

Murray City Municipal Council Chambers

Murray City, Utah

Tuesday, October 19th, 2021

The Murray City Municipal Council met on Tuesday, October 19th, 2021, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

Council in Attendance:

| | |
|-------------------|----------------------------------|
| Kat Martinez | District #1 - Conducting |
| Dale Cox | District #2 |
| Rosalba Dominguez | District #3 |
| Diane Turner | District #4 – Council Chair |
| Brett Hales | District #5 – Council Vice-Chair |
| Jennifer Kennedy | Council Director |

Administrative Staff in Attendance:

| | |
|-------------------|-------------------------------------------|
| Blair Camp | Mayor |
| Doug Hill | Chief Administrative Officer |
| Jennifer Heaps | Chief Communication Officer |
| Brooke Smith | City Recorder |
| GL Critchfield | City Attorney |
| Brenda Moore | Finance and Administrative Director |
| Craig Burnett | Police Chief |
| Jon Harris | Fire Chief |
| Kim Sorensen | Parks and Recreation Director |
| Danny Astill | Public Works Director |
| Kaye Astill | Office Administrator II |
| Melinda Greenwood | Community & Economic Development Director |
| Karen Richards | Permit Specialist |
| Jared Hall | Community Development Supervisor |
| Zach Smallwood | Associate Planner |
| Camron Kollman | IT Technician |

Others in Attendance:

| | | | |
|-------------------|-----------------|------------------|-----------------|
| Jann Cox | Pam Cotter | Daren Rasmussen | Lessa Lloyd |
| Kathryn Lichfield | Brent Barnett | Janice Strobell | Kyleigh Cooper |
| Morgan Workman | Kevin Astill | Clark Bullen | Gerry Hrechkosy |
| Leena Lloyd | B. Morgan | Adam Hock | Charles Turner |
| Beverly Crangle | Lawrence Horman | Sunshine Szedeli | Ted Maestas |

Opening Ceremonies

Call to Order – Councilmember Martinez called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by 2022 Miss Murray Morgan Workman.

Approval of Minutes

Council Meeting – September 21, 2021

Council Meeting – October 5, 2021

MOTION: Councilmember Turner moved to approve both minutes. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

1. Murray City Council Employee of the Month, Kaye Astill, Office Administrator II

Presenting: Brett Hales, Councilmember, and Danny Astill, Public Works Director

Councilmember Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He stated that Kaye Astill would receive a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. Kaye Astill has worked for the city for the past twenty-five (25) years, and he expressed his appreciation to Kaye Astill for all she does for the City.

Danny Astill shared Kaye Astill has worked for Public Works for over 25 years in a part-time role as an office administrator II. She is an integral part of our operations and one of the few faces that our public sees when they come to our offices. She assists the office supervisor with several critical tasks and helps to keep public works running smoothly. Kaye is nice to everyone she encounters and brings an amazingly positive attitude to work. She generally works between the hours of 9:00 am to 1:00 pm including making a daily mail run to City Hall. She is often seen working extra hours with no complaints as she fills in when the office administrator is out of the office. This last year she worked some extended weeks to cover for some unexpected time off and always makes herself available to assist in some of our heavier dumpster rental program days and times.

She is quick to take care of the needs of our citizens as they call in or come to the public works counter as well as our public works employees needing assistance.

We are fortunate that she chose to come to Murray 25 years ago and are very grateful for her service to the Murray community and appreciate the opportunity to recognize Kaye.

Kaye Astill introduced her husband, Kevin, and thanked the council for recognition.

Councilmembers thanked Kaye Astill for her service, and they appreciate her being a part of Murray City.

2. Report from 2021 Miss Murray Kyleigh Cooper and welcome 2022 Miss Murray Morgan Workman

Presenting: Mayor Camp, Miss Kyleigh Cooper, and Morgan Workman

Mayor Camp said the Miss Murray scholarship competition was held on Saturday, September 11, 2021, at the Murray High School where Morgan Workman was awarded the designation of 2022 Miss Murray. Kyleigh Cooper, Miss Murray 2021 did an outstanding job this year.

Kyleigh Cooper, 2021 Miss Murray, gave an overview of her year and showed a brief video of some of her highlights as Miss Murray. Her initiative was, "Promote Unity over Diversity." Kyleigh shared three highlights about her year serving as Miss Murray:

- 1) Murray Connection
- 2) Share what I Love
- 3) Opportunities to Serve

Mayor Camp thanked Kyleigh Cooper for her year of service and being an ambassador for the city. He then presented her with the Mayor's Award of Excellence.

