

**MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING**

Minutes of Tuesday, October 15, 2024

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
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	City Council Executive Director
Brooke Smith	City Recorder	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Rob White	IT Director	Phil Markham	CED Director
Robert Wyss	Arts and Parks	Katie Lundquist	Arts, Parks and Recreation
Lori Edmunds	Cultural Director	Rowan Coates	Museum Curator
Roxanne Cowley	Cultural Arts	Caitlin Larson	Cultural Arts
David Rodgers	Senior Planner	Susan Nixon	Applicant
Zac Smallwood	Planning Manager	Sheri VanBibber	Murray Exchange Club
Hal Luke	Murray Senior Center	Jeannie Luke	Murray Senior Center
Guests and Citizens		Isaac Zenger	IT

Call to Order: 6:30 p.m. – Council Member Dominguez

Approval of Minutes: Council Meeting, September 10, 2024 and Council Meeting, September 17, 2024.

MOTION: Ms. Turner moved to approve both sets of minutes, and Mr. Hock SECONDED the motion.
Voice vote taken, all “Ayes.” Approved 5-0

Special Recognition:

Murray City Employee of the Month, Lori Edmunds, Parks and Recreation Cultural Arts Director – Mayor Hales and Parks Director Kim Sorensen presented Ms. Edmunds with a certificate and a \$50 gift card. Ms. Edmunds was commended for hard work, creativity and dedicated service as the City’s Cultural Arts Director.

Citizen Comments:

Hal Luke – Murray Senior Recreation Center Advisory Board Member and Murray Citizen

Mr. Luke said the 2024 Murray Senior Center Golf League was completed and the Awards Ceremony was held on September 30, 2024. This year there were eight days of golf, played at seven different golf courses, with 115 golfers participating ranging in age from 50 to 89. Mr. Luke expressed appreciation to volunteers and City staff for helping to organize the event and banquet.

Jeannie Luke – Murray Resident

Ms. Luke explained how golfers who participated in the Murray Senior Center Golf League played in large groups. She described health benefits of having a senior golf league and noted benefits to the City as well. She said the future of the event was uncertain because the retired golf population is growing, but golf courses do not favor large golf leagues anymore. Ms. Luke expressed appreciation for the Senior Center which she said was a community investment for aging citizens.

Sheri VanBibber – Murray Resident

Ms. VanBibber invited everyone to attend the 50-year Anniversary Haunted Woods event at Murray Park. She said they received a grant from Parents Empowered of Utah who was a new sponsor this year. The cost to attend is \$5 and the proceeds go to child abuse prevention and domestic survivor groups all over the State of Utah. Taylorsville and Bonneville Exchange Clubs would be assisting at the event, along with five clubs from Cottonwood High School and student volunteers from Murray, West, Skyline and Taylorsville High Schools. She noted there would be new entertainment groups this year and encouraged all to attend.

Clark Bullen – Murray Resident

Mr. Bullen thanked Council Members and staff for time, effort and work done in relocating the Tea Rose Diner to the vacant Murray Chapel building.

Jesse LeFranc – Murray Resident

Mr. LeFranc asked if the City had plans to address a dangerous intersection at 4800 South and Atwood Boulevard where drivers are confused by the blinking yellow traffic light. He said there is too much speed down 4800 South and the no parking signs are not enforced making them ineffective. He is tired of responding to accidents outside of his house and feels the area is not safe for walking. He hoped to see the City do something to resolve these problems.

Public Hearings:

1. **Consider an ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low Density) to R-N-B (Residential Neighborhood Business) for the property located at 323 E Winchester Street, Murray City.** Senior Planner David Rodgers said the proposed amendment would bring the property into conformity and setbacks would remain the same. If requested the R-N-B height allowance of 20 feet could be increased another 10 feet. The Planning Commission voted 4-0 in favor on July 17, 2024 and recommended approval to the Council. Susan Nixon, representing property owner Andrew Allman said she was asked to speak on his behalf. She confirmed that the request was consistent to the City's General Plan and Future Land Use Map and that similar zone changes occurred in the area for other nearby properties.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Ms. Cotter moved to approve the ordinance. Ms. Turner SECONDED the motion.

Council Roll Call Vote:

Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Motion passed:	5-0

2. **Consider an ordinance relating to land use; amends the Zoning Map from R-1-6 (Single Family Medium Density Residential) to R-M-15 (Multiple Family Medium-Density Residential) for the property located at 4734 South Hanauer Street, Murray City.** Planning Manager Zac Smallwood said Diamond Ridge Development made the zone change request with intentions to construct a multifamily housing project. Because there are other non-conforming housing complexes in the area, staff was willing to support the rezone and the Planning Commission also voted 4-0 in favor.

