

The Redevelopment Agency (RDA) of Murray City met on Tuesday, February 20, 2024, at 5:00 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Members of the public were able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Public comments could be made in person or by submitting comments via email at: rda@murray.utah.gov. Comments were limited to three minutes or less, and written comments were read into the meeting record.

In Attendance:

RDA Board Members
Pam Cotter, Vice Chair
Adam Hock
Diane Turner
Paul Pickett

Others in Attendance
Brett Hales, Executive Director
Brooke Smith, City Recorder
Phil Markham, CED Director
Pattie Johnson, Council Office
GL Critchfield, City Attorney
Zachary Smallwood, Planning Manager
Jennifer Kennedy, Council Office
Brenda Moore, Finance
Elvon Farrell, CED Department
Russ Kakala, Public Works
Joey Mittelman, Fire Department
Ella Joy Olsen, Murray City Journal
Members of the public, per sign-in sheet

Excused:

Rosalba Dominguez, Chair

Vice Chair Cotter called the meeting to order at 5:06 p.m.

APPROVAL OF MINUTES

Board Member Pickett made a motion to approve the minutes for December 19, 2023 and January 2, 2024.

Board Member Turner seconded. Roll call vote:

Y Diane Turner
Y Pam Cotter
Y Paul Pickett
Y Adam Hock

Motion passed 4-0.

CITIZEN COMMENTS

There were no citizen comments for this meeting.

DISCUSSION ITEMS

DISCUSSION ITEM – Townsend House/Cahoon House Plaza – Zachary Smallwood Presenting

Mr. Smallwood provided an update on the plaza. He reminded them that last year the board had discussed moving the Townsend House next to the chapel. They had found out that was going to cost a lot of money. The staff felt they could better use that money by reinvesting it in improvements to the Townsend House and the surrounding area. One idea they had been floating was a kind of plaza space that would connect the mansion, the Townsend House, and the Cahoon House, while also tying that back to the City Hall Plaza to create a grander, bigger green space for downtown. He indicated that they have engaged with a landscape architecture firm called lo LandArch that had worked on the Dumke Arts Plaza in Ogden. The firm sent over a proposal to conduct some initial concept plans that would provide the RDA with three potential concepts at varying price points - low, medium, and high. It would also include some public engagement processes and ideas for "tactical urbanism," which involves using temporary structures to test ideas out before major investment. For example, putting in temporary picnic tables to see if people would use the space before spending a lot of money. The bid to develop these concepts and engagement plan was \$27,000. Mr. Smallwood wanted to give them a heads up that this might require a budget amendment in the future.

Board Member Hock asked what the concept plans will include for \$27,000.

Mr. Smallwood said it would just be developing the concepts so that the city and the RDA has a good idea of what the project could cost at each price point.

Board Member Turner asked when they will have access to the concept plans.

Mr. Smallwood said he's working on getting a contract signed with the attorney's office. He pointed out that they are on a tight timeline. He's estimating it will take about six weeks.

Board Member Turner asked for clarification on what the concept plans are for.

Mr. Smallwood explained that they are like a preliminary site design that incorporates what citizens want to see in the plaza.

Board Member Hock asked if the concept plans will prioritize beautification and walkability or are they just focusing on beautification.

Mr. Smallwood said it would be both.

Ms. Cotter thanked Mr. Smallwood for his presentation.

DISCUSSION ITEM – Form Based Zoning for the MCCD District – Zachary Smallwood Presenting

Mr. Smallwood discussed the Form Based zoning for the MCCD district. He stated that, last year, the RDA funded a strategic plan for the MCCD area to look at heights, massing and materials, as well as gathering additional input, to guide decision making for the area, with the

goal of keeping citizens' input in mind. The study was completed in January and is now moving through the adoption process. This is Mr. Smallwood's first recommendation, which is to adopt a form-based zone for the MCCD area. He described in detail what form-based code is to the RDA board. He mentioned he's been meeting with the Wasatch Front Regional Council about their experience working with other cities and developing form-based codes. They referred him to several consultants, who he has been interviewing, to get an idea of the cost to implement a form-based code in the area. He's learned it may be around \$90,000 to \$150,00 to develop the MCCD zone.

