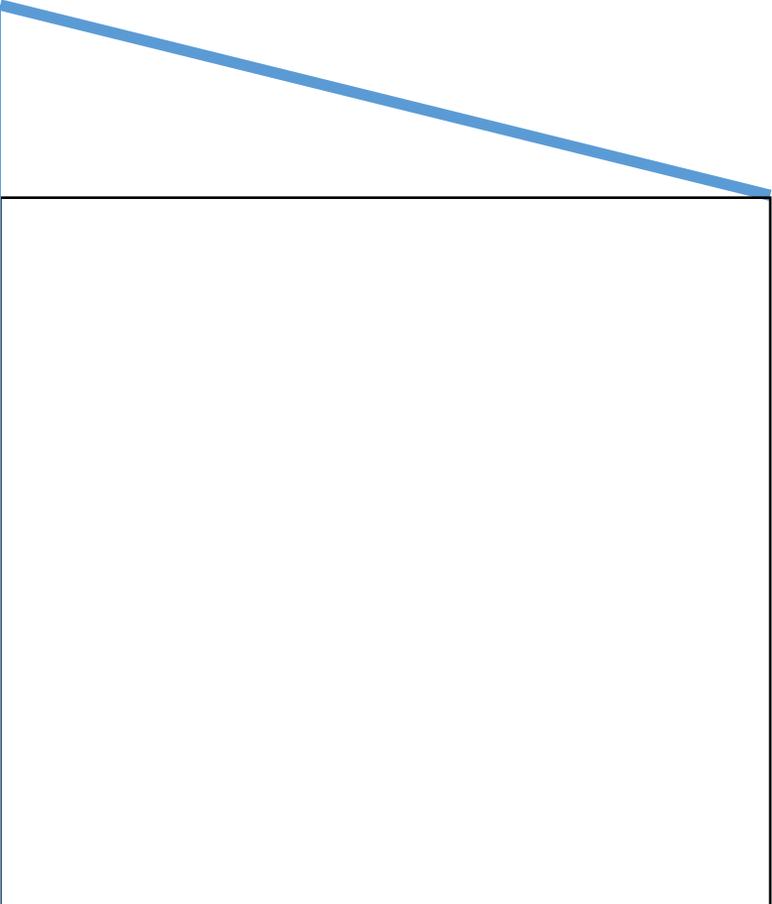
- The purpose of this amendment is to clarify that outdoor storage of materials is not allowed in the zone in order to promote pedestrian oriented design and to support the development goals and objectives of the zone including:
  - Providing attractive and compatible architecture and streetscape.
  - Promoting street life and activity by regulating building orientation and design.
- Existing legal nonconforming uses would be allowed to remain.

