

**MURRAY CITY MUNICIPAL COUNCIL  
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, April 16, 2024

Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

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**Attendance:**

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3 – Arrived at 3:29 p.m.
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Brenda Moore	Finance Director	Elvon Farrell	CED Economic Development Specialist.
Kory Holdaway	Consultant/Lobbyist	Dave Stewart	Consultant/Lobbyist
Brooke Smith	City Recorder	Jake Larsen	Developer
Jeff Puls	Fire Department	Phil Markham	CED Director
Ben Gray	IT	Anthony Semone	NeighborWorks
Citizens			

**Excused:** Diane Turner – District #4

**Conducting:** Council Chair Ms. Cotter called the meeting to order at 3:15 p.m.

**Approval of Minutes:** Committee of the Whole – March 19, 2024

Mr. Hock moved to approve, and Mr. Pickett seconded the motion. All in favor 3-0.

**Discussion Items:**

- **2024 Legislative Wrap-up.** City Attorney G.L. Critchfield introduced Murray City's lobbyists Kory Holdaway and Dave Stewart to give an overview of the 2024 Utah Legislative Session.

Mr. Holdaway said the State budget this year was \$29 billion, and that affordable housing, transportation and energy were big topics. He discussed HB (House Bill) 572–State Treasurer Investment Amendments, a treasury bill in the amount of \$300 million derived from transportation tax increment funding money that would affect Utah cities. The money will help developers provide payback loans if they include affordable housing in their projects. He reported that SB (Senate Bill) 161–Energy Security Amendments, finally passed and was signed by Governor Cox.

Mr. Stewart said the fight between the State and Intermountain Power Agency started three years ago when the coal fired plant began to transition to a natural gas plant. With some State Legislators desiring to keep coal in operation and the deadline approaching to shut down the coal units, SB–161 was proposed and passed. Final legislation mandates a new study be conducted to verify reasons for keeping coal units operating; and that a buyer be identified to acquire and operate coal units moving forward. Mr. Holdaway explained the legislative negotiation process, noting that it was the sixth version of SB–161 that eventually passed. Mr. Stewart said the State would be fighting against Federal

Environmental Protection Agency permit laws and described many other challenges in keeping the coal units functioning. A special session is expected to occur during the interim in June of 2024 to address and fix many of the mandates of the bill.

Mr. Holdaway said each year a record number of bills are proposed and passed, exceeding those of the previous year. Overall it is the ULCT (Utah League of Cities and Towns) that does a great job in tracking any bills of concern to ULCT member cities. He noted that SB-185 – Residential Building Inspection Amendments was revised for the better at the end of the session, which was not problematic for Murray.

Mr. Stewart discussed the Quarter of the Quarter Fund, which is money held by the Utah Department of Transportation until prioritized and directed for spending by the legislature on transportation projects located in Salt Lake County. Beginning July 1, 2024, Murray would receive \$1.25 million to put towards local road projects.

- **Discussion on the MCCD (Murray City Center District) Strategic Area Plan and ordinance related to land use, amending the General Plan to adopt the MCCD Strategic Area Plan.** CED (Community and Economic Development) Director Phil Markham presented the MCCD strategic plan, discussed the findings of the plan and confirmed that the Murray Planning Commission voted 6-0 to forward a positive recommendation of approval to the City Council on March 7, 2024. He gave a review of the current MCCD boundaries and provided a history about the MCCD zone that was adopted in 2017. He noted that the strategic plan focused exclusively on Block One. He displayed conceptual maps and drawings of a multi-phased downtown development project proposed in 2011 that was never executed; and provided initial renderings to show how the initial concept was more dense and taller in height. He said the plan failed because Murray citizens did not support the idea. The MCCD zone has had six text changes since 2017. A public survey was completed in 2022, and in 2023 the RDA (Redevelopment Agency) began working on the strategic plan to determine materiality, massing and the overall look for the downtown, which is the new recommendation.