Board Member Turner asked for clarification on what that cost includes.

Mr. Smallwood said it covers removing the current MCCD zoning and replacing it with form-based code, which would allow the kind of development previously discussed.

Board Member Turner says she feels she needs a lot more information.

Mr. Smallwood stated that she will get more information as the process progresses. This is just the discussion phase. He said the redevelopment of the downtown area is very important to the RDA. The citizens have expressed their desire for this to happen. A form-based code dictates how buildings will look and how they interact with each other. Mr. Smallwood gave examples of form-based code in the Salt Lake Valley. One area is on 900 South between 300 West and West Temple. The other area is Main Street in Midvale. He said his presentation is only intended to be a brief introduction and to discuss the pricing. He thinks it is worth the time and the money to make sure that it's done right. He says the changes to the MCCD code over the past six years have been piecemeal, which makes it difficult to search and understand. He feels at this point, they need to wipe the slate clean and start fresh with the form-based code.

Board Member Hock asked if the form-based code intends for adjacent buildings to be the same style.

Mr. Smallwood said it allows for a mix of interpretations and that form-based code isn't meant to be uniform. It's meant to create a sense of harmony, not homogeneity. For example, if you have a modern building next to a historic building, matching the window spacing is one way to create visual harmony. Mr. Smallwood said they want to move on to the form-based code quickly and have something written very soon, as he knows it's a priority for the city to develop Block One.

Board Member Hock said he'd like to see pictures of examples of the form-based code.

Board Member Pickett said he's been hearing from constituents about the importance of getting started on the redevelopment of this area, so he's glad to hear they are moving forward with it and that it will be more uniform.

Board Member Turner asked who will be developing the form-based code.

Zachary Smallwood said the staff would work with a consultant to write the code.

Vice Chair Cotter thanked Mr. Smallwood for his presentation.

PROJECT UPDATES - Phil Markham Presenting

Update on the Townsend House

Mr. Markham provided an update on the Townsend House. He said that NeighborWorks has done a good job maintaining the inside of the house – there are no issues in there. He's most concerned about the exterior of the building. He said that the roof has had leaves and branches on it for a couple of years. He said that the front porch and its steps are a hazard. The railing needs work. There's peeling paint on the exterior. The shingles need to be stained. There's broken window to be fixed. The eaves and soffits need repair. He contacted some contractors that NeighborWorks uses for their renovations. Only one contractor got back with him, as they are very busy. This contractor provided a detailed estimate. Mr. Markham added that the contractor is fully committed to doing this project, which he quoted \$40,000 complete. The contractor would keep as much of the original historic character as possible, including tongue & groove work on the porch. He said it will cost considerably less than what it would have cost to relocate the house. He stated that, with the redevelopment of the plaza, it's important to have the historic homes in good repair. He said he doesn't have an estimate on what it would cost to repair the Cahoon House but will work on that.

Vice Chair Cotter asked if Mr. Markham could get a quote from the same contractor, since he'll be there working on the Townsend House.

Mr. Markham said he would work on that and discuss details of allocating funds with Brenda Moore in Finance.

Update on Ore Sampling Mill

Mr. Markham said he was contacted by the owner of the Ore Sampling Mill, Mr. Bart Warner. This is located at 300 West and 5510 South. Mr. Markham said it's has been a huge clean-up project, not only with the vehicles and equipment, but also with the contamination on site. Mr. Warner indicated that he's close to being able to close out the clean-up of the site. Then he'll be ready to move on to the next step, which is developing the site and realizing his vision. Mr. Markham said he'll be talking with him this next month. He noted that it's good to see progress at the site since it's in a CRA project area.

Vice Chair Cotter said she's very excited to see that done.

ANNOUNCEMENTS

There were no announcements made.

ADJOURNMENT

Vice Chair Cotter adjourned the meeting at 5:37 p.m.

A handwritten signature in black ink, appearing to read "Philip J. Markham", with a long horizontal flourish extending to the right.

Philip J. Markham, Director
Community & Economic Development Department