

## MURRAY CITY MUNICIPAL COUNCIL

### COMMITTEE OF THE WHOLE

Work Session Minutes of Tuesday, December 9, 2025

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

#### Attendance:

##### Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3 – Excused
Diane Turner	District #4
Adam Hock	District #5 – Council Vice Chair

##### Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administrator
Joey Mittelman	Fire Chief	Jeff Puls	Fire Marshall
Kim Sorensen	Parks Director	Zac Smallwood	Planning Manager
Brooke Smith	City Recorder	Mark Morris	VODA
GL Critchfield	City Attorney	Chad Wilkinson	Community and Economic Dev. Director
Rob White	IT Director	Ben Gray	IT Support
Citizens and Guests		Brenda Moore	Finance Director

**Conducting:** Council Chair Cotter called the meeting to order at 5:45 p.m.

**Approval of Minutes:** Committee of the Whole, November 18, 2025. Ms. Turner moved to approve and Mr. Hock seconded the motion. All in favor 4-0

#### Discussion Items:

- **An ordinance related to land use; amends, updates, and renames the existing Fashion Place West Small Area Plan to the Fashion Place West Station Area Plan as an element of the General Plan.** Planning Manager Zac Smallwood stated that the updates to the small area plan were required by the State of Utah. Most of the existing plan would not change, various tables and figures in the document were updated and a vision statement was completed. Landscape Architect Mark Morris with VODA Landscaping and Planning confirmed that the proposed amendment would comply with State Legislation focused on updating land use and infrastructure around all TRAX stations in the region.

Mr. Morris noted that the small area plan was adopted by the City in 2021 and clarified that, since then, years were spent implementing the plan. The required updates were futuristic steps that the City could take to move the plan forward as a SAP (Station Area Plan). Updates also included what allied partners would be doing to implement the SAP as well. He explained that because Murray did not own a lot of land in the vicinity of the Fashion Place West Station, planning would be based on updates to zoning and land use which could incentivize development.

Mr. Morris highlighted Catalytic projects affecting Murray called the Fashion Place Mall Mixed Use Redevelopment, Trax Station Area Development, Jefferson Park and Life on State Street Improvements, all meant to spark a certain type of development and suggest transportation projects involving the Utah Department of Transportation and Utah Transportation Authority. Mr. Morris confirmed that the proposed draft plan was accomplished by working with many partners interested in the direction of SAPs.

- **A resolution authorizing the execution of a second Supplemental Indenture of Trust in connections with the City's Electric Revenue Bonds, Series 2025.** Finance Director Brenda Moore said the request to approve modified documents was basically a clerical correction related to existing bond payments for the

Power Department. Ms. Moore stated that the City's Trustee Carl Mathis with Zions Bank realized that a provision called a 1/6 1/12 option was overlooked when bond documents were initially reviewed. Currently the Power Department is required to make monthly payments into a trust fund. Twice a year the trust fund would pay the interest and once a year the City would pay the principal amount. Because Mr. Mathis did not want to process monthly payments, he suggested a second indenture be authorized which would state that the original indenture no longer applied. The bondholder also agreed to waive the original indenture.

- **An ordinance enacting Section 17.76.165 of the Murray City Municipal Code relating to residential ponds.** Community and Economic Development Director Chad Wilkinson noted that the potential pond ordinance was discussed in the last two Committee of the Whole meetings. This time he hoped to center the discussion around one main theme to guide staff recommendations, that ponds are different from pools and the Council should consider them separately.

Mr. Wilkinson recapped about Herriman City discontinuing their pond Code due to guidance from the International Pool and Spa Code; and displayed several photos to emphasize that ponds were treated differently throughout communities in Murray.

Mr. Wilkinson stated that the Planning Commission thoroughly analyzed the proposed standards and that he and staff supported their recommendation to remove the building permit requirement because there was not a large concern about the impact of residential ponds. In addition they were hesitant to implement pond regulations after learning that other cities used standards intended for above ground water tanks and not ponds. He stated that building officials were satisfied with the other standards like requiring a liner, having a five foot setback from a property line and getting a permit for an electrical pump. Mr. Wilkinson also recapped about ponds having no structure to inspect, so city building officials believed that as long as a liner was in place there would be no concerns with erosion or soil stability.

Council Members questioned the purpose of the ordinance without a building permit requirement and discussed the potential added costs to the City and residents if permits were required, that included the need for costly soil engineers or third-party inspectors. They also considered pond depths necessary for koi fish to survive in winter.

Mr. Wilkinson confirmed the added costs would be significant, acknowledged that many ponds should exceed 24 inches in depth to support certain fish and reiterated that the standard depth of 24-inches was only intended for above-ground water tanks. There was consensus to move the proposal forward to the next council meeting for final consideration.

- **Adjournment:** 6:25 p.m.

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