



MURRAY
CITY COUNCIL

Council Meeting January 4, 2022



Murray City Municipal Council Notice of Meeting

January 4, 2022

Murray City Center

5025 South State Street, Murray, Utah 84107

Meeting Agenda

5:15 p.m. **Committee of the Whole** – Council Chambers
Diane Turner conducting

Approval of Minutes

Committee of the Whole – November 16, 2021

Discussion Items

1. Discussion on amending the FY 2021-2022 budget. – Brenda Moore (20 minutes)
2. Moderate Income Housing Report. – Jared Hall (20 minutes)
3. Interlocal Board and Committee Reports – (5 minutes each)
 - a. Utah Association of Municipal Power Systems (UAMPS) and Intermountain Power Agency (IPA) – Blaine Haacke (10 minutes)
 - b. Trans-Jordan – Russ Kakala
 - c. Utah Infrastructure Agency (UIA) and Utah Telecommunications Open Infrastructure Agency (UTOPIA) – Brenda Moore (10 minutes)
 - d. Valley Emergency Communications Center (VECC) and Metro Fire – Doug Hill (10 minutes)

Adjournment

The public may view the Council Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

6:30 p.m. **Council Meeting** – Council Chambers
Diane Turner conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

None scheduled.

Special Recognition

None scheduled.

Citizen Comments

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

Consent Agenda

None scheduled.

Public Hearings

Staff, sponsor presentations and public comment will be given prior to Council action on the following matters.

1. Consider an ordinance adjusting Murray City Municipal Council District Boundaries. Brooke Smith presenting.
2. Consider an ordinance adjusting the Murray School Board District Boundaries. Brooke Smith presenting.

Business Items

1. Election of City Council Chair and Vice-Chair for calendar year 2022. Diane Turner presenting.
2. Election of City Council Budget and Finance Committee Chair and Vice-Chair for calendar year 2022. Diane Turner presenting.
3. Consider a resolution approving the City Council's appointment of representatives to Boards and Committees. Diane Turner presenting.
4. Consider an Order to Convene a Special Meeting of the Murray City Municipal Council to Appoint an Interim City Council Member for Council District 5 to Serve Until January 2, 2024. G.L. Critchfield presenting.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at 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.

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

On Wednesday, December 29, 2021, at 2:00 p.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, and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole



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Committee of the Whole Minutes



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE Meeting Minutes

**Tuesday, November 16, 2021
Murray City Center**

5025 South State Street, Conference Room #107, Murray, Utah 84107

Attendance: Council Members and others:

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

Blair Camp	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Jennifer Heaps	Chief Communications Officer	Trae Stokes	City Engineer
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Zac Smallwood	CED Associate Planner	Brooke Smith	City Recorder
Susan Nixon	CED Associate Planner	David Foster	NeighborWorks
Danny Astill	Public Works Director	Melinda Greenwood	CED Director
Brenda Moore	Finance Director	Jared Hall	CED Division Supervisor
Residents		Danny Hansen	ITT

Excused: Diane Turner, Chair - District #4

Conducting: Mr. Hales called the meeting to order at 3:30 p.m.

Approval of Minutes: Committee of the Whole – October 5, 2021 and Committee of the Whole – October 19, 2021. Mr. Cox motioned to approve both sets of minutes. Ms. Dominguez seconded the motion. (All in favor 4-0)

Discussion Items:

- Land Use Text Amendment to add Land Use #2834, Radiopharmaceuticals, in the G-O (General Office), H (Hospital), C-D (Commercial Development) and P-O (Professional Office) zones and addition of LU #2834 to the Standard Land Use Code. Ms. Nixon presenting. In a joint-venture, PharmaLogic Utah and IHC (Intermountain Health Care) Services made the request to add a new land use category to the City Code. The hope is to operate a facility that manufactures and produces radiopharmaceuticals for diagnosing and treating various cancers, and for detecting Alzheimer's disease in patients.

Ms. Nixon said this type of facility would not fall under existing land use categories. She reviewed how the proposed text would define radiopharmaceuticals in the Standard Land Use Code and differentiate radiopharmaceuticals from regular pharmacies. She said rather than amend the current

definition of the existing pharmaceutical land use code, it was better to create new subcategories with more specific language. She noted text amendments are proposed for all G-O, H, C-D, and P-O zones. Radiopharmaceuticals require very limited technical activity, involving a highly specialized skill, and are highly regulated by the Food and Drug Administration, Department of Transportation, Nuclear Regulatory Commission, and at the State level by the Board of Pharmacy and the Utah Department of Environmental Quality. Radiopharmaceuticals are produced by neuroscientists not pharmacists.

Of the three existing radiopharmacy centers in Utah, this would be the only one capable of producing the new, non-invasive cardiac imaging drug that has a shelf-life of 15-20 minutes. In order for hospitalized patients to receive the drug, they must be in very close proximity to a manufacturing facility. If approved, IHC would utilize their Steven Henagar building that is currently located in a G-O zone to accommodate IMC (Intermountain Medical Center) patients in the C-D zone.

Information was shared about the complicated technology known as PET (Positron Emission Tomography) radiopharmaceuticals that are handled by highly trained nuclear pharmacists. Ms. Nixon noted the application request was reviewed by City staff in engineering, fire, power, water, and sewer divisions and there were no concerns to report. The Murray Planning Commission voted 4-0 to forward a recommendation of approval to the City Council during a public meeting that was held on October 6, 2021 where no public comments were received. She noted that all findings were in harmony with the GP (General Plan), so staff also recommended approval.

Ms. Dominguez expressed concern about the City becoming a hub for this kind of activity by adding this land use to all P-O zones throughout the City. Ms. Nixon assured that the permitted use was a rare skilled practice and one so highly regulated that it would not be a frequent occurrence. Mr. Critchfield noted the request was not for a rezone and was considered only to allow applicants the opportunity to move forward with using their property for this new facility. The reason to allow the permitted use in the other zones, was to suppose that IHC might offer treatments at their other health sites in the distant future located in these zones. He said the chance of this type of business going into all P-O zones was zero.

