

MURRAY CITY MUNICIPAL COUNCIL

COMMITTEE OF THE WHOLE

Work Session Minutes of Tuesday, July 21, 2026

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

Attendance:

Council Members:

Paul Pickett District #1
Pam Cotter District #2
Clark Bullen District #3
Diane Turner District #4 – Council Vice Chair
Adam Hock District #5 – Council Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Kim Sorensen	Chief Administrative Officer	Pattie Johnson	Council Administrator
Mark Richardson	Deputy City Attorney	Keaton Brown	City Attorney
Robyn Colton	Human Resource Director	Chad Wilkinson	Community and Econ. Devel. Dir.
Elvon Farrell	Econ. Development Specialist	Brooke Smith	City Recorder
Joey Mittleman	Fire Chief	Jeff Puls	Fire Marshal
Phil Heck	Central Valley Water	Brenda Moore	Finance Director
Justin Zollinger	Central Valley Water	Brandon Heidelberger	Central Valley Water
Aron Frisk	Water Superintendent	Brandon Richards	Public Works
Ben Ford	Wastewater Superintendent	Ryan Madsen	IT Director
Josh Hill	Streets Superintendent	Ben Gray	IT Support
Andrew McKinnon	Bowen Collins & Associates	Ethan Runyan	IT Support
Keith Larson	Bowen Collins & Associates	Erica Brown	Chief Communications Officer
Jeff Martin	Parks Director	Bruce Holyoak	Park Superintendent
Greg Bellon	Power Director	Eric Bracewell	Power Operations Manager
Matt Youngs	Assistant Power Director	Aimee Winder Newton	Salt Lake City Council
Chris Niemann	Power Department	Suzanne Harrison	Salt Lake City Council
Cory Kowalski	Power Department	Kathy White	Murray Chamber of Commerce
Citizens & Guests			

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

Discussion Items:

- **Reports from Interlocal Boards and Committees:**
 - **CVW (Central Valley Water)** – Wastewater Superintendent Ben Ford introduced the management team of CVW, who provided an overview of the facility rebuild project that began more than 10 years ago. Representatives reviewed the facility service area, interceptor system operations, Murray City's flow meter connection, performance metrics, and additional services. They reported that the facility generates approximately 40% of its own power and reviewed the project timeline, noting the upcoming January 1, 2027, biological nutrient removal compliance deadline. The new process for removing pollutants and phosphorus, facility expansion, project funding, and an upcoming waste program were also explained. Council Members were invited to attend the Ribbon Cutting Ceremony on April 29, 2027.
 - **TJ (Trans-Jordan) Cities** – Streets Superintendent Josh Hill reported that the new STS (Sandy Transfer Station) was operating successfully and exceeding projected revenue by approximately 12%. He noted that increased capacity at STS allowed for expanded services, including accepting commercial waste on Saturdays. Mr. Hill also reviewed updated disposal fees, including a \$15 charge per mattress piece and an increase in the member disposal rate from \$33 to \$34 per ton. He reported that the final super cell at TJ Landfill was being filled and was expected to last through 2032, and that planning had begun for a

secondary transfer station at the TJ site to support future waste disposal needs through the Bayview Landfill. Funding options for the new facility were being evaluated.

- **Murray Chamber of Commerce** – Economic Development Specialist Elvon Farrell provided an update on Chamber activities, including recent community events, the annual Gala held at the Murray Armory, and the successful golf tournament. He reviewed ongoing member programs, new networking opportunities, website and membership improvements, and the Murray Inner Circle incentive program. He also noted that Chamber ambassadors would continue supporting local businesses through visits, ribbon cuttings, and open houses, and announced that the Magic Over Murray balloon festival would be held September 18–20, 2026.
- **NW (NeighborWorks)**– Mr. Farrell said the organization continued to be an excellent partner in providing housing programs for the City. During the current fiscal year, NW closed on 12 general down payment assistance loans and one City employee down payment assistance loan, facilitating \$4,755,000 in home values. In addition, 13 home improvement projects were completed, facilitating approximately \$4,020,000 in improvements. He stated that no funds remained in the general down payment assistance program, while \$60,000 remained in the employee down payment assistance fund and \$70,000 remained in the home repair loan program. Six homes had been completed on Tripp Lane, with two homes currently under contract.
- **JRC (Jordan River Commission)** – Park Superintendent Bruce Holyoak reported that the September Get To the River event would be held at Winchester Park from noon to 2:00 p.m., featuring ice cream, music, and yard games, with no chalk art planned this year. He also provided updates on the JRC's regional efforts to improve trail safety and Jordan River watershed initiatives, including trash removal and invasive species control. He noted that Murray's efforts in maintaining its river corridor have encouraged other municipalities to improve their own areas.
- **An ordinance amending Section 15.24.010 of the Murray City Municipal Code related to the adoption of the updated International Fire Code.** Fire Marshal Jeff Puls provided the 2024 International Fire Code book, along with the appendices the Council would consider adopting locally. Marshal Puls explained that the ordinance would amend the existing City Code by adopting the 2024 International Fire Code and Appendices B, C, and D, ensuring that the Murray Fire Department remained consistent with State Code and other Utah fire departments. The appendices would provide needed updates related to overall fire safety, fire flow requirements, the City's hydrant system, and fire department access as the City continues to grow with higher-density development.
- **An ordinance amending Sections 17.171.050, 17.171.080, and 17.171.100 of the Murray City Municipal Code relating to provisions of the Murray City Center Form Based Code addressing street-facing entrances on multi-family units, required bicycle parking for multi-family developments, and minor modifications to approved site plans.** CED (Community and Economic Development) Director Chad Wilkinson explained that Rockworth Companies requested an FBC (Form Based Code) text amendment related to primary entrances to buildings, and that staff was requesting two additional adjustments related to site plan approvals and the correction of a typographical error in the bicycle parking requirements section.