Ms. Turner asked why there were non-conforming housing complexes in the area and what type of housing would be allowed in the proposed R-M-15 zone.

Mr. Smallwood said most housing complexes in the area are non-conforming because apartment complexes were permitted in this older part of Murray before zoning codes were recognized. Once the R-1-6 was applied at a later date all existing apartments became non-conforming. He said the proposed R-M-15 allows multifamily units which could be a duplex or a tri-plex allowing up to 12 apartments per acre. Since the lot is .27 acres, three units is the most that could be constructed on the parcel which is less than a four-plex to the northeast and the apartments to the west.

Ms. Cotter noted language in the Planning Commission minutes dated August 1, 2024 indicating that the height of a housing unit could be increased if requested and approved by the Planning Commission. Mr. Smallwood agreed height could be as much as 40-feet.

Mr. Hock asked if the applicant would be required to provide parking stalls or a parking lot. Mr. Smallwood said either option was allowable.

Ms. Dominguez asked about on-street parking noting that Hanauer Street was narrow. Mr. Smallwood anticipated the city engineer would prohibit on-street parking because Regal Street was even more narrow.

The public hearing was open for public comments.

Carlos Figueroa – Murray Resident

Mr. Figueroa said as a neighbor to the property he did not understand how a tri-plex would fit on the parcel. He expressed concern about a taller project overlooking into his house and overcrowded street parking. He said Regal Street was already crowded with cars on both sides of the street creating a one lane road. He said a duplex would also create parking issues because even that was too large for the plot size and added height to a tri-plex would only add to parking inconveniences.

The public hearing was closed.

Applicant Mark Hardy confirmed he planned to develop a tri-plex or a four-plex, but the goal was to improve the property, make it usable and use Regal Street as frontage access.

MOTION: Ms. Turner moved to adopt the ordinance. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Ms. Turner	Nay – Ms. Turner felt a tri-plex housing project did not make sense on the small property.
Mr. Hock	Nay – Mr. Hock had concerns with the lot size and felt the proposed project would set a wrong standard for the neighborhood.
Mr. Pickett	Nay – Mr. Pickett said overcrowding the small property and the streets were concerns.
Ms. Cotter	Nay – Ms. Cotter felt parking was an issue and she related to the citizen's comment.
Ms. Dominguez	Nay – Ms. Dominguez said a housing project was not the right fit for the narrow parcel or narrow streets.
Motion failed:	0-5

3. **Consider a resolution approving the city's application for a grant from the Edward Byrne Justice Assistance Grant Program (JAG).** Officer Brian Wright said for many years the annual grant funding was used to purchase much needed equipment related to officer safety, equipment, technology and training which would enhance decision making skills to better protect officers and citizens.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Hock moved to approve the resolution. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Motion passed:	5-0

Business Item:

Consider a resolution accepting for further consideration of a Petition for Annexation known as Van Winkle related to property located approximately between 900 East and Van Winkle Expressway and between approximately 4800 South and the boundary of Murray City at approximately 4840-4890 South in unincorporated Salt Lake County. City Recorder Brooke Smith clarified that this was her third presentation to the Council regarding the annexation request. The Council initially voted to accept the annexation request on May 21, 2024, however a certified rejection letter was sent to the petitioner on June 20, 2024 because an accurate and recordable map was missing from the application. On August 2, 2024 an acceptable map was submitted and presented to the City Council with favorable consideration of the request. Ms. Smith said in her second review of the application it was found that another requirement step was missing which was to notify each affected entity. This resulted in a second rejection letter for failing to meet that requirement. On September 17, 2024 the petitioner notified effected amenities by certified letter, of which she received a copy of on September 25, 2024.

Ms. Smith requested approval of the Council to accept further consideration for the annexation petition now that all requirements of the Code are fulfilled. The City could move forward at a later time in a public hearing with the final annexation request.

MOTION: Ms. Cotter moved to approve the resolution. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Motion passed:	5-0

Mayor's Report and Questions: Mayor Hales announced that 16 young people graduated from Sparta Camp, which is Murray Fire Department's program geared to prepare future firefighters. He also announced additional Halloween events held in the City.

Adjournment: 7:31 p.m.

**Pattie Johnson
Council Office Administrator III**