Ms. Nixon said it made sense to include text amendments in all four zones because not only does IHC own the Steven Henagar property currently located in the G-O zone, but they also own the Orthopedic Specialty Hospital located in the H zone and IMC located in the C-D zone. The reason for proposing it in the P-O zone is because the Steven Henagar building is located in the P-O zone on the GP future land use map.

Ms. Martinez said after learning of the safety protocols and transportation details during the planning commission meeting, she believed the facility would be safe and a great use in Murray. Mr. Cox believed the City would not become a hub for the technology, due to the short shelf live, and once prepared the drug would stay near the scheduled patient and not be shipped to any greater distance. Ms. Nixon confirmed and gave a brief description of how neuroscientists prepare and package the drug and discussed safe delivery practices.

Ms. Dominguez expressed concern about building requirements to house the drug. Ms. Nixon reported zoom conferences were held with scientists who educated staff and building officials about secure occupancy, capsulated vaults and all procedures and safety rules. She said the building would

be remodeled accordingly where drugs would be well contained, which is why staff felt risk and safety was not an issue. Further discussion would occur with a PharmaLogic scientist during a public hearing on December 7, 2021 when the Council would consider the request at the council meeting.

- Resolution approving an Interlocal Cooperation Agreement between the City, Salt Lake County and Salt Lake City Corporation for a Brownfields Assessment Grant. – Ms. Nixon presenting. Murray City was again asked to participate in a Brownfields Coalition, which is a partnership between Salt Lake City, Salt Lake County and Murray City to help address contaminated sites.

A resolution to enter into an Interlocal Cooperation Agreement would need to be approved by the City Council to participate in the coalition. Ms. Nixon stated this was the second Brownfields Grant the City has participated in. The first grant, totaling \$600,000, will be divided between coalition members between October 2019 and October 2022. She reported Murray has already spent the 2019 money on environmental assessments to facilitate redevelopment of properties. The current grant offer was awarded on May 11, 2021 for another \$600,000. Funding would be shared accordingly to address environmental studies and cleanup, inventory preparation, site selection, assessment, and cleanup planning between October 2021 and October 2024.

The goal this time is to fund 18 Phase-One environmental site assessments, 12 Phase-Two environmental site assessments, and create six planning documents. Staff submitted the application one year ago and the grant went into effect in October of 2021. Ms. Nixon reviewed how previous grant funding was spent and discussed how funding for 2021-2024 will be budgeted. The City Council would consider approving the resolution in support of the Interlocal Agreement for a Brownfields Assessment Grant during the December 7, 2021 council meeting.

- Zone Map Amendment from A-1, Agriculture to R-1-8, Low Density Single Family for the property located at 5700 South 800 West. – Mr. Smallwood presenting. A map of the property located west of Viewmont Elementary school was displayed to discuss that property owners wish to develop the land into a subdivision for single family dwellings on 8,000 square foot lots.

Differences between the existing A-1 zone and the requested R-1-8 zone were reviewed for the 1.62-acre parcel. Parking requirements, lot width, height, and the length of all setbacks were noted. Mr. Smallwood confirmed that the 2017 GP supports the change from agricultural uses to single-family dwellings; and reported that a public hearing was held by the Planning Commission on October 21, 2021 after 39 notices were sent to neighboring property owners and entities. One public comment was received about increased traffic and parking during school events. The Planning Commission voted 7-0 in favor to recommend approval to the City Council. The Council would consider the zone map amendment during the December 7, 2021 council meeting.

- Zone Map Amendment from R-1-8, Low Density Single Family to R-1-6, Medium Density Single Family for the property located at 871 West Tripp Lane. – Mr. Smallwood presenting. This request, proposed by NeighborWorks, is to change the parcels from 8,000 square foot lots to 6,000 square foot lots and develop a single-family subdivision. A zone change in the GP future land use map is not required for this request.

Mr. Smallwood reviewed the differences between the R-1-8 and the R-1-6 zones related to lot sizes,

setbacks, and parking requirements. He gave a brief overview about the initial request to construct a road through to Willow Grove Lane. That request was denied. The current request would provide three additional lots and the construction of a cul-de-sac. The Planning Commission voted 6-1 during a public hearing on October 21, 2021 to forward a recommendation of approval to the City Council. Staff also recommended approval to the Council to help increase housing affordability in the City with providing smaller lot sizes. Council Members would consider the item at the December 7, 2021 council meeting.

- GP and Zone Map Amendments from C-D, Commercial Development to VMU, Village Mixed-Use for the properties located at 861 East Winchester and 6520, 6550, and 6580 South 900 East. – Mr. Hall presenting. The Boyer Company owns the vacant property of 9.11 acres where the old RC Willey furniture store used to be. He gave a slide show to discuss Boyer's request to rezone the parcel from the existing *commercial* use to the newly approved VMU (Village Mixed-Use) zone that would include residential and commercial spaces. He reviewed VMU details that would provide an opportunity for a M-U (mixed-use) project to be developed. He noted that the parcel meets eight of the nine required zoning goals within the VMU land use pattern for life-cycle housing and moderate-income households.

Ms. Dominguez led a discussion regarding the definition of "moderate" income housing. Mr. Hall said the State defines it as less than 80% of the median income in the area, which is often a moving target. Ms. Dominguez confirmed \$75,000 per year is the median income in the area. Mr. Hall said it is assumed that people do not spend more than 30% of their income for housing costs.

Mr. Hall reviewed that developments in a VMU zone require MSP (Master Site Plan) approval. He explained if the Council approves the rezone, the project will then go back to the Planning Commission where a request is made for MSP approval. He said this process provides a certain level of security in knowing that a traffic study, parking analysis, adequate public utilities and facilities are reviewed. In some cases a public service review is required for needs like a park, police, fire, schools, and other services. If the MSP is approved by the Planning Commission, the project returns to the City Council for final MSP analysis and approval.

