

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

Work Session Minutes of Tuesday, September 17, 2024
Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Mark Richardson	City Attorney	Brenda Moore	Finance Director
Craig Burnett	Police Chief	Phil Markham	CED Director
Joey Mittelman	Fire Chief	Zac Smallwood	Planning Manager
Rob White	IT Director	Kim Sorenson	Parks and Recreation Director
Elvon Farrell	CED Specialist	Camron Kollman	IT
Citizens			

Excused: Paul Pickett – District #1

Conducting: Council Chair Cotter called the meeting to order at 4:15 p.m.

Discussion Item:

- **An ordinance enacting Section 17.76.190 of the Murray City Municipal Code relating to residential short-term rentals.** Planning Manager Zac Smallwood said research was complete and multiple meetings were held with the City Attorney's office to complete the draft ordinance. Feedback from the City Council STR (short term rental) Workshop was also used in preparation. He said whether the City decides on a complete ban on STRs or permits them under specific conditions, associated costs should be expected for things like additional code enforcement, a software purchase to monitoring host compliant STRs, and systems for processing permits and licensing.

Mr. Smallwood said once new Code is adopted all new STRs must comply with new regulations. All existing STRs would be allowed to continue and operate with a business license until property owners decide to abandon the use. Staff will work with IT to find the right software that will also allow online registration and track business licenses linked to transient room tax identification numbers.

Current data compiled by the City's GIS (Geographic Information System) division was analyzed that identified 15,121 residential parcels in the city, and of those 511 are corporately owned. The data also confirmed that not all corporate owned parcels are used as STRs. Mr. Smallwood noted that since 2022 the City only received 13 complaints about STRs. He expected to present the proposed ordinance to the Planning Commission in October, the City Council on December 1, 2024, and have it implemented by January 1, 2025.

Mr. Hock noted Section D 2A of the draft ordinance and asked if apartments could be subleased as a

STR. Mr. Smallwood said no because apartments are not owner occupied and clarified that the proposed ordinance only pertains to single-family residential zones. Any residential lease longer than 30 consecutive days is already allowed and considered long-term. Ms. Dominguez asked if the ordinance could include language to prevent properties sold to corporations from being subleased as STRs. Mr. Smallwood said the owner-occupied requirement prevented corporate ownership. Ms. Cotter asked if inspections would still be required for new STRs. Mr. Smallwood confirmed inspections would be required for annual business license renewals.

- **Salt Lake County Public Bond presentation.** Salt Lake County Council Member Aimee Winder Newton explained that the upcoming November 2024 election will allow voters to decide whether Salt Lake County can purchase a \$507 million Public Safety Bond. Money would be used to address the Oxbow jail that is no longer a good long-term high security facility and currently houses low-level offenders. The County would like to close Oxbow and add to the adult detention a new Accountability Center that would provide a step-down program. The intention is to help those with mental disorders and substance abuse, transition from jail to better housing and successful jobs.

Salt Lake County Associate Deputy Mayor Katherine Fife said the bond is part of a larger plan created by Salt Lake County Mayor Jenny Wilson, the Salt Lake County Council and others to address gaps in the criminal justice system. The hope is to improve jail operations, stop the incarceration cycle, hold people accountable in the right way that would address community safety and homelessness. Overall the public would weigh in on the need to improve the criminal justice system, the jail system and balance public safety and human service needs.

Ms. Newton agreed the bond would incorporate other components of Mayor Wilson's Homeless Plan that expands housing units, works with the United States Drug Enforcement Administration Task Force and allows for the new Justice and Accountability Center.

Ms. Fife said the total cost for the project would be \$607 million however, Salt Lake County has already set aside \$100 million to help lessen the burden on tax payers. The \$507 million bond equates to a property tax increase of approximately \$58.94 per year, or \$5 per month on the average home value of \$602,000. The bond proceeds would be used for closing down the Oxbow jail and expanding adult detention with the Justice and Accountability Center. The Center would provide 100 more beds in a less restrictive area for those who have served sentences and need more intense mental support. The focus would be to help inmates reenter public society more successfully by completing programs related to education, treatment and employment.

Ms. Newton added that the County jail population has increased by 300,000, but beds have not been added since 2001. This is why arrests are followed by immediate releases due to the jail reaching capacity that affects community safety.

Ms. Fife noted that educational material would be going out to the public so that an informed decision could be made in November when citizens vote.

Adjournment: 5:05 p.m.

Pattie Johnson
Council Administrator III