

**MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING**

Minutes of Tuesday, June 17, 2025

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
Scott Goodman	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Brenda Moore	Finance Director	Brooke Smith	City Recorder
Matt Youngs	Assistant Power Director	Alexis Thompson	Miss Murray
Marci Muszynski	Library Board	Amanda Gardner	Boys and Girls Club
Julia Pehrson	Assistant Library Director	Chad Wilkinson	Community and Economic Dev. Director
Zac Smallwood	Planning Manager	Elvon Farrell	Economic Development Specialist
Rob White	IT Director	David Rodgers	City Planner
Isaac Zenger	IT Support	Terese Walton	Murray property owner
Citizens		Jenn Kikel-Lynn	Murray City Downtown District

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

Citizen Comments:

Cheneil Hill – Taylorsville

Ms. Hill introduced her Utah based nonprofit called Stand With SAFE and asked the Council to support her cause and legislation to reform the sex offender registry.

DeLynn Barney – Murray City Resident

Mr. Barney shared a 1929 article titled Murray Must Work, highlighting Murray City's legacy of hard-working citizens. He also recognized the United State Army for 250 years of service, those who served and those currently serving the Country.

Teresa Walton – Murray City Property Owner

Ms. Walton expressed concern about potential future redevelopment challenges under the new Form-Based Code, stating she was the property owner of the Jiffy Lube located on the corner of 4949 South State Street and Vine Street. She hoped that in the future the City would work with property owners who face constraints with parcels of odd size and shape.

Amanda Gardener – Murray Boys and Girls Club of Greater Salt Lake

Ms. Gardener said as the Chief Executive Officer of the Murray Boys and Girls Club of Greater Salt Lake she appreciated Murray City supporting the Murray club in the past. She thanked the Council for considering her current application to receive funding and expressed gratitude for their consideration.

LeAnn Parker-Reed – Murray City Resident

Ms. Reed expressed gratitude for the City Council's dedicated service and shared about the upcoming Meet the Candidates Night event that will be held at the Murray Armory and announced her run for Council District 3. She reported that residents in her area felt that the new traffic enforcement for speeding on 4800 South was

getting too excessive.

Special Recognition:

1. **Murray City Employee of the Month, Elvon Farrell, Economic Development Specialist.** Mr. Pickett, Mayor Hales and CED (Community and Economic Development) Director Mr. Wilkinson presented Mr. Farrell with a certificate and a \$50 gift card. Gratitude was expressed for his role in helping to make the grand opening of the Murray Museum a great success.
2. **Introduction of Miss Murray, Alexis Thompson.** Mayor Hales welcomed Miss Thompson as the 2025 Miss Murray. Ms. Thompson shared about her professional background working as an Emergency Medical Services technician and firefighter and recognized her first and second attendants. She highlighted that everyone has a place at the Miss Murray table, saying there was not a certain type of person that competes in pageants. She shared about her platform, Every Second Counts, which was dedicated to promoting CPR (cardiopulmonary resuscitation) awareness and CPR training.

Consent Agenda:

Consider confirmation of the Mayor's appointment of Marci Muszynski to the Library Board for a term beginning July 1, 2025 through June 30, 2028. Mayor Hales thanked Ms. Muszynski for her willingness to volunteer.

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

Council Roll Call Vote:

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

Public Hearings:

1. **Consider an ordinance repealing Chapter 17.170 (Murray City Center District M CCD) of the Murray City Municipal Code, adopting and enacting Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form Based Code, and making other necessary language changes to the City Code to reflect the change from the M CCD to the CC-FBC.** Planning Manager Zac Smallwood explained the new CC-FBC (City Center Form-based Code). The first public hearing was a land use text amendment that would repeal the Chapter in City Code associated with the M CCD (Murray City Center District) enacting the CC-FBC. The second public hearing would change the zone map to rezone all properties to the CC-FBC. A map was analyzed to discuss the affected area of approximately 86 acres including three small parcels currently zoned for Commercial development, located in most northern part the M CCD.