Mayor Camp introduced Leesa Lloyd, Miss Murray Scholarship Competition Director, and thanked her for her service.

Mayor Camp introduced Morgan Workman, Miss Murray 2022. Workman introduced her social impact initiative, *The Gift of Movement*. *The Gift of Movement* is a youth sport and performing arts scholarship that raises money through fundraising events to give the less fortunate kids and teens the funding they need to pursue their dreams and to express themselves through sports and performing arts.

Councilmembers thanked both Miss Murray's for their service.

3. Consider a proclamation for Lung Cancer Screening Month

Presenting: Councilmember Diane Turner

Councilmember Turner read the proclamation into the record. This is a Joint Proclamation of the Mayor and Municipal Council proclaiming November 2021 as Lung Cancer Awareness Month.

MOTION: Councilmember Dominguez motioned to consider a proclamation for Lung Cancer Screening Month. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Citizen Comments

Lawrence Horman

Shared information about homeless issues in each city and town. He encourages the city council to be a leader in creating a safe place for homeless people to live.

Janice Strobell

Spoke about Business Item #2 amending Chapter 2.68 of the Murray City Municipal Code, relating to the Murray City Center District Design Review Committee. She requested a semi-annual review (not annually) and requested the council broaden the scope of the committee to include discussing the improvement of what is already built downtown. She also requested the

committee help obtain facade grants through the Main Street Program to help the look of downtown.

Beverly Krangle

Beverly shared her concerns about accessory dwelling being legal on October 1 and the council should look at how this will affect our community. She also has concerns about short-term rentals and requested the council make decisions a little bit slower. She also spoke about congestion in the area and safety concerns around the elementary schools.

The public comments were closed.

Consent Agenda

None scheduled.

Public Hearings

Staff, sponsor presentations, and public comments will be given prior to Council action on the following matter. The Council Meeting Agenda Packet can be found [HERE](#).

1. Consider a resolution adopting the 2021 Parks, Trails, and Recreation Facilities Plan

[Presentation: Kim Sorensen, Parks and Recreation Director](#)
[Committee of the Whole Presentation on October 5, 2021](#)
[Parks and Recreation Board discussion on July 14, 2021](#)

Presentation

Kim Sorensen requested the council adopt an ordinance to update the Parks Impact Fees. Murray City ("City") has created this Park, Trails, and Recreation Impact Fee Facilities Plan per all legal requirements of Utah Code 11-36a. The fee was created because new development and the associated population growth create an increased demand for parks, trails, and recreation facilities and therefore is responsible for contributing its fair share of the capital costs necessitated by new development. The proposed maximum one-time fee for new, single-family homes is \$5396, and \$4965 for each new multi-family unit. Murray's taxpayers will pick up the difference if new developments are not charged the full proposed fee. Funds must be spent within 6 years after they are collected and there is a 90-day grace period before fees can be collected after the ordinance is adopted.

Councilmember Cox asked if the money collected could be used to upgrade current parks?

Sorensen answered the money could not be used to upgrade current parks. They

would need to be used for new parks, new playgrounds, new pickleball courts, or new trails. However, if there was not a playground in a park, they could add one if they deducted the value of the green space.

Councilmember Dominguez asked about collecting the fees?

Sorensen answered that city would collect the fees when a developer applied and gets their building permit. However, a developer would be able to have the fees waived if they created an agreement with the city to build a park instead. The key though the park would need to be accessible to the public and not just for their development.

Citizen Comments

The public hearing was open for public comment.

Sunshine Szedeli

Member of the Parks and Recreation Board shared a story of losing an opportunity of developing land that was for sale and turning it into green space however because they did not have funds to buy the property it was sold to a real estate developer instead.

No additional comments were given, and the public hearing was closed.

MOTION

Councilmember Cox moved to approve the resolution adopting the 2021 Parks, Trials, and Recreation Facilities Plan. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance repealing Sections 13.08.050, 13.22.280, 13.48.055, and 15.22.110 of the Murray City Municipal Code; and amending and renumbering Chapter 13.06 of the Murray City Municipal Code to Chapter 3.14, related to Impact Fees and including the enactment of a Parks, Trails and Recreation Impact Fee

[Presentation: Kim Sorensen, Parks and Recreation Director](#)
[Committee of the Whole Presentation on October 5, 2021](#)

Parks and Recreation Board discussion on [July 14, 2021](#)

Presentation

Kim Sorensen presented the ordinance to update the Parks Impact Fees. The purpose of this Ordinance is to repeal sections 13.08.050, 13.32.280, 13.48.055, and 15.22.110 of the Murray City Municipal Code; and to amend and renumber chapter 13.06 of the Murray City Municipal Code to chapter 3.14, which includes the enactment of parks, trails, and recreation impact fee.

