



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, April 21, 2020 for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020.

Council Members in Attendance:

Dale Cox - Chair	District #2
Rosalba Dominguez – Vice Chair	District #3
Kat Martinez	District #1
Diane Turner	District #4
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Janet Lopez	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin.
Brenda Moore	Finance Director	Blaine Haacke	Power – General Manager
Melinda Greenwood	CED Director	Mark Morris	VODA Landscaping
G.L. Critchfield	City Attorney	Annaliese Eichelberger	VODA Landscaping
Bill Francis	The Imagination Company	Trae Stokes	City Engineer
Jennifer Kennedy	City Recorder	Danny Astill	Public Works Director

Mr. Cox called the Committee of the Whole meeting to order at 4:45 p.m. with the following announcement:

Welcome to the Murray City Council Meetings. We are glad you are viewing our proceedings. Tonight, we have scheduled: Committee of the Whole, Redevelopment Agency (followed by a short break), and a Council Meeting.

Because of the current health pandemic, and in order to comply with the Governor's Directive to "Stay Safe, Stay Home," and the Public Health Order issued by the County Health Department and County Mayor, we have determined that an in person meeting, including attendance by the public and the Council is not practical or prudent. Therefore, this meeting will be held remotely through electronic means.

Each person is participating from a separate location. We are totally dependent upon the internet and technology to broadcast this meeting and to ensure that the public has an opportunity to view the

proceedings, however, there could be a malfunction that is totally out of our control. We do not expect any issues but want you to be aware of that possibility.

If you would like to submit citizen comments or public hearing comments please email to city.council@murray.utah.gov they should be less than 3 minutes, include your name and contact information and they will be read into the record.

Approval of Minutes – Mr. Cox asked for comments or a motion on the minutes from the City Council Workshop held on February 20, 2020. Mr. Hales moved approval, and Ms. Turner seconded the motion. (Passed 5-0)

Discussion Items

Boys and Girls Club Report – LeAnn Saldivar

Ms. Saldivar expressed appreciation for support from the Mayor's office, and the Murray Council. Usually this time of year, she would report celebrations, operations; enrollment and attendance information; and how Murray funding was utilized to sustain the largest and busiest B&GC (Boys and Girls Club) in the State. A written report and cover letter were sent to the Council prior to the meeting for review. As noted, Youth of the Year, Carrisa Vera was going to attend more formally with Ms. Saldivar, but due to COVID-19, she would send an introductory video instead.

She informed the Council about final landscaping projects, and plans for the new expansion area, where an exhibit about Murray's historical involvement with the B&GC would be on display. She and Mr. Dunn worked on the important project to be unveiled this spring; the event is delayed, due to COVID-19.

Ms. Saldivar noted stressful and challenging times and appreciated the City's safe handling of all related matters. Significant changes, with regard to Club operations, children and their families; and overall adaptation to the COVID situation was noted:

- Due to HUD (Housing and Urban Development) guideline changes, there was a significant increase in Club memberships. A category labeled as, *low to moderate income*, now includes *working and struggling families*. The membership increase was not due to COVID-19, or any other circumstance.
- Families already struggling face new challenges related to housing, and academic loss; and kids not equally engaging in virtual-schooling, subjectively. Many children are missing out on healthy outlets for play, due to isolation and a lack of positive adults in their lives. Ms. Saldivar noted the B&GC serves many healthy families; however, more families are tumultuous and unsafe environments for children. Issues other than financial challenges include concerns related to physical, emotional and mental health; especially for kids who cannot reach out to staff, so Club employees are working hard to solve these problems.
- The Murray B&GC leads the way in effective response. Ms. Saldivar said outstanding staff, with incredible spirit, accomplished more than other clubs, in a quicker and better way with more resilience. In addition, after the earthquake, the team responded well, as the Murray facility was the first building inspected and cleared for occupancy to get families back in business.

