



# MURRAY CITY MUNICIPAL COUNCIL

## MEETING MINUTES

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The Murray City Municipal Council met on **Tuesday, February 07, 2023, at 06:30 PM** for a meeting held in the Murray City Council Chambers, 5025 S State Street, Murray, Utah.

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

### OPENING CEREMONIES

#### Council in Attendance:

Philip Markham, District #1  
Pamela Cotter, District #2  
Rosalba Dominguez, District #3 (Conducting)  
Diane Turner, District #4  
Garry Hrechkosy, District #5  
Jennifer Kennedy, Council Director  
Pattie Johnson, Council Office Administrator III  
Crystal Brown, Officer Administrator

#### Administrative Staff in Attendance:

Brett A. Hales, Mayor  
Doug Hill, Chief Administrative Office  
Tammy Kikuchi, Chief Communication Officer  
G.L. Critchfield, City Attorney  
Brooke Smith, City Recorder  
Brenda Moore, Finance and Administration Director  
Craig Burnett, Police Chief  
Joey Mittelman, Fire Chief  
Jared Hall, Community and Economic Development Director  
Kim Fong, Library Director  
Isaac Zenger, Network Administrator

#### Others in Attendance:

Kirby Croyle, Barbara Ray, Kathy White, Jenn Kikel-Lynn, Kathleen Stanford, Peggy Imai, Anthony Semone, Wendy Parson Baker, Adam Hock, Mark Hendrickson, Clark Bullen

### **Opening Ceremonies**

Call to Order – Councilmember Rosalba Dominguez called the meeting to order at 6:35 p.m.

The audience was invited to recite the Pledge of Allegiance led by Councilmember Rosalba Dominguez.

### **APPROVAL OF MINUTES**

1. Council Meeting - January 10, 2023
2. Council Meeting - January 17, 2023

## **MOTION**

Councilmember Philip Markham moved to approve the MINUTES on January 10, 2023, and January 17, 2023. The motion was SECONDED by Councilmember Pamela Cotter.

Roll Call:

Ayes: Philip Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passes 5-0

## **SPECIAL RECOGNITION**

### **1. Consider a Joint Resolution of the Mayor and Municipal Council recognizing February 2023 as Love Your Library month.**

The Murray City Mayor and Municipal Council passed a joint resolution in February 2023 declaring the month as "Love Your Library Month" to honor Murray City Library and its resources, show appreciation for library users, and encourage Murray citizens to engage with the library. The resolution recognized the important role of libraries in providing accessible and free educational resources for the community and their positive impact on all age groups, from early literacy programs for children to services for adults and life-long learning opportunities. The resolution also highlighted the importance of librarians in the functioning of libraries and the inclusive nature of libraries in fostering community growth.

## **MOTION**

Councilmember Diane Turner moved to adopt the Joint Resolution of the Mayor and Municipal Council recognizing February 2023 as Love Your Library month. The motion was SECONDED by Councilmember Philip Markham.

Roll Call:

Ayes: Philip Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passes 5-0

Library Director, Kim Fong shared a brief story about observing a father and his young son building blocks at the library's block table. The father informed the son that they had to leave in five minutes. The son responded "but the library feels good." This made Kim Fong, who was walking by, happy as they want people to feel good when they were in the library. Kim Fong thanked the city council for the resolution and the hard work of the library staff.

Council members shared their support and appreciation for the city Library and what they provide for the community.

## **CITIZEN COMMENT(S)**

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Kirby Croyle

Kirby Croyle is a resident of Sandy city and a member of the League of Women Voters. She mentioned that they frequently use the library and appreciate the space for its light and openness. She is a member of the League of Women Voters and is interested in making sure citizens have access to information and observing various councils and boards to gather the information that is important to their constituents. The league is nonpartisan and its observers document information without any opinion or slant. They are celebrating their 103rd anniversary this month, founded on Valentine's Day to encourage citizens to register to vote and care about their communities. The league also offers a weekly briefing of items across the county that may be of interest to citizens. The speaker thanks the mayor and other council members for their hard work and devotion to their communities.

Barbara Ray

Barbara Ray is grateful for the City Council's decision to install a camera in the back of the council meeting, which can be accessed online, allowing viewers to watch the council's proceedings from the

comfort of their own homes. Barbara Ray also mentions that they appreciate the hard work and dedication of the City Council to their community, and mentioned the League of Women Voters, which she is a part of, and its mission to provide impartial information to the public. Barbara Ray encourages those interested to sign up for the League's weekly briefing online.

Clark Bullen

Clark Bullen spoke about the upcoming changes to the zoning of the MCCD and raised a concern that there was not a requirement for a historic look and feel in the area. He mentioned that the recent city survey showed that citizens would like to see traditional architecture and brick building materials in the downtown area. Clark Bullen encouraged the council to consider adding a historic design requirement for the MCCD and to approve it before the property at 5025 South State Street goes to market. He believes that this will ensure that the new development matches the rest of the MCCD in architectural style and fit with the citizens' preferences.