Mr. Markham compared the existing conditions of Block One to conditions and recommendations of the strategic plan. He shared conceptual drawings related to a FBC (Form Based Code) which was suggested in the strategic plan. It was noted that the City Council recently approved funding to have a FBC written to replace the existing MCCD zone Code. Mr. Markham said that bids for selecting a FBC consultant would start April 17, 2024, writing a new Code would begin in May of 2024, and the process should take about 6 months to complete. He noted that the strategic plan suggested a two-year recommended timeframe for rewriting the code, but their hope and primary goal is to work aggressively faster than that.

Mr. Markham noted conceptual renderings of Block One in the strategic plan and pointed out brick construction and low-profile buildings as what citizens wanted to see. He clarified that drawings of two-story buildings along State Street did not necessarily mean that two-story buildings would be constructed; nor would it mean that a 10-story building would be constructed even though currently a 10-story building is allowed at Block One. He discussed recommendation number one in the strategic plan, which is write a brand new FBC which would ensure that the current 10-story limit would be reduced.

Mr. Markham reviewed additional recommendations like updating and strictly enforcing the

downtown design guidelines, perform a parking warrant analysis, improve multimodal accessibility the City-owned right-of-way, and partnering with the Utah Department of Transportation to improve multimodal accessibility on State Street. Also recommended is to program public spaces in the downtown area, negotiate and enter into a Master Development Agreement for the RDA owned property in downtown Murray, and lastly, if the downtown revitalization efforts are successful, expand the scope of the study to the east side of State Street.

Mr. Hock expressed concern about connecting the eastside of downtown Murray to the westside in a safe walkable way. Mr. Markham agreed the City had more control over the westside of downtown Murray and crossing State Street anywhere was challenging, so they would work to improve accessibility potentially at 5<sup>th</sup> Avenue where a walkable crossing could be enhanced.

He encouraged the Council to study the strategic plan and welcomed calls and questions before the Council would consider the ordinance. A brief discussion followed about local building owners removing themselves from the historic status simply by submitting a letter of request to do so.

- **Discussion on an ordinance relating to land use, amending the Zone map for the property located at 1177 West Bullion Street, Murray City, Utah from A-1 (Agricultural Zoning District) to R-1-6 (Medium Density Single Family).** CED Director Phil Markham said Jake Larsen of Lartet Properties requested the General Plan and zone map amendment. The property owners, Salt Lake County Fish and Game Foundation had already met with Mr. Larsen to pursue the rezone for a residential development. Mr. Markham reviewed objectives of the General Plan that satisfied the request and were in harmony with the goals and guidelines of the General Plan. He stated that the Planning Commission voted 6-0 in a public hearing recommending that the Council approve the requested change. A concept plan was not available yet, which would come later if the rezone were approved. Mr. Pickett said residents in his district favored the rezone and future residential development.
- **Discussion on Non-monetary Assistance or Fee Waivers for Non-Profits.** City Council Executive Director Jennifer Kennedy presented two financial requests that would be allocated to this year's fiscal budget, ending June 30, 2024 if approved. She clarified that both requests were not associated with applications submitted for the coming Fiscal Year 2024-2025 budget.

The first request by the Power Department was for City services to the Navajo Tribal Utility Authority's "Light Up Navajo" Initiative Project. There was a delay in asking for assistance until now because crews were not sure if they would participate this year or next year. The non-monetary request for \$29,000 would cover labor, equipment and per diem for employees traveling to the Navajo reservation to install power lines in areas that do not have electricity. The second request was from the Murray Chamber of Commerce who would like golf cart fees waived for their annual charity golf tournament. Ms. Kennedy noted that this was the second request from the Chamber for golf cart fee waivers this budget year. The reason being was that another scheduled event for next year was in conflict with the initial golf tournament date, causing them to push the golf event back to May of 2024. She pointed out there were no guidelines specifying that only one request can be made per year.

**Adjournment:** 4:27 p.m.

**Pattie Johnson**  
**Council Office Administrator III**