Citizen Comments

The public hearing was open for public comment.

Ted Maestas

Ted Maestas thinks the impact fees are long overdue in this city. Impact fees give the city leverage to continue or pick up new areas in the city. He is happy the council is listening to this proposal.

No additional comments were given, and the public hearing was closed.

MOTION

Councilmember Dominguez moved to adopt the ordinance repealing Sections 13.08.050, 13.22.280, 13.48.055, and 15.22.110 of the Murray City Municipal Code; and amending and renumbering Chapter 13.06 of the Murray City Municipal Code to Chapter 3.14, related to Impact Fees and including the enactment of a Parks, Trails, and Recreation Impact Fee. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

3. Consider an ordinance related to Land Use; amends the General Plan, Chapter 5 – Land Use and Urban Design, to include “Village Mixed Use” and “Centers Mixed Use” Zones

[Presentation: Melinda Greenwood, Community & Economic Development Director, and Jared Hall, Community Development Supervisor](#)

[PowerPoint Presentation Attachment A- Murray City Planning Division VMU and CMU Zones](#)

Planning Commission scheduled on [September 2, 2021](#)
City Council scheduled on [July 20, 2021](#)
Committee of the Whole on [July 20, 2021](#)

Presentation

Jared Hall presented the ordinance relating to Land Use. This is a housekeeping item for the Village Mixed Use (VMU) and Centers Mixed Use (CMU) zones that were adopted earlier this year.

In July 2021, the City Council created two new mixed-use zones: The Village Mixed Use, VMU, and Centers Mixed Use, CMU Zones. When the amendments to the mixed-use zones were adopted, it became necessary to make a change to the General Plan to add them as a land use category.

The 2017 Murray City General Plan includes a Future Land Use Map, which associates a “future land use category” to each property in the city. The “Mixed Use” land use category has been applied previously to several areas of the city and currently includes references to the existing M-U (now MCMU) Zone and the TOD Zone. The existing Mixed-Use category needs to be changed to reflect the new MCMU title and to provide for VMU and CMU categories.

Staff proposes that a “Village and Centers Mixed Use” category be created and that the VMU and CMU Zones be listed as the corresponding zones for that category. Second, the existing Mixed-Use category is retitled for distinction as the “Transit Mixed Use.”

The update to the General Plan is an opportunity to assess how land-use changes may affect the long-term demands on public services and Murray’s position as a regional center. Day and nighttime populations place a demand on services and have different needs.

The plan will facilitate the City’s ability to have a long-term decision-making addressed and accommodate a growing population that desires a central, regional location with good accessibility via multiple modes of transportation.

Staff recommends the council approve the proposed amendment to Chapter 5, the Land Use and Urban Design element of the 2017 Murray City General Plan.

Councilmembers asked several questions relating to the PowerPoint Presentation and Jared Hall clarified by reviewing slides from the PowerPoint.

Citizen Comments

The public hearing was open for public comment.

Janice Strobell

Janice Strobell read into the record, “On July 20 this year, 3 months ago now, as our city council you approved the mixed-use zoning ordinance that the staff had diligently prepared during the moratorium. Knowing that the moratorium was soon to expire you recognized that these changes were a vast improvement over what was in place previously in our city’s ordinance for mixed-use. But, as the council, you also expressed quite a few concerns over some of the details and wished to be able to work through those details as quickly as possible and improve the mixed-use ordinances. That sentiment of not having yet worked through the new mixed-use ordinances but asking when it would happen was expressed again just 2 weeks ago during the last Committee of the Whole.

And yet here we are tonight where the council is being asked to amend the general plan with the mixed-use zoning as it currently is written, without any of the details having been addressed yet that the council wanted to work through with the staff.

Since July, the city has received a lot of feedback from the community, primarily from the feedback opportunity provided for the 48th street proposed your citizens have expressed concerns with the direction the mixed-use developments are taking our city – downtown and elsewhere.

Tonight, I ask the council to not amend the general plan at this premature stage of the ordinance’s formation. This will help the citizens you represent know that your earnestness to improve the city’s mixed-use ordinance before they become cemented as a more permanent part of our city in the general plan.”