# Building Height Amendment-Background

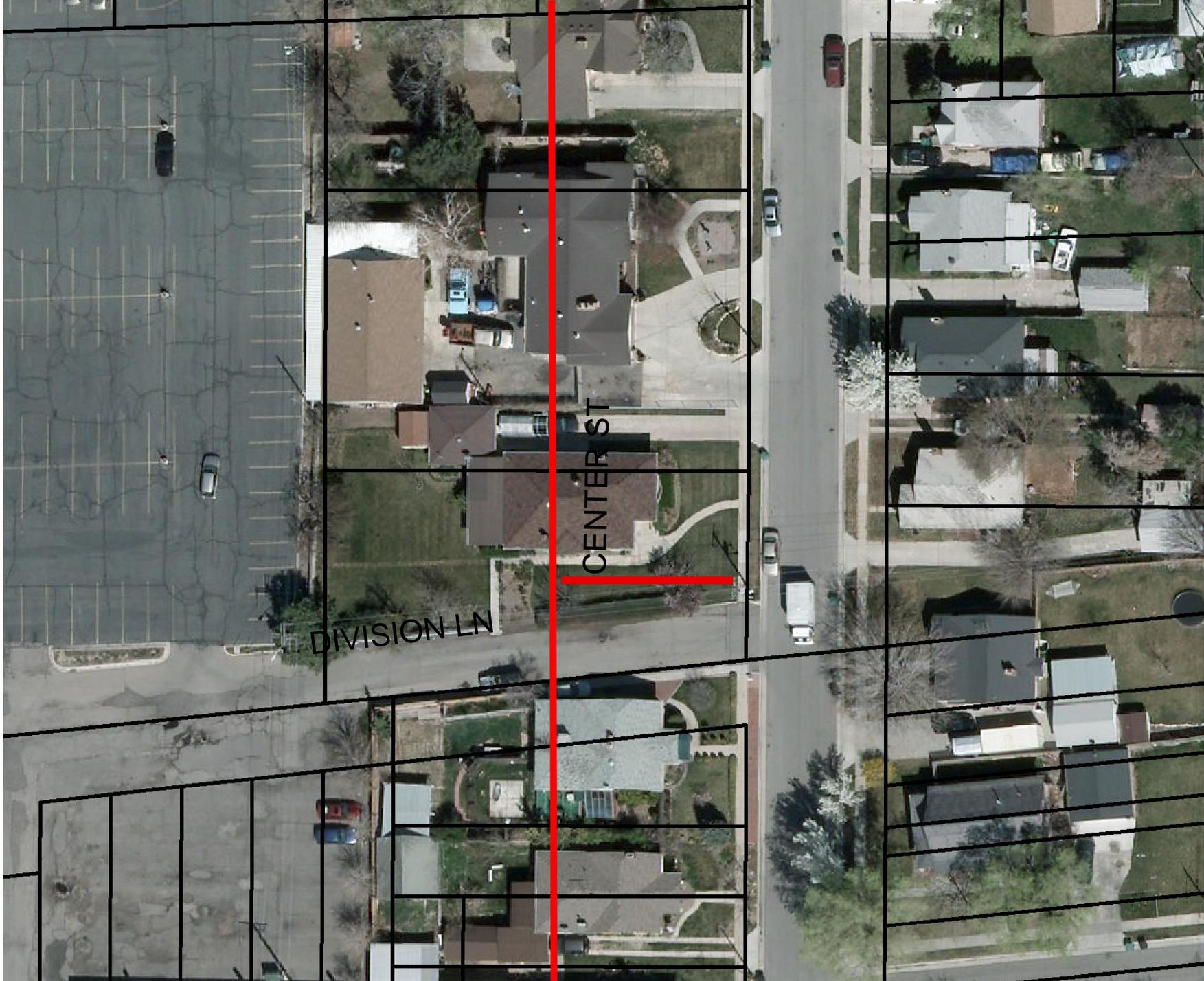
- The MCCD Ordinance was adopted in March 2011
- Current standards for properties within the MCCD that are adjacent to residential zoning: Height is limited to 50 feet within 150 feet of a residential zoning district.
- City Council directed staff to consider modifications to the ordinance in order to address concerns resulting from recently approved projects in the district.
- The proposed change would restrict height along Center Street (north of Court Avenue) to 35 feet with a additional height allowed through a ratio of 1 additional foot of height for each additional 4 feet of setback.