- Their first achievement related to COVID-19 was to reestablish, as much service as possible, given the Governor's directive orders. With its location near IMC (Intermountain Medical Center) hospital, the Murray Club was selected to act as an Emergency Care Center, through the Utah Office of Childcare. It was requested that providers bring staff on board to serve kids of medical personnel, and first responders in need of childcare. Murray B&GC staff was willing and agreed to help those who might be at a higher COVID-19 risk; currently, the Murray B&GC has the highest number of enrollees in emergency childcare.
- The Backpack Program continues, in addition to partnering with the Murray School District to provide meals for needy families. Food and funding donations help, where meals are passed out daily by board members. It was explained that cars line up to collect food, which has been 1,000+ cars per day.
- With knowledgeable staff, the Murray B&GC acted immediately to provide educational on-line programs, and daily virtual meetings. For example, apps like Facetime, Instagram, and Tik-Tok, allow for a host of opportunities to connect kids with staff; and kids with peers. Daily online learning programs include subjects like fitness, sports, art, and many others. Information about substance abuse, academic support, and mentoring is provided to parents. Ms. Saldivar reiterated the Murray B&GC was the first Club to initiate online learning opportunities.
- The greatest concern to staff is disconnection with isolated students. Many families have only one computer in the home, so children do not have access to on-line learning, or personal technology; and parents working from home are utilizing the one computer. Ms. Saldivar announced with the donation of 100 laptops, many needy students would receive one. In addition, Comcast is offering free internet and Wi-Fi, so the hope is to see a little improvement in this area of disconnect.
- There will be no layoffs or furloughs at this time. Board members authorized reserves to sustain payroll through April; and with a granted payroll protection loan, provisions will be met through June. There are many concerns for the summer months, when typically, 400 children attend, so planning is uncertain with regard to enrollment, as well as, future layoffs. Summer camp enrollment is limited to 50 children, due to group restrictions, which could change as things unfold. Hopefully normal business will come back in July, and full business in the fall.

Ms. Saldivar said the B&GC is an essential need in the community and noted hard financial decisions the Council faced with great loss of revenue; she hoped Murray City would continue to financially support the Murray B&GC in the future.

All Council Members were grateful for the report; Ms. Turner thanked Ms. Saldivar for good leadership during a very difficult time and appreciated her thorough report. Ms. Martinez was grateful for B&GC staff knowing that Emergency Child Care procedures are more strict and difficult; she thanked them for extra efforts in taking all necessary sanitization steps. Mr. Hales expressed thankful appreciation. Ms. Dominguez echoed all positive thoughts and noted B&GC facilities across the nation must be facing the same issues. She asked if Club staff considered contacting the Murray School District to establish cross communication with kids they lost contact with- to ensure children are safe. Ms. Saldivar said no, but immediate contact was made with many parents with available cell phone numbers. She reported parents are frustrated, stress levels are high, and many parents admit it is not their preference to have staff texting their children. Therefore, utilizing parents' phones helped to contact many isolated children to inquire

why they have not participated in virtual-school through technology; and to offer help. Ms. Dominguez said key communicators, such as Murray High School mentors, could help reach isolated students, who had success reaching students by visiting communities. She expressed concern about the overall safety of many kids, who might not have essentials like food and access to schoolwork. Ms. Saldivar agreed many kids lack guidance; however, school counselors are now getting involved to find out why certain students are not participating.

2020 Legislature Report – G.L. Critchfield, Kory Holdaway, David Stewart.

A document called the Murray City 2020 Legislative Bill Tracker was shared to review the number of bills addressed this year. Mr. Critchfield noted the attendance of Murray City lobbyists and appreciated their great insight in understanding the legislative process each year. An update about the recent 2020 Legislative Session occurred, and the following issues were discussed:

HB 273 (House Bill) – Property Rights Ombudsman Amendments. Mr. Critchfield explained when a city or county is at odds with a developer, advice can be obtained by utilizing a non-partisan office in the Department of Commerce, known as the Ombudsman. In years past, after getting an advisory opinion from the Ombudsman, and after going to court; if the court ruled against the advice of the Ombudsman, the winning side could attain attorney's fees. Now, in addition to that legislation, a penalty of \$250 per day can also be charged, if it is found that the losing party violated the law knowingly and intentionally. He said the bill was written in such a way, due to the new penalty, so that private parties will most likely recover, but, cities would not.