Mr. Hall said VMU density allows between 25 and 35 units per acre, and the parking requirement had increased because the project would not be like M-U projects next to TRAX stations. He explained the density would look different than larger projects in Sugarhouse due to outer buffering and the spreading out of buildings. He pointed out that higher density would be allowed by providing two amenities and a minimum of 15% of open space on the site. There was a brief discussion about how a variety of amenities would create a sense of community.

Mr. Hall said 119 public notices were sent to property owners within 500 feet of the parcel, prior to the public hearing held during the October 21, 2021 planning commission meeting. The Planning Commission voted 5-2 to forward a positive recommendation to the City Council after many phone calls and in-person public comments were received. Most of the concerns were related to crime, low-income housing issues, parking, utility capacity and increased traffic.

Mr. Hall reported representatives from the Boyer Company were present at the planning commission meeting to hear all public comments and concerns. As a result information was provided to explain

changes made to their vision. Mr. Hall shared the information which included new conceptual drawings depicting 277 units in a clustered fashion and a letter to neighbors of the property and the City Council. It was noted that parking would be located on the north and west and commercial space would be to the east area along 900 East and on Winchester Street at the ground floor level. Conceptual drawings of the proposed project were displayed.

Ms. Martinez asked what the minimum requirements were for commercial space. Mr. Hall did not have the exact amount for this parcel but thought it could be between 13,000 and 16,000 square feet. He said after a rezone is approved, Boyer was willing to enter into a development agreement to ensure that what is proposed matches what will be constructed. Mr. Hall discussed the findings which led staff to recommend a favorable recommendation of approval to the City Council to approve both amendments. The City Council would consider the rezone at the December 7, 2021 council meeting during a public hearing.

Ms. Dominguez asked for a review of the MSP process, what the property is currently zoned, and what zone was requested. Mr. Hall said the property is currently zoned for C-D (Commercial Development) and the Council would consider changing it to the VMU zone during the December 7, 2021 council meeting. He said if the rezone is approved Boyer would come back with a definite project application, which is the MSP. For this application Boyer must provide a traffic study, parking analysis and a public utilities review before applying to the planning commission.

Ms. Dominguez asked how many condominium units would be available for purchase versus how many units would be rentals. She led a conversation about why apartments are offered everywhere instead of affordable homes for purchase. She questioned the concept that millennials do not want to buy a home and would rather rent and felt it was based on one biased market research. Mr. Hall confirmed Boyer's plan is to offer rental units only. He said in the last decade there was a shift where apartments are more in demand than before, which is why developers choose to offer that product. He believed the reasoning was due to financing and coming up with a down payment for a house. Ms. Dominguez wondered about new down payment assistant programs that could help potential homeowners. She pointed out that house mortgages could be less than apartment rentals, which are as high as \$2,200 per month. She asked how this current market would help to create generational wealth among Murray's citizens by only providing apartments for future residents. Mr. Hall stated with apartments that would absolutely not happen.

Ms. Dominguez said her desire was to understand decisions being made for her generation and future generations affecting everyone in Murray, the State, and the Country. She struggled with believing that M-U projects are the only in thing right now just because that is what is proposed. Ms. Martinez commented that apartments are not a fad. They are constructed because it is the phenomena we are in because of low wages and environmental choices of millennials not wanting to be responsible for a yard, broken fences, or replacing broken appliances. Ms. Dominguez replied people working for minimum wage would not be able to afford \$2,200 per month in rent. Ms. Martinez said the more apartments there are, the more homes there are, and as supply goes up monthly costs would come down. She said lower rent prices will not happen by not building more housing. Ms. Dominguez hoped that was true, but felt it was important to be mindful as a City, as it seems low-income housing is being phased-out. She understood apartments, unlike houses, do not provide any investment return and apartment complexes are more costly than purchasing a home. She believed purchasing a one-

bedroom townhome could be made more affordable if purchasing programs were available.

Mr. Hales stated younger people like his adult children are buying townhomes that are more affordable than apartment rentals. He believed there were many young people who want to buy and take care of homes and build equity even as market prices increase. Ms. Greenwood said developers decide whether to rent or sell housing units. She explained many factors go into building condominiums. It is a different construction method and they are more costly to build than apartments. Developers would rather mitigate long-term risk of lawsuits from the Homeowners Association. They incorporate costs into their pro forma upfront, which makes condominiums more expensive. She said developers go with what the market dictates, which is apartments.

Mr. Hales said the property was in his district and the beauty in the role of a City Council Member is the importance of listening to constituents. He reported after the initial planning commission meeting many citizens called and visited his home making clear to him their disfavor for the proposal. He said they do not want M-U in this area; therefore making the rezone decision was easy for him. A brief discussion followed about Utah growth, the housing crisis, and growth projections for Murray.

Mr. Cox said developers are not going to build things that are not of market rate value, and subsidized housing programs were controlled at the State and National levels. Ms. Dominguez clarified she was not suggesting government subsidized housing on the parcel - but felt that understanding the *why* factor in how come housing costs are so high might help to resolve housing challenges by creating a new kind of assistance program. Mr. Cox said after hearing the number of public concerns at the planning commission meeting, he thought constructing townhomes and single-family units rather than apartments on the property would be more appropriate and fitting to the R-1-8 residential zone next-door. Mr. Hall appreciated the feedback. In Ms. Turner's absence, Ms. Dominguez read a prepared statement from Ms. Turner:

Fellow Councilmembers, I am sorry that I cannot be at the meeting tonight. Although I am unable to attend the meeting, I would like to share my concerns about the RC Willey and Pointe and 53rd properties being changed to the mixed-use zone.

I feel that changing these properties from commercial to mixed-use, whether it be Village Mixed Use or Centers Mixed Use will negatively affect Murray City. The RC Willey property could have as many as 315 units on its 9.11 acre-site and The Pointe at 53rd could have up to 585 units on its 13-acre site. These seem like very large developments.