### **CONSENT AGENDA**

None scheduled.

### **PUBLIC HEARING(S)**

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 an ordinance amending Section 17.78.050 of the Murray City Municipal Code relating to the minimum area required for detached accessory dwelling units.

Minutes Attachments

1. CC 2.07.23 Detached ADU .pdf

### **PRESENTATION**

Jared Hall discussed a proposed amendment to the accessory dwelling unit (ADU) section of the city code. The amendment is specifically for detached ADUs and relates only to the minimum lot size required for them. The current minimum lot size for detached ADUs is 12,000 square feet, but the amendment proposes reducing it to 10,000 square feet. Based on the review and findings, Staff recommended that the council approve the request to amend the text of Chapter 17.78.050(J).

The applicant, Peggy Imai, was in the audience and declined to speak.

### **DISCUSSION**

Council discussed the legislature's intent with housing and ADUs.

Jared Hall said there was nothing on the horizon as of now that would put Murray at odds with the direction the legislature is headed in terms of detached accessory dwelling units with this amendment. Currently, the state mandates changes to the interior or attached accessory dwelling units but left detached ones alone. In addition, last year, his department processed 18 ADU applications, and none of them were detached.

Jared Hall would like to look into ways of making detached accessory dwelling units easier to construct but wants to be careful so as not to make the standards too loose and create a negative impact on the setback requirements. He mentioned that most single-family lots in Murray are 8000 square feet or lower, which makes it difficult to construct detached accessory dwelling units. However, staff does support this amendment to reduce the lot size from 12,000 square feet to 10,000 square feet.

### **CITIZEN COMMENTS**

The public hearing was open for public comment.

No public comments were given, and the open citizen comment period was closed.

### **MOTION**

Councilmember Philip Markham moved to approve the ordinance amending Section 17.78.050 of the Murray City Municipal Code relating to the minimum area required for detached accessory dwelling units. The motion was SECONDED by Councilmember Pamela Cotter.

Roll Call:

Ayes: Philip Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passed 5-0

#### **BUSINESS ITEM(S)**

None scheduled.

#### **MAYOR'S REPORT AND QUESTIONS**

Mayor Hales thanked the council for touring the new city hall construction site. The Mayor believed the city hall visit was a positive experience and everyone is excited about the new building.

Councilmember Philip Markham thanked the Mayor for the Annual Report and recommended making it available on the City webpage.

Councilmember Rosalba Dominguez thanked the Mayor for an invitation to the Board and Commission banquet.

Councilmember Pamela Cotter requested the city invite the alumni of Arlington Elementary to walk through the building one more time before it closes. She would also like to have some of the bricks preserved for citizens to keep.

#### **ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.

#### **ADDITIONAL INFORMATION**

The next scheduled meeting will be held on **Tuesday, February 21, 2023, at 6:30 p.m. MST.**

Supporting materials are available on Murray City's website at [www.murray.utah.gov](http://www.murray.utah.gov).

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

At least 24 hours prior to the meeting, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.

# City Council

February 7, 2023



**Applicant:** Peggy Imai

**Request:** Text Amendment to Section 17.78.050.(J) changing the minimum square footage for Detached Accessory Dwelling Units (ADU) from 12,000 sq.ft. to 10,000 sq.ft. minimum