Mr. Smallwood used the 2017 General Plan to confirm that the FBC was a planned initiative for implementing a new city center area. He reviewed recommendations of the 2024 Downtown Strategic Plan to remind Council Members why the FBC was proposed and outlined FBC chapters that included the Form District map, Form District descriptions, District uses and street types and building types within each form District. Open space, landscaping, parking requirements and signage was thoroughly explained.

Mr. Smallwood explained three proposed edits affecting corner facades, connector street requirements and parapet height. Findings were shared to confirm why staff recommended approval of the amendments and why the Planning Commission also recommended approval by voting 6-0 in the April 17, 2025 a planning commission meeting.

Mr. Goodman pointed out on the Form District map that many properties at Block One and on the east side of State Street between 4800 South and Vine Street span over two different Form Districts, specifically naming the BD (Boulevard District) and RT (Residential Transition). Mr. Smallwood said new buildings would need to be separated to comply with the requirements of each Form District. Developers could also apply for a Form District change, similar to a rezone request if they don't like the option of separating buildings. Mr. Goodman requested the boundary be adjusted so that property owners did not have this challenge and asked how Form District boundaries were established. Mr. Smallwood said the consultant created them. Mr. Smallwood explained that on the east side of State Street from Brown Street to Court Avenue, between 4800 South and Vine Street the consultant originally omitted all neighborhood homes on the westside of Center Street from the FBC. Properties located between westside Center Street homes and the BD, were all designated as the RT.

He explained that during the second presentation of the FBC to the Council, former Council Member Dominguez proposed that all properties behind the BD including those on the west side of Center Street be part of the FBC. As a result the RT zone east of the BD was expanded to Center Street's westside neighborhood, which was approved by the Council.

Mr. Wilkinson believed distinct and oddly shaped property lines behind the BD were followed that resulted in several properties spanning over two FBC Districts, saying he tried to understand the boundary logic in that area as well when he was hired. He agreed adjustments could be made to the Form Districts, but any change would also require changes to the standards and requirements of the specific Form District noted in the FBC language.

The public hearing was open for public comments.

DeLynn Barney – Murray City Resident

Mr. Barney said he had no plans to move his home from the MCCD or new RT. He urged the Council to change his area from the RT to the NC (Neighborhood Corridor) District because he disagreed with the new parking and landscaping requirements. He also opposed 10-story buildings surrounding his home, opposed the possibility of a new road constructed near him and he believed that on-street parking was not practical for the area. He said streets in the area are crowded in the evening, which already create narrow one lane roads that obstruct emergency vehicles.

Diane S. Powers – Holladay City Resident

Ms. Powers said as the property owner of 4777 South State Street she only learned at the April Planning Commission meeting, that without her consent or knowledge her property was added to the FBC. Ms. Powers requested that her property not be included in the FBC.

LeAnn Parker-Reed – Murray City Resident

Ms. Reed expressed concern that the 2017 General Plan used to create the FBC was outdated.

Mike Todd – Desert Star Playhouse

Mr. Todd has owned the Desert Star Playhouse for 38 years and stated he was in complete opposition to his property being split between two different Form Districts. He did not oppose FBC but expressed fatigue with the number of times the City had implemented rezones for his property. His desire was to remain positive as the largest property owner on the east side of State Street between 4800 South to Vine Street saying it has always been a Commercial zone. Mr. Todd asked the Council respectfully to modify the BD boundary so that all of his property was designated to only one Form District.

Clark Bullen – Murray City Resident

Mr. Bullen expressed appreciation for the work done to create the FBC, saying it would make a big difference for improving downtown Murray. He noted parcels at Block One where Rockworth Companies would construct apartments so he thought the area should be changed from the CC (City Center) District to the NC District.

The public hearing was closed.