Clark Bullen

Recommend the council not approve these zoning distinctions and wait until they have the opportunity to review these zoning changes. And request council bring citizens into the conversation earlier.

No other comments were received. The public hearing was closed.

Councilmember Hales asked if we were to vote no, what happens?

Melinda Greenwood responded that if no vote happens, it does not mean that the council could not make changes in the future. The difficult part with not having these zones available right now is that we have zoning ordinances in place that does not have an approved area for them on future land use map and general plan.

Attorney Critchfield said, if this approval did not get approved tonight, it would not stop an application request with this one of these zones from coming in. The ordinance has already been passed and to be consistent with that ordinance, the general plan should be updated as well. Without these zones in the general plan, it would become complicated for future zoning requests that come in.

Greenwood reiterated to the council that they can make changes to this ordinance, the vesting (or approval) of this decision would not go into effect until a new application comes in.

MOTION

Councilmember Turner moved to adopt the ordinance related to Land Use; amends the General Plan, Chapter 5 – Land Use and Urban Design, to include “Village Mixed Use” and “Centers Mixed Use” Zones. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Turner, and Councilmember Martinez

Nays: Councilmember Dominguez and Councilmember Hales

Abstentions: None

Motion passed 3-2

Business Item

1. Consider an ordinance amending Chapter 15.08 of the Murray City Municipal Code, relating to Building Permits

Presentation: Melinda Greenwood, Community & Economic Development Director, and Karen Richards, Building Official

Committee of the Whole Presentation on [October 5, 2021](#)

Presentation

Melinda Greenwood introduced Karen Richards and shared that staff will be implementing a new software system in the next couple of months. During the conversion process, they found some inconsistencies with the code and the formulas to calculate the amounts in the fee schedule. The request tonight is to clean up the building code and fee schedule to help staff use this new software once it goes live.

MOTION

Councilmember Hales moved to approve the ordinance amending Chapter 15.08 of the Murray City Municipal Code, relating to Building Permits. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

*Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner,
Councilmember Hales, Councilmember Martinez*

Nays: None

Abstentions: None

Motion passed 5-0

**2. Consider an ordinance amending Chapter 2.68 of the Murray City Municipal Code,
relating to the Murray City Center District Design Review Committee**

*Presentation: Melinda Greenwood, Community & Economic Development Director, and
Jared Hall, Community Development Supervisor*
City Council Presentation on [July 20, 2021](#)

Presentation

Greenwood reminded the council of the Mixed-Use zone adoption that occurred during the July 20th city council meeting. With that adoption, the council approved changing the name, “Murray City Center Design (MCCD) Review Committee” to “Murray City Center Review Committee.” The request to remove the word “design” is to clean up some confusion with the purpose of the committee. In addition, the code requires meetings to be held quarterly, however meetings are scheduled each time an application comes in so to clean up this code, she requested the code be updated to require a meeting to be held on an annual basis with the understanding that a meeting will be scheduled each time an application comes in.

Hall added that changing the annual meeting requirement to annually allows the board to elect a chair and plan future meetings but does not mean that there will only be one meeting the whole year. Each time an application comes in, a meeting will be held.

Councilwoman Dominguez proposes that we wait until there is a tour on October 29th with the changes, they are planning to make with the MCCD zone.

MOTION

Councilmember Dominguez motions the council to the table considering making changes to Chapter 2.68 of the Murray City Municipal Code. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

*Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner,
Councilmember Hales, Councilmember Martinez*

Nays: None

Abstentions: None

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp shared that the Pumpkin Race held on October 11 was a rainy day, but the fire department stepped in and dropped a pumpkin and piñata from the fire truck ladder which the kids enjoyed.

Councilmember Hales shared that the Power Days Celebration held on October 14 was well attended, regardless of the weather conditions.

Council members shared their appreciation to the staff and audience.