Mr. Wilkinson discussed Code amendments to site plan changes, explaining that the current language did not accurately reflect the intended approval process. Updates would clarify that planning staff may approve changes under 10%, the CED Director may approve modifications between 10% and 20%, and changes greater than 20% would require ARC (Architecture Review Committee) approval. He also

reviewed a correction to the FBC Bicycle Parking Requirements table, clarifying that the requirement is 0.05 bicycle parking stalls per bedroom rather than 0.5, and noted that Rockworth planned to provide additional bicycle parking throughout the site.

Mr. Wilkinson confirmed that staff conducted a thorough review of the Rockworth proposal, which was a significant amendment related to primary entrances. He explained that while the FBC requirement for ground floor housing entrances along the front street façade supports an active downtown streetscape, Rockworth had concerns that street-level entrances could affect building security. He noted that Rockworth's proposed design would provide secured resident access and allow residents to travel from underground parking to their units without going outside.

Mr. Wilkinson shared the proposed text, where the ARC may allow alternative residential entrance types, if units could be accessed from a secured interior corridor; if units are connected to a structured parking facility, and if the building maintains an active pedestrian oriented streetscape as outlined in the FBC. He assured the Council that a front streetscape without ground floor entrances would still be consistent with the intent of the FBC.

Mr. Hock had concern about changing streetscape entrances, because activating the downtown area through pedestrians was the main objective of the FBC. He felt changing the front facade on State Street would lose that element and asked how CED would seek to keep that important goal in place. Mr. Wilkinson said Rockworth would implement a type of architecture and plaza landscaping with window fronts along the front façade, to keep the urban form activated. The project would not turn its back on the front facade, entrances would be located on other ends of the building and an active front door would be located on the corner of 4800 South and Hanauer Street.

Mr. Hock asked if the public entrance to the apartments would be located near State Street. Mr. Wilkinson pointed out the additional proposed text (d), explaining that the ARC may allow the alternative residential types if the primary entrance to any residential building met the entrance standard for the building type. Mr. Wilkinson confirmed the request was more about keeping the building secure and clarified that a townhome facility type building would still require an entrance out to a streetscape if it was located on State Street. For this apartment project building type, the public entrance would be required out to a streetscape, which would be located on 4800 South and Hanauer and not State Street.

- **Power Department Impact Fees.** Power Director Greg Bellon introduced Professional Engineers Andrew McKinnon and Keith Larson from Bowen Collins & Associates, who presented the 2026–2031 Impact Fee Facilities Plan and Impact Fee Analysis. Mr. Larson said the Murray Power Master Plan was adopted in April 2026 and provided recommendations to address anticipated growth, system deficiencies, and needed capital projects. He explained that the City could fund these projects through power rate increases or impact fees paid by new developments based on their anticipated energy demand. He noted that, as required by the State of Utah, implementing impact fees required an Impact Fee Facilities Plan and an Impact Fee Analysis, both of which had been prepared.

Mr. McKinnon explained components of the Impact Fee Facilities Plan, where three factors were considered like how much energy would be used by existing users, how much energy would be needed over the next ten years, and how much power would be needed for growth beyond ten years. He explained that calculations were made by evaluating the City's existing assets that total \$87 million. He noted that determining the capacity that would be consumed by growth over the next ten years, as well as the capacity that would be consumed beyond ten years, was a requirement of the State.

He discussed ten-year growth projections, noting that 80% of the City's power facilities were being used by existing users, leaving 20% available for future growth, and highlighted a potential increase in power demand through 2036 and continuing through 2065. He reviewed projects the City would need to complete to meet the ten-year growth projections and stated that approximately 80% of the proposed projects would benefit existing users, while the remaining projects were intended to support future growth and benefit future users. He added that the total cost to complete those projects was approximately \$6.8 million.

Mr. Larsen reviewed the Impact Fee Analysis, explaining that it translated the Impact Fee Facilities Plan into a fee schedule used to fund power system improvements. He outlined the factors included in the analysis, such as existing facilities, ten-year projects, interest costs, and applicable credits. He also reviewed the calculations used to determine the maximum allowable impact fee, noting that it was approximately \$1,100 per kilowatt. Of the City's approximately \$120 million in existing and future assets, it was estimated that about \$19 million would be needed to accommodate ten years of growth.

Mr. Larsen explained that impact fees would be calculated based on the type of development and its projected kilowatt demand during peak summer loads, with separate calculations for residential and commercial connections. He noted that the average residential connection contributes approximately 3 kilowatts to the City's peak demand, resulting in a proposed impact fee of about \$3,300 per residential connection.

Mr. Larsen discussed calculations for User Fee Credits, explaining that new users contribute toward the cost of existing system improvements through both impact fees and ongoing utility rates. He compared Murray Power's proposed 2026 residential impact fee of \$3,307 with those of other Utah utilities, noting that it falls within the mid-range of comparable utilities. He explained that direct comparisons were difficult because each utility has different systems, service areas, and customer demands. He added that the proposed residential impact fee was approximately \$1,800 for existing assets and \$1,600 for future projects, that would help fund future substations and other growth-related improvements.

- **Salt Lake County Government presentation.** Salt Lake County Council Chair Aimee Winder Newton and Council Member Suzanne Harrison provided a presentation on the history of Salt Lake County, the role of County government, and services the County provides that cities cannot. They also discussed budget information, public safety, property taxes, and fiscal discipline related to reducing spending.

Adjournment: 6:08 p.m.

Pattie Johnson
Council Administrator III