Mr. Smallwood was asked to address public comments and concerns saying that the Council could change the RT District to the NC for Mr. Barney, however, it is the current MCCD zone that allows for a 10-story building. The proposed RT District would reduce that maximum height to eight stories. Mr. Smallwood believed the RT District still made better sense because it was close to the Murray Central TRAX station. Mr. Smallwood agreed parking has always been challenging on Box Elder Street, especially at night and weekends however he felt the requirement fit the Code accordingly. About the proposal for a new road between 4th and 5th Avenue, Mr. Smallwood said this was only a street concept, was not funded and any new road proposal in the plan was only created for better traffic circulation in the future. Mr. Pickett asked if changing Mr. Barney's District from RT to NC would change the future proposal of the winding road. Mr. Smallwood said no and confirmed the NC allows a maximum of three story buildings.

Mr. Smallwood said changing all of Mr. Todd's properties to the BD. would potentially give him additional height with residential and office space allowed only on upper floors. The existing RT allows a maximum of three-stories. Mr. Hock felt the proposed change would take away the transition area between the BD and Center Street, saying it was important to him to have a clear transition area.

Mr. Smallwood explained that the property of Ms. Power's at 4777 South State could still be operated exactly as it is within the FBC. Removing it entirely from the FBC would not make any difference because existing buildings do not have to conform to the FBC. Only when a building was demolished, or remodeled on the outside would the FBC be applied.

Mr. Smallwood noted Mr. Bullen's request to change the Form District at Block One from CC to NC, saying it would not be necessary because the CC allows residential housing on the ground floor.

Ms. Cotter expressed concern with having a maximum height of eight stories in the TN (Transitional Neighborhood) District and suggested changing the maximum height to five stories.

Mr. Hock argued that he and Ms. Turner on the FBC Steering Committee settled on having a maximum of eight stories for a few reasons. Residents who attended the FBC Open House at first spoke with him unhappily about eight-story buildings in the TN but when he noted the TN as Intermountain Health Care property, all citizens changed their minds wanting to be good neighbors. Another reason was due to a natural change in grade, specifically where a hill would help lessen the visual impact of a tall building.

Mr. Pickett called for a voice vote to amend the TN District to a maximum height to five stories.

MOTION: Ms. Cotter motioned to amend. Mr. Pickett SECONDED the motion.

Council Voice Vote:

Ms. Cotter	Aye
Mr. Goodman	Nay
Ms. Turner	Nay
Mr. Hock	Nay

Mr. Pickett Aye
Motion failed: 3-2

Ms. Turner favored eight-story buildings in the TN District as she felt it made sense in the hospital area. As a FBC Steering Committee member she expressed concern with the MCCC always having a 10-story maximum height allowance so she worked to lower the height for the FBC.

Mr. Pickett reiterated concerns of Mr. Barney, saying existing narrow roads in the area would feed into the BD. Mr. Pickett believed major infrastructure changes would be needed because one lane roads cannot handle the potential of hundreds of cars coming from multiple eight-story buildings. Ms. Turner reiterated that she went over the Code many times and was comfortable with eight-stories.

Mr. Hock said knowing the new FBC was not perfect or finished, the FBC Steering Committee acknowledged in meetings that amendments could be made in the future if mistakes were realized as development occurred. Mr. Pickett expressed fear that mistakes would be realized too late. He believed fitting many people in a small area was not a good idea and he wanted to avoid possible lawsuits should the Council try to implement changes to the Code later in time. Ms. Turner agreed things that could happen and the committee tried to anticipate every one of them.

Mr. Pickett requested a motion on the ordinance.

MOTION: Mr. Hock motioned to approve the ordinance with edits from staff. Ms. Turner SECONDED the motion.

Council Roll Call Vote:

Ms. Cotter Aye
Mr. Goodman Aye
Ms. Turner Aye
Mr. Hock Aye
Mr. Pickett Nay
Motion passed: 4-1

NOTE: This item was reconsidered under Public Hearing #2.

2. **Consider an ordinance relating to land use; amends the Zoning Map from the MCCC (Murray City Center District) Zone to the CC-FBC (City Center Form Based Code) Zone for all property previously located within the MCCC and for three additional properties currently in the C-D (Commercial Development) Zone located at 4780 South Brown Street and 4777 South State Street.** Zac Smallwood confirmed that the item was presented and discussed during public hearing item number one. City Attorney Critchfield confirmed two separate public hearings were required.