I am concerned that these projects are very dense and will not have enough parking to accommodate both the residents and consumers who will frequent the retail shops on these developments. Parking that floods out onto our city streets is a big concern to me. Other concerns I have with mixed-use developments include:

- *Straining the city's infrastructure. (power, water, roads, etc.)*
- *Overburdening our police and fire departments.*
- *Increasing traffic in already congested areas within the City.*

I worry that traffic going to and from the Pointe at 53rd will bring an increase to traffic inside Murray Park as people cut through the park to avoid driving along State Street or using the park for parking. Additionally, the cross walk on 5300 South next to Hillcrest Jr. High is not in a great location and the thought of additional foot traffic to the junior high where existing problems occur all the time is troubling.

Finally, I have heard from many constituents that are not in favor of the City adding more mixed-use developments. I would like to see other creative options for what could be done with these properties without changing the zone. Otherwise, I am not sure I can support these zone changes.

The Council would consider the requested rezone during a public hearing at the December 7, 2021 council meeting.

- GP and Zone Map Amendment from C-D (Commercial Development) to CMU (Centers Mixed Use) for the properties located at 5283, 5217, 5157, and 5177 South State Street and 151 East 5300 South. – Mr. Hall presenting. The existing shopping center is located on State Street, known as the Pointe at 53rd. The landowner, Howland Partners made the request to rezone the property because he is interested in redeveloping to a M-U project. Mr. Hall said because the property is located near the Murray Central TRAX station it is appropriate for the new CMU zone. Staff agrees the change will help revitalize the area and noted that Mr. Howland is not interested in tearing everything down to construct only apartment buildings. His desire is to add a few hundred apartment units to the site to keep it viable moving into the future by reinvesting in Murray. The property is currently zoned for commercial use only.

Mr. Hall reviewed GP elements that support the rezone. He said the future of big box stores is less certain now, so it is a good idea to have an M-U residential project. He said the proposal meets two required categories and seven out of nine required goals within the new CMU zone. He agreed Ms. Turners concerns were valid regarding increased traffic to Murray Park and parking issues, but he felt with an increase in walkability, new residents would not want to use their cars to utilize the park.

Ms. Dominguez shared concerns about how redevelopment would affect the park and wondered if closing access to the park by car from the property was an option. Mr. Hall said it could be discussed in the future to alleviate traffic concerns. He reviewed parking requirements and the potential of residential density. He said the property could accommodate 35 units per acre and the maximum number of units per acre allowed in the CMU is 45. He pointed out that Mr. Howland's conceptual vision did not come close to 35 units per acre. He noted similar to the VMU proposed at the RC Willey site, the MSP would be required. He explained to get MSP approval, the applicant must first provide specific information about the project including a traffic study, parking analysis, a public utilities review, and a public services review. Findings were reviewed to justify why the Planning Commission and staff recommend approval of the GP and Zone Map Amendments to the City Council. He reported that the Planning Commission voted 7-0 on October 21, 2021 to forward their recommendation. Businesses in the area were notified about the public hearing and two comments were received. Mr. Hall said staff still maintains their recommendation of approval because they believe the property is an ideal spot for an M-U development where people can live, work, and recreate in one area.

Ms. Dominguez shared the same sentiments she had for the RC Willey property. The Howland property is in her district and she reported receiving many calls from concerned constituents who do not favor M-U coming into the Point @ 53rd. The biggest concern for her and her constituents is the *quality-of-life* factor, in relationship to an already busy Murray Park and congested traffic already in existence. She felt there was a lot of pressure for this rezone and project to happen right now.

Mr. Hall gave push back about a busy park being a negative thing; he said that is what parks are for.

Ms. Dominguez said concerns of Murray's citizens need to be part of the conversation and should be heard and addressed also. Mr. Hall agreed that increased traffic in the park was a legitimate concern, but he believed there were ways to accommodate more people using the park.

Ms. Martinez liked the idea of bringing more housing into Murray and favors M-U developments because of the walkability they provide. She stated the old big box model is not sustainable anymore, it is no longer working, and businesses must adapt to M-U projects to survive. She said by giving businesses less square footage and adding housing options, whether to rent or own, people who want to downsize and transition out of houses would enjoy a safer walk to the park. Currently people walking from the area to Murray Park must navigate through a giant parking lot without benches and walkways. Having a M-U project in this area made sense to her and she was excited about the proposal.

Mr. Cox thought Mr. Howland has shown over the years that he has Murray at heart; he believed Mr. Howland would construct what he says he will construct. Mr. Cox was uncertain if the M-U project would overwhelm the park, but agreed parking was the real issue. He agreed traffic problems in the area might be resolved by limiting park access by car from the property.

Mr. Hales asked if blocking car access to the park from the Howland property was a possibility. Ms. Greenwood said if the rezone is approved, the suggestion would be part of the next phase of planning during MSP negotiations. She said the City Council has a difficult task in balancing concerns of constituents with application requests of property owners, but this commercial area would be more sustainable long-term if residential components were added. If not, the City would see more vacant storefronts and Mr. Howland would face challenges to get new businesses without added density. She asked if Council Members wanted to see long-term failure of a viable commercial development because the residential use was denied; and stated it was huge question the Council needed to think about and had to answer to.

Ms. Dominguez reiterated that citizens are concerned about the amount of density. She reported meeting with Mr. Howland, and she was not wowed by the proposal. She appreciated that he was willing to work with the City, but part of their conversation was about whether the project was meant to capitalize on the location by increasing density or would it be a project that all Murrayites and staff could be proud of. She desired success for the Boyer Company and for Mr. Howland, but the number of increased density proposals coming forward all at once was concerning. She believed the component of coming together to include citizens in the discussion was an important missing piece of their planning.

Mayor Camp commented that over the years and for various reasons, changes were made to the traffic pattern in Murray Park and if needed the traffic pattern could always be changed again. Council Members would consider the rezone in a public hearing during the December 7, 2021 council meeting.

