



**MURRAY**  
CITY COUNCIL

# Council Meeting May 18, 2021



# Murray City Municipal Council

## Notice of Meeting

Murray City Center  
5025 South State Street, Murray, Utah 84107

### **Electronic Meeting Only** **May 18, 2021**

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached Council Chair determination.)

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>.

**\*Citizen comments or public hearing comments may be made as follows:**

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov).
- Comments are limited to less than three minutes, include your name and contact information.

### **Meeting Agenda**

#### **5:30 p.m.      Committee of the Whole**

Diane Turner conducting.

#### **Approval of Minutes**

Committee of the Whole – April 6, 2021

Committee of the Whole – April 20, 2021

#### **Discussion Items**

1. Fiscal Year 2020 – 2021 Budget Amendment – Brenda Moore (15 minutes)
2. Discussion on the service area boundary adjustment between Murray and Taylorsville-Bennion Improvement District – Danny Astill (30 minutes)

#### **Announcements**

#### **Adjournment**

#### **Break**

#### **6:30 p.m.      Council Meeting**

Kat Martinez conducting.

### **Opening Ceremonies**

Call to Order  
Pledge of Allegiance

### **Approval of Minutes**

Council Meeting – April 20, 2021

### **Special Recognition**

1. Murray City Council Employee of the Month, Ed Gulick, Inventory Control Specialist – Brett Hales and Blaine Haacke presenting.
2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah to Designate and Support the Week of May 16-22, 2021 as Emergency Medical Services Week – Mayor Camp, Chad Pascua, and Dr. Adam Balls presenting.

### **Citizen Comments**

\*See instructions above. Email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) . Comments are limited to less than 3 minutes, include your name and contact information.

### **Consent Agenda**

None scheduled.

### **Public Hearings**

None scheduled.

### **Business Items**

1. Consider a resolution of the City Council of Murray City consenting to the reorganization of the Wasatch Front Waste and Recycling District as a Local District – Diane Turner and Pam Roberts presenting.
2. Consider a resolution adopting the City's tentative budget, as amended, for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022 and scheduling a hearing to receive public comment before the final budget is adopted – Brenda Moore presenting.
3. Consider a Joint-Resolution of the Taylorsville-Bennion Improvement District and of Murray City Municipal Council declaring an intent to adjust their common service area boundary – Danny Astill presenting.

### **Mayor's Report and Questions**

### **Adjournment**

### **NOTICE**

Supporting materials are available for inspection on the Murray City 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 the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On Friday, May 14, 2021, at 10:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. 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>.

A handwritten signature in black ink that reads "Jennifer Kennedy". The signature is fluid and cursive, with the first name "Jennifer" and last name "Kennedy" clearly distinguishable.

Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council





**Murray City Council Chair Determination  
Open and Public Meeting Act  
Utah State Code 52-4-207(4)  
May 1, 2021**

In accordance with, Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus, I have determined that meeting in an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Federal, state and local leaders have all acknowledged the global pandemic. Salt Lake County Public Health Order 2020-15 dated October 26, 2020, recognizes that COVID-19 is a contagion that spreads from person to person and poses a continuing and immediate threat to the public health of Salt Lake County residents.

It is my intent to safeguard the lives of Murray residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

The public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>.

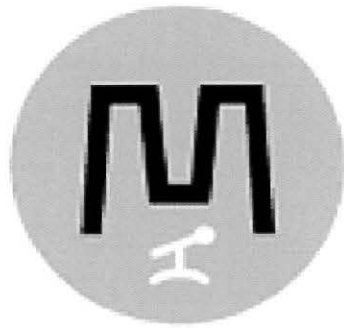
Citizen comments or public hearing comments may be made live through the Zoom meeting process or read into the record by sending an email to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov).

Diane Turner  
Murray City Council Chair



**MURRAY**  
CITY COUNCIL

# Committee of the Whole



**MURRAY**  
CITY COUNCIL

# Committee of the Whole Minutes



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, April 6, 2021 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Turner, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

### Council Members in Attendance:

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

### Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Doug Hill	Chief Administrative Officer	Ben Ford	Wastewater Superintendent
Brenda Moore	Finance Director	Melinda Greenwood	CED Director
Stan Lockhart	Utah Valley Chamber of Commerce	Chris Zawislak	City Senior Civil Engineer
Danny Astill	Public Works Director	Bill Francis	The Imagination Company

Ms. Turner called the meeting to order at 5:00 p.m.

**Approval of Minutes** – Ms. Turner asked for comments or a motion on the minutes from Committee of the Whole – March 2, 2021; and Committee of the Whole – March 16, 2021. Mr. Cox moved approval on both sets of minutes. Ms. Martinez seconded the motion. (Approved 5-0)

### Discussion Items:

**RCV (Ranked Choice Voting) Presentation** – Mr. Lockhart informed Council Members that Salt Lake County now has the capability of processing RCV ballots for the 2021 election. A PowerPoint was shared to give refreshed understanding about the voting process, should Murray be interested in using it. (Attachment #1) He reported that Utah municipal cities Payson and Vineyard opted to utilize the pilot project in 2019; and after a survey, 4.2% of voters found it “not at all” easy to use; and County Clerks confirmed that 75% of candidates would use it again. In 2020 the Utah Legislature formally recognized the success of the 2019 pilot project and passed House Bill 75; Governor Herbert encouraged all cities and

towns statewide to use it. Mr. Lockhart discussed in length why he favors RCV, and discussed next steps taken should the City change to RCV. The deadline to notify Salt Lake County about the decision is May 10, 2021.

Council Comments and Discussion:

- Mr. Hales asked how many cities were committed to RCV this year. Mr. Lockhart said between five and ten.
- Mr. Cox affirmed that software to calculate totals and redistribute votes where they need to be, was already in place; he wanted to ensure the automated system worked correctly. Mr. Lockhart confirmed although RCV is more complicated for the casual voter, the program generates visual graphs related to instant runoffs that occur from round to round, making it easy to understand.
- Ms. Turner asked the advantage of RCV for two candidates running for one position. Mr. Lockhart said in that scenario RCV would not kick in; it requires more than two candidates per position.
- Ms. Dominguez inquired about citizen input, public awareness, and the educational piece for citizens regarding the RCV movement; she asked for the cost breakdown related to splitting expenses with the County.
- Mr. Lockhart deferred public feedback to Mayor Camp and Council Members. Regarding cost, the City would be charged on a *per active voter* basis; for example, with 10,000 voters, the same amount is charged for a primary race, as would be for a general election, even though there is a fraction of the turnout in a primary. However, he estimated cities would save about 50% in annual election budgets by switching to RCV. But because cities would be using a new system, time, effort, and money would be required for public education.
- He suggested using social media for engaging in educational discussions; and linking RCV apps to city websites, where the public can participate in mock elections. In addition, for cities who want to participate in the pilot program, there is State funding of \$200,000 available to help pay for advertising videos and mailers. The vendor, Dominion would give Salt Lake County a one-time charge of \$25,000 that would be factored into the cost of the election, which is charged to cities based on voter participation.
- Ms. Martinez expressed favor for RCV; she asked if the \$200,000 would be available for other election years if cities do not participate now. Mr. Lockhart said funding was intended now for cities that want to be RCV pioneers; he thought by 2023 there would be no State Funding available.
- Mr. Hales thought the education piece was important. Mr. Lockhart said RCV was simple. He felt once citizens use it, they like it; and those opposing RCV do not think voters can easily understand it.
- Ms. Turner requested direction from Council Members about whether the item should move forward to a council meeting for a formal vote. All Council Members responded yay. Ms. Kennedy would schedule the item for a council meeting.

**Discussion on a Text Amendment to City Code, Section 17.12 of the Land Use Ordinance relating to Planning Commission Compensation** – Ms. Greenwood led a discussion about updating language in City Code to correlate with compensation of the planning commission. A power point was provided to review the current and updated language; instead of \$25 per meeting, there is a maximum pay of \$40 per meeting. Ms. Greenwood shared a planning commission compensation chart to compare Murray with other cities. She noted the \$40 amount was not the highest or the lowest comparatively; and, that the text amendment would allow for the compensation rate to be adopted through the annual budget process.

Public notice was given, and the Murray Planning Commission considered the item on January 21, 2021; no public comments were given; and the vote to recommend approval was 7-0. Ms. Greenwood reviewed the findings and confirmed staff also recommended approval.

Ms. Turner asked what other Murray City commissions were compensated. Mayor Camp said none. But it was due to commissioners' frequent travel to projects that the stipend was put in place for fuel cost reimbursement. The Council would consider the text amendment during the April 20, 2021 council meeting.

**Discussion on a GP (General Plan) and Zone Map amendment for the property located at 344 East and 404 East 5600 South** – Ms. Greenwood spoke about how the amendments would facilitate a single-family subdivision developed by Monterey Properties. The situation is complex because a land exchange would be necessary between neighbors whose properties exist in different zones; and, the City must ensure that all properties have the same corresponding zone designations. An aerial photo was displayed to verify the location of the two properties; and a map was analyzed to describe existing land uses, current zones, and how portions of properties would be swapped. Photographs of the land and street views were shown.

A portion of the property at 344 East 5600 South would change from Low-Density Residential, to Medium-Density Residential on the GP Future Land Use Map. The Zone Map amendment/requests are as follows:

- Property at 344 East 5600 South would change from R-1-8 to R-1-6.
- A portion of the property at 404 East 5600 South would change from R-M-15 to R-1-6.
- A portion of the property at 344 East 5600 South would change from R-1-8 to R-M-15.

Pictures of the existing structure and street views related to Hillside Drive were displayed. Low and Medium Density designations were compared to explain the housing types that would be proposed for the project. She confirmed a planning review meeting was held on February 16, 2021, so that City staff and City departments could carefully consider needs for water, power, and wastewater. Public notices were sent on February 19, 2021; no opposition was heard from surrounding residents.

Ms. Greenwood concluded that with Council approval the project would allow the development of residential lots compatible with the surrounding neighborhood. If approved, changes would not impact the allowed range of uses; and staff does not anticipate adverse impacts to utilities, public services, or facilities from a change to the R-1-6 Zone. It is expected that any subdivision of the property would result in lots fronting on a new dedicated public road from 5600 South. Three findings were reviewed to confirm that the GP provides flexibility, zone changes were analyzed; and zone map amendments are supported by the GP and Future Land Use Map. Since two separate actions will be taken on the amendments; two positive recommendations of approval were given.

The Murray Planning Commission held a public hearing on March 4, 2021; one positive comment was received, and the vote was 7-0 to approve both amendments. The Council would consider these items during the April 20, 2021 council meeting.

**Discussion on an Interlocal Cooperation Agreement with Salt Lake County to receive property in the public use (4500 S Atwood Blvd.)** – Mr. Zawislak discussed how it was necessary for the City to formally obtain a currently used parcel, as part of the City's right-of-way. The parcel contains the roadway, park strip and sidewalk sections on the east side of the intersection of Atwood Boulevard (300 East) adjacent

to 4500 South. He explained Salt Lake County took possession of the parcel years ago, when taxes had not been paid on it in a very long time; but, they would quitclaim deed the property to Murray for \$91.27; he thought it was to Murray's good fortune the County made the offer.

There was a brief discussion about whether there were underlying reasons for making the correction now; and if a future development hinged upon the Interlocal Cooperation Agreement. Mr. Zawislak explained it was due to happenstance that they discovered the situation, and the agreement was needed only to make it correct, since Murray was already utilizing the property. The Council would consider approving the proposed resolution and interlocal agreement during the council meeting, which would allow the City to take sole possession of it and preserve it as a City right-of-way.

**Announcements:** Ms. Kennedy made two announcements related to the Murray Chamber of Commerce.

**Adjournment:** 5:58 p.m.

**Pattie Johnson**  
**Council Office Administrator II**



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

**DRAFT**

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G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Doug Hill	Chief Administrative Officer	Danny Astill	Public Works Director
Brenda Moore	Finance Director	Melinda Greenwood	CED Director
Ben Ford	Wastewater Superintendent	Laura Brown	Deputy Purchasing Agent
Brian Tonetti	Exec. Director Seven Canyons	Bill Francis	The Imagination Company
Dave Stewart	Murray City Lobbyist	Kory Holdaway	Murray City Lobbyist
Kayden Dailey	Murray City Intern	Skylar Galt	Murray Chamber of Commerce
Pam Roberts	Wasatch Front Waste and Recycling	Kyle Lamafla	Seven Canyons Greenways

Ms. Turner called the meeting to order at 4:00 p.m.

**Approval of Minutes** – Ms. Turner asked for comments or a motion on the minutes from the General Plan Workshop held on March 18, 2021. Mr. Hales moved approval. Ms. Martinez seconded the motion. (Approved 5-0)

### Discussion Items:

**2021 Legislature Report** – (Attachment #1) Mr. Critchfield, Mr. Stewart, Mr. Holdaway, and Mr. Dailey spoke about how the 2021 Legislative Session finished out. Mr. Critchfield appreciated Mr. Dailey for a fabulous job in understanding the context of current legislation; his coordination was valuable to the City Council by exercising good communication and reporting back each week with educative summary reports



throughout the session.

Mr. Dailey said the experience was important to him and expressed gratitude for the internship opportunity. He enjoyed attending day to day meetings, as he worked closely with the ULCT (Utah League of Cities and Towns); and shared excitement about gaining new ideas regarding his future path forward.

Mr. Stewart said the ULCT did a good job representing Utah member cities; and reported the following:

- A record amount of money was put towards education this year.
- There was a large focus on local governments where a multiple of proposed bills reflected a candid attack on local governments. For example, regarding ADUs (Accessory Dwelling Units), and building inspections.
- SB (Senate Bill) 61 – SB-61 began with tough negotiations over two major bills regarding billboards. It was not favored by the ULCT - it failed in the end. Unintended consequences would have affected cities from Provo to St. George; and from Murray up through Davis and Weber Counties.
- HB (House Bill) 244 – The infrastructure bill affecting Murray and also known as the Quarter of the Quarter, is a county tax prioritized by the State; it must be spent in Salt Lake County. Early on a related bill was introduced allocating some of the revenue to various cities - it raised concern when Murray was excluded. Mr. Stewart reported working closely with the sponsor and other leaders to negotiate through the details with the Utah Department of Transportation. As a result, additional money prioritized for Murray was identified, which is a one-time payment of \$500,000; and \$500,000 per year for the next 15 years to be used for city road projects needed at the city level.
- Many states were hit much harder than Utah economically by the pandemic. While other states are still trying to recover from the crisis and keep afloat; Utah is posed very well with a good strong economy. This is why Utah is able to make investments statewide.
- More stimulus money. - With one and a half-billion dollars in new stimulus money coming to the State of Utah; more funding would come to Murray. Further discussion about how Utah would best utilize those funds will be discussed during the interim in May of 2021.

Mr. Holdaway agreed the ULCT did a phenomenal job this year. Due to in-person restrictions, there was a larger degree of remote public involvement this year, and less frequent personal contact with legislative leaders than in past years. He discussed two bills related to Murray:

- HB-98 – vetoed: The builder's bill challenged many cities and came about to regulate and reduce the timeframe of building inspections related to local government building regulations. He said it was not vetoed due to a lack of support; it was rejected because it created challenges with regard to potential funding from FEMA, and flood insurance coverage that cities pay into. Once issues are corrected, he thought the bill would return for more discussion during the Special Session in May 2021.
- HB-82 related to ADUs. The bill came out early in the session and ended up much differently than first presented. Additional requirements were added; some exceptions would modify Murray City building codes to exempt internal ADUs in certain cases. It also establishes a loan program for ADUs and bans HOA involvement.

**Discussion on a resolution consenting to the reorganization of the WFWRD (Wasatch Front Waste and Recycling District) as a Local District** – Ms. Roberts explained why WFWRD would like to change from a Special Service District, to a Local District entity. With her institutional knowledge, she provided a brief history about WFWRD; and outlined specific differences between a Special Service District and a Local District. WFWRD serves 14 municipalities, including service to 2,800 homes in a small portion of Murray.

The executive summary was provided; the proposed draft resolution was presented; and she explained the process and steps required to complete the conversion. (Attachment #2) Official consent to reorganize is required from all municipalities involved. Ms. Roberts confirmed the reorganization would establish WFWRD as a completely independent governmental organization, but they would still comply with all required statutes.

Ms. Turner supported the conversion that would eliminate much red tape; other council members concurred. The Murray Council would consider the reorganization at the next council meeting in May.