The public hearing was open for additional public comments.

DeLynn Barney – Murray City Resident

Mr. Barney reiterated his request to have his property changed from the RT to the NC District due to his same concerns previously stated about building height, congested roads, and increased traffic in his neighborhood. He hoped the Council would listen and that Murray could grow in a prosperous way without negatively impacting those who already live in the area and those yet to come.

Doug Wright – Murray Property Owner

Mr. Wright expressed support for Desert Star owner Mr. Todd, saying the idea of splitting a property into

two different districts was a serious burden for property owners.

Ben Peck – Murray Resident

Mr. Peck supported Desert Star owner Mr. Todd in his request to change all of his properties to the BD. He said it makes more sense to keep multiple parcels belonging to a single property owner all the same and asked that the Council consider granting Mr. Todd's request.

Clark Bullen – Murray Resident

Mr. Bullen said after listening to Desert Star owner Mr. Todd and comparing the differences between the BD and RT Districts, only three stories could be constructed on the westside of his property and on the east side of his property he could develop a three story building with a step back to five stories. Mr. Bullen agreed it made sense to zone all of his parcels the same in the BD.

Mike Todd – Desert Star Playhouse

Mr. Todd expressed appreciation to those speaking in his favor saying he was grateful for their comments, he did not know them personally and he did not ask them to speak.

The public hearing was closed.

Mr. Wilkinson presented an edited Form District Map with changes to reflect the request of Mr. Todd. The new boundary of the BD would follow the natural property lines capturing all of Mr. Todd's parcels into the same BD. Mr. Wilkinson explained that with the particular boundary change in relationship to this public hearing, the Council should consider changing the MCCD to the FBC with the sub-district BD being adjusted to include the new boundary line on the map.

Mr. Wilkinson noted the vote in Public Hearing #1. The ordinance was to adopt the text amendment and enact Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC. Neither the motion or vote included a Form District Map amendment or a proposed boundary adjustment for Mr. Todd's BD properties.

Mr. Critchfield advised Council to reconsider the first public hearing and vote again with the proposed changes to the zone map affecting the Code text amendment.

Mr. Hock thought rather than reconsider the first public hearing, property Mr. Todd could still apply for a form-based change if he wants to redevelop his property whether now or in a few months. The Council could consider a Form District change request at that time. He noted that Rockworth Companies faced the same situation so it was possible to construct new developments across two different Form Districts.

Mr. Goodman thought the Council should make boundary adjustments now to ensure requested changes were implemented as correctly as possible, saying property owners shouldn't have to return later to fix it.

Mr. Wilkinson displayed an adjusted Form District Map reflecting the boundary adjustment to the BD to include all of Mr. Todd's properties and other noted parcels not including homes along Center Street that would remain in the RT.

MOTION: Mr. Hock motioned to reconsider Public Hearing #1, to consider an ordinance repealing Chapter 17.170 (Murray City Center District MCCD) of the Murray City Municipal Code, adopting and enacting Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form

Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC. Ms. Cotter **SECONDED** the motion.

Council Roll Call Vote:

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

Mr. Pickett called for a motion to consider again Public Hearing #1.

MOTION: Mr. Hock motioned to approve an ordinance repealing Chapter 17.170 (Murray City Center District MCCD) of the Murray City Municipal Code, adopting and enacting Chapter 17.171 (Murray City Center Form Based Code CC-FBC) to establish the Murray City Center Form Based Code, and making other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC including edits from staff and adjustments to the BD as discussed in this meeting. Mr. Goodman **SECONDED** the motion.

Council Roll Call Vote:

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

Mr. Pickett called for a motion on Public Hearing #2.