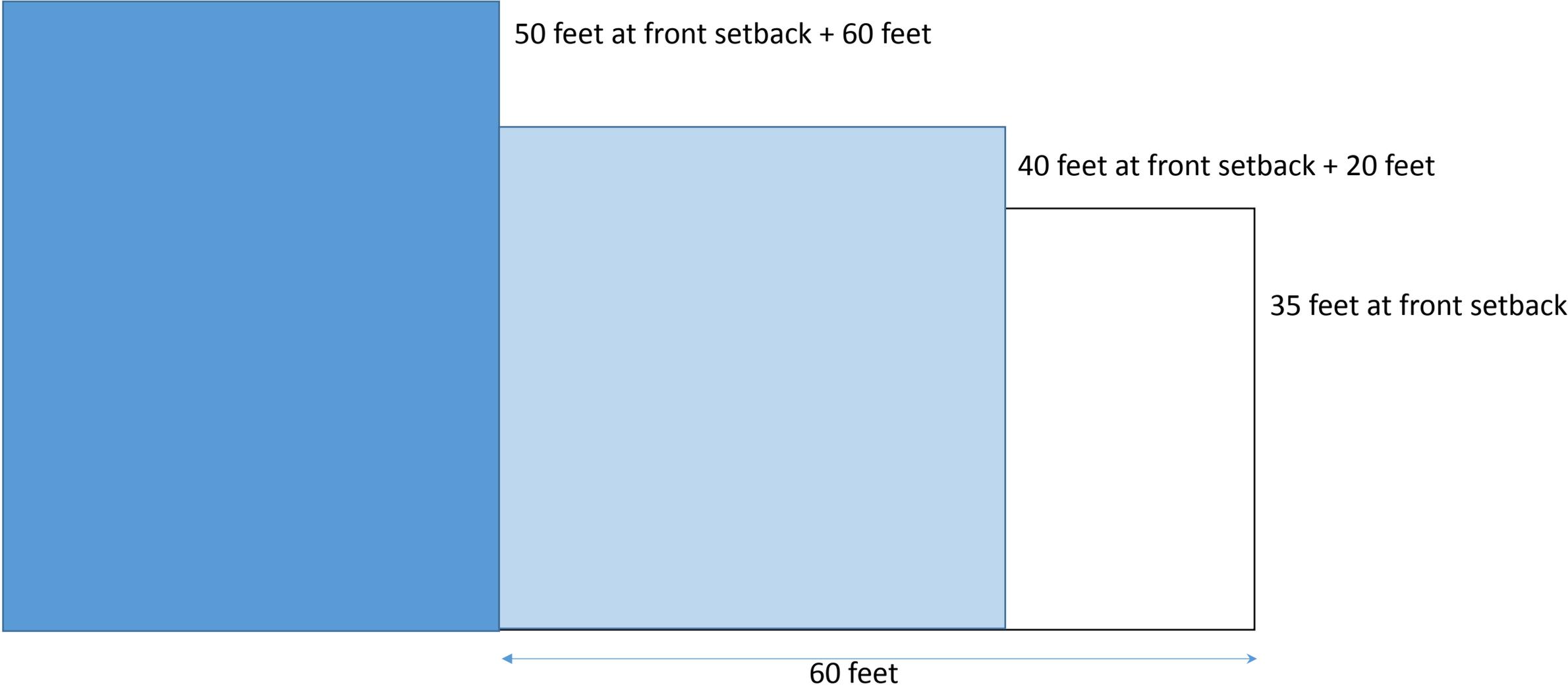


1 additional foot of height  
for each 4 feet additional  
setback



35 feet at front setback







# Attachment 2

**From:** <[npammiepool@q.com](mailto:npammiepool@q.com)>  
**Date:** March 2, 2014 at 6:11:16 PM MST  
**To:** <[jim.brass@murray.utah.gov](mailto:jim.brass@murray.utah.gov)>  
**Subject:** MCCD Language for Center Street

Mr Brass

I will be unable to attend the council meeting Tuesday, but I would like to express that I am in favor of lowering the height limit from 50 feet to 35 feet on Center Street. With no setback for the 50 feet. Center and Wasatch streets are historical streets. I live on Elm and the Apartmets going up on Center is right in front of my house. They have changed my view forever. I can no longer see the sunset etc for which I am very unhappy. It will add more traffic etc to the street. There is not enough parking. I can't hardly get out of my driveway now for construction workers. I realize you can do nothing about it, I just wanted to express my opinion. Please don't let anything else change on Center streets West side.

Thanks for listening

Pam Newcomb

Murray resident for 63 years

# Attachment 3

**From:** <[tppinks@aol.com](mailto:tppinks@aol.com)>  
**Date:** March 2, 2014 at 3:17:25 PM MST  
**To:** <[jim.brass@murray.utah.gov](mailto:jim.brass@murray.utah.gov)>  
**Subject:** Wasatch Street Neighbor

Jim,

Unfortunately I will not be able to attend the city council meeting on Tuesday as I will be working, I have signed the petition and definitely support this cause. Anything I can do to help this cause please let me know

A long home owner on Wasatch Street

T Pinkney

4866 South Wasatch

email [tppinks@aol.com](mailto:tppinks@aol.com)