**Presentation on the Seven Canyons Greenways Plan** – Mr. LaMalfa updated the Council about progress made by the Seven Canyons Trust. A brief history was given about attaining grant funding through the Wasatch Front Regional Council to start the planning process of the non-profit group. There is one employee and two interns; and their goal is to rehabilitate seven canyon creeks along the Wasatch Front over the next 100 years; they are five years into the plan. Their goal is to restore creeks and water ways located from City Creek Canyon south to Little Cottonwood Canyon, where rivers and creeks are buried, which would be uncovered, restored, and revitalized to natural beauty and health.

Mr. LaMalfa noted half of the study phase is complete, which was partly funded by Murray City. They continue to work with seven other cities and the public to help establish the vision plan. A signature project, the *Three Creeks Confluence* will open in a few weeks connecting to the Jordan River Parkway.

Executive Director, Mr. Tonetti discussed the overall vision plan in detail; reviewed the scope of the plan to distinguish seven water ways; and provided a timeline that included three more phases to achieve the entire vision plan. He concluded with summarizing ways to support the organization. For more information visit: [www.SevenCanyonsTrust.org](http://www.SevenCanyonsTrust.org) email: [Info@SevenCanyonsTrust.org](mailto:Info@SevenCanyonsTrust.org) or call 585-703-8582. To watch the meeting presentation visit:

[https://youtu.be/jy4\\_2glzsLY?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=2903](https://youtu.be/jy4_2glzsLY?list=PLQBSQKtwzBqLxiqGGqdVorSUzCOAEmh-2&t=2903)

**Presentation from the Murray Area Chamber of Commerce** – Mr. Galt provided an update about recent, current, and future activity. He discussed successes and accomplishments; and reported a new office location at 5411 S. Vine Street, Unit #3A. He expressed excitement about new leadership, new board members, new ambassadors; and was proud to have launched their new website. As they have attained several new memberships throughout the City, ribbon cuttings and weekly business events are slowly underway again. He said the core base of Murray City is local businesses and asked Council Members if they had concerns about reopening Murray businesses; he invited helpful suggestions, if any.

Ms. Turner appreciated the new growth within the Chamber; and looked forward to getting back to in-person events. As a Committee Member, Mr. Cox expressed appreciation for their excellent work and congratulated the Chamber on new leadership; he only anticipated continued success. Mr. Galt confirmed they are cognitive about all Covid safety guidelines and challenges; but also want to hit the ground running. Mr. Hales was grateful for the efforts made by Mr. Galt and was hopeful about future participation. Ms. Dominguez asked how many members there are; what the increased amount was since new leadership; and how many ribbon cuttings are planned. Mr. Galt confirmed 161 members; 11 added since July of 2020; and currently, five ribbon cuttings are scheduled. He said as business events gradually take place, their hope is to help everyone feel comfortable about attending in-person gatherings, while still maintaining respect for rules and guidelines.



Monthly events like *Women in Business*; and *MOCK*, which is speed interviewing, will both be held in-person at the Murray Home2 Suites; Eggs and Issues will now be meeting at Mimi's Café. Annual in-person events this year are:

- July 4th Parade - Murray Chamber members can participate in the Murray parade.
- August - The Best Of, will be held in conjunction with the Salt Lake County Chamber of Commerce.
- September - Annual Gala (date pending).
- September 10<sup>th</sup> - Golf tournament at Murray Parkway - preregister online.

Ms. Martinez appreciated the Chamber working to help provide grant-funding information for small businesses. She felt connecting local businesses with resources was a crucial function to help them succeed in rebounding from the pandemic – she encouraged shopping in Murray City. Ms. Turner observed new enthusiasm; and confirmed the Murray City Chamber of Commerce has continued support from the City Council. Mr. Cox noted the importance of advertising available on the Murray Chamber website so that people know and understand who members are; what businesses are open; and how to become involved. Mr. Hales was grateful for Mr. Galt's hard work to reorganize the Murray Chamber.

For more information visit: [www.https://www.murrayareachamber.com](https://www.murrayareachamber.com) or Facebook page: <https://www.facebook.com/MurrayChamberOfCommerce/>

**Discussion on a short-term rental ordinance** – Ms. Greenwood presented information about short-term rentals and noted that according to the American Planning Association's Planners Dictionary the period of time for renting a short-term rental is less than 30 consecutive days. She gave a brief history about how the issue came to Murray a year and a half ago, due to a code enforcement issue when short-term rentals were illegal for single-family dwellings in Murray. As a result, conversations began, and research started; they found that a total of 126 unique rental listings - located in Murray - were posted on various short-term rental websites in January of 2021. She felt many citizens know that short-term rentals are illegal in Murray, but they proceed anyway; or residents do not understand the existing ordinance against it.

Data points were displayed to reflect the median night rate of \$80; the listing type, and unit types for rent. In December of 2020, Murray CED staff conducted a survey consisting of 12 questions to gauge opinions about short-term rentals. Over 600 responses were collected. She said the survey was sent to Murray residents, offered on social media, and available in the Mayor's newsletter; because the survey was not scientific based, there was no way to determine who partook or where participants were from.

Mr. Smallwood discussed the survey results (Attachment #2). Ms. Greenwood provided 353 comments and concerns that came from the survey, which were noted in the Council packet. She said important issues were identified based on conversations with other communities, researching other city codes, and analyzing the findings from the survey results. Should Murray move forward with short-term rentals, proposed ordinance guidelines would need to be established like parking, owner occupancy, number of nights (in certain cases); and whether a host is responsive to complaints. A list of pros and cons for allowing short-term rentals was displayed. Ms. Greenwood said if approved, citizens operating illegally would now be able to provide rentals legally.

Ms. Turner noted issues like how short-term rentals reduce affordable housing and the housing stock; and how revenue is generated from long term rentals. Ms. Martinez stressed the importance of community scale comparisons. Mr. Cox thought owner occupancy was significant for better monitoring and regulating, as compared to outside management companies that have no concern for Murray

communities.

Ms. Greenwood discussed three additional items that would need to be considered, related to the application process, conducting code enforcement, and State preemption. She suggested the City could wait to see the outcome of legislative results, before moving forward.

Mr. Hales was concerned about the timeframe for waiting on final legislative policies. Ms. Greenwood thought State Code would be determined by the end of this fall. Overall, she believed the industry of short-term rentals evolved over the past several years, and rental companies have done a better job implementing their own enforcement. She said the short-term market has gotten smarter and bigger and lobbyist have prevented community enforcement; for example, with the passing HB-82. She sought the Council for direction.

A lengthy discussion occurred. Mr. Hales asked about legal enforcement without an ordinance. Ms. Greenwood said the City is currently limited on proactive enforcement, due to recent State laws. Ms. Turner felt they should not delay the issue any further. Ms. Martinez expressed concern for those currently operating short-term rentals – now within a more gray area. She thought in all fairness they should be thoughtful and not take too much time deciding when citizens are dependent on income to pay existing mortgages. Mr. Hales agreed.

Ms. Dominguez inquired about how the City would transition to the legalization of short-term rentals – while finding successful common ground between renters, and neighbors of rental units. She wondered how other cities were considering the ordinance. Ms. Greenwood affirmed the issue was more challenging in other communities, which came about by force much sooner than for Murray. For example, Sandy City passed an ordinance last year creating districts that allow short-term rentals. She did not see Murray moving towards this complex method, agreed owner occupancy was important, and promoted the allowance in single-family residential units.

Ms. Turner directed Ms. Greenwood to return in a timely fashion with a devised draft proposal for Council Members to analyze. Mr. Hales stressed that finding common ground in neighborhoods was most significant as related to enforcement issues. Mr. Cox reiterated that owner occupancy was imperative; and noted that complaint violations should be limited in number, which would result in the loss of a rental license if breached. He thought this would help to avoid party house situations and provide a more prevalent Airbnb concept. He requested more information about organizations the City would hire to oversee code enforcements. Ms. Dominguez requested more information about statistical uses, and enforcement citation details; for example, whether occupants are mostly medical residents visiting the area; or those wanting a place to hold parties. She requested information reflecting actual complaint totals and types collected by code enforcement officers; she questioned whether most were indeed for loud parties, or, due to other matters. CED staff would return to the Council in late June with all related requests, and the draft ordinance.

**Community and Economic Development Report** – Ms. Greenwood shared basic information about her department, annual statistics, business licensing; Murray Code enforcement cases, and 2016-2020 totals for residential units approved – by type. She reported the total of permit fees collected, compared growth from 2016-2020; and compared the total of building permits issued in 2019 with those approved in 2020. In 2020 there was a decrease in commercial permits; and an increase in residential permits. She thought remote working in 2020 was the cause for more home improvements, and the installation of more

swimming pools. She believed numbers would level off over the course of 2021 with a return to pre-pandemic times.

She noted they are diligently working on mixed-use proposals related to the current TLUR (Temporary Land Use Restriction). They will be prepared in about 4-6 weeks to present refined ordinance language and improved concepts.

**Discussion on a resolution authorizing the execution of an Interlocal Cooperation Agreement between Murray City and Salt Lake County for the sharing of election services for the City's 2021 Municipal Election** – Ms. Smith confirmed that seats up for election this year are City Mayor, Council District 2, and Council District 4. She explained the proposed resolution would allow Murray to enter into a contract with Salt Lake County Elections office to conduct Murray City 2021 municipal elections. The City has contracted with the County for the past 22 years because they provide all the equipment needed. They hire election workers, set up polling locations, print ballots, provide machines, programs, and software; and deliver all necessary supplies and equipment.

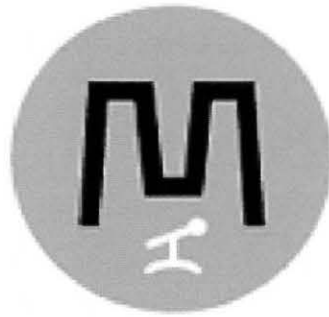
This year, the County can conduct either a traditional vote with a Primary and General Election, or conduct an instant runoff voting process – known as a pilot program called RCV (Rank Choice Voting). The change to RCV would hinge upon what each city decides to do moving forward.

The cost for traditional voting will not exceed \$57,000 which is an increase of \$1,436 from the previous election year. If Murray changes to RCV, the City would be billed an actual cost that is approximately \$35,000, plus licensing fees for a General Election only; the \$10,000 annual licensing fee would be shared equally by all municipalities that switch to RCV. The Council would consider the resolution in a council meeting.

**Announcements:** None.

**Adjournment:** 6:12 p.m.

Pattie Johnson  
Council Office Administrator II



**MURRAY**  
CITY COUNCIL

# Discussion Items



**MURRAY**  
CITY COUNCIL

# Discussion Item #1






# Finance & Administration

## FY 2020-2021 Budget Amendment

### Council Action Request

Committee of the Whole

Meeting Date: May 18, 2021

<b>Department Director</b> Brenda Moore  <b>Phone #</b> 801-264-2513  <b>Presenters</b> Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2020-2021 budget  <b>Action Requested</b> Discussion  <b>Attachments</b> Draft of the ordinance  <b>Budget Impact</b> Budget amendment  <b>Description of this Item</b> Requesting amendment of the FY2020-2021 budget for the following with no impact: 1. receive and allocate \$7,605 state alcohol money received. The original budget is an estimate, this adjusts the budget to the actual received. 2. Transfer \$190,000 from the building division salaries and wages to the building division professional services. There are vacant building inspector positions which results in the use of outside professional services for building inspections.  In the General Fund, increase sales tax revenue budget by \$137,850 and appropriate the following expenditures: 1. Increase the Police Department overtime budget \$75,000.
<b>Required Time for Presentation</b> 15  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>   <b>Date</b> May 4, 2021	



**Continued from Page 1:**

2. Increase the IT equipment budget \$22,000 for an additional server due to a lack of disk space because of the volume of data being stored.
3. Increase IT salaries and benefits \$23,000 due to the reorganization of employee duties.
4. Increase the Outdoor Pool salaries and benefits \$17,850 due to employee being a 3/4 time but budgeted at 1/2 time.

In the Murray Parkway Golf Fund, receive \$28,000 in greens fees and appropriate to professional services for foreUP software (\$28,000 represents in-kind value of greens fees as part of the payment to foreUP software).

In the Risk Fund, receive \$214,000 in insurance proceeds and appropriate to professional services.

In the Risk Fund, receive \$380,000 from reserves and allocate \$250,000 to professional services for legal expenses and settlement of a case. Also allocate \$130,000 for claims expense for potential settlement of pending cases.

## ORDINANCE NO.

### AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2020-2021 BUDGET

On June 16, 2020, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2020-2021. It has been proposed that the Fiscal Year 2020-2021 budget be amended as follows:

1. In the General fund receive and appropriate \$7,605 in state alcohol tax received for the purchases of police equipment.
2. In the General Fund transfer \$190,000 in the Building Division from personnel expense to professional services for building inspections.
3. In the General Fund receive and appropriate the following revenue & expenditures with no financial impact:
  - a. Receive \$137,850 from additional sales tax revenue, and;
  - b. Appropriate \$75,000 in the Police Department overtime budget and;
  - c. Appropriate \$22,000 in the IT equipment expense, for additional server disk space, and;
  - d. Appropriate \$23,000 in the IT salaries and benefits due to employee position changes, and;
  - e. Appropriate \$17,850 in the Outdoor pool division salaries and benefits due to an error in the original budget.
4. In the Parkway Golf Fund receive \$28,000 in greens fee revenue and appropriate to professional services for an in-kind exchange for the fore-UP scheduling software.
5. In the Risk Fund receive \$214,000 from insurance proceeds from a settled case and appropriate for professional services.
6. In the Risk Fund appropriate \$380,000 from reserves the following:
  - a. \$130,000 for claims expense due to the possible settlement of pending cases, and;
  - b. \$250,000 for professional services due to legal expenses and settlement amount in a settled case.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on June 1, 2021 to consider proposed amendments to the Fiscal Year 2020-2021 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2020-2021 budget.

*Section 1. Enactment.* The City's Fiscal Year 2020-2021 budget shall be amended as follows:

1. In the General fund receive and appropriate \$7,605 in state alcohol tax received for the purchases of police equipment.
2. In the General Fund transfer \$190,000 in the Building Division from personnel expense to professional services for building inspections.
3. In the General Fund receive and appropriate the following revenue & expenditures with no financial impact:
  - a. Receive \$137,850 from additional sales tax revenue, and;
  - b. Appropriate \$75,000 in the Police Department overtime budget and;
  - c. Appropriate \$22,000 in the IT equipment expense, for additional server disk space, and;
  - d. Appropriate \$23,000 in the IT salaries and benefits due to employee position changes, and;
  - e. Appropriate \$17,850 in the Outdoor pool division salaries and benefits due to an error in the original budget.
4. In the Parkway Golf Fund receive \$28,000 in greens fee revenue and appropriate to professional services for an in-kind exchange for the fore-UP scheduling software.
5. In the Risk Fund receive \$214,000 from insurance proceeds from a settled case and appropriate for professional services.
6. In the Risk Fund appropriate \$380,000 from reserves the following:
  - a. \$130,000 for claims expense due to the possible settlement of pending cases, and;
  - b. \$250,000 for professional services due to legal expenses and settlement amount in a settled case.

