



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, February 18, 2014, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Members in Attendance:

Brett Hales	Council Chair
Dave Nicponski	Council Member
D. Blair Camp	Council Member
Diane Turner	Council Member
Jim Brass	Excused

Others in Attendance:

Ted Eyre	Mayor	Frank Nakamura	City Attorney
Janet M. Lopez	Council Administrator	Jan Wells	Chief Administrative Officer
Sally Hoffelmeyer-Katz	Resident	Doug Hill	Public Service Director
Jennifer Kennedy	Recorder	Janet Towers	Exec. Asst. to Mayor
Deborah Ng	Resident	Tim Tingey	ADS Director
Jennifer Brass	Resident	Kellie Challburg	Council Office
Chad Wilkinson	Community Development		

Chairman Hales called the Committee of the Whole meeting to order and welcomed those in attendance. He excused Mr. Brass who was out of town.

Approval of Minutes

Mr. Hales asked for approval or corrections on the minutes from January 7, 2014. Mr. Camp had a correction on page 2. It incorrectly stated that the Strategic Plan Committee is the CIP, and that should be the Capital Improvement Plan. Mr. Camp moved approval with the correction. Ms. Turner seconded the motion. All were in favor.

Business Item #1

General Plan Request for Performance (RFP)
Discussion- Tim Tingey

Mr. Tingey invited Mr. Wilkinson to join him in the presentation. Mr. Tingey said the City is beginning to prepare the Request for Proposal (RFP) to hire some consultants to assist with updating the General Plan. He would like input from the Council on any changes to the General Plan.

Mr. Tingey noted that primarily it is Mr. Wilkinson who is developing the RFP. The staff is doing the day to day planning, reviewing applications, and moving developments forward. The consultant would be a great help, but the heavy lifting would still be the responsibility of the staff.

The General Plan is a guide document that is adopted by the community to help decision makers in the evaluation of development proposals. It is a five to ten year plan, and is typically redone every ten years. The Plan considers twenty years into the future and evaluates what is good in the community and what could be improved upon.

Once the General Plan is adopted by the Council, then the other heavy work consists of looking at the zoning ordinances and development plans to see if they fit with the General Plan.

Currently, there are nine chapters that include goals and policies. These chapters have been evaluated and new changes have been implemented since 2003. The chapters include: land use, transportation, urban design, parks, recreation & trails, natural environment, economic development, and housing. Housing, land use and transportation are three elements essential to the General Plan.

This is a large process that will involve numerous public meetings. Mr. Tingey said that previously public meetings were held in the elementary schools across the City for the General Plan. Mr. Nicponski asked how many people usually attend the meetings. Mr. Tingey replied that it varies, it could be anywhere from three to 150 individuals.

Mr. Wilkinson assembled a list of concerns to address with the RFP. It is hopeful that the RFP will be out at the end of the March, and have the responses back in April. Public participation will be emphasized and that is important that the chosen consultant create opportunities for high public input. Social media would be emphasized as well.

Some of the bigger issues include the transitional areas, around the arterial streets, such as Winchester, the downtown area, 9th East, and the annexed areas. Some of the annexed areas joined after the General Plan was adopted, and seem to be hotspots for controversy. Mixed use zones will be evaluated, and the current policies relating to those, as well as the TOD (Transit Oriented Development) areas.

Mr. Tingey wanted to know of any other issues that Council would like addressed when creating the RFP process. Mr. Nicponski asked if the public meetings would be similar to the chickens, bees, and park strip meetings. Mr. Tingey said the meetings would be similar.

Ms. Turner asked how long the process would last. Mr. Tingey replied that it would likely be a two year process. Mr. Tingey said urban design, transportation, land use, economic development and housing would all be big issues. The interface between residential and commercial areas will be a main discussion point.

Mr. Hales asked about the General Plan as a guide document and if it is a binding document. Mr. Tingey replied it was a guide document, but doesn't necessarily bind the City. It is a policy decision to guide the decision making. The document will have gone through a two year public input process and should definitely serve as a weighted tool. When looking at rezones, the General Plan should be referred to because things such as transportation and land use were discussed, noted Mr. Tingey.

Mr. Nicponski asked how many categories in land use would affect the average citizen. Mr. Tingey replied that it could be either existing zoning, areas related to downtown, or mixed use zoning. Mr. Wilkinson said that a General Plan update would have goals and policies that will be put into place with implementation measures. Implementation measures come in the form of a zoning code, and after the General Plan is adopted, the zoning ordinance is reviewed.