**Address:** N/A



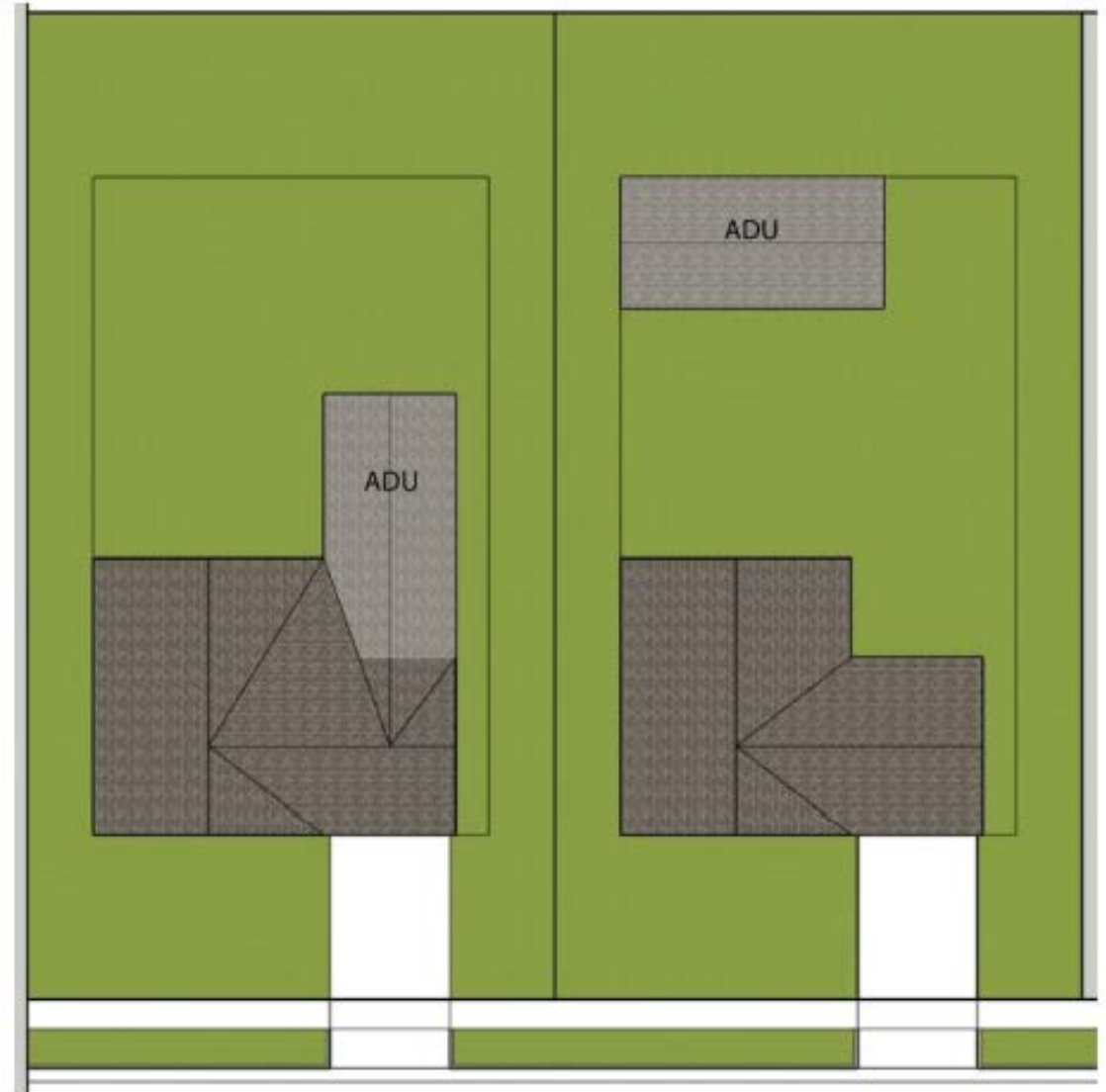
# Types of ADUs

## Attached (left)

- A part of the main dwelling; basement, addition, etc.

## Detached (right)

- Wholly separated from the existing dwelling



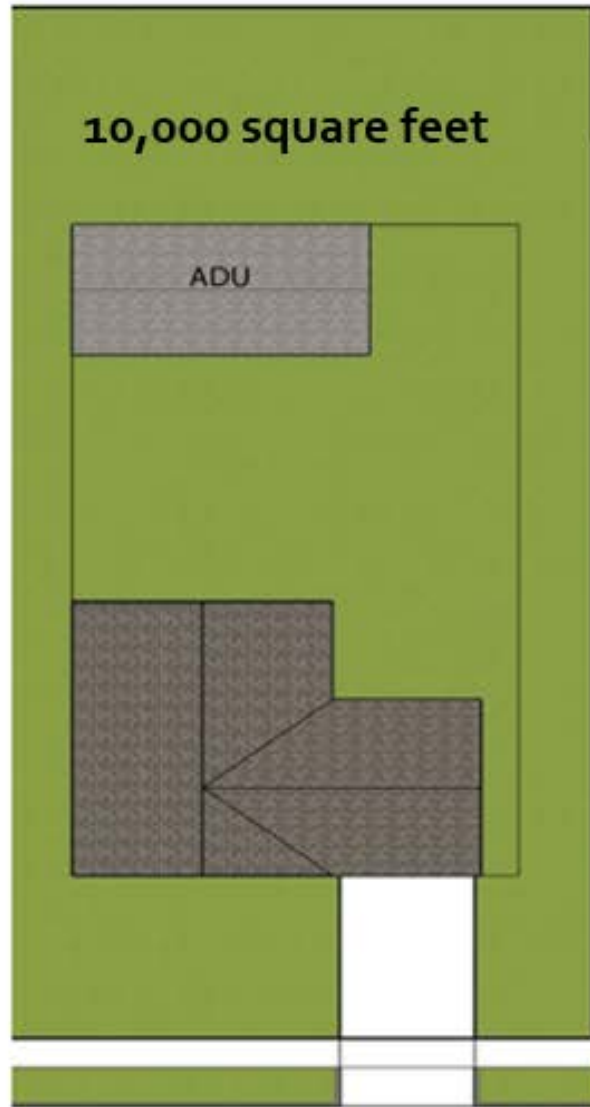
# Detached ADUs

- Current requirements
  - 12,000 sq ft lot required
  - 1,000 sq ft or 40% of main dwelling
  - No more than 2 bedrooms
  - Two additional off-street parking spaces
- Proposed requirements
  - **10,000 sq ft lot required**
  - 1,000 sq ft or 40% of main dwelling
  - No more than 2 bedrooms
  - Two additional off-street parking spaces