*Section 2. Effective Date.* This Ordinance shall take effect on first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on  
this \_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Diane Turner, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
D. Blair Camp, Mayor

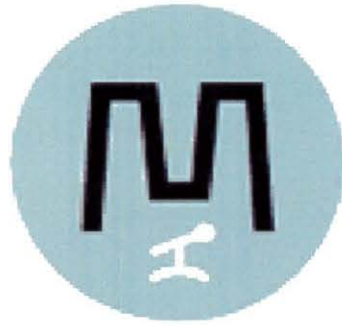
ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

#### CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according  
to law on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Discussion Item #2



**MURRAY**


## Public Works Department

Service Area Boundary Adjustment between Murray  
and Taylorsville-Bennion Improvement District

### Council Action Request

Committee of the Whole & City Council Meeting

Meeting Date: May 18, 2021

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill          <b>Required Time for Presentation</b> 30  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>   <b>Date</b> May 4, 2021	<b>Purpose of Proposal</b> Service Area Boundary Adjustment between Murray and Taylorsville-Bennion Improvement District  <b>Action Requested</b> Discussion in committee of the whole, consideration of joint resolution of intent in city council meeting  <b>Attachments</b> Joint resolution declaring an intent to adjust our common service boundary.  <b>Budget Impact</b> No budget impacts to the City    <b>Description of this Item</b>  Over the years there have been several development projects proposed near Winchester Street and 1300 West. There are challenges with water infrastructure in this area related to the river and slope of the land, as well as the meeting of Taylorsville, West Jordan, and Murray City boundaries. The City has worked with Taylorsville-Bennion (Tay-Ben) Service District to coordinate water and wastewater services.  For clarification moving forward, and to ensure fees and taxes are applied appropriately, Tay-Ben recently requested that the common service boundaries be formalized through a joint resolution.
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**JOINT RESOLUTION  
OF THE  
TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT (Resolution No. 21-08)  
AND OF  
MURRAY CITY MUNICIPAL COUNCIL (Resolution No. \_\_\_\_\_)  
DECLARING AN INTENT TO ADJUST THEIR COMMON SERVICE AREA BOUNDARY**

WHEREAS, the Taylorsville-Bennion Improvement District ("Taylorsville-Bennion") provides water and sewer services to an area in Salt Lake County primarily in Taylorsville City;

WHEREAS, Murray City ("Murray") is a municipality that also provides water and sewer services to an area in Salt Lake County adjacent to Taylorsville-Bennion to its residents in Murray;

WHEREAS, having considered the matter, the Board of Trustees of Taylorsville-Bennion and the City Council of Murray have concluded that it is in the best interest of each of the entities and of the property owners and residents in the affected area (defined below) for Taylorsville-Bennion and Murray to adjust their common service area boundary such that certain areas will be moved into the Taylorsville-Bennion service area and certain areas will be moved into the Murray service area, in accordance with the requirements of Utah Code Ann. §§ 17B-1-503; 17B-1-417. **The municipal boundaries of Murray will not change.**

NOW, THEREFORE, BE IT RESOLVED and enacted by the Board of Trustees of Taylorsville-Bennion and by the Murray City Municipal Council as follows:

1) That the Board of Trustees of Taylorsville-Bennion and the City Council of Murray hereby declare their intent to adjust their common service area boundary as identified and described with more particularity on attached Exhibit "A," which is incorporated by reference as part of this Resolution. The "affected area" is identified in attached Exhibit "A." The purpose of this boundary adjustment is to correct the boundaries to reflect which entity is actually the service provider currently. In some instances, where services (water and sewer) are split between the two parties, an Interlocal agreement will be entered between the parties to cover the details regarding any extra-territorial service being provided. That agreement will state that if only one service is provided by Taylorsville-Bennion to a property owner, the district will credit half of the property taxes back to the property owner. **The municipal boundary of Murray will not change.**

2) That this Resolution is adopted by the Board of Trustees of Taylorsville-Bennion and the Murray City Municipal Council of Murray for the purpose of fulfilling and complying with the requirements of Utah Code Ann. § 17B-1-417(3)(a) to initiate the statutory procedure for adjusting their common service area boundary.



3) That the Taylorsville-Bennion Board of Trustees shall hold a public hearing on the proposed boundary adjustment at 3:00 p.m. on July 21, 2021 at 1800 W 4700 South, Taylorsville, Utah 84029, which date is no less than 60 days after the adoption of this Joint Resolution.

4) That the Murray City Council shall hold a public hearing on the proposed boundary adjustment at \_\_\_\_\_ p.m. on \_\_\_\_\_, 2021 at \_\_\_\_\_, Utah, which date is no less than 60 days after the adoption of this Joint Resolution.

4) That a notice that this Joint Resolution has been adopted and that public hearings are to be held shall be provided in accordance with the requirements of Utah Code Ann. §§ 17B-1-417(3)(a)-(b), which notice shall either be published (a) once a week for two successive weeks in a newspaper of general circulation within the district and the city, with the first publication of the notice to be not later than 14 days after the adoption of this Joint Resolution, and on the Utah Public Notice Website created in Utah Code Ann. § 63F-1-701, for two weeks; or (b) the notice shall be mailed to each owner of property located within the affected area and to each registered voter residing within the affected area.

5) That the required notice may be given jointly by Taylorsville-Bennion and Murray.

6) That, after the Board of Trustees and the City Council have held their public hearings, each body may adopt a resolution adjusting the common service area boundary unless, at or before the public hearing, the requisite number of written protests to the service area boundary adjustment have been filed with the entity as provided by law, and may take other steps necessary to complete the service area boundary adjustment.

7) That, if the requisite number of protests are filed, the service area boundary adjustment shall be abandoned.

8) That this Joint Resolution has been placed on the agenda of a Taylorsville-Bennion Board of Trustees meeting and on the agenda of a Murray City Council meeting and this action is taken in compliance with the Utah Open and Public Meetings Act.

9) That this Joint Resolution shall take effect immediately when it has been approved by both the Board of Trustees of Taylorsville-Bennion and by the City Council of Murray in accordance with the dates set forth below.

Approved and passed by the Board of Trustees of the Taylorsville-Bennion Improvement District and by the City Council of Murray City on the dates set forth on the following pages.



TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT

Date: 4-19-21

By: Donald Russell  
Chair

ATTEST:

[Signature]  
Clerk

**MURRAY CITY MUNICIPAL COUNCIL**

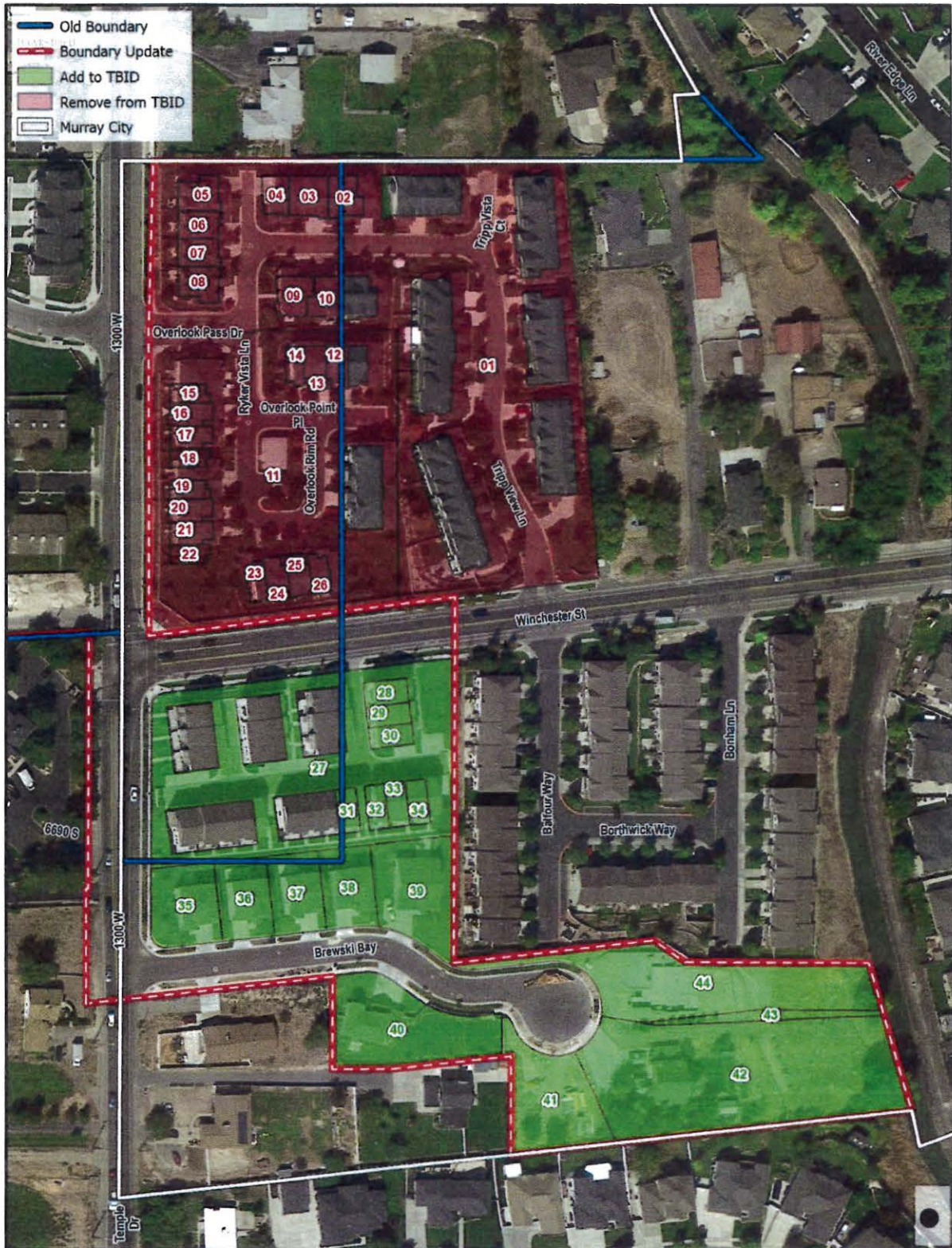
Date: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Recorder

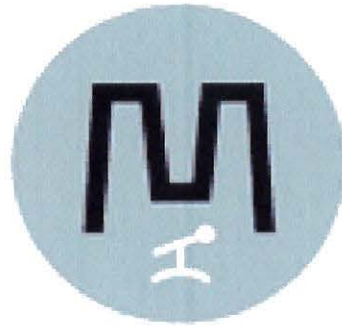
# EXHIBIT A AFFECTED AREA





List of Affected Parcels

Address	Map Number	Add or Remove from TBID	Parcel Id No.
6673 S TRIPP VIEW LN	01	Remove	21-23-301-058-0000
1274 W TRIPP VIEW LN	02	Remove	21-23-301-022-0000
1276 W TRIPP VIEW LN	03	Remove	21-23-301-021-0000
1278 W TRIPP VIEW LN	04	Remove	21-23-301-020-0000
6628 S RYKER VISTA LN	05	Remove	21-23-301-016-0000
6630 S RYKER VISTA LN	06	Remove	21-23-301-017-0000
6632 S RYKER VISTA LN	07	Remove	21-23-301-018-0000
6642 S RYKER VISTA LN	08	Remove	21-23-301-019-0000
1279 W TRIPP VIEW LN	09	Remove	21-23-301-051-0000
1275 W TRIPP VIEW LN	10	Remove	21-23-301-052-0000
6675 S RYKER VISTA LN	11	Remove	21-23-310-021-0000
1268 W OVERLOOK POINT PL	12	Remove	21-23-310-003-0000
1270 W OVERLOOK POINT PL	13	Remove	21-23-310-002-0000
1272 W OVERLOOK POINT PL	14	Remove	21-23-310-001-0000
6654 S RYKER VISTA LN	15	Remove	21-23-310-005-0000
6656 S RYKER VISTA LN	16	Remove	21-23-310-006-0000
6660 S RYKER VISTA LN	17	Remove	21-23-310-007-0000
6662 S RYKER VISTA LN	18	Remove	21-23-310-008-0000
6670 S RYKER VISTA LN	19	Remove	21-23-310-009-0000
6672 S RYKER VISTA LN	20	Remove	21-23-310-010-0000
6676 S RYKER VISTA LN	21	Remove	21-23-310-011-0000
6678 S RYKER VISTA LN	22	Remove	21-23-310-012-0000
1275 W RYKER VISTA LN	23	Remove	21-23-310-017-0000
1273 W RYKER VISTA LN	24	Remove	21-23-310-018-0000
1271 W RYKER VISTA LN	25	Remove	21-23-310-019-0000
1269 W RYKER VISTA LN	26	Remove	21-23-310-020-0000
1285 W WINCHESTER ST	27	ADD	21-23-311-001-0000
1285 W WINCHESTER ST # 1	28	ADD	21-23-311-011-0000
1285 W WINCHESTER ST # 2	29	ADD	21-23-311-012-0000
1285 W WINCHESTER ST # 3	30	ADD	21-23-311-013-0000
1285 W WINCHESTER ST # 16	31	ADD	21-23-311-021-0000
1285 W WINCHESTER ST # 15	32	ADD	21-23-311-022-0000
1285 W WINCHESTER ST # 14	33	ADD	21-23-311-023-0000
1285 W WINCHESTER ST # 13	34	ADD	21-23-311-024-0000
1298 W BREWSKI BAY	35	ADD	21-23-311-025-0000
1294 W BREWSKI BAY	36	ADD	21-23-311-026-0000
1286 W BREWSKI BAY	37	ADD	21-23-311-027-0000
1282 W BREWSKI BAY	38	ADD	21-23-311-028-0000
1274 W BREWSKI BAY	39	ADD	21-23-311-029-0000
1273 W BREWSKI BAY	40	ADD	21-23-303-034-0000
1269 W BREWSKI BAY	41	ADD	21-23-303-035-0000
1263 W BREWSKI BAY	42	ADD	21-23-303-038-0000
1262 W BREWSKI BAY	43	ADD	21-23-303-039-0000
1262 W BREWSKI BAY	44	ADD	21-23-303-037-0000



**MURRAY**  
CITY COUNCIL

**Adjournment**



**MURRAY**  
CITY COUNCIL

# Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

# Murray City Municipal Council Chambers

## Murray City, Utah

**DRAFT**

**Tuesday, April 20, 2021**

The Murray City Municipal Council met on Tuesday, April 20, 2021, at 6:32 p.m. (or as soon as possible thereafter) for a meeting held electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

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](#).

### **Council Members in Attendance:**

Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4 – Council Chair (*Conducting)
Brett Hales	District #5 – Council Vice-Chair, Conducting

### **Others in Attendance:**

Blair Camp	Mayor	Jennifer Kennedy	Council Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Patti Johnson	Council Office Administrator III	Jennifer Heaps	Chief Communication Officer
Melinda Greenwood	Community & Economic Development Director	Bill Francis	Utah VOD
Jared Hall	Community Development Supervisor	Brenda Moore	Director of Finance & Administration
Doug Hill	Chief Administrative Officer	Ben Ford	Wastewater Superintendent
Danny Astill	Public Works Director	Jayson Perkins	Wastewater Tech III.
Alan Prince	Prince Development	Paxton Guymon	York Howell & Guymon
Brian Prettyman	Diversity & Inclusion Ad- Hoc Task Force	Daniel Haas	Diversity & Inclusion Ad-Hoc Task Force



Jaleel Roberts	Diversity & Inclusion Ad-Hoc Task Force	Jessica Miller	Diversity & Inclusion Ad-Hoc Task Force
Josceline Mascarenhas	Diversity & Inclusion Ad-Hoc Task Force	Justin Powell	Diversity & Inclusion Ad-Hoc Task Force
Katie Gardner	Diversity & Inclusion Ad-Hoc Task Force	Mindy Ball	Diversity & Inclusion Ad-Hoc Task Force
Sara Pickett	Diversity & Inclusion Ad-Hoc Task Force		

### Opening Ceremonies

Call to Order – Councilmember Hales called the meeting to order at 6:32 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Dale Cox.

\*Due to technical difficulties, Diane Turner conducted the remainder of the meeting.

### Approval of Minutes

Council Meeting – April 6, 2021

*MOTION: Councilmember Martinez moved to approve the minutes. The motion was SECONDED by Councilmember Cox.*

*All in favor voted Aye:*

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

### Special Recognition

#### 1. Murray City Council Employee of the Month, Jayson Perkins, Wastewater Tech III.

Staff Presentation: Brett Hales, Councilmember and Danny Astill, Public Works Director, and Ben Ford, Wastewater Superintendent.

The Employee of the Month Program started because the council felt it was important to recognize the City's employees. Mr. Perkins will receive a certificate, a \$50 gift card, and his name would appear on the plaque located in the Council Chambers.

Mr. Astill and Mr. Ford expressed their thanks for all the hard work that Mr. Perkins does for the city. Mr. Perkins began working for the Wastewater Division in 1989. Because of his years of service, he has extensive knowledge and experience with our collections system and is looked to as a senior leader within the division.

Mr. Perkins expressed his appreciation for the recognition, and he is grateful for the opportunity to work for Murray City.

The councilmembers thanked Mr. Perkins for his hard work and the service he provided Murray City over the past 32 years.

## **Special Presentation**

### **1. Mayor Blair Camp's Fiscal Year 2021-2022 Budget Address**

#### Staff Presentation: Mayor Camp

Mayor Camp presented the 2021-22 budget for the upcoming fiscal year. Working closely with the finance director and department directors and their staff, Mayor Camp shared highlights of the proposed budget and noteworthy capital project recommendations for moving forward.