HB 388 – Land Use Development and Management Revisions. The bill involves an annual task force that works together to propose bills, made up of the ULCT (Utah League of Cities and Towns), land developers and others. Mr. Critchfield noted a significant aspect of the bill, which was to provide a definition for the 'adversely affected party.' Mr. Critchfield explained in the past if a developer in the City makes a decision that a third party disagreed with, up until now, it was very difficult to know if a third party could participate in some kind of appeal or lawsuit; therefore, almost anyone could participate. This bill narrowly defines an 'adversely affected party', as one who owns property adjoining the property in question; or someone who can demonstrate that they will suffer damage differently than anyone else in the community. He explained developers and cities would still have disputes, however, this bill will reduce the number of third party challenges or appeals in this type of case.

Mr. Holdaway said that the 2020 Legislative Session was very different from other sessions, with the repeal of the tax reform bill passed in December of 2019. He reported after four days the bill died, which set the stage for addressing budgetary issues in ways unlike before. He said legislature made no changes to education funding/income tax, and there was a claim that there was very little General Fund money, which is so important to cities. He said there were a lot of proposals throughout the entire session, with regard to funding basic services. He highlighted the following:

HB49 – Sales Tax on Motor Vehicles – Mr. Holdaway said the bill which involves internet sales of motor vehicles, would be detrimental to Murray; so, a close monitoring was advised.

SCR6 (Senate Concurrent Resolution) – Study of Local Option Sales Tax – The resolution passed at the end of the session, which is related to a discussion, in terms of sales tax distribution. It was prompted by the Senate and frustrations occurred dealing with sales tax distribution formulas and wanting to make more

changes to distribution. The ULCT was instrumental in getting the issue scheduled as a topic of discussion throughout the interim. Mr. Holdaway said the resolution will need close attention going forward.

HJR301 (House Joint Resolution) – Urging Fiscal Responsibility – Due to economic uncertainty created by COVID-19, the resolution encourages local cities to be careful with the remainder of their 2020 budgets; and plan to continue to limit spending, and plan for smaller budgets in the next fiscal year ending June 30, 2021.

Mr. Stewart echoed Mr. Holdaway. He attended several meetings about transportation; all funding matters were put on hold. He discussed the ramifications of COVID-19, the delay of State projects, upcoming challenges compared to the great recession of 2008; and plans for possibly spurring the economy, with money issued by the Treasury, and Federal government. He noted financial impact to certain local businesses and communities overall, but said Utah is one of the most well positioned states in the country.

He briefly discussed a bill related to a sales tax holiday that would have prevented the generation of sales tax revenue for two months during the COVID-19 outbreak, to help struggling businesses; however, it failed because most cities would not be in a position to absorb that significant income loss.

HB261- Eminent Domain Revisions – Mr. Stewart worked closely with the ULCT to defeat the bill – which failed. The bill offered technical changes, limitations and exclusions, related to state agencies, and subdivisions with the exercise of eminent domain.

HB3009 – Local Government Emergency Response - Mr. Holdaway noted the Special Session was still underway and this bill addresses authority given during a declared emergency. For example, the ability to hold electronic meetings, allow for flexibility in local government budgetary, and fiscal procedures; and extend deadlines for posting minutes of public meetings.

