MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING
Minutes of Tuesday, August 4, 2026
Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2
Clark Bullen	District #3
Diane Turner	District #4 – 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 Administration
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Keith Larson	Bowen Collins & Associates	Brenda Moore	Finance Director
Joey Mittleman	Fire Chief	Greg Bellon	Power Director
Jeff Puls	Fire Marshal	Matt Youngs	Assistant Power Director
Serra Nemelka	Rockworth Companies	Chad Wilkinson	Community and Econ. Devel. Dir.
Ryan Madsen	IT Director	Julia Pehrson	Library Director
Camron Killmon	IT Support	Chelsea Hofmann	Senior Librarian
Ethan Runyan	IT Support	Citizens and Guests	

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

Approval of Minutes: Council Meeting July 7, 2026 and June 16, 2026.
MOTION: Ms. Cotter moved to approve and Ms. Turner seconded the motion.
All in favor 5-0.

Citizen Comments: None

Consent Agenda:

1. **Consider confirmation of the Mayor's appointment of Kim Hathorn to the Murray Library Board for a term from June 2026 through June 2029.**
2. **Consider confirmation of the Mayor's appointment of Treyson Lyon to the Murray Library Board for a term from June 2026 through June 2029.**
   Mayor Hales introduced Ms. Hathorn and Mr. Lyon and requested that they both be appointed to the Murray Library Board for a term from June 2026 through June 2029
   MOTION: Ms. Tuner moved to approve the consent agenda. Ms. Cotter SECONDED the motion.

Council Roll Call Vote

Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Bullen	Aye
Ms. Turner	Aye
Mr. Hock	Aye

Motion passed: 5-0

Public Hearings:

1. **Consider 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. Community and Economic Development Director Chad Wilkinson explained that staff anticipated the text amendment because the new FBC (Form Based Code) was adopted after the Rockworth Companies construction project was scheduled at Block One. As a result, potential adjustments were provided in the development agreement outlining how Rockworth could conduct reviews of the FBC and make proposed changes. Mr. Wilkinson also explained that while staff thoroughly reviewed Rockworth's proposal, two additional clerical errors were identified related to the site plan approval process and bicycle parking requirements, which were included in the ordinance.

Mr. Wilkinson said the site plan review language did not accurately reflect the intended approval process. The proposed update 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. Regarding the FBC Bicycle Parking Requirement Table, Mr. Wilkinson clarified that the requirement should be 0.05 bicycle parking stalls per bedroom, rather than 0.5.

Mr. Wilkinson explained that Rockworth's request to modify the FBC requirement for primary ground-floor residential entrances was based on security concerns related to the secured underground parking garage and not having to walk back outside to private entrances. He said that while street-facing entrances remained an important FBC design feature, the project would still maintain an active, pedestrian-oriented streetscape. The ARC (Architecture Review Committee) could allow alternative residential entrance types if: A) units were accessed from a secured interior corridor; B) units were connected to a structured parking facility; C) the building maintained an active pedestrian-oriented streetscape consistent with the FBC; and D) primary entrances met the entrance standards for the building type.

He assured the Council that a streetscape without ground-floor entrances would still be consistent with the intent of the FBC, noting that the proposed text would not apply to townhomes, which must have an active front entrance because they are not connected to a structured parking facility. Mr. Wilkinson noted that the FBC had specific standards for an active pedestrian-oriented streetscape, including ample windows, architectural features, landscaping and plaza areas, all of which were incorporated into the proposal. He believed Rockworth had done a good job creating an active street environment. He explained that the L-shaped housing project would front 4800 South before turning south along Hanauer Street, with a public corner entrance located at 4800 South and Hanauer Street. As a result, the project would continue to meet FBC requirements and State Code.

Ms. Cotter asked if the front of the housing project would face State Street. Mr. Bullen noted that the amendment only affected the residential piece of the project and not the commercial side and Mr. Hock asked if the text amendment applied the all FBC districts.

Mr. Wilkinson clarified that only commercial units would face State Street, while the front of the apartment project faced 4800 South, with numerous windows, private fenced patios, a public entrance at the corner of Hanauer Street, and additional public entrances on the east and south sides of the building. He said commercial entrances would not change, all commercial businesses would have outward facing entrances to the State Street sidewalk, as well as a back entrance to the parking area. The amendment did apply to all FBC districts, which would still see a level of review by the ARC.

Mr. Hock stated that the current Code required each ground-floor unit to have a front door accessing the sidewalk, while the proposed change would allow architectural windows in those locations and provide secured building entrances at designated locations. Serra Nemelka with Rockworth Companies agreed that the request was based on security concerns and that having every ground-floor unit open directly onto the public sidewalk was not desirable. She said Rockworth proposed multiple secured entrances throughout the building, including access from the parking garage, while still providing fenced patios and maintaining a brownstone-style appearance.

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

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

<u>Council Roll Call Vote</u>
Mr. Pickett Aye
Ms. Cotter Aye
Mr. Bullen Aye
Ms. Turner Aye
Mr. Hock Aye
Motion passed: 5-0

2. **Consider a resolution adopting the 2026 Power Impact Fee Facilities Plan and the 2026 Power Impact Fee Analysis.** Power Director Greg Bellon introduced Keith Larson from Bowen Collins & Associates who stated that a very detail presentation was given to the City Council on July 21, 2026 in the Committee of the Whole work session. Mr. Larson provided a brief summary of the 2026 Power Impact Fee Facilities Plan and the 2026 Power Impact Fee Analysis, highlighting projected peak demands through 2065 and the steps used to determine the level of service, required infrastructure, how capacity for growth would be allocated, and the cost of service.

   He reported that since the City had $120 million in assets that had been or would be built in the City, and approximately $19 million of that used to serve 10 years of future growth, the maximum allowable impact fee would be approximately $1,100 per kilowatt. Mr. Larson also reviewed the impact fee schedule for residential and commercial projects, which included connection types and calendar year projections, and compared Murray's proposed residential impact fee per connection with those of other Utah cities.

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

   MOTION: Ms. Cotter moved to adopt the resolution. Mr. Pickett SECONDED the motion.

   <u>Council Roll Call Vote</u>
   Mr. Pickett Aye
   Ms. Cotter Aye
   Mr. Bullen Aye
   Ms. Turner Aye
   Mr. Hock Aye
   Motion passed: 5-0

3. **Consider an ordinance amending Section 3.14.110 of the Murray City Municipal Code relating to Power Impact Fees**.

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

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

<u>**Council Roll Call Vote**</u>

Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Bullen	Aye
Ms. Turner	Aye
Mr. Hock	Aye

Motion passed: 5-0

Business Item:

1. **Consider 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 Jef Puls said the request to update City Code to the current 2024 International Fire Code, including Appendices B, C, and D, would bring the City into compliance with Utah standards and ensure 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 continued to grow with higher-density development.

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

<u>**Council Roll Call Vote**</u>

Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Bullen	Aye
Ms. Turner	Aye
Mr. Hock	Aye

Motion passed: 5-0

Mayor's Report and Questions: Mayor Hales announced that Cody Swenson would be the new Murray Theater Manager, provided an update on upcoming programming, and announced that Lieutenant Chase Smith would become the new Murray Police Chief in October 2026.

Adjournment: 7:14 p.m.

Pattie Johnson
Council Office Administrator III