*Good evening city council, city staff, and members of the public. Tonight, I present to the city council for your consideration, a tentative budget for Murray City for FY 2021-2022.*

*As stated in Utah Code: "A major responsibility of local elected officials, especially town or city council members, is to appropriate funds" – in other words, to adopt and maintain a budget.*

*The definition of "Budget" in the state code is a plan for financial operations for a fiscal period, embodying estimates for proposed expenditures for given purposes, and the means of financing the expenditures.*

*It is the mayor's responsibility to submit a balanced budget to the city council by the first Tuesday in May. Unlike the Federal government, a city's expenses must equal revenue, except in enterprise funds where a profit or a loss is allowed.*

*A city must set aside a minimum of 8% of budgeted funds for emergencies or other unexpected contingencies, more commonly referred to as the "fund balance" or "reserves." However, a city's fund balance cannot exceed 25% of projected revenue. Murray City's budget is made up of four funds:*

- 1. General Fund*
- 2. Enterprise Funds*
- 3. Special Revenue Funds*
- 4. Internal Services Funds*

*The total amount of these funds adds up to \$147,782,290 million and allows the city to provide essential municipal services the residents have come to expect.*

*I will now go into greater detail about the funds that make up the city's annual budget.*

*First, every city maintains a General Fund.*

*In this proposed budget, the General Fund revenues are projected at approximately \$50 million dollars, or 38% of the city's overall budget. The General Fund is the most scrutinized category of the annual budget because its revenues come primarily from sales tax, property tax, fees, and enterprise fund transfers.*

*Murray is fortunate to have a strong and vibrant business community that contributes over 46% in sales tax to the General Fund revenues. This allows for lower fees and property taxes to be collected from businesses and residents.*

*One of the challenges facing Murray City is that over 30% of its properties are owned by governments or non-profit organizations that are tax-exempt. To help make up for this lost revenue, the city transfers a dividend from some of its Enterprise Funds to the General Fund. If the city did not do this, property taxes would have to increase, or services would have to be reduced.*

*Regarding property tax, property owners in Murray should note that only 18-20% of their annual tax assessment, depending on which school district the property resides, goes to Murray City. Most of the property taxes paid by Murray property owners go to the school districts, Salt Lake County government, or other special districts.*

*State law does not allow property tax revenue to increase to the city unless it comes from new development or growth. However, property owners typically experience changes in the amount they pay for property tax each year based on the assessed valuation of the property. Assessed valuation can go up or down but city-wide, the money collected stays the same as the previous year.*

*Also, as properties are purchased by governmental agencies or non-profit organizations, the lost property tax revenue is divided among all other taxable properties in order to maintain the current tax revenue for the city.*

*General Fund revenue is spent on the following:*

- 1. Personnel*
- 2. City Operations*
- 3. Debt Service*
- 4. Capital Projects*

*The employees who provide our city services make up the largest expense of the General Fund at 64%. Attracting, training, and retaining employees remains a high priority in this budget. At my request, department heads have kept operational costs unchanged with some line item amounts restored to pre-pandemic levels.*

*The Capital Projects Committee recommended one-time expenditures that make up 11% of the General Fund expenses.*

*Public safety remains a high priority in this budget with 55% of the departmental expenses going to the police and fire departments. Residents and visitors to Murray*

*also benefit from the excellent parks and recreation facilities and programs along with public works infrastructure investment and maintenance.*

*It is forecasted that development will continue to increase the workload for city staff to review applications and issue permits.*

*Moving on from the General Fund, I will now summarize the city's Enterprise Funds.*

*Enterprise Funds are services or utilities which charge a fee and are handled like a business organization. Murray City has seven (7) Enterprise Funds:*

- 1. Water Fund*
- 2. Wastewater (or sewer) Fund*
- 3. Power Fund*
- 4. Murray Parkway Golf Course Fund*
- 5. Telecom Fund*
- 6. Solid Waste (or garbage collection) Fund*
- 7. Storm Water Fund*

*Murray provides reasonably priced and reliable utilities and recreation services to the public. Like the General Fund, it is imperative that Enterprise Funds have reserves to operate in the event of an emergency or other unforeseen event. It is also vital that these services have sufficient funds and adequate investments in infrastructure.*

*Nobody wants to be without water or electricity, and everyone wants to be able to flush without worrying where the waste is going. Because these funds are maintained by fees, it is also important that rates are evaluated and adjusted regularly to keep up with the cost of providing services.*

*Last of all, but no less important, are six other funds that are central to our citizens or employees. These funds are used to account for special or specific revenue sources that are restricted for specific purposes.*

- 1. Central Garage Fund*
- 2. Retained Risk Fund*
- 3. Library Fund*
- 4. Redevelopment Agency*
- 5. Cemetery Perpetual Care Fund*
- 6. Municipal Building Authority*

*Noteworthy initiatives for these funds include saving money for a new library, using bond proceeds to construct a new city hall, and negotiating tax increment financing for improvements in redevelopment areas of the city, as well as affordable housing throughout the city.*

*Some highlights of this proposed budget are:*

- There is no property tax increase proposed in this budget*

- *Thanks to higher than expected sales tax and COVID-19 stimulus funds last year, the General Fund reserves, or fund balance, is projected to end the fiscal year at approximately \$12 million or 26.1% of revenue.*
- *Revenue for transportation projects will increase by \$1 million as a result of new legislation*
- *This budget includes a 3% Cost of Living Adjustment for all city employees. Last year there was no COLA included in the budget.*
- *The employee step program is fully funded*
- *Health insurance premiums will increase by 6.1% and dental premiums by .5%. The city will continue to pay 85% of the premium cost, with the employees paying 15%*
- *The budget includes three new full-time employees to assist with increased development occurring within the city, and with emerging trends in law enforcement. These positions are a civil engineer, a senior planner, and an additional position in police administration*
- *One-time, capital project expenditures are approximately \$7.8 million*

*A few noteworthy capital projects included in the mayor's budget and approved by the Capital Projects Committee include:*

- *A new fire engine*
- *(12) police vehicles*
- *A new playground at Murray Park*
- *Resurfacing of the tennis courts at Southwood Park*
- *Park Center fitness equipment*
- *Saving toward Murray Theater renovation*
- *Murray Mansion renovation and conversion to the Murray Museum*
- *(2) ten-wheel dump trucks*
- *Bobtail dump truck*
- *Traffic signal upgrade at 6600 South Union Park Ave*
- *Replacement and addition of Radar speed signs*
- *Road & sidewalk improvements*
- *Construction of the new city hall*
- *Water pipeline improvements*
- *Rehabilitation of water reservoir #4*
- *Central Valley Wastewater treatment plant improvements*
- *Sewer line improvements*
- *Park impact fee study*
- *Storm water infrastructure on Vine Street from Rodeo Lane to Little Cottonwood Creek*
- *Replacing existing power meters with smart meters*
- *Several vehicle replacements for various departments throughout the city*

*In conclusion, I wish to recognize and thank our Finance Director Brenda Moore for the many hours of meetings with department directors and the mayor's office and putting together the budget document you will receive this evening.*

*I also express appreciation to our department directors and their staffs for submitting responsible budgets.*

*After the many hours of work on this budget document, we place it in the hands of the city council for your careful and thoughtful study. Our staff is available as a resource throughout the budget process.*

*The budget document will be available on the city website beginning tomorrow for review by the public.*

*Jeff Merkley, U.S. Senator from Oregon, is quoted as saying, "Budgets are nothing if not statements of priorities." I believe this budget reflects careful prioritization and the values of our city.*

*Thank you.*

A copy of the Proposed Budget Address can be found here:

<https://www.murray.utah.gov/DocumentCenter/View/11810/Mayors-Budget-Address-FY2021-2022?bidId=>

A copy of the Mayor's Tentative Budget can be found here:

<https://www.murray.utah.gov/DocumentCenter/View/11813/Mayors-budget-FY22-final-?bidId=>

2. **Consider a resolution acknowledging receipt of the Fiscal Year 2021 – 2022 Tentative Budget from the Mayor and Budget Officer and referring the Mayor's Tentative Budget for review and consideration to the Budget and Finance Committee of the Murray City Municipal Council.**

*MOTION: Councilmember Cox moved to consider the resolution. The motion was SECONDED by Councilmember Dominguez.*

Council Roll Call Vote

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

**Citizen Comments**

Melissa Zuckerman

Ms. Zuckerman shared that she has a short-term rental out of her home. She bought the house two years ago because it has a mother-in-law unit and with the knowledge that she could rent out the mother-in-law unit out of her house to generate revenue to afford the house. Ms. Zuckerman shared that smaller rental dwellings or single room rental reduce the risk of noise complaints, parking problems, or large parties due to being



owner-occupied. She holds her guest accountable and makes sure they are following the law and being good neighbors during their stay. Ms. Zuckerman also shared that most of her guest are there for one night and are looking for more affordable places to stay.

Lauren Havens– Read into the record by Jennifer Kennedy

*I am unable to attend tomorrow in person but wanted to send in my comments to be considered.*

*Short-Term Rentals create an influx of high-quality individuals for the area. They frequently bring in a high-quality traveling workforce. And allow for impeccably kept for homes. Guests expect the rental unit to look exactly the same as the pictures as it does when they book. There, however, can be owners that mismanage rentals short-term or long term leading to over occupied properties, and poor neighborhoods. For those reasons I'd like to suggest a permitting process that would require those who would like to rent to have a sales and use tax license, to ensure tax remission, a parking plan to prohibit cars parked inappropriately.*

*Examples of great guests that have come in the last year that need a rental option in a neighborhood for less than 30 days:*

*Traveling nurses, to support IMED seek a home-like environment and are greatly beneficial to our community*

*Traveling Engineers for water treatment facilities and refineries*

*People needing a temporary living environment between homes, while remodeling. The real estate schene in the Murray area is busy and offering these options allows high-quality individuals to live nearby before buying in Murray.*

*For those concerned about "party houses" I suggest a process of better hosting, not banning an industry that is clearly supporting good people and offers tax funding for the city.*

*If I can be of help in any way by providing additional insight, please let me know! We manage short-term rentals and hotels units across the state.*

Ken Atkins– Read into the record by Pattie Johnson

*Thank you for your continued service and advocacy on the behalf of the residents of Murray. I am a supporter of any ordinance which allows for the short-term rental of owner-occupied dwellings. The rental of these spaces, in a responsible and regulated manner, would be a significant advantage for those who are currently struggling to pay their mortgages due to the COVID-19 pandemic. People in our community need every advantage possible to sustain us during this time.*

*Thank you for your consideration and service.*

Bryan Muriel– Read into the record by Jennifer Kennedy

*Hello I won't be able to speak in through zoom since I will be at work but here are my comments:*

*If hotels chains & their partners disguised as "neighbors" get their way with not allowing the mom & pop shop to benefit from Utah's attracting tourism, you are allowing a kind of monopoly that stunts internal community economic growth.*

*Short-term rentals benefit the city because there is a vetting process that hotel chains don't do.*

*The short-term rental community reviews & holds each guest & host accountable for a pleasant & respectable experience.*

*(I have turned down guests because I didn't feel comfortable with them being in our neighborhood).*

*We as hosts nurture the growth of filling Murray city with the right kind of people who are coming in from different states to purchase homes or simply spend their dollars in Murray based businesses during their visit (as I send a "local business recommendation" list during their stay).*

*Responsible short-term hosts do not impose on the freedoms of Murray residents.*

*Hosts are more inclined to beautify their property to have a more attractive listing, which in turns increases the value of Murray. A detail long-term landlords tend to no longer pay attention to because there isn't a need to, since they have renters paying for what is & not for what could be.*

*Plus with short term rentals the city makes more in tax revenue compared to those landlords who rent long-term & even worse, rent without disclosing some or all earnings, cutting Murray out of a tax portion that is difficult to do with shortterm rental sites as they are in compliance with the law to report & collect tax on their end. (For example one site adds 11-12% on the bookee to pay the city occupancy tax & only 3% gets added to the site's revenue).*

*Thank you for listening & allowing your community participate in the wealth of tourism that we, Murray are experiencing.*

Charmaine Barrett– Read into the record by Pattie Johnson

*I have lived in Murray for nine years. I have paid my taxes, kept up my property and been a productive and good citizen of my neighborhood.*

*I went through a divorce 5 years ago and needed to bring in additional income even though I work a full time job. I discovered the demand for short term housing through*



*some friends and since I was an empty nester, I decided this would be a perfect way to bring in some additional income.*

*I had no idea that this might be against the city ordinances since it is MY property, I own it and as long as I am responsible and don't cause my neighbors problems, I should be able to allow whomever I want to stay in my home. So I started renting on Airbnb.*

*Airbnb is very good at requiring ID and background checks and there are also references from Hosts that the applicant has stayed with in the past, so as a single woman who wants to stay safe, I felt secure that the people who apply to stay with me would be "good" people. They had references from past stays and I could even call their current landlords and references if I needed to.*

*I can tell you that in the past nine months all but one of my guests have stayed for 30 days or longer and I have had no problems at all.*

*I have met an Ultra sound tech who got a 3 month contract at the VA and needed an affordable but nice place to stay. I have met a woman that came to ski for a month and has traveled all over the world and had wonderful stories about her life and travels.*

*I met a commercial airline pilot from Brazil and a very nice young man who worked in a laboratory in Midvale and I have had medical interns that needed a place to stay while they finished their internship to graduate.*

*The point is that there can be a lot of hysteria whipped up when people are afraid. When people are faced with the unknown they become afraid and are willing to give up their own rights for a sense of safety and security.*

*I'm not willing to give up my rights to do what I will with my property and I'm not willing to take others rights away to do what they will with their property just because one or two neighbors have some irrational fears or have been annoyed. Sometimes when your neighbor uses his leaf blower too much, you just have to put ear buds in with your favorite music and solve the problem yourself instead of expecting your neighbor to accommodate your every demand.*

*There has to be a middle ground here where property owners can reserve their constitutional rights and assuage the fears of those who don't have all the facts but are crying out because they have been annoyed somehow.*

*I would like to see short term rentals allowed in the city limits. I would be ok with a requirement that says " the owner must live in the house that they are renting the space in to qualify her property for short term rental." Then unruly parties wouldn't be an issue because the owner is always on the premises.*

*Please consider the rights of ALL property owners when considering this issue.*

Anonymous "Utah Man"— Read into the record by Jennifer Kennedy

*I am a Murray city resident for 10 years and I have seen so much growth that keeps happening in Murray. The intersection of 4800 S. and Atwood Boulevard need a actual traffic light. That particular intersection is dangerous as there is no end occasion of traffic control and I continuous see people speeding with no regard or knowledge as to what the flashing yellow light means. It's time to install one.*

## **Consent Agenda**

None scheduled.

## **Public Hearings**

- 1. Consider an ordinance amending Section 17.12.070 of the Murray City Municipal Code related to Planning Commission Compensation.**

Presentation: Melinda Greenwood  
Attachment A: Text Amendment 17.12.070

Melinda Greenwood shared that in fiscal budget year 2018/19, the City Council approved an increase to the Planning Commission compensation rate from \$25 per meeting to \$40 per meeting, but the codification of the change did not occur. This proposed Text Amendment is intended to update Section 17.12.070 of the Land Use Ordinance to reflect the change from \$25 to \$40.

The meeting was open to public comments. No public comments were received.

The meeting was open for discussion with the council. The council declined to discuss.

*MOTION: Councilmember Cox moved to approve the Joint Resolution. The motion was SECONDED by Councilmember Hales.*

Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

- 2. Consider an ordinance relating to land use; amends the Zoning Map from R-1-8 to R-1-6 for the property at 344 East 5600 South; amends the Zoning Map from R-M-15 to R-1-6 for a portion of the property located at 404 East 5600 South; and amends the Zoning Map from R-1-8 to R-M-15, and amends the General Plan from Low-Density Residential to Medium Density Residential for a portion of the property located at 404 East 5600 South, Murray City, Utah.**

Applicant: Monterey Properties LLC

Applicant's Representation: Paxton Guymon, Managing Partner at York Howell & Guymon

Presentation: Melinda Greenwood  
Attachment B: Short Term Rental

Melinda Greenwood shared that to facilitate the development of a single-family subdivision, Alan Prince of Monterey Properties, LLC. has requested a General Plan Amendment and a Zone Map Amendment for the properties at 344 East and 404 East 5600 South. The requests are a bit complex in that it involves a land exchange between neighbors and those properties are currently in several different zones. To summarize, the request is for:

- Zone Map Amendment from R-1-8 to R-1-6 for the property at 344 East 5600 South.
- Zone Map Amendment from R-M-15 to R-1-6 for a portion of the property at 404 East 5600 South.
- Zone Map Amendment from R-1-8 to R-M-15 for a portion of the property at 344 East 5600 South.
- Corresponding Future Land Use Designation Amendment for a portion of the property at 344 East 5600 South from Low-Density Residential to Medium Density Residential.