Announcements: None

Adjournment: 5:05 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
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Discussion Item #1



MURRAY

Council Action Request

**Department/Agency
Finance & Administration
FY 2021-2022 Budget Amendment**

Committee of the Whole

Meeting Date: January 4, 2022

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2021-2022 budget
Phone # 801-264-2513	Action Requested Discussion
Presenters Brenda Moore	Attachments Memo outlining changes to the budget Proposed Ordinance
Required Time for Presentation 15 Minutes	Budget Impact Budget Amendment
Is This Time Sensitive Yes	Description of this Item A budget opening public hearing has been scheduled for January 18. The opening will request funds and budget adjustments for the following purposes: <ul style="list-style-type: none">• City Hall in-progress at FY 2021 year-end• Receive and allocate several grant awards• Receive and allocate proceeds from the sale of bonds• Receive and allocate funds received for providing California firefighting assistance
Mayor's Approval 	The details of the budget opening can be found in the attached memo.
Date December 20, 2021	



TO: Murray City Municipal Council
From: Brenda Moore, Finance & Administration Director
Date: December 17, 2021
Re: Fiscal Year 2022 Budget Opening #2– Committee of the Whole

A budget opening public hearing has been scheduled for January 18. The opening will request funds and budget adjustments for the following:

Grants/Reimbursements Received (All General Fund unless indicated otherwise)

1. Receive and appropriate \$1,660 in the victims advocate miscellaneous expense received for beard growing donations.
2. Receive \$90,000 ZAP grant funding and appropriate to reserves.
3. Receive and appropriate a \$7,500 EMPG grant for emergency preparedness. Total grant amount was \$15,500, \$8,000 had previously been budgeted. Offsets a small portion of Assistant Fire Chief Mittelman salary for time spent on emergency preparedness.
4. Receive and appropriate \$15,000 Utah Division of Arts and Museums for programming
5. Receive and appropriate \$20,000 from Utah Humanities ARPA grant for museum staffing.
6. Receive and appropriate \$516,286 reimbursement for California firefighting. We are reimbursed \$6,409 travel expenses, \$366,467 payroll costs including overtime incurred due to personnel being away, and \$143,410 rental on our equipment. The rent received for the use of our apparatus will be transferred to the Capital Projects Fund to save for future replacement of the equipment.
7. In the Library Fund, receive and appropriate \$4,800 from Utah State Department of Cultural and Community Engagement ARPA hot spot grant.

From Reserves

8. In the Capital Projects fund, allocate \$135,000 from reserves to complete pavilion number 5 and surrounding park landscaping.
9. In the Capital Projects fund, allocate \$75,000 for fire equipment. In FY2021 the fire department was reimbursed for equipment use. This will move the funds to fire's equipment to save for future equipment replacement.
10. In the MBA Fund roll forward \$8,330,469 for the City Hall building. \$20,000,000 was rolled forward as part of the original budget. This is the remaining budget plus the interest earned on bond proceeds during fiscal year 2021.

Bonding Activity

11. In the General Fund receive and appropriate \$6,533,000 of bond proceeds. \$43,046 will be appropriated in the to pay the cost of issuance and \$6,489,954 will be transferred to the capital projects funds for road projects.

Please contact me if you would like further explanation of any of these items.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2021-2022 BUDGET

On June 15, 2021, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2021-2022. It has been proposed that the Fiscal Year 2021-2022 budget be amended as follows:

1. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$1,660 Beard growing donation for victims advocate miscellaneous expenses, and;
 - b. \$7,500 EMPG grant for emergency preparedness salaries, and;
 - c. \$15,000 from the Utah Division of Arts and Museums for arts and history programming, and;
 - d. \$20,000 Utah Humanities ARPA grant for museum staffing, and;
 - e. \$516,286 reimbursements from California and Oregon firefighting and appropriate \$366,467 for personnel costs, \$6,409 for travel costs, and transfer \$143,410 to the Capital Projects Fund for equipment replacement.
2. Receive \$90,000 from the Zoo Arts and Parks grant and appropriate to General Fund reserves.
3. Receive \$6,533,000 from the sale of bonds, appropriate \$43,046 cost of issuance and transfer \$6,489,954 to the capital projects fund for road projects.
4. In the Library Fund receive \$4,800 Utah State Department of Cultural and Community Engagement ARPA hot spot grant for hot spot expenses.
5. In the Capital Projects Fund receive \$6,489,954 from the General Fund and appropriate for various road projects.
6. In the Capital Projects Fund receive \$143,410 from the General Fund and appropriate for Fire Equipment.
7. In the Capital Project Fund appropriate \$75,000 from reserves for fire equipment.
8. In the Capital Project Fund appropriate \$135,000 from reserves to complete Pavilion #5 and surrounding improvements.

9. Appropriate \$8,330,469 from the Municipal Building Authority Fund reserves for the City Hall construction project.

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 January 18, 2022 to consider proposed amendments to the Fiscal Year 2021-2022 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2021-2022 budget.

Section 1. Enactment. The City's Fiscal Year 2021-2022 budget shall be amended as follows:

1. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. \$1,660 Beard growing donation for victims advocate miscellaneous expenses, and;
 - b. \$7,500 EMPG grant for emergency preparedness salaries, and;
 - c. \$15,000 from the Utah Division of Arts and Museums for arts and history programming, and;
 - d. \$20,000 Utah Humanities ARPA grant for museum staffing, and;
 - e. \$516,286 reimbursements from California and Oregon firefighting and appropriate \$366,467 for personnel, \$6,409 for travel costs, and transfer \$143,410 to the Capital Projects Fund for equipment replacement.
2. Receive \$90,000 from the Zoo Arts and Parks grant and appropriate to General Fund reserves.
3. Receive \$6,533,000 from the sale of bonds, appropriate \$43,046 cost of issuance and transfer \$6,489,954 to the capital projects fund for road projects.
4. In the Library Fund receive \$4,800 Utah State Department of Cultural and Community Engagement ARPA hot spot grant for hot spot expenses.
5. In the Capital Projects Fund receive \$6,489,954 from the General Fund and appropriate for various road projects.
6. In the Capital Projects Fund receive \$143,410 from the General Fund and appropriate for Fire Equipment.