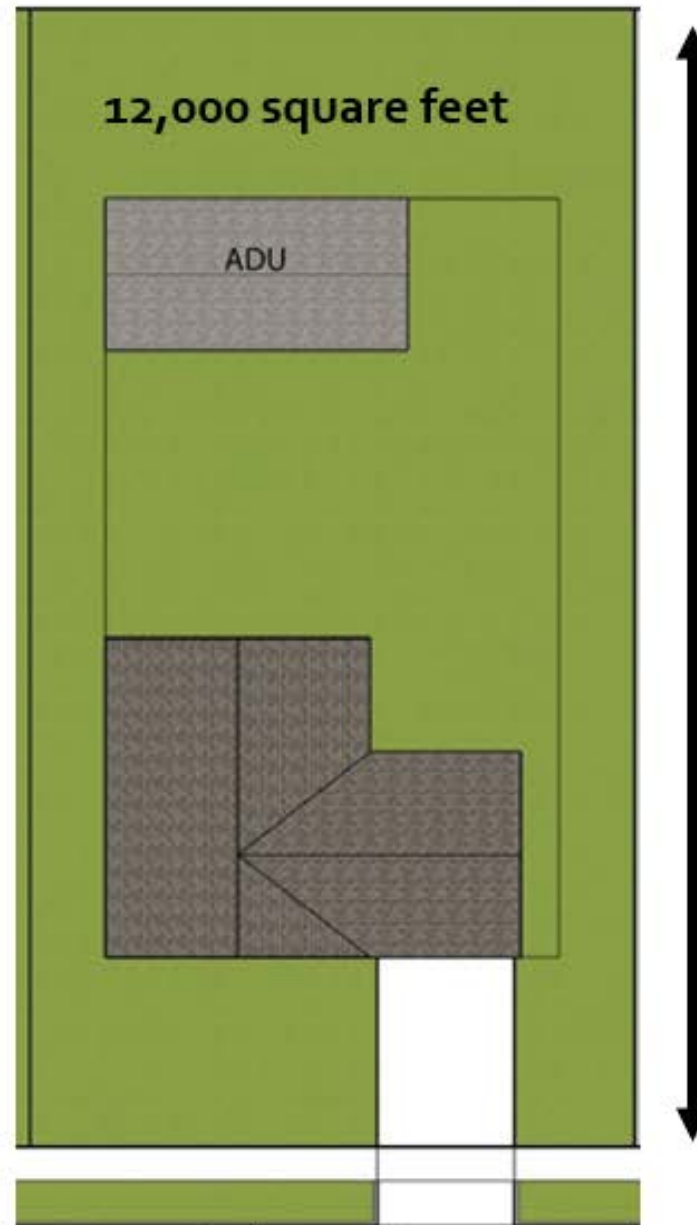


125  
feet  
deep



80 feet wide

12,000 square feet



150  
feet  
deep

80 feet wide

## FINDINGS

1. The proposed text amendment furthers objective 9 of the Land Use and Urban Design Element of the General Plan to “provide a mix of housing options and residential zones to meet a diverse range of needs related to lifestyle and demographics, including age, household size, and income” by making the process to construct and operate an ADU easier.
2. The proposed changes are in harmony with objective 11 of the Land Use and Urban Design Element to “stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community” by reducing the minimum area requirement from 12,000 square feet to 10,000 square feet for a detached ADU.
3. Staff finds that objective 3 of the Neighborhoods & Housing Element that states “encourage housing options for a variety of age, family size and financial levels” supports the proposed changes. This allows additional residents that own a home that may be struggling to pay their mortgage or have a family member, friend or caretaker to reside on the same property.
4. Objective 1 of the Moderate-Income Housing Element states “ensure housing affordability targets are achievable using a range of strategies”. One of the strategies in this objective states to continue to support ADUs in all residential zones. Staff finds that the proposed change will further this objective by making it easier to construct and operate a detached ADU.

## Staff Recommendation

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to **Section 17.78.050.(J) Detached Accessory Dwelling Units, to state: *The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ten thousand (10,000) square feet.***

# THANK YOU