The next Special Session would be held in July 2020, during which they would gain a better understanding of the State budgets. Due to COVID-19, departments were asked to prepare for 10% - 20% cuts. The hope and purpose for this Special Session is to assist with back-fill money if and where necessary; harder decisions would come later if the cost of pandemic stretches out over the next year, or even two years. He confirmed the next stimulus bill would be passed tomorrow, with hopes that money would be made available to cities, and counties, as soon as possible. There was mention of a fourth stimulus package from the federal government, however, he thought that stimulus would take much, much longer; he advised not to budget with those dollars in mind.

Fashion Place West SAP (Small Area Plan) – Mark Morris, Annaliese Eichelberger – VODA Landscaping.

VODA consultants presented a draft plan for next-steps in moving forward with the SAP. The planning process began February 4, 2020 when VODA first discussed future development opportunities in the area with the Council. Mr. Morris explained the draft resulted from an in-depth study of the area by compiling various data. The first section of the draft was discussed, noted as *Existing Conditions* that detailed things like demographics, infrastructure, housing constraints, and connectivity. A map was displayed to convey neighborhood assets in the study area. Data points were discussed as follows:

- The SAP is centrally located in proximity to a TRAX station, community resources, and the mall.

- Median home values near the TRAX station are lower than other areas of Murray.
- Household income in the area is considerably lower than the rest of the Salt Lake County.
- The SAP is in need of significant investment.
- Neighborhood transportation connectivity challenges exist, due to freeway, and railroad corridors; and State Street, as a large barrier. By studying networks, and working with the City, UDOT, and other entities, the hope is to provide connection improvement.
- Connecting people from TRAX to the mall is the larger driving point of the SAP. So, sidewalk networks were scored based on quality and use. It was noted that improvements could be made with City controlled infrastructure. Mall authorities acknowledge, unless customers arrive by car, major connectivity issues exist for people traveling on foot or bike, because there is no established framework for pedestrians and cyclists to or from TRAX. The lack of infrastructure for pedestrians is a major issue for resolving gaps in connectivity.
- Strava, a running and cycling app, was used to map and track well used routes for cyclists. Two main corridors that need improving throughout the area were noted on Winchester and Cottonwood Street.

Mr. Morris reviewed land use in the SAP. The study confirmed just under 50% of the SAP is single family residential neighborhoods, with a few developments of multifamily housing; the other half is industrial and commercial business. He said the intent is to ensure that solutions provided are contextual and reflect the needs of each particular area. A map was shared to pinpoint breakdown areas in connectivity, which could be resolved by funding improvements.

Mr. Morris discussed results from the open house held at the Murray Senior Center. In summary, most attendees were area residents, and other curious citizens. All reactions were positive when VODA representatives conveyed there is no immediate plan for development at this time; the plan so far, was only a study to discover constraints, should the City decide to invest in redevelopment. Participants responded as follows, when asked from Murray's General Plan, what key initiatives seemed most relevant for future improvement to their area:

- Improve livability and vibrancy of the neighborhood.
- Introduce multi-modality – to improve pedestrian and cycling networks.
- Better destinations in the area: more public spaces and parks; grocery markets, and dining.
- Housing in ten years: more single-family homes, townhomes and ADUs (accessory dwelling units).

Ms. Eichelberger discussed the housing section of the draft plan. She noted future planning factors like affordability, population growth, and home values that affect housing supply and demand in the study area. She said Murray's policies like the General Plan, and zoning ordinances that currently address housing, were analyzed to understand how they might potentially be amended in the future to help accommodate new housing in this area. As a result, implementations and recommendations to the City were carefully considered when they divided the project area into four separate sub-areas, because areas in the SAP are very unique. Proposed sub-areas were described as follows:

- Jobs and Housing Mix Use – Encompassing the current industrial area on the north and south ends of the study area, and adjacent to Interstate-15.
- Transit-Oriented Mixed-Use – Directly east of Interstate-15, the current manufacturing area is immediately adjacent to the TRAX station.