The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.

The requested zone change has been carefully considered based on the characteristics of the site and surrounding area that support the policies and objectives of the 2017 Murray City General Plan.

The proposed Zone Map Amendment from R-1-8 to R-1-6 and from R-M-15 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property. The proposed General Plan Amendment and Zone Map Amendment for the portion of property {6,489 ft<sup>2</sup>} at 404 East 5600 South do not adversely affect the existing majority of the parcel that will remain R-M-15 and staff supports this request.

Based on the background, analysis, the findings in this report, and the Planning Commission recommendation, staff recommends the City Council approve the Zone Map Amendments.

Paxton Guymon, a real estate and land use attorney, represents Monterey Properties and its representative, Alan Prince. Mr. Guymon and shared that the request is resolving boundary problems, allowing fence lines to be maintained and honored instead of survey lines. Also, the land swap is to preserve the integrity of the existing land use for the multi-family area to the east. Mr. Prince was able to work out arrangements with all of the property owners in the area to support this project and allow land, which has been previously neglected to be developed into a new seven (7) lot single-family subdivision.

Councilmember Dominguez asked Ms. Greenwood to clarify the Conditional Use differences are between R-1-6 and R-1-8.

Ms. Greenwood explained that the permitted uses are lots that need to be a minimum of 6,000 square feet.

Councilmember Dominquez asks what the next steps are for the applicant if this request is approved.

Ms. Greenwood answered that the units requested would be subject to the lot size at 6,000 square feet (minimum) plus about 20% of land dedicated to public infrastructure. If the general and planning amendment is approved, then the subdivision request would go before the planning commission for approval through a public hearing request.

Mr. Guymon clarifies that this is just to amend the general plan and rezone the property. With this property, because this is a small piece of land, they have done all the engineering for the property and it is not possible to get more than seven single-family homes on this property based on the current city code.

The meeting was open to public comments.

Daniel (resident who asked a question through Zoom Chat) - Melinda Greenwood read the comment into the Record

*Do the neighbors need to buy portions 1-3? (highlighted in the map regarding the land swap)*

Mr. Guymon responded that the land is not being sold. The adjacent landowner will be granted the property, free of charge. Mr. Prince will be honoring the current fence line of the adjacent property owner through the land swap.

*MOTION: Councilmember Hales moved to approve the ordinance. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

#### **Business Item**

- 1. Consider confirmation of the Council's appointments to the Diversity and Inclusion Ad-Hoc Task Force.**
  - a) Mindy Ball**
  - b) Katie Gardner**
  - c) Daniel Haas**
  - d) Josceline Mascarenhas**

- e) Jessica Miller
- f) Justin Powell
- g) Sara Pickett
- h) Brian Prettyman
- i) Jaleel Roberts

Presentation: Kat Martinez

Councilmember Martinez shared the purpose for the Diversity and Inclusion Ad-Hoc committee. The appointments to the Diversity and Inclusion Ad-Hoc Task Force will be from April 20, 2021, until the Task Force is disbanded upon the final submission of its recommendations to the City.

*Diversity: Who makes up our community*

*Inclusion: Who has a voice*

*Equity: Achieving Equal access, treatment, opportunity and advancement for all people.*

*These terms and ideals are key in crafting communities, workplaces and governments that are purposefully designed to fairly serve and protect everyone they impact.*

*This task force aims to ensure that regardless of race, color, gender, sexual orientation, age, religion, or disability that anyone who lives in, works in or visits Murray City have equal access to all of the benefits of community life our city has to offer.*

*As a task force, we'll be tackling subjects such as the accessibility of our meetings both online and in person, the membership of our boards and commissions, how we recruit new employees, and ADA accessibility of community events - just to name a few.*

*Murray is an incredible city and a place I'm proud to call home. And I feel compelled to reiterate for the sake of those who misunderstand the work we seek to do. This task force does not exist to undermine or insult our city's history or the people who are already working daily to make Murray a welcoming place to work and safe place to live. But inequality is systemic and purposeful. For hundreds of years in this country practices were put in place strategically to elevate some and oppress others. The physical infrastructure of our city, like the city hall we sit in tonight, was built brick by brick, similarly our government was created policy by policy. Some of those policies were intended to exclude certain members of our community.*

*Those of us who work in this city hall right now are not responsible for the possibly uneven bricks of this building's foundation or harmful policies that were*

*put in place long before we arrived. But when you know better you do better. And just like we are building a new city hall, that is more structurally sound than this current one - it's time to evaluate the policies that guide and govern us. We must ensure our policies deliberately include and welcome those that were for so long excluded by design.*

*Thank you to the council for supporting this task force. Thank you to Councilmember Dale Cox for assisting me with the interview process. Thank you to the many community members who applied. Reading all of their applications was an absolute honor. I feel so fortunate to live in a community with so many individuals who are willing to volunteer to be a part of this work.*

*With that it is my pleasure introduce to the council Murray City's Diversity and Inclusion task force members for your approval.*

Members of the Ad-hoc Task Force introduced themselves to the Council and shared that they look forward to serving the community.

Councilmembers expressed thanks to the committee volunteers and appreciation for the new committee. They also expressed thanks to Kat Martinez and Jennifer Kennedy for leading this task force.

*MOTION: Councilmember Hales moved to approve the Interlocal Cooperation Agreement. The motion was SECONDED by Councilmember Cox.*

Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

- 2. Consider a resolution authorizing the execution of an Interlocal Cooperation Agreement between Murray City and Salt Lake County for the sharing of election services for the City's 2021 Municipal Election.**

Presentation: Brooke Smith

Ms. Smith shared that the resolution allows the city to enter into an Interlocal Cooperation Agreement with Salt Lake County for the 2021 Municipal Elections. The not to exceed cost the County has quoted the city is \$57,888 for traditional voting or if the council decides to do Rank Choice Voting for General Elections only it would cost \$35,042 plus an additional fee of \$10,000\* for the annual licensing software. Some of the services the County provides are ballot preparation, machine programming, delivering supplies and equipment, coordinating, vote centers and poll workers, and preparing canvass reports.



\* The \$10,000 fee would be shared with all municipalities that select Rank Choice voting in 2021.

City Attorney, G.L. Critchfield, clarifies that this motion is only to agree that the County will help our city conduct the 2021 municipal elections. After this consideration, the council will determine what type of elections we will conduct in 2021.

*MOTION: Councilmember Dominguez moved to approve the Motion for an Interlocal Cooperation Agreement with the County. The motion was SECONDED by Councilmember Martinez.*

Council roll call vote:

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

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

- 3. Consider a resolution approving the City's participation in the Municipal Alternate Voting Methods Pilot Project for the 2021 Murray City Municipal Election and authorizing written notice of the City's intent to participate to be provided to the Lieutenant Governor and the Salt Lake County Clerk.**

Presentation: Jennifer Kennedy

Jennifer Kennedy shared that Stan Lockhart did a presentation two weeks ago about Rank Choice Voting (RCV). Salt Lake County Clerk's office has the capability of processing RCV ballots in 2021. RCV is a Pilot Project allowing voters to rank candidates in order of preference and tabulation proceeds in sequential rounds where last-place candidates are defeated and the candidate with the most votes in the final round is elected. The city could be responsible for education and the legislature has allocated 200,000.00 dollars to assist agencies who do decide to go forward with RCV to assist them with education outreach. In Salt Lake County, Draper, Riverton, and Bluffdale have elected to join the pilot program and conduct RCV in 2021. RCV only kicks in if there are three (3) or more candidates. If the City is interested in utilizing RCV, the Election Officer will need to notify Salt Lake County by May 10, 2021.

The floor was opened to questions.

Councilmember Hales thinks that the city should wait until next year to see how it's run. He wants Murray's voting residents to have a voice and feels like there is limited information out there. Before the council decides to approve RCV, he would like the software to be tested and get more citizen input.

Councilmember Turner concurs with Councilmember Hale's opinion. She has concerns that this decision is rushed, and it lacks citizen participation.

Councilmember Cox shares similar concerns, and wonders if changing the elections

process in 2021 is the right time to do it. He would like more time to educate and get input from the citizens.

Councilmember Martinez shared that she has heard from four residents who support RCV and had one phone call from a resident who had additional questions about RCV. She likes that other cities are electing to conduct RCV and there would be increased momentum for educational outreach. Also, RCV would discourage negative campaigning and provides more choices for voters.

Councilmember Dominguez says the decision feels rushed. She is wondering why the Legislature didn't pass RCV for the entire state and instead elected to run a pilot program. She has participated in RCV and it was very easy to understand but feels that the education piece and public input needs to be there before the council decides.

*MOTION: Councilmember Martinez moved to approve the resolution. The motion was not SECONDED.*

*The Motion did not pass.*

Councilmember Hales expressed that this decision does not mean the city won't participate in RCV in the future. He just feels like more education and community input is needed before they move forward.

#### **Mayor's Report and Questions**

Mayor Camp shared the following updates:

- There is a shortage of containers for residential garbage cans and recycling containers. The Public Works Department is working on a solution and will get supplies delivered to residences in the next few weeks.
- Utah Department of Transportation (UDOT) has scheduled a virtual public meeting to discuss their proposal to install four new traffic signals at the 4500 South and Atwood Boulevard intersection. The Meeting is scheduled for Tuesday, May 4, 2021, at 5:30 pm. Information to join the meeting can be found on the City Facebook and website page: [https://www.murray.utah.gov/DocumentCenter/View/11809/18863---4500-S-Atwood\\_Mailer\\_Online-Public-Meeting-002?bidId=](https://www.murray.utah.gov/DocumentCenter/View/11809/18863---4500-S-Atwood_Mailer_Online-Public-Meeting-002?bidId=). Formal comments can be submitted from May 4<sup>th</sup> to May 14<sup>th</sup> or shared during the meeting on May 4, 2021.
- Brenda has budget books for the city council, and they will be available for the council at the end of the meeting.

The meeting was open for questions to the Mayor.

Councilmember Dominguez asked how much the recycling increased for additional containers.

Mayor Camp said he would find out.

Councilmember Turner mentioned that the council meeting scheduled on May 4<sup>th</sup> has been canceled so anyone from the council who is interested in attending the UDOT meeting will be able to attend.

**Adjournment**

The meeting was adjourned at 8:06 p.m.

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Brooke Smith, City Recorder

Attachment A: Text Amendment 17.12.070  
Attachment B: Short Term Rental

DRAFT

## Attachment A: Text Amendment 17.12.070

DRAFT

## Text Amendment: 17.12.070 Planning Commission Compensation

### Current Language

*Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of twenty-five dollars (\$25.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.*

### Proposed Language

*Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of ~~twenty-five~~ forty dollars (\$~~25~~40.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.*



## Planning Commission Compensation Comparison

City	Compensation
Cottonwood Heights	\$ 25
Draper	\$ 100
Herriman City	\$ 100
Holladay City	\$ 25
Lehi	\$ 96
Midvale	\$ 50
Millcreek	\$ -
<b>Murray City</b>	<b>\$ 40</b>
Riverton City	\$ 100
Salt Lake City	\$ -
Sandy City	\$ 80
So Salt Lake	\$ 35
South Jordan	\$ 50
Taylorsville	\$ 40
West Jordan	\$ 75
West Valley	\$ 33
<b>Average</b>	<b>\$ 53</b>



## **Planning Commission**

January 21, 2021

- Public notices mailed to affected entities
- No public comments were received
- 7-0 vote to recommend approval to City Council

## **Findings of Fact**

1. The proposed text amendment to compensate planning commission with reimbursement for expense incurred in the performance of their official duties is reasonable.



## Staff Recommendation

Staff recommends that the City Council **APPROVE** the request to update Section 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance to state:

“The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of forty dollars (\$40.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.”

## Attachment B: Short Term Rental

DRAFT

## Discussion: Short Term Rentals

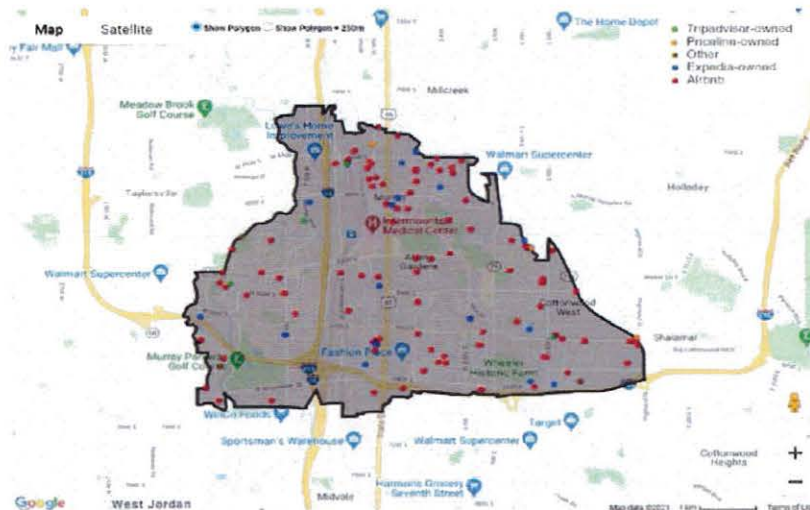
### What is a Short-Term Rental?

*American Planning Association's Planners Dictionary:*

Any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

## Short Term Rentals in Murray

- January 2021: 126 unique rental listings on short-term rental websites



\* Granicus Host Compliance's pricing is based on the count of listings and rental units that would need be to analyzed and monitored for compliance. In terms of listings, this number is 188 as we will expand our search area by several hundred yards beyond the borders of Murray to capture all relevant listings. Source: Granicus Host Compliance Proprietary Data

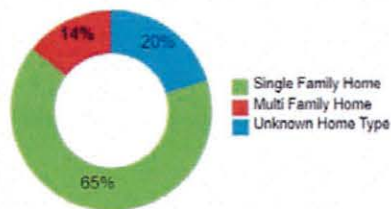
## Short Term Rentals in Murray

Additional January 2021 data

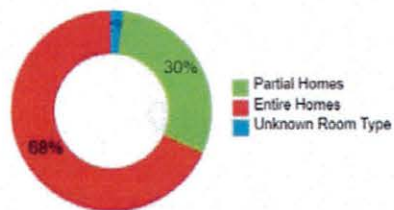
Median Nightly Rate  
(USD)

**\$80**

Listing Types



Unit Types

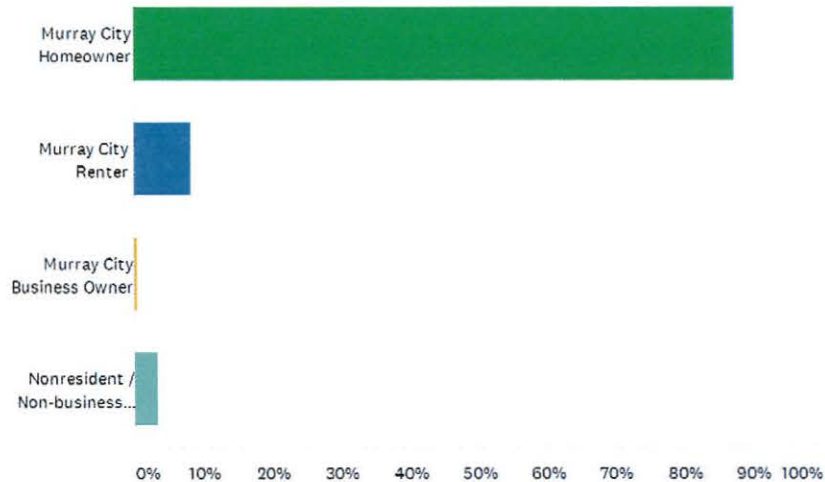


## Citizen Survey

- CED conducted an online survey to gauge opinions regarding short-term rentals
- Survey ran from December 10, 2020 to December 31, 2020
- Included 12 questions
- Over 600 responses were collected