Adjournment

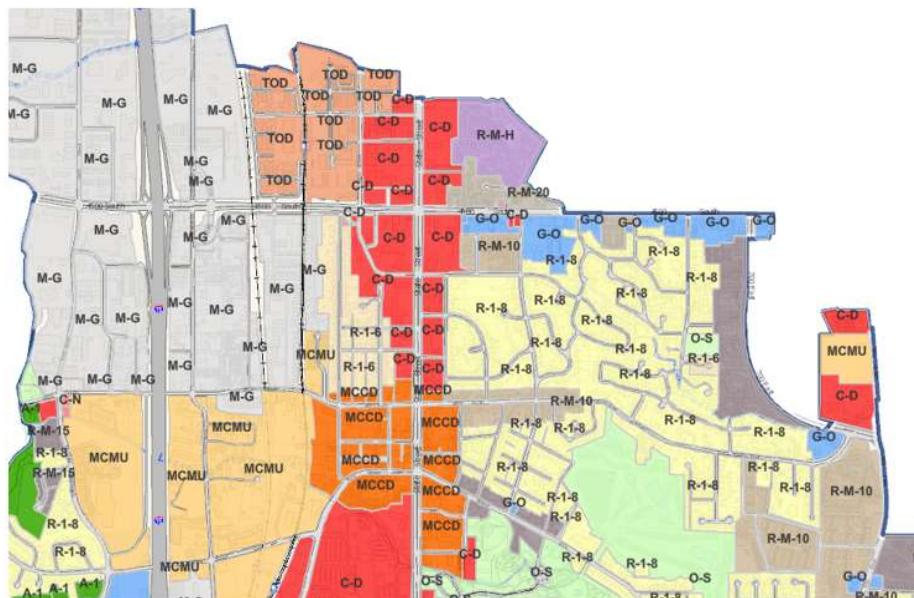
The meeting was adjourned at 8:23 p.m.

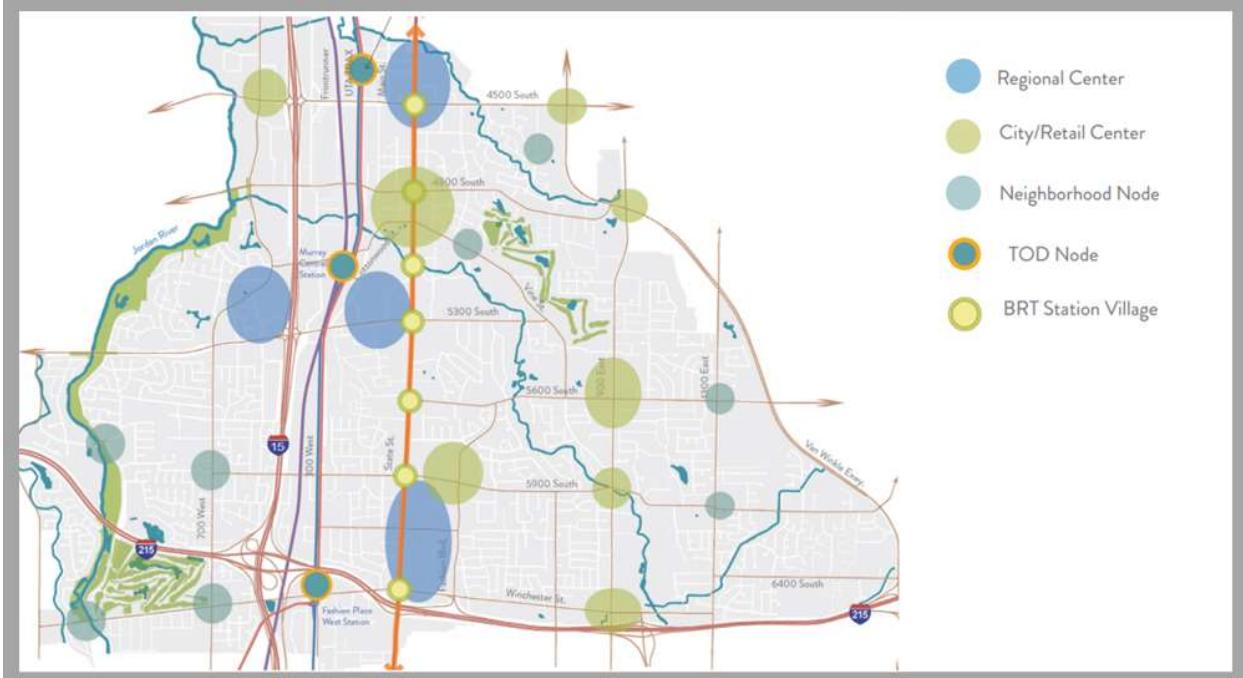
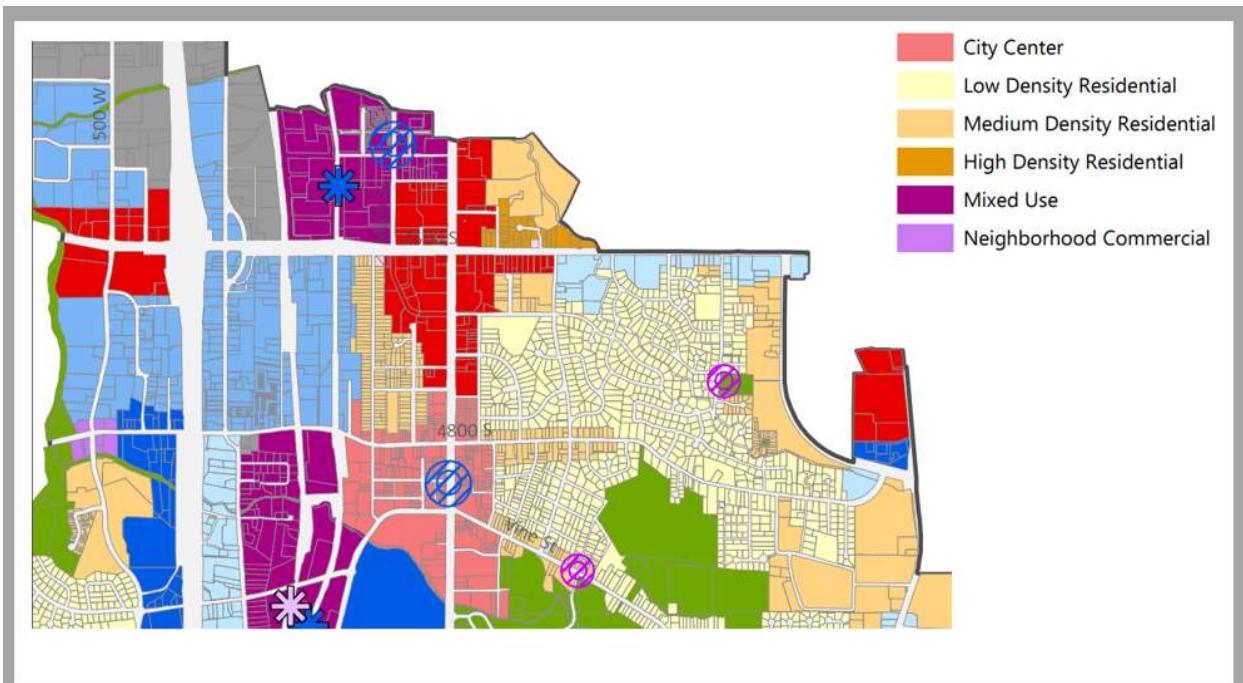
Brooke Smith, City Recorder