MOTION: Mr. Hock motioned to approve an ordinance relating to land use; amends the Zoning Map from the MCCD (Murray City Center District) Zone to the CC-FBC (City Center Form Based Code) Zone for all property previously located within the MCCD and for three additional properties currently in the C-D (Commercial Development) Zone located at 4780 South Brown Street and 4777 South State Street. Mr. Goodman **SECONDED** the motion.

Council Roll Call Vote:

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

3. **Consider an ordinance amending the City's FY (Fiscal Year) 2024-2025 Budget.** Finance Director Brenda Moore reviewed the budget amendment for FY 2024-2025 saying that in the GF (General Fund) the police department would receive \$36,000 in Asset Forfeiture revenue and Donation revenue would increase \$15,000 due to a contribution from Intermountain Health. Donation money would be allocated to the parks department for marketing expenses to develop the Love, Murray Campaign.

The GF would receive revenue of \$229,845 from the Los Angeles fire deployment project, where \$213,769 would be allocated to the Murray City Fire Department to cover fire salaries, benefits, travel expenses, vehicle maintenance, buildings and grounds expenses related to the deployment. The remaining \$16,076 would be transferred to the CIP (Capital Improvement Program) Fund which would appropriate that amount

for future fire equipment.

The Power Fund would receive a deposit of \$19,090,000 in bond money. Of that, \$90,000 would be allocated for the cost of the bond. To begin the gas turbine rebuild project, \$3,600,000 would pay for infrastructure expenses and the remaining \$15,400,000 would become Power Fund reserves. The Power Department would begin spending reserves next year to accomplish other power projects.

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

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

Council Roll Call Vote:

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

4. **Public Hearing for the proposed Fiscal Year 2025-2026 Budget.** Ms. Moore said the overall FY 2025-2026 budget remained the same since the public hearing on June 3, 2025, only minor changes resulted from that meeting. Ms. Moore added to the addendum the waiving of Murray Theater rental fees for the Miss Murray pageant and in the Library Fund, \$31,006 was added to library property tax revenue for growth. In the GF, the proposed property tax revenue increase was completely removed. New growth of \$120,235 would be recorded increasing property tax revenue. Ms. Moore would use \$498,152 of GF reserves to balance the GF budget. The GF would end at 26% of revenue, projected to be \$15.6 million at the end of next year.

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

Business Items:

1. **Consider an ordinance adopting the rate of tax levies for the fiscal year commencing July 1, 2025 and ending June 30, 2026.** Ms. Moore received the new tax rate from the Salt Lake County Assessor, noting that property values in Murray increased 6.7% overall. As a result the new calculated tax rate for the City would be lowered to 0.001403% from 0.001483%. The tax levy for the Murray City Library was reduced to .00293%. Ms. Moore said this would make the combined tax rate .001696% that would place Murray in the middle range compared to other cities in the County.

MOTION: Mr. Hock moved to approve the ordinance. Mr. Goodman **SECONDED** the motion.

Council Roll Call Vote:

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

2. **Consider an ordinance adopting the final 2025-2026 Fiscal Year Budgets for Murray City including the Library Fund Budget.** Ms. Moore said only a final vote was needed as nothing in the budget had changed since her previous presentation.

MOTION: Mr. Goodman moved to adopt the ordinance. Ms. Cotter **SECONDED** the motion.

Council Roll Call Vote:

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

3. **Consider a resolution amending the regular meeting schedule of the Murray City Municipal Council for calendar year 2025.** City Council Executive Director Jennifer Kennedy said all meetings on Tuesday August 5, 2025 would be held in the Council Chambers due to early voting. Meetings scheduled for August 12, 2025 would be cancelled. The Municipal Building Authority, the Board of Canvassers, the City Council and the Committee of the Whole would hold meetings on August 25, 2025 and there was a possibility of an Redevelopment Agency Board meeting also on August 25, 2025.

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

Council Roll Call Vote:

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

Mayor's Report and Questions: Mayor Hales provided an update on the progress of the Murray Public Works reconstruction project.

Adjournment: 8:40 p.m.

Pattie Johnson
Council Office Administrator III