## Q1 Please select the option that best describes you.

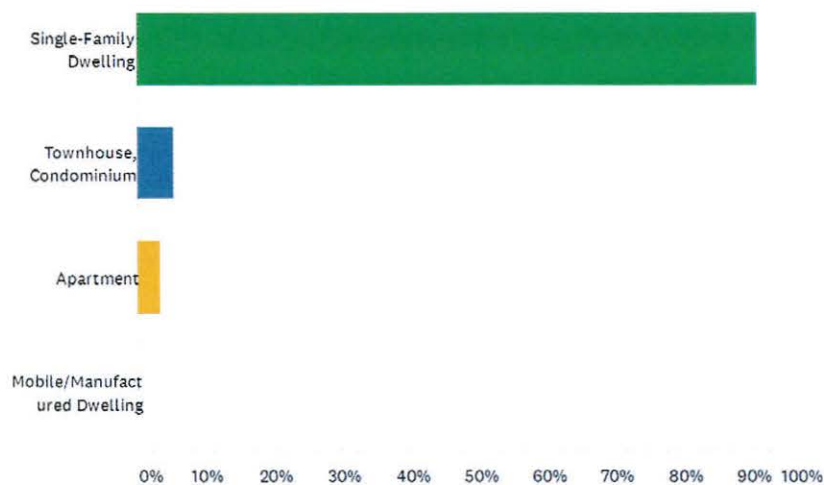
Answered: 611 Skipped: 0



Answer Choices	Number	Percent
Murray City Homeowner	536	87.73%
Murray City Renter	51	8.35%
Murray City Business Owner	3	0.49%
Nonresident / Non-business Owner	21	3.44%
TOTAL	611	

## Q2 What type of home do you live in?

Answered: 610 Skipped: 1

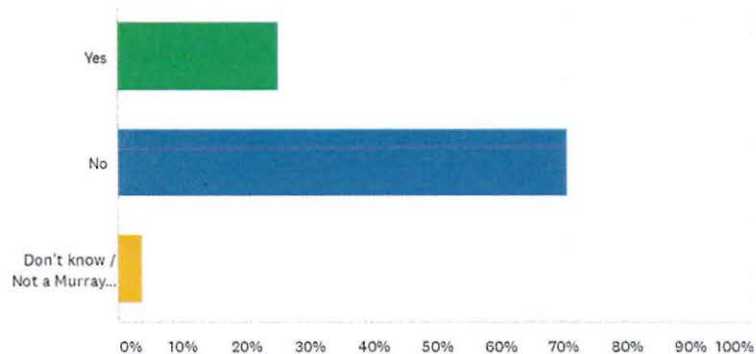


Answer Choices	Number	Percent
Single-Family Dwelling	555	90.98%
Townhouse, Condominium	33	5.41%
Apartment	21	3.44%
Mobile/Manufactured Dwelling	1	0.16%
TOTAL	611	



### Q3 As a resident of Murray City, are you aware of short-term rentals operating in your neighborhood?

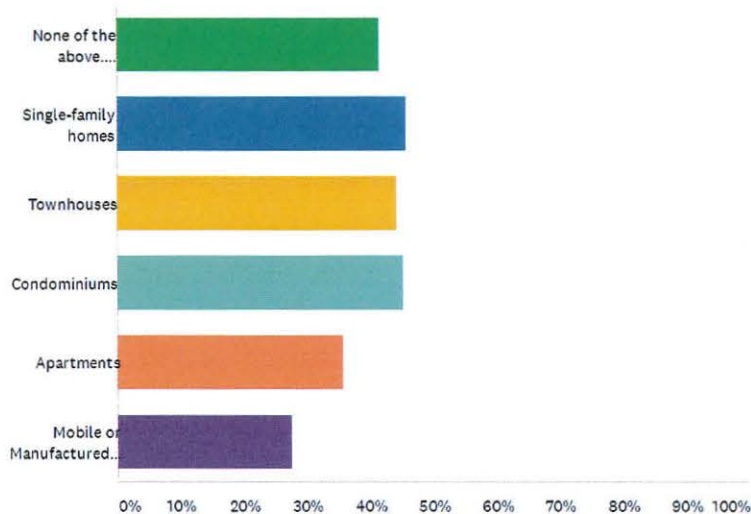
Answered: 610 Skipped: 1



Answer Choices	Number	Percent
Yes	155	25.41%
No	432	70.82%
Don't Know / Not a Murray resident	23	3.77%
<b>TOTAL</b>	<b>610</b>	

### Q4 Murray City should allow short-term rentals in (select all that apply):

Answered: 609 Skipped: 2

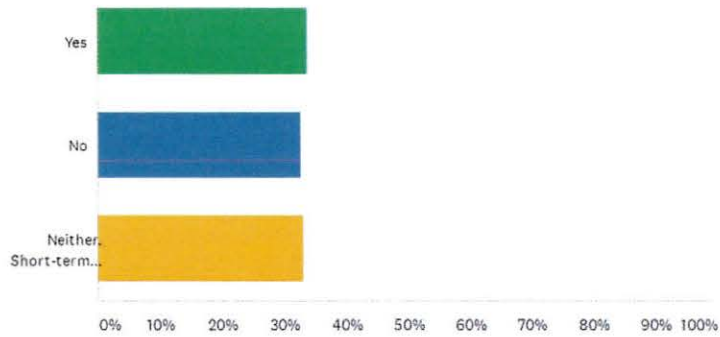


Answer Choices	Number	Percent
None of the above. Short-term rentals should not be allowed.	253	41.54%
Single-Family homes	280	45.98%
Townhouses	272	44.66%
Condominiums	277	45.48%
Apartments	219	35.96%
Mobile or Manufactured dwellings	168	27.59%
<b>TOTAL</b>	<b>609</b>	



### Q5 Should short-term rentals only be allowed if they are owner occupied?

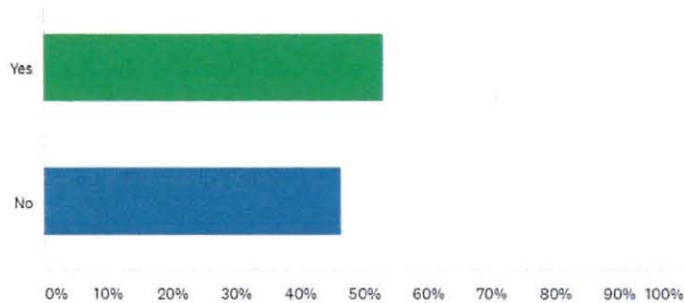
Answered: 608 Skipped: 3



Answer Choices	Number	Percent
Yes	206	33.88%
No	200	32.89%
Neither. Short-term rentals should not be allowed	202	33.22%
TOTAL	608	

### Q6 Should Murray City limit the maximum number of nights per year a dwelling may be rented as a short-term rental?

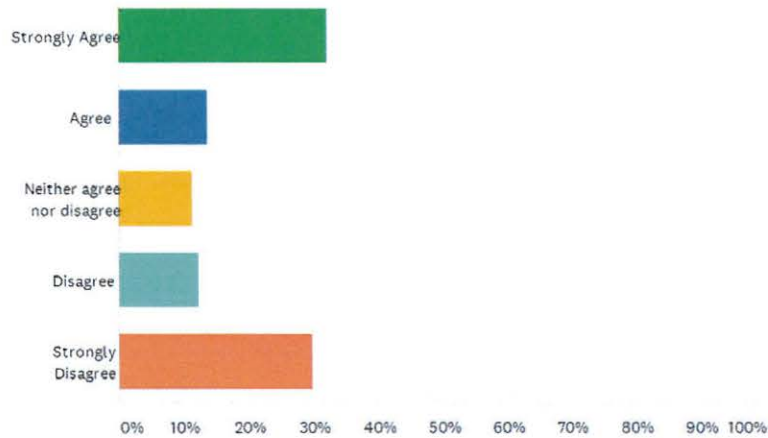
Answered: 595 Skipped: 16



Answer Choices	Number	Percent
Yes	317	53.28%
No	278	46.72%
TOTAL	595	

### Q7 Short-term rentals should be allowed, but the city should require a permit.

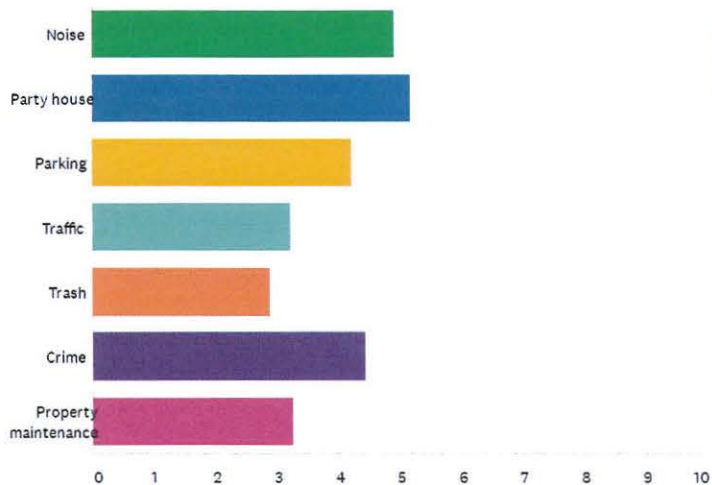
Answered: 604 Skipped: 7



Answer Choices	Number	Percent
Strongly Agree	195	32.28%
Agree	83	13.74%
Neither agree nor disagree	70	11.59%
Disagree	75	12.42%
Strongly Disagree	181	29.97%
TOTAL	604	

### Q8 With 1 being most important and 7 the least important, please rate each potential short-term rental related issue based on how you perceive them to affect your quality of life.

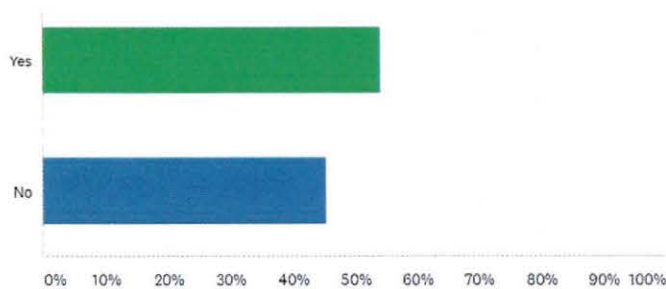
Answered: 603 Skipped: 8



Answer Choices	Highest Number	Total Score out of 10
Noise	2	4.92
Party house	1	5.16
Parking	3	4.22
Traffic	5	3.23
Trash	6	2.89
Crime	1	4.44
Property maintenance	7	3.27
TOTAL RESPONSES	603	

**Q9 Would having contact information for an owner/manager who would be available 24 hours a day, and on-site within one hour, ease your concerns about short-term rentals?**

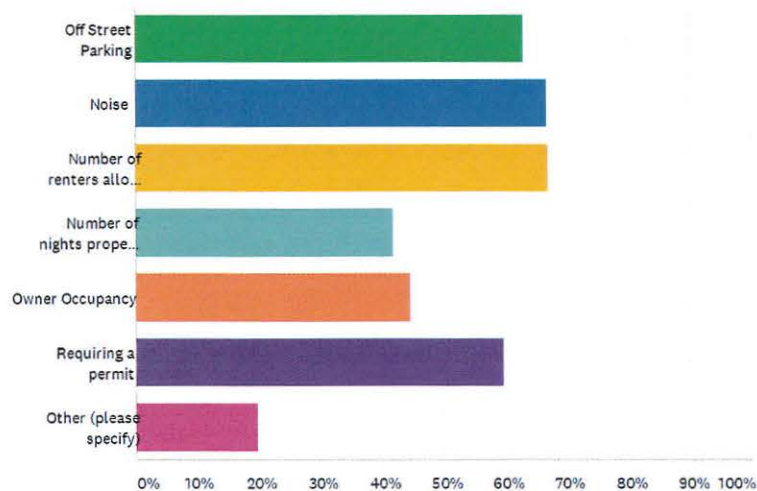
Answered: 607 Skipped: 4



Answer Choices	Number	Percent
Yes	330	54.37%
No	277	45.63%
TOTAL	607	

**Q10 When drafting regulations for short term rentals, what issues should Murray City focus on? (select all that apply)**

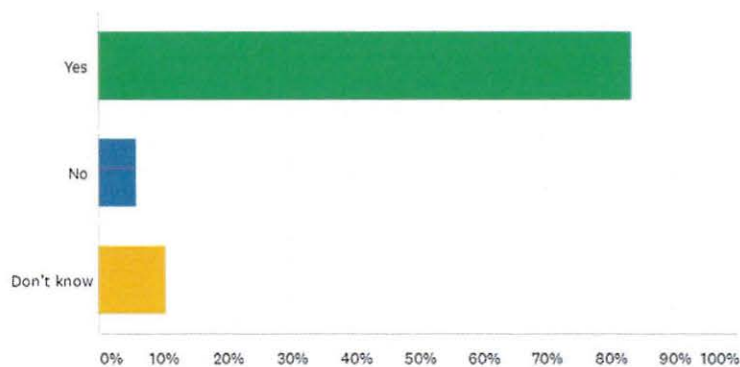
Answered: 608 Skipped: 3



Answer Choices	Number	Percent
Off Street Parking	383	62.99%
Noise	406	66.78%
Number of renters allowed at a time	407	66.94%
Number of nights property is rented	253	41.61%
Owner Occupancy	271	44.57%
Requiring a permit	362	59.54%
Other (please specify)	119	19.57%
TOTAL RESPONSES	608	

Q11 If the City receives a certain number of valid code complaints about a permitted short-term rental unit, should the owner have their permit revoked?

Answered: 601 Skipped: 10



Answer Choices	Number	Percent
Yes	503	83.69%
No	35	5.82%
Don't know	63	10.48%
TOTAL	608	

## Ordinance Topics

1. Parking
2. Owner Occupancy
3. Number of nights (in certain cases)
4. Host responsiveness to complaints



## Short Term Rentals Pros and Cons

### Pros

- Able to track and monitor
- Provides a path for people wanting to list their property
- Income generation for property owners
- Increase in TRT revenues

### Cons

- Reduction in housing stock
- Reduces affordable housing
- Impact to community cohesion
- Competition with Hotels



## Additional Considerations

### 1. Application Processing

- a. Additional staff time to develop and implement a permitting process
- b. Staff time in processing potential applications
- c. Staff time in processing business licenses

### 2. Enforcement

- a. Will need to be contracted out and have a cost associated with it
- b. Cost would be offset by business licensing fees

### 3. State Preemption

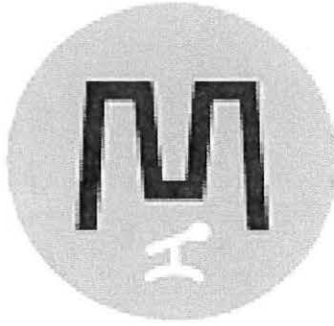
- a. Possible state legislation



**MURRAY**  
CITY COUNCIL

# Special Recognition





**MURRAY**  
CITY COUNCIL

# Special Recognition #1



**MURRAY**

# City Council

## Employee of the Month - Ed Gulick

### Council Action Request

### Council Meeting

Meeting Date: May 18, 2021

<b>Department Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b> Employee of the Month recognition
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only
<b>Presenters</b> Brett Hales Blaine Haacke	<b>Attachments</b> Recognition Form
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b>	<b>Description of this Item</b> Ed has been a steady Inventory Control Specialist since 2008. During this past year, during the pandemic, Ed has procured masks, hand sanitizers, gloves and cleaning supplies not only for the Power Department but for other City departments as well.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> May 6, 2021	

## EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Power Department

05-03-2021

NAME of person to be recognized:

Submitted by:

Ed Gulick

DIVISION AND JOB TITLE:

Inventory Control Specialist

YEARS OF SERVICE:

13 years

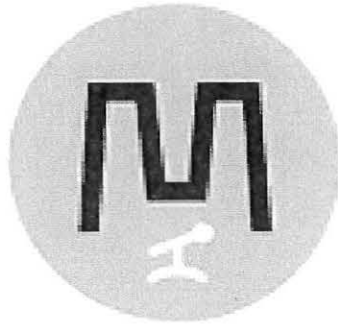
REASON FOR RECOGNITION:

Ed has been a steady Inventory Control Specialist since 2008. During this past year, during the pandemic, Ed has procured masks, hand sanitizers, gloves and cleaning supplies not only for the Power Department but for other City departments as well.