7. In the Capital Project Fund appropriate \$75,000 from reserves for fire equipment.
8. In the Capital Project Fund appropriate \$135,000 from reserves to complete Pavilion #5 and surrounding improvements.
9. Appropriate \$8,330,469 from the Municipal Building Authority Fund reserves for the City Hall construction project.

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 _____, 2022.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2022.

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 _____, 2022.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Community & Economic Development

Moderate Income Housing Report, 2021

Committee of the Whole

Meeting Date: January 4, 2022

Department Director Danny Astill	Purpose of Proposal Summary and discussion of Murray City's 2021 Moderate Income Housing Report to the State of Utah
Phone # 801-270-2428	Action Requested Information only
Presenters Jared Hall	Attachments Moderate Income Housing Report Form, 2021
Required Time for Presentation 20 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item Each year, the State of Utah requires that cities and counties file a report on moderate income housing. The report itself is made on a form provided by the State, which is attached here. Cities are also required to include a Moderate Income Housing element in their General Plans. The report essentially provides two things: 1) A current estimate of the city's housing needs at the recognized income limits of 80%, 50%, and 30% of the area median income, or AMI. This is reflected basically as the difference between the currently available number of units and Murray's latest population and income numbers. 2) An evaluation of Murray's goals and objectives for Moderate Income Housing as contained in the General Plan, and progress that is being made toward them.
Mayor's Approval 	
Date December 20, 2020	



Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Murray City

Reporting Date: December 1, 2021

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Melinda Greenwood

Community & Economic Development Director

801-270-2428

mgreenwood@murray.utah.gov

Mayor's First and Last Name: D. Blair Camp

Mayor's Email Address: blair_camp@murray.utah.gov

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Jared Hall

Preparer's Title: Plannign Division Manager

Preparer's Email Address: jhall@murray.utah.gov

Preparer's Telephone: 801-270-2427 Extension: 2427

When did the municipality last adopt moderate-income housing element of their general plan?

December, 2019

Link to moderate-income housing element on municipality website:

<https://murray.utah.gov/DocumentCenter/View/7570/Murray-City-General-Plan-2017-Full?bidId=>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

All responses for each of the strategies are in a separate, attached document

2. Please state the municipality's goal(s) associated with the strategy

3. What are the specific outcomes that the strategy intends to accomplish?

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

--

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

--

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

--

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

--

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

--

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)I(i): (*data should be from validated sources, like US Census, with verified methodologies*)

- A current estimate of the city's rental housing needs for the following income limits:

○ 80% of the county's adjusted median family income (+2,850)

○ 50% of the county's adjusted median family income -7,780

○ 30% of the county's adjusted median family income -6705

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - ✓ An updated estimate of the municipality's 5-year moderate-income housing needs
 - ✓ A findings report of the annual moderate-income housing element review
 - ✓ The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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Murray City Annual Moderate-Income Housing Report, Attachment A:

November 30, 2021

Responses to Reporting Form questions 1-5, "Strategies". All responses for each of the eight (8) strategies in Section 9 of Murray's General Plan are provided individually.

Strategy 1

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

A resulting diversity of housing options in all areas of the city, including higher density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through residential infill development.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives, and strategies. Planning Division staff makes periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
Not applicable. Planning Staff supports projects that further these goals whenever possible.

- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
Planning Division staff.

- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Staff must continue to allocate time for review of ordinances and continue to build support among the citizenry and public officials.

- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
This strategy/goal is on-going, and deadlines are not relevant.

- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Not applicable. Planning Staff supports projects that further these goals whenever possible.

f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

City officials and staff have supported and approved higher densities and varied housing styles through zoning and infill development wherever possible. The barriers encountered are most commonly public concerns related to density.

g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation programs in older parts of the community wherever naturally occurring affordable housing is found.

Strategy 2

- State strategy municipality included in the moderate-income housing element of its general plan below.*

Ensure zoning of residential areas does not prohibit compatible types of housing.

- Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

- What are the specific outcomes that the strategy intends to accomplish?*

The desired outcome is greater diversity of housing throughout residential zoning, resulting in more options, and more affordability.

- Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Planning Division Staff makes periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

- In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Further review of residential zoning and subdivision codes for potential changes that will support more diverse and compatible housing types for residential infill.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning and Engineering staff.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

In addition to staff time for review of the ordinances and subsequent research, a program of outreach and public review to promote strategic infill methods that make sense for Murray would be advisable. Public input and buy-in from citizenry and public officials will be critical, and funding for a study and/or community survey should be considered.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

This strategy/goal is on-going, and deadlines are not relevant; however, the Community Development Department budget for 2021-2022 was approved to include funding to fill the vacant Senior Planner position, providing for the full planning staff in order to pursue goals and objectives of the General Plan, including those related to the moderate income housing plan.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

In March 2020, twin homes were defined and specifically allowed in the R-N-B, Residential Neighborhood Business Zone along with duplexes. A subdivision of 26 twin-homes has now been completed as a direct result.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

City officials and staff continue to support a greater diversity of housing styles, types, and densities through different zoning. The barriers encountered are most commonly public concerns related to density.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?

Murray City partners with Neighborworks Salt Lake to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray, in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

Strategy 3

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Continue to support Accessory Dwelling Units (ADUs) in all residential zones.

2. Please state the municipality's goal(s) associated with the strategy.

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. What are the specific outcomes that the strategy intends to accomplish?