Attachment A

Applicant: Murray City Planning Division

Request: General Plan Amendment, Text of Chapter 5 –
Land Use & Urban Design to add CMU and VMU
Category





TRANSIT MIXED-USE

This designation is intended for ~~city center and transit~~ station areas where a mixed use neighborhood is desired and urban public services, including access to high-capacity transit, very frequent bus service, or BRT/Streetcar service are available or planned. This designation is intended to allow high-density multi-dwelling structures at an urban scale that include a mix of uses, usually in the same building and/or complex.

Density range is between ~~350~~ and ~~550~~ DU/AC.

Corresponding zone(s):

- ~~T-O-D, Transit oriented development, TOD~~
- ~~M-U, Murray Central Mixed Use Development District, MCMU~~



VILLAGE & CENTERS MIXED USE

The Village & Centers Mixed Use Designation is intended to provide an opportunity for the measured, context sensitive addition of residential housing to existing commercial properties and developments along major transportation corridors and in and around retail and commercial centers and neighborhood nodes. Allowing the introduction of residential uses to these areas is intended to support the goals and principles of mixed-use development by facilitating a more compact, sustainable, and pedestrian oriented land use pattern as these existing commercial centers and corridors redevelop over time.

Density range is between ~~25~~ and ~~45~~ DU/AC.

Corresponding zone(s):

- ~~Centers Mixed Use, CMU~~
- ~~Village Mixed Use, VMU~~



Planning Commission

September 2, 2021 – Public Hearing

- Notices were mailed to affected entities
- No public comments were received
- 6-0 vote to recommend approval

Findings

1. The proposed changes are in harmony with the objectives and goals of the 2017 Murray City General Plan.
2. The proposed changes support recently approved amendments to the Murray City Land Use Ordinance regarding mixed-use zones.
3. The proposed changes are necessary in order that the 2017 Murray City General Plan and the Murray City Land Use Ordinances correspond appropriately one with another.

Staff Recommendation

Staff and the Planning Commission recommends the City Council **APPROVE** the proposed amendment to Chapter 5, the Land Use and Urban Design element of the 2017 Murray City General Plan as presented in the Staff Report.