When the pandemic first hit, and supplies were scarce, Ed was able to obtain boxes of N-95 respirator masks, a scarce commodity. We were able to share those with first responders here in the City. Ed is a delightful conversationalist. He talks sports with the City employees as they come to the warehouse for supplies. He is always helpful. Not only is he an asset to the Power Department but to the entire City.

COUNCIL USE:

MONTH/YEAR HONORED



MURRAY  
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# Special Recognition #2



**MURRAY**


# Murray City Fire Department

## Emergency Medical Services (EMS) Week Recognition

### Council Action Request

### Council Meeting

Meeting Date: May 18, 2021

<b>Department Director</b> Jon Harris	<b>Purpose of Proposal</b> EMS Week recognition at city council meeting May 18, 2021
<b>Phone #</b> 801-264-2789	<b>Action Requested</b> Joint resolution to recognize the week of May 16-22 as EMS Week
<b>Presenters</b> Mayor Camp Chad Pascua Dr. Adam Balls	<b>Attachments</b> Joint resolution
	<b>Budget Impact</b> N/A
<b>Required Time for Presentation</b>	<b>Description of this Item</b> EMS week is an annual recognition that is presented at city council meeting. Mayor Camp will read the resolution and then a representative from the fire department will speak.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> May 2, 2021	

**A JOINT RESOLUTION OF THE MAYOR  
AND MUNICIPAL COUNCIL OF MURRAY CITY, UTAH  
TO DESIGNATE AND SUPPORT THE WEEK OF  
MAY 16-22, 2021  
AS  
EMERGENCY MEDICAL SERVICES WEEK**

**WHEREAS**, emergency medical services is a vital public service; and

**WHEREAS**, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

**WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

**WHEREAS**, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

**WHEREAS**, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

**WHEREAS**, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; and

**NOW, THEREFORE, BE IT RESOLVED**, that in recognition of this event, and of all those who serve in **Emergency Medical Services**, I, Mayor Blair Camp and the Municipal Council of Murray City do hereby proclaim, designate and support with much appreciation the week of

**May 16-22, 2021**

**as**

**EMERGENCY MEDICAL SERVICES WEEK**

And, we encourage the community to observe this week with appropriate programs, ceremonies and activities.



PASSED, APPROVED AND ADOPTED by the Mayor and Municipal Council of Murray City, Utah  
this 18<sup>th</sup> day of May, 2021.

MURRAY CITY CORPORATION

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
D. Blair Camp, Mayor

\_\_\_\_\_  
Diane Turner, Chair, District 4

\_\_\_\_\_  
Kat Martinez, District 1

\_\_\_\_\_  
Dale Cox, District 2

ATTEST:

\_\_\_\_\_  
Rosalba Dominguez, District 3

\_\_\_\_\_  
Brooke Smith, City Recorder

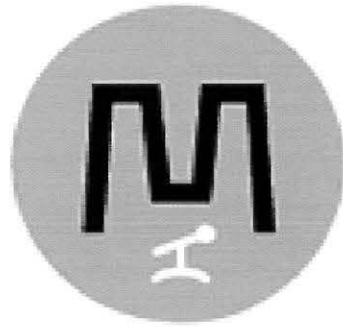
\_\_\_\_\_  
Brett A. Hales, District 5



**MURRAY**  
CITY COUNCIL

# Citizen Comments

Limited to three minutes, unless otherwise approved by Council



**MURRAY**  
CITY COUNCIL

# Business Items



**MURRAY**  
CITY COUNCIL

# Business Item #1



**MURRAY**

# City Council


## Wasatch Front Waste and Recycling District Reorganization

**Council Action Request**

**Committee of the Whole**



Meeting Date: May 18, 2021

<b>Department</b> <b>Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Diane Turner          <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> Yes   <b>Mayor's Approval</b>          <b>Date</b> May 6, 2021	<b>Purpose of Proposal</b> Consider a resolution on the reorganization of WFWRD as a Local District.  <b>Action Requested</b> Actionable. Each municipality located within the WFWRD boundaries must consent to the reorganization  <b>Attachments</b> Resolution, Executive Summary, Process of Reorganizing, Memorandum from Fabian VanCott  <b>Budget Impact</b> None          <b>Description of this Item</b> WFWRD would like to reorganize from a Special Service District to a Local District.
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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF MURRAY CITY  
CONSENTING TO THE REORGANIZATION OF THE WASATCH  
FRONT WASTE AND RECYCLING DISTRICT AS A LOCAL DISTRICT.

WHEREAS, the County Commission of Salt Lake County on January 19, 1977 established a special service district known as Salt Lake County Special Service District No. 1 (the "Sanitation District") for the provision of garbage collection services in the unincorporated area of Salt Lake County; and

WHEREAS, much of the original area of the Sanitation District was subsequently incorporated into or annexed by municipalities, while remaining within and continuing to receive services from the Sanitation District; and

WHEREAS, The Salt Lake County Council established an Administrative Control Board (the "ACB") to govern the Sanitation District and appoint the members representing both Salt Lake County and the municipalities served by the Sanitation District; and

WHEREAS, until January 1, 2013, the Sanitation District was considered a division or agency of Salt Lake County government, with the Sanitation District's employees being employees of Salt Lake County and administrative and support services being provided by Salt Lake County agencies; and

WHEREAS, by its Resolution No. 4670 (the "Governing Resolution"), as of January 1, 2013, the Salt Lake County Council, pursuant to the rules set forth in the Special Service District Act, Title 17D of the Utah Code, delegated to the ACB full governance of the functions and activities of the Sanitation District and since that time, the Sanitation District has employed its own personnel and maintained sole responsibility for the operations and administration of the Sanitation District; and

WHEREAS, the Governing Resolution renamed the Sanitation District as the Wasatch Front Waste and Recycling District ("WFWRD"), and WFWRD has exercised and been subject to all the rights, powers, duties, governance, and responsibilities of a special service district under the provisions of the Special Service District Act, Title 17D of the Utah Code; and

WHEREAS, the Governing Resolution stated that the Salt Lake County Council had found that it was in the best interests of the citizens of Salt Lake County, the partner municipalities which were included within the Sanitation District, and the property owners receiving services within the Sanitation District for the Sanitation District to become independent from Salt Lake County, however a special service district is by definition a hybrid entity that is still subject to Salt Lake County oversight and control in several regards; and



WHEREAS, for WFWRD to become fully independent, as the Salt Lake County Council desired, it must be converted into a local district governed under the Local District Act, Title 17B of the Utah Code and the ability to reorganize a special service district into a local district was not enacted until 2013, under Section 17D-1-604 of the Utah Code (the "Reorganization Statute"); and

WHEREAS, the Reorganization Statute authorizes Salt Lake County to reorganize WFWRD into a completely independent local district and requires that the reorganization may not occur unless each municipality that is included within WFWRD consents to the reorganization; and

WHEREAS, Murray City is a member municipality of WFWRD and has determined that it is in the best interests of WFWRD and of Murray City for WFWRD to be reorganized as a local district.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council as follows:

1. That Murray City hereby consents to the Salt Lake County Council reorganizing WFWRD as a local district under Section 17D-1-604 under substantially the following terms:
  - a. The WFWRD name will remain the same.
  - b. The current WFWRD boundaries will remain the same.
  - c. The services authorized to be provided by WFWRD, namely waste and recycling collection services, will remain the same.
  - d. The governing board appointment type, to the maximum extent possible, will remain the same.
2. That this Resolution shall take effect immediately upon its passage.
3. In the event of any conflict between this Resolution and any other enactment of Murray City, this Resolution shall control.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST

---

Brooke Smith, City Recorder

### **Difference Between Special Service Districts and Local Districts**

**Local Districts** are created under Title 17B and are completley independent governmental entities that are initially created by cities or counties to provide a specific limited service.

**Special Service Districts** are created under Title 17D and are hybrid entities in that they are an independent governmental entity, except for the following: levying taxes or assessments, issuing debt, holding an election, changing the district's boundaries, or changing the district's board composition.

These actions must be approved by the governmental entity that created the special service district. This can be cumbersome and cause delays in action. Recent examples: Withdrawing annexed Sandy City properties & Allowing the newly incorporated municipalities a seat on the Board.

In reality, special service districts are still ultimately under the control of their creating entities. The creating entity can choose to run the district itself, or appoint an Administrative Control Board (ACB) to run the district, or to have control over just certain aspects of the district. After appointing an ACB, the creating entity can revoke all or a portion of the ACB's authority at any time.

### **Reorganizing a Special Service District into a Local District**

The Salt Lake County Council, as the legislative body of the county that created WFWRD, may reorganize WFWRD (a special service district) as a local district in accordance with Utah Code Ann. § 17D-1-604. These procedures were enacted by the Legislature in 2013 specifically with WFWRD in mind, as it was the County's desire at that time to give WFWRD independent control, but at that time there was not a clear statutory method to give WFWRD complete independence as a local district. Below is a brief summary of the steps required to complete the conversion from the special service district type to a local district.

1. County Intent Resolution. The process begins by the County Council adopting a resolution that indicates its intent to reorganize WFWRD as a local district.
2. Public Hearing. The Salt Lake County Council must hold a public hearing, and at least 35 days are needed for the public notice requirements, so that will dictate when the hearing can be scheduled.
3. Municipal Consent. Each municipality located within the WFWRD boundaries must consent to the reorganization. **It may be best to get these consents before the County starts its part of the process.**
4. Resolution Approving Reorganization. At or following the public hearing, the County Council shall adopt a resolution approving the reorganization of the district. We finalize the process by filing with the Lieutenant Governor and the County Recorder.

The following information was reviewed with the ACB on 08-19-2019

## **Process of Reorganizing to a Local District**

### **Background and Evolution of WFWRD and the Administrative Control Board (ACB)**

**1977:** The Sanitation District was created by the three (3) member SLCo Commission and served as the governing body.

**2000:** The Salt Lake County voters voted for a new form of government. The Mayor and nine County Council members were formed, and candidates ran for elections. The newly elected Council became the Board of Trustees for the Sanitation District. (Nine Board members).

### **Moving Towards Total Autonomy:**

#### **2009, the first step:**

Over time, certain areas of the County incorporated into municipalities, and yet they remained within the Sanitation District. The cities within the Sanitation District began asking for more input in the services they receive. Taylorsville City, the largest city in the District, announced a request for proposal (RFP) for waste and recycling collections.

To allow the cities in the District more input, the County Council created the nine (9) member Administrative Control Board (ACB) under state statute.

The members consisted of four (4) elected officials appointed by the SLCo Council, one (1) official appointed by the SLCo Mayor, and four (4) elected officials appointed by the main cities in the District: Taylorsville, Cottonwood Heights, Holladay, and Herriman.

While the ACB gave the municipalities more of a voice, the Sanitation District was still a County entity. The obligations and liabilities belonged to the County, and the employees were County employees.

#### **2010, the second step:**

The newly created ACB began governing the District with the authority granted by Utah state code with exception of the Human Resource Policies and the Personnel Budget. All personnel were SLCo Employees with the same policies and the same pay scales as other SLCo employees.

## **2011:**

The ACB began exploring options of taking on more governing authority as allowed under state statute for special service districts. The Board also discussed the possible transition of all of the County Sanitation Division employees to be District employees.

**The motivating factors: More local control for the municipalities in the District through additional governance and setting policies for operations and personnel.**

On March 11, 2011, the ACB adopted the Board and District's first Bylaws. These Bylaws set policies for board authority and set the rules and regulations the Board operates under. It also defined the state regulations they are responsible to uphold with the District and the services delivered to the public.

## **2012, the third step:**

Deeper analysis and evaluation took place to determine what would be needed to create or re-create the Sanitation District as its own organization including the transfer of assets, liabilities, and personnel. The evaluation was also to include an in-depth look at the costs for the services being provided.

**At this point in time, there was no legal mechanism for a County special service district (governed under Title 17D) to become completely independent by converting to a local district (governed under Title 17B).**

The most that could be done to give the District independence was for the County Council to convey assets, liabilities, and personnel to the District and to delegate to the ACB as much authority to govern the District as the law allowed. Certain power (such as levying taxes, approving withdrawals from the District, issuing bonds) was required to stay with the County.

On May 23, 2012, the Board adopted Resolution 4354, Recommendation to Establish the Sanitation District as an independent entity. The recommendation went before the Salt Lake County Council on June 5, 2012 to request direction to proceed.

After a very labor-intensive administrative process and the proper legal process, the District began to take shape; and in November 2012, the County Council adopted Resolution 4670 and established WFWRD (no longer just the County Sanitation District). The nine member ACB changed to four (4) elected County Council members and five (5) representatives, each from one of the cities within the District.

### **2013, the fourth step:**

The Sanitation District was renamed the Wasatch Front Waste and Recycling District. All assets, liabilities, and employees transferred from SLCo to WFWRD.

The Board composition was changed with four (4) County Councilmembers and five (5) city representatives, including the existing four cities as well as Murray City, which appointed a representative as authorized by state statute. At that time, Sandy City did not have many homes annexed within the District and did not appoint a representative.

**Also, at that time, the Utah Association of Special Districts lobbied for legislation to allow special service districts to reorganize as local districts. The Association did this with WFWRD in mind since the Board had discussions about the differences between a special services district and local districts.**

Interlocal Agreements were put in place for services from SLCo that assisted the District in operations and the delivery of services for district residents. (See below for more details)

**2014-present, the final step:** More discussions by the Board about the possibility of reorganization to a local district.

As you may know, during the last board meeting on June 2019, the Board gave legal counsel, Rachel Anderson direction to come back to the next board meeting and review the process that it would take for WFWRD to reorganize as a local district.

The considerations also included the possible unintended consequences of changes due to the County relationship.

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**The Legal Process for Reorganizing a Special Service District to a Local District is Outlined on the Following Pages**



**TO:** Wasatch Front Waste and Recycling District Administrative Control Board  
**FROM:** Rachel S. Anderson, esq.  
**DATE:** August 13, 2019  
**SUBJECT:** Conversion of special service district into a local district

The Salt Lake County Council, as the legislative body of the county that created WFWRD, may reorganize WFWRD (a special service district) as a local district in accordance with Utah Code Ann. § 17D-1-604.

- I. County Intent Resolution. The process begins by the County Council adopting a resolution that:
  - a. Indicates the County's intent to reorganize the special service district as a local district
  - b. States the name of the special service district that is proposed to be reorganized as a local district.
  - c. Generally describes the boundaries of the special service district.
  - d. Specifies each service that the special service district is authorized to provide.
- II. Public Hearing. After adoption of the intent resolution, the County Council must hold a public hearing.
  - a. Notice Required. The notice of the public hearing must do the following (you are required to follow the same notice rules as required during the *creation* of a special service district, utilizing appropriate changes to indicate the hearing is for a *reorganization as a local district*):
    - i. State that the County Council has adopted a resolution stating its intent to reorganize the special service district as a local district.
    - ii. Describe the boundary of the special service district.
    - iii. Generally describe each service that the special service district provides.
    - iv. State that taxes may be levied annually upon all taxable property within the special service district. (This is one section that is more pertinent to a *creation* of

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#### ATTORNEYS AT LAW

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Salt Lake City, UT 84111-2323  
Tel: 801.531.8900 Fax: 801.596.2814  
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a special service district, as opposed to a reorganization as a local district, and we may wish to modify this part of the notice to note that the power to tax is already in existence, however the power to impose such tax will shift from the County to the local district).

- v. State fees or charges may be imposed to pay for some or all of the services of the special service district. (This is one section that is more pertinent to a *creation* of a special service district, as opposed to a reorganization as a local district, and we may wish to modify this part of the notice to note that the District is already imposing fees, that the District's authority to impose those fees will not change, and that although the District may change those fees from time to time, no such change is anticipated purely in reaction to the reorganization.)
- vi. Explain the process, requirements, and timetable for filing a protest against the reorganization of the special service district as a local district.
- vii. Designate the date, time, and place of the public hearing.
- viii. Be published once a week for four consecutive weeks not fewer than 5 days and no more than 20 days before the date of the public hearing in a newspaper of general circulation, as well as in the local newspapers' public legal notice website for 35 days before the hearing.
- ix. Any other information which the County Council considers necessary or appropriate may be included in the notice.

III. Municipal Consent. The County may not reorganize a special service district into a local district to include some or all of the area within a municipality unless the legislative body of that municipality adopts a resolution or ordinance consenting to the reorganization. Thus, every member municipality must consent to the reorganization.