Public support for ADUs, creation of “life-cycle” housing opportunities within existing neighborhoods, and broader application of the use of ADUs to achieve those goals throughout the city.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

In August, 2021, Murray City adopted changes to the Accessory Dwelling Unit (ADU) ordinance to assure compliance with State mandates. These changes included making attached (internal) ADUs permitted uses, removing restrictions on the number of bedrooms, and removing restrictions on the overall size of the ADU. In addition to these changes the allowance for ADUs was extended beyond single-family zones to all zones where single-family dwellings are permitted.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

- Review of the Land Use Ordinance for ADUs to consider additional allowances to accommodate greater utilization of ADUs, specifically for detached ADUs which have been far less common due to more restrictions.
- Seek departmental and public input.
- Propose additional changes / allowances and present to the Planning Commission and City Council.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Division and other City Staff, Planning Commission, City Council.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Staff must continue to allocate time for review of ordinances, find ways to seek input from citizenry and other City Staff and build support for positive changes, and finally draft and present the of proposed changes.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Planning Division Staff has identified updating further allowances for ADUs as a goal to be accomplished by August, 2022.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Senior Planning Staff has researched potential allowances for detached ADUs on smaller lots and ADUs over accessory structures. State mandated changes for attached (internal) ADUs were generally well received, but further changes will require more public outreach and education.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The City continues to experience generally positive outcomes related to the implementation of ADUs. An eleven-year history of ADU approvals is shown by the table below:

Year	ADUs Approved
2010	5
2011	5
2012	4
2013	7
2014	4
2015	1
2016	4
2017	6
2018	13
2019	8
2020	7
2021	5

g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Not with relation to the use of ADUs.

Strategy 4

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

Continue to support the use of density bonuses for constructing affordable housing options.

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

Greater densities in multi-family projects and developments associated with high-quality units designated for occupation and use by moderate-income households.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives, and strategies. No recent projects have utilized the density bonuses. In July, 2021, the City adopted changes the several mixed use zones and the creation of two more mixed use zones. All five mixed use zones now include additional residential density allowances which can be achieved by providing affordable housing in various ranges within the proposed project.

5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Review the density bonus for potential updates to achieve more widespread use. Adjustments to the prior existing density bonus language could be considered based upon the newly adopted language in the mixed use zones.

b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff, Public Works, and Engineering Staff.

c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

Staff must allocate time for review of ordinances and seek input from public officials. Staff must also allocate time and expertise to determine availability of utilities for increased densities in areas outside those considered for mixed use zones.

d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*

There is no established deadline related to this goal or the identifiable tasks at this time.

e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Availability of utilities has been analyzed for additional residential density in mixed use areas, and utility plans have been updated accordingly.

f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

Allowable densities in mixed use areas were adjusted by amendments to those zones in July 2021 based upon the limitations of public services and utilities. The broader, pre-existing residential density bonus for multi-family zones has not been recently utilized and should be similarly evaluated and updated.

g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Not in relation to the incentive density bonus.

Strategy 5

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*

Maintain reduced residential parking requirements in the MCCD, Mixed-Use, and Transit Oriented Development zones.

2. *Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

3. *What are the specific outcomes that the strategy intends to accomplish?*

- Support of true mixed-use development patterns and projects where they can be most effective.
- Support of the highest densities where they are most appropriate.
- Support of higher densities in identified “centers” and along corridors than would be allowed generally with simple multi-family zoning through the use and application of mixed-use design and planning principles.

4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Between February and July of 2021, the mixed-use zones (TOD, MCCD, and MU) were updated and modified significantly. Parking requirements in all cases were modified to better reflect a relationship between numbers of bedrooms and parking requirements; however, significant reductions from standard residential and commercial zoning were maintained in each of the zones.

Reports presented to the Planning Commission and City Council on specific projects and developments include references and findings related to the General Plan goals, objectives, and strategies, and incorporates analysis of the access of higher density residents to transit and services, which are essential to moderate-income households.

5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*

a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
Not applicable.

b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff.

- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
Not applicable.
- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
This strategy/goal is on-going, and deadlines are not relevant.
- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
Not applicable.
- f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*
City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments in and around the transit stations.
- g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*
Not with relation to reduced parking in transit-oriented mixed use zones.

Strategy 6

1. *State strategy municipality included in the moderate-income housing element of its general plan below.*
Implement transit-oriented development and/or mixed-use zoning for properties in and around transit stations.
2. *Please state the municipality's goal(s) associated with the strategy.*
(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.
3. *What are the specific outcomes that the strategy intends to accomplish?*
The implementation of livable, higher density residential development in areas providing the best access to services and public transportation.
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*
Mixed Use development requires approval by the Land Use Authority. Reports to the Planning Commission on projects and developments include references and findings related to the General Plan goals, objectives, and strategies. Planning Division staff makes periodic progress reports to the Planning Commission and City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.
5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*
 - a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*
 - The Fashion Place West Small Area Plan was adopted in February, 2021.

- In 2019, Murray City adopted a Small Area Plan for the UTA Murray Central Station.
- In November 2019 the City updated the M-U, Mixed Use Zone in order to consider implementing M-U zoning in areas identified as centers or in transition by the General Plan.
- Utility Master Plans have been updated to accommodate greater residential densities in and around the transit stations and along the transportation corridors.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Division staff, Public Works and Engineering Staff, Planning Commission, and City Council.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The resources needed for identified upgrades to various public services and utilities have been allocated in support of the potential residential densities. Those changes and upgrades will be implemented as new development related to the plans continues.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

- The Fashion Place West Small Area Plan should be adopted during January 2021.
- The application for the Transportation and Land Use Connection (TLC) grant must be completed by December 29, 2020.
- The updated Transportation and Sewer Master Plans were completed during 2021.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Mixed Use Zones have been employed around the Murray North and Murray Central Stations, and there are many projects completed or in various stages of development. The Fashion Place West Small Area Plan supports the implementation of additional mixed-use zoning around that station area as well. A mixed use project on the property including 421 residential apartments and 21,000 square feet of related retail space is under construction. The City is currently processing building permits for an additional 516 units in two mixed use projects on vacant properties. A third mixed use project was recently entitled including 350 residential units. Other applications for mixed use developments are expected.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

City officials and staff have supported and approved higher densities and varied housing styles through zoning. In addition to public opposition, concerns about the adequacy of public infrastructure (sewer, water, transportation) emerged as the greatest barrier. Those concerns have been directly addressed through the updates of the Sewer and Transportation Master Plans mentioned above.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?