- Urban Mixed-Use – Commercial district along State Street near Fashion Place Mall.
- Established Residential – Located on the north and south side of Interstate-215; single family homes in neighborhoods would remain preserved.

A graph was analyzed to convey Salt County's current housing market statistics. Ms. Eichelberger noted renters make up the majority of the cost burden households, which continues to rise, confirming rental options in variant degrees are a necessary option. She presented a poll taken by the Salt Lake County Chamber, which revealed 94% of respondents believe affordable housing is a major problem for Utah's continued economic growth; confirming again the need to improve housing options.

Another graph was provided to discuss walkability. Ms. Eichelberger explained walkable home prices in Salt Lake County are 32% higher than car dependent home prices, and said compared to other regional cities, people will pay more to have a walkable home. Therefore, walkability in the SAP is vital, with the central location of TRAX, neighborhoods, and the mall. She explained to help establish implementation and recommendations, in creating the initial housing section of the plan, consultants looked at current housing constraints in the study area, as well as, constraints to future housing developments. The following was discovered:

1. The existing commercial district and manufacturing zones do not allow residential.
2. The single-family zone does not permit any higher densities for housing. ADU or duplexes not currently permitted, could be possible in the future.
3. Parking requirements for high density would not be possible within the existing zones of the study, due to small lot sizes. Shared parking might assist that challenge in the future.
4. Financial incentives could potentially encourage development of additional housing in the future; for example, use of the RDA. Currently, the area is lacking in such incentives.
5. Close proximity to interstate freeways creates connectivity challenges.
6. Walkability, and vehicle connections are limited, due to freeway bridges that provide area access.
7. There is a lack of publicly controlled property important to spurring private development; besides UTA parcels there are no publicly held properties in the area.
8. The vacancy rate in the area is low, which impacts the current housing need; the study determined more housing is needed in the project area, the wider region, and the State, indefinitely.

Ms. Eichelberger explained Life Cycle Housing. She said people need different housing choices throughout their lives; so, having various options within overall neighborhoods is important. Although this area is small, single family homes, apartments, townhomes, row houses, rentals, and for-sale options, would be possible to provide housing for a variety of needs. Ms. Eichelberger reminded the Council everything she was discussing should be envisioned as long-range housing options that could occur in the next 20 years, as the area transitions. The following suggestions were made for each sub-area:

- Jobs and Housing Mix Use – Medium density, mixed-use, townhomes, and condominiums.
- Transit-Oriented Mixed-Use – Row homes, medium density and potential townhomes.
- Urban Mixed-Use – Higher density residential development, due to surrounding commercial businesses, high traffic, and faster speed limits.
- Established Residential – ADUs, potentially duplexes, and single-family homes.

In conclusion, Mr. Morris confirmed they would continue to work through the study and return to the Council to discuss new recommendations. They would present another draft plan – related to the future,

with a major focus on housing and connectivity. VODA consultants would be working with UTA, UDOT other entities that control transportation networks in the City, to discover more possibilities; so, the next presentation would include broad categories related to traffic analysis and mitigation; and impact of development on traffic, by using best practices to mitigate changes. Mr. Morris said parking management is always a concern with all new development planning, so again, they would utilize best practices to determine those needs and demands; they would include parking problems admitted by Fashion Place Mall management.

In addition, the updated housing section will have strategic recommendations and implementation steps. For example, to reflect a phase-in plan over the next two, several, and 20 years projects the City could spearhead, would require coordination with UTA and UDOT. VODA hoped for another public meeting in May, however, it was canceled due to COVID-19. As a result, for the next 6 weeks they will offer online and digital public outreach opportunities to get additional feedback from Murray neighborhood residents. They would create additional policy recommendations and make changes to implement in the area; he stated residents in that area know the neighborhood the best.

Chair Cox thanked VODA staff for their hard work and research.

Announcements: None.

Adjournment: Chair Cox dismissed the meeting at 5: 51 p.m.

Pattie Johnson
Council Office Administrator II