IV. Resolution Approving Reorganization. At or following the public hearing, the County Council shall adopt a resolution approving the reorganization of the district or abandon the reorganization. The resolution shall do the following:

- a. State the name of the special service district that is being reorganized as a local district.
- b. State the name of the new local district, which name may not include the word "county" and may not include the phrase "special service district."
- c. Describe the boundaries of the new local district, which shall reflect the boundaries of the special service district.

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- d. Specify the services to be provided by the new local district, which may not include a service that it could not have or did not provide prior to reorganization. It also may not provide more than four of the services listed in Section 17B-1-102 at any time. (This is not an issue for WFWRD as all of your services fall under the one category of “garbage collection and disposal”).
- e. State whether the local district is a different type of local district other than a basic local district and if so, what kind.
- f. State whether the local district is to be governed by an appointed or an elected board, or a combination of the two.
- g. State whether the ACB established for the special service district will serve as the first board of trustees of the new local district.
- h. Contain additional provisions as necessary.

V. Final Local Entity Plat. As early in the process as possible (so as not to delay the notice that must be sent to the Lieutenant Governor), a final local entity plat should be prepared which satisfies the requirements of Utah Code § 17-23-20(4). The plat must be certified and signed by a licensed professional land surveyor, be reviewed and signed by the County Council and be approved by the County Surveyor. The final local entity plat must:

- a. Graphically depict the boundary of the new local district.
- b. Be created on reproducible material that is permanent in nature and is the size and type specified by the County Recorder.
- c. Be drawn to scale, be legible and contain complete and accurate boundary information, including appropriate calls, sufficient to enable the County Surveyor to establish the boundary on the ground and for the County Recorder to identify, for tax purposes, each tract or parcel included within the boundary.
- d. Have a unique name that will distinguish the plat from other recorded plats in the County, as approved by the County Recorder.
- e. Contain the name of the district and the name of the county in which the property is located, state the date the plat was prepared and contain a north arrow and legend
- f. Have a signature block for the signatures of the professional land surveyor who prepared the plat, the County Council, the County Surveyor, and a three inch by three-inch block in the lower right-hand corner for the use of the County Recorder when recording the plat. *See id.*, § 17-23-20(4)(a)–(h)

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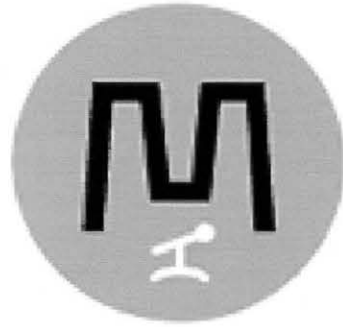


- VI. Notice to Lieutenant Governor. After the reorganization is fully approved (no deadline is given), a written notice of the reorganization must be filed with the Utah Lieutenant Governor.
- a. The notice of reorganization must do the following:
    - i. Be accompanied by a copy of an “approved final local entity plat.”
    - ii. Be directed to the Lieutenant Governor
    - iii. Contain the name of the district.
    - iv. Describe the reorganization for which a certificate of incorporation is being sought.
    - v. Be accompanied by a letter from the Utah State Retirement Office to the County Council identifying the potential provisions under the Utah State Retirement and Insurance Benefit Act that the local district shall comply with, if the incorporation may result in the employment of personnel. (It is a little unclear if this provision would apply to WFWRD since, although this would be considered the incorporation of a local district, you already existed before and are already complying with the Act).
    - vi. Contain a statement, signed and verified by the County Council, certifying that all of the requirements applicable to the reorganization have been met.
  - b. If the Lieutenant Governor determines that the reorganization meets all statutory requirements and is accompanied by an approved final local entity plat, he will issue a certificate of incorporation within 10 days. The Lieutenant Governor will then send the certificate of annexation and the original approved final local entity plat to the County Council and send a copy of the certificate and of the approved final local entity plat to the State Tax Commission; the Automated Geographic Reference Center; and the County Assessor, Surveyor, Auditor, and Attorney, and to the State Auditor.

4844-6610-4426, v. 2

ATTORNEYS AT LAW

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Salt Lake City, UT 84111-2323  
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**MURRAY**  
CITY COUNCIL

## Business Item #2



## Finance and Administration

### City Council's Tentative Budget for Fiscal Year 2020-2021

#### Council Action Request

Council Meeting

Meeting Date: May 18, 2021

<b>Department Director</b> Brenda Moore  <b>Phone #</b> 801-264-2513  <b>Presenters</b> Brenda Moore          <b>Required Time for Presentation</b>       <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>       <b>Date</b> May 6, 2021	<b>Purpose of Proposal</b>  Consider a resolution adopting the City's tentative budget, as amended, for FY 21-22 and setting a public hearing date.  <b>Action Requested</b>  Adopt a resolution and set a public hearing date.  <b>Attachments</b>  Resolution  <b>Budget Impact</b>          <b>Description of this Item</b>
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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ADOPTING THE CITY'S TENTATIVE BUDGET, AS AMENDED, FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022 AND SCHEDULING A HEARING TO RECEIVE PUBLIC COMMENT BEFORE THE FINAL BUDGET IS ADOPTED.

WHEREAS, the City Council is required to review, consider and adopt the tentative budget in a regular or special meeting called for that purpose; and

WHEREAS, the tentative budget adopted by the City Council and all supporting schedules and data shall be a public record in the offices of the City Finance and Administration Director and City Recorder and on the City website, available for public inspection for a period of at least ten (10) days prior to the adoption of the City final budget; and

WHEREAS, at the meeting in which the City Council's tentative budget is adopted, the City Council shall establish the time and place of a hearing to receive public comment on the budget and shall order that notice thereof be published at least seven (7) days prior to the hearing as required in State law; and

WHEREAS, the purpose of the hearing is to receive public comment before adoption of the final budget.

NOW, THEREFORE, be it resolved by the Murray City Municipal Council as follows:

1. The City's tentative budget for fiscal year 2021-2022, as amended, submitted herewith, is hereby adopted and is ordered to be filed and maintained as a public record, available for public inspection in the office of the City Finance and Administration Director, Murray City Center, 5025 South State Street, Room 113, Murray, Utah, the office of the City Recorder, Murray City Center, 5025 South State Street, Room 115, Murray, Utah and the City website at [www.murray.utah.gov](http://www.murray.utah.gov) until adoption of the final budget.

2. A public hearing to receive comment before the City's final budget is adopted shall be held on June 1, 2021 at approximately 6:30 p.m.

The public hearing will be held electronically as authorized by Utah Code §52-4-207(5) of the Open and Public Meetings Act. **No physical meeting location will be available to the public.**

The public may view the hearing via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/MurrayCityUtah/>.

Public hearing comments may be made as follows:

- Live through the Zoom meeting process. Those wishing to speak during these portions of the meeting must send a request to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov) by 3:00 p.m. on the meeting date. You will receive a confirmation email with instructions and a Zoom link to join the meeting.
- Read into the record by sending an email in advance or during the meeting to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov).
- Comments are limited to less than three (3) minutes, include your name and contact information.

3. The City Recorder shall publish notice of said public hearing consistent with the requirements of Section 10-6-113 of the Utah Code Annotated.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MURRAY CITY MUNICIPAL COUNCIL

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Business Item #3



**MURRAY**


## Public Works Department

Service Area Boundary Adjustment between Murray  
and Taylorsville-Bennion Improvement District

### Council Action Request

Committee of the Whole & City Council Meeting

Meeting Date: May 18, 2021

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill          <b>Required Time for Presentation</b> 30  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>   <b>Date</b> May 4, 2021	<b>Purpose of Proposal</b> Service Area Boundary Adjustment between Murray and Taylorsville-Bennion Improvement District  <b>Action Requested</b> Discussion in committee of the whole, consideration of joint resolution of intent in city council meeting  <b>Attachments</b> Joint resolution declaring an intent to adjust our common service boundary.  <b>Budget Impact</b> No budget impacts to the City     <b>Description of this Item</b> <p>Over the years there have been several development projects proposed near Winchester Street and 1300 West. There are challenges with water infrastructure in this area related to the river and slope of the land, as well as the meeting of Taylorsville, West Jordan, and Murray City boundaries. The City has worked with Taylorsville-Bennion (Tay-Ben) Service District to coordinate water and wastewater services.</p> <p>For clarification moving forward, and to ensure fees and taxes are applied appropriately, Tay-Ben recently requested that the common service boundaries be formalized through a joint resolution.</p>
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**JOINT RESOLUTION  
OF THE  
TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT (Resolution No. 21-08)  
AND OF  
MURRAY CITY MUNICIPAL COUNCIL (Resolution No. \_\_\_\_\_)  
DECLARING AN INTENT TO ADJUST THEIR COMMON SERVICE AREA BOUNDARY**

WHEREAS, the Taylorsville-Bennion Improvement District ("Taylorsville-Bennion") provides water and sewer services to an area in Salt Lake County primarily in Taylorsville City;

WHEREAS, Murray City ("Murray") is a municipality that also provides water and sewer services to an area in Salt Lake County adjacent to Taylorsville-Bennion to its residents in Murray;

WHEREAS, having considered the matter, the Board of Trustees of Taylorsville-Bennion and the City Council of Murray have concluded that it is in the best interest of each of the entities and of the property owners and residents in the affected area (defined below) for Taylorsville-Bennion and Murray to adjust their common service area boundary such that certain areas will be moved into the Taylorsville-Bennion service area and certain areas will be moved into the Murray service area, in accordance with the requirements of Utah Code Ann. §§ 17B-1-503; 17B-1-417. **The municipal boundaries of Murray will not change.**

NOW, THEREFORE, BE IT RESOLVED and enacted by the Board of Trustees of Taylorsville-Bennion and by the Murray City Municipal Council as follows:

1) That the Board of Trustees of Taylorsville-Bennion and the City Council of Murray hereby declare their intent to adjust their common service area boundary as identified and described with more particularity on attached Exhibit "A," which is incorporated by reference as part of this Resolution. The "affected area" is identified in attached Exhibit "A." The purpose of this boundary adjustment is to correct the boundaries to reflect which entity is actually the service provider currently. In some instances, where services (water and sewer) are split between the two parties, an Interlocal agreement will be entered between the parties to cover the details regarding any extra-territorial service being provided. That agreement will state that if only one service is provided by Taylorsville-Bennion to a property owner, the district will credit half of the property taxes back to the property owner. **The municipal boundary of Murray will not change.**

2) That this Resolution is adopted by the Board of Trustees of Taylorsville-Bennion and the Murray City Municipal Council of Murray for the purpose of fulfilling and complying with the requirements of Utah Code Ann. § 17B-1-417(3)(a) to initiate the statutory procedure for adjusting their common service area boundary.



3) That the Taylorsville-Bennion Board of Trustees shall hold a public hearing on the proposed boundary adjustment at 3:00 p.m. on July 21, 2021 at 1800 W 4700 South, Taylorsville, Utah 84029, which date is no less than 60 days after the adoption of this Joint Resolution.

4) That the Murray City Council shall hold a public hearing on the proposed boundary adjustment at \_\_\_\_\_ p.m. on \_\_\_\_\_, 2021 at \_\_\_\_\_, Utah, which date is no less than 60 days after the adoption of this Joint Resolution.

4) That a notice that this Joint Resolution has been adopted and that public hearings are to be held shall be provided in accordance with the requirements of Utah Code Ann. §§ 17B-1-417(3)(a)-(b), which notice shall either be published (a) once a week for two successive weeks in a newspaper of general circulation within the district and the city, with the first publication of the notice to be not later than 14 days after the adoption of this Joint Resolution, and on the Utah Public Notice Website created in Utah Code Ann. § 63F-1-701, for two weeks; or (b) the notice shall be mailed to each owner of property located within the affected area and to each registered voter residing within the affected area.

5) That the required notice may be given jointly by Taylorsville-Bennion and Murray.

6) That, after the Board of Trustees and the City Council have held their public hearings, each body may adopt a resolution adjusting the common service area boundary unless, at or before the public hearing, the requisite number of written protests to the service area boundary adjustment have been filed with the entity as provided by law, and may take other steps necessary to complete the service area boundary adjustment.

7) That, if the requisite number of protests are filed, the service area boundary adjustment shall be abandoned.

8) That this Joint Resolution has been placed on the agenda of a Taylorsville-Bennion Board of Trustees meeting and on the agenda of a Murray City Council meeting and this action is taken in compliance with the Utah Open and Public Meetings Act.

9) That this Joint Resolution shall take effect immediately when it has been approved by both the Board of Trustees of Taylorsville-Bennion and by the City Council of Murray in accordance with the dates set forth below.

Approved and passed by the Board of Trustees of the Taylorsville-Bennion Improvement District and by the City Council of Murray City on the dates set forth on the following pages.



TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT

Date: 4-19-21

By: Donald Russell  
Chair

ATTEST:

[Signature]  
Clerk

**MURRAY CITY MUNICIPAL COUNCIL**

Date: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Recorder

# EXHIBIT A AFFECTED AREA





List of Affected Parcels

Address	Map Number	Add or Remove from TBID	Parcel Id No.
6673 S TRIPP VIEW LN	01	Remove	21-23-301-058-0000
1274 W TRIPP VIEW LN	02	Remove	21-23-301-022-0000
1276 W TRIPP VIEW LN	03	Remove	21-23-301-021-0000
1278 W TRIPP VIEW LN	04	Remove	21-23-301-020-0000
6628 S RYKER VISTA LN	05	Remove	21-23-301-016-0000
6630 S RYKER VISTA LN	06	Remove	21-23-301-017-0000
6632 S RYKER VISTA LN	07	Remove	21-23-301-018-0000
6642 S RYKER VISTA LN	08	Remove	21-23-301-019-0000
1279 W TRIPP VIEW LN	09	Remove	21-23-301-051-0000
1275 W TRIPP VIEW LN	10	Remove	21-23-301-052-0000
6675 S RYKER VISTA LN	11	Remove	21-23-310-021-0000
1268 W OVERLOOK POINT PL	12	Remove	21-23-310-003-0000
1270 W OVERLOOK POINT PL	13	Remove	21-23-310-002-0000
1272 W OVERLOOK POINT PL	14	Remove	21-23-310-001-0000
6654 S RYKER VISTA LN	15	Remove	21-23-310-005-0000
6656 S RYKER VISTA LN	16	Remove	21-23-310-006-0000
6660 S RYKER VISTA LN	17	Remove	21-23-310-007-0000
6662 S RYKER VISTA LN	18	Remove	21-23-310-008-0000
6670 S RYKER VISTA LN	19	Remove	21-23-310-009-0000
6672 S RYKER VISTA LN	20	Remove	21-23-310-010-0000
6676 S RYKER VISTA LN	21	Remove	21-23-310-011-0000
6678 S RYKER VISTA LN	22	Remove	21-23-310-012-0000
1275 W RYKER VISTA LN	23	Remove	21-23-310-017-0000
1273 W RYKER VISTA LN	24	Remove	21-23-310-018-0000
1271 W RYKER VISTA LN	25	Remove	21-23-310-019-0000
1269 W RYKER VISTA LN	26	Remove	21-23-310-020-0000
1285 W WINCHESTER ST	27	ADD	21-23-311-001-0000
1285 W WINCHESTER ST # 1	28	ADD	21-23-311-011-0000
1285 W WINCHESTER ST # 2	29	ADD	21-23-311-012-0000
1285 W WINCHESTER ST # 3	30	ADD	21-23-311-013-0000
1285 W WINCHESTER ST # 16	31	ADD	21-23-311-021-0000
1285 W WINCHESTER ST # 15	32	ADD	21-23-311-022-0000
1285 W WINCHESTER ST # 14	33	ADD	21-23-311-023-0000
1285 W WINCHESTER ST # 13	34	ADD	21-23-311-024-0000
1298 W BREWSKI BAY	35	ADD	21-23-311-025-0000
1294 W BREWSKI BAY	36	ADD	21-23-311-026-0000
1286 W BREWSKI BAY	37	ADD	21-23-311-027-0000
1282 W BREWSKI BAY	38	ADD	21-23-311-028-0000
1274 W BREWSKI BAY	39	ADD	21-23-311-029-0000
1273 W BREWSKI BAY	40	ADD	21-23-303-034-0000
1269 W BREWSKI BAY	41	ADD	21-23-303-035-0000
1263 W BREWSKI BAY	42	ADD	21-23-303-038-0000
1262 W BREWSKI BAY	43	ADD	21-23-303-039-0000
1262 W BREWSKI BAY	44	ADD	21-23-303-037-0000



**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

**Adjournment**