Mr. Nicponski commented that it is a certain type of resident that comes to these meetings, but when there is a problem, it is a different type of resident that shows up, and at times a correction may need to be made. Mr. Nicponski asked if the General Plan would cover such things as the Balance House. Mr. Tingey agreed that it is a frustrating thing that not all the input comes before the General Plan is adopted, and the City is hoping to get as much public input as possible. Mr. Wilkinson said that many communities are having success with social media reaching out to citizens, and online participation. The City would like to choose a consultant that could help the City with that part of the process. There was a great response to the online chicken and bees' survey, noted Mr. Wilkinson. He commented that ultimately, it is the community's General Plan and staff would like as much direction as possible.

Mr. Camp asked about the RFP process and if there is a consultant that stands out among the others. Mr. Tingey said there are a number of groups that provide consulting for General Plans. The RFP would be put on Bid Sync and staff is hoping for good responses. There isn't really a targeted firm, noted Mr. Tingey.

Mr. Camp asked about Ordinance review and if the consultants would be involved in that process. Mr. Tingey said that one of the options is to have the Zoning Ordinance updated at the same time the General Plan is adopted, but he isn't sure what the process will be. Mr. Camp stated that it might add significantly to the cost of the consultant to include Ordinance review. Mr. Tingey agreed.

Mr. Wilkinson said that since the 2003 General Plan was adopted, the work had been continuing. For example, the M CCD District was one of the implementation measures from the 2003 plan. Mr. Tingey said the transition areas along the arterials, such as Winchester, and the residential neighborhood business zone were discussed in the General Plan also.

Mr. Nicponski asked what the cost of the consultant might be. Mr. Tingey said there is \$50,000 budgeted for the process this year. There could be additional funding come from the RDA for the economic development side. It could be between \$50,000 and \$100,000 at completion. Ms. Turner and Mr. Nicponski offered their assistance and added they would like to be included in the meetings.

Business Item #2

**Transit Oriented Development (TOD) Ordinance
Modification- Tim Tingey**

Mr. Tingey stated that there would be some modifications brought before the Council in

the Transit Oriented Development (TOD) zoning area. This is the area in the North that contains the Fireclay area. It is roughly bounded by the heavy rail on the East, and 4500 on the South. The North portion is almost to State Street, and up to the creek and the City boundaries. The zoning ordinance was adopted in 2007, and there haven't been any major changes done.

There are a couple of issues:

- Signage- There are no specific guidelines on signage, and as the area continues to grow, some standards need to be developed.
- Parking- Some developers have had all of the parking located on site and met the minimum standards, and that has worked great. Some of the projects have utilized on street parking to meet the minimum requirements, which is allowed in this ordinance. This isn't typical in other ordinances in commercial areas of the City. This has created concerns related to snow removal and public safety. Mr. Tingey said there would still be street parking allowed, but it wouldn't qualify to meet the minimum parking requirements. Mr. Nicponski asked if this included Fireclay and Birkhill. Mr. Wilkinson said that particular section of Birkhill met the minimum parking requirements on the property.

Mr. Nicponski commented that it is a beautiful development and complimented the staff. He commented about the increase in police calls and asked if there were previous problems in that area. Mr. Tingey said that it had been a transient population.

Mr. Camp asked about the change that would eliminate on street parking to be counted in the minimum requirement and asked if it had been double counted. Mr. Tingey said it hadn't been necessarily double counted, but one development was meeting the minimums with on site and on street parking, and it created congestion.

Mr. Nicponski asked about the decrease in condominium projects. Mr. Tingey said he believes it has to do with available financing for the project, and the financing has been easier to obtain with rental projects. Mr. Wilkinson said there is a 60 unit townhome project being built by Henry Walker homes. Mr. Tingey said the first project on the corner of Main and Fireclay was a condo development that is completely filled, but that was prior to the financing issues.

Mr. Tingey said there is a good mix of commercial in that area, with the Metastar Critical Care facility, and some of the projects will be required to have additional commercial also.

Mr. Camp asked if there were any retail opportunities, such as grocery stores within walking distance that would help those residents. Mr. Tingey said he has met with multiple grocers, especially at the ICSC (International Council of Shopping Centers) convention, and there is some interest, but no commitments have been made. He believes there will be more interest, as more housing is developed. It has been called a "food desert", lacking in food services.

Mr. Hales adjourned the meeting.

Kellie Challburg
Council Office Administrator II