These considerations are on a case-by-case basis and are typically brought forward by the developer.

Strategy 7

- 1. State strategy municipality included in the moderate-income housing element of its general plan below.*

Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

- 2. Please state the municipality's goal(s) associated with the strategy.*

(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.

- 3. What are the specific outcomes that the strategy intends to accomplish?*

A diversity of housing options in all areas of the city, including higher density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through infill development.

- 4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives, and strategies. Planning Division staff makes periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

- 5. In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Funding for a housing affordability study has been allocated. City Staff is currently preparing a request for proposals.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*

Planning Division staff, Public Works, and Engineering Staff.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*

After the study is completed the City should allocate time and funds as needed to implement strategies and solutions suggested by the plan. Staff must also continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*

This strategy/goal is on-going, and deadlines are not relevant.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Fund allocation for the study has been completed, but no further results will be seen until after the study has been completed.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

City officials and staff have supported and approved higher densities and varied housing styles through zoning. The barriers encountered are most commonly public concerns related to density.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?

Murray City partners with Neighborworks Salt Lake to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray, in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community and other areas where naturally occurring affordable housing can be found.

Strategy 8

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

2. Please state the municipality's goal(s) associated with the strategy.

(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.

3. What are the specific outcomes that the strategy intends to accomplish?

To identify and propose any appropriate modifications to allowable housing types, lot size, setbacks and other factors that may be unnecessarily limiting the addition of residential density – and therefore diversity and affordability – through zoning.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Planning Division Staff reports periodically to City Officials on the implementation of the goals and objectives of the General Plan.

5. In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Review of the residential zoning and subdivision codes for possible changes. Funding for a housing affordability study has been allocated. City Staff is currently preparing a request for proposals.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Planning Division, Public Works, Engineering, Planning Commission, and City Council

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

After the study is completed the City should allocate time and funds as needed to implement strategies and solutions suggested by the plan. Staff must also continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

This strategy/goal is on-going, and deadlines have not been established.

e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*

Not applicable.

f. *How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?*

Not applicable.

g. *(Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community?*

Not applicable.

Section 1: Population by tenure in Murray city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total Population: (ACS Table B01003)	45,406	49,038	446	52,356	3,318
Total Population in occupied housing units (ACS Table B25008)	45,406	48,810	416	51,880	3,070
Total Population in owner- occupied housing (ACS Table B25008)	33,284	31,834	-262	29,245	-2,589
Total Population in renter- occupied housing (ACS Table B25008)	12,122	16,976	678	22,635	5,659

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Murray city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	18,592	19,867	88	20,425	558
Total occupied units (ACS Table B25032)	17,138	19,002	173	20,307	1,305
Owner-occupied structures (ACS Table B25032)	12,015	12,222	-42	11,761	-461
1 unit, detached	8,895	9,000	-33	8,511	-489
1 unit, attached	1,454	1,505	-17	1,321	-184
2 units	89	153	18	368	215
3 or 4 units	384	96	-41	-101	-197
5 to 9 units	578	385	-25	169	-216
10 to 19 units	225	403	21	585	182
20 to 49 units	51	121	5	147	26
50 or more units	50	74	7	153	79
Mobile homes	289	485	22	608	123
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	5,123	6,780	215	8,546	1,766
1 unit, detached	1,183	1,249	-17	1,232	-17
1 unit, attached	120	437	48	865	428
2 units	289	311	4	367	56
3 or 4 units	664	615	7	648	33
5 to 9 units	629	776	33	1,136	360
10 to 19 units	1,374	1,849	72	2,250	401
20 to 49 units	482	710	5	822	112
50 or more units	363	817	58	1,114	297
Mobile homes	19	16	5	111	95

Boat, RV, van, etc.	0	0	0	0	0
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Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Murray city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total households in occupied housing units (ACS Table B25003)	17,138	19,002	173	20,307	1,305
Total households in owner-occupied housing (ACS Table B25003)	12,015	12,222	-42	11,761	-461
With a Mortgage (ACS Table B25081)	8,124	7,761	-65	7,419	-342
Without a Mortgage (ACS Table B25081)	3,891	4,461	23	4,342	-119
Total households in renter-occupied housing (ACS Table B25003)	5,123	6,780	215	8,546	1,766

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Murray city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total vacant units (ACS Table B25004)	1,454	865	-85	118	-747
For rent (ACS Table B25004)	798	420	-47	10	-410
Rented, not occupied (ACS Table B25004)	26	87	-2	21	-66
For sale only (ACS Table B25004)	116	79	-10	6	-73
Sold, not occupied (ACS Table B25004)	159	47	-12	-52	-99
For seasonal, recreational, or occasional use (ACS Table B25004)	84	60	0	130	70
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	271	172	-15	3	-169

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in

Table B25010	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	2.65	2.57	2.55
Average Owner Household Size (ACS Table B25010)	2.77	2.6	2.49
Average Renter Household Size (ACS Table B25010)	2.37	2.50	2.65

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Murray city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,112	\$1,055	-\$9	\$1,003	\$ (52)
Units with a mortgage (ACS Table B25088)	\$1,430	\$1,426	-\$7	\$1,367	\$ (59)
Units without a mortgage (ACS Table B25088)	\$376	\$400	\$3	\$431	\$ 31
Median gross rent (ACS Table B25064)	\$808	\$1,040	\$28	\$1,211	\$ 171

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Murray city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	\$54,439	\$57,662	\$27	\$56,003	\$ (1,659)
Owner-occupied income (ACS Table B25119)	\$64,926	\$73,281	\$931	\$80,783	\$ 7,502
Renter-occupied income (ACS Table B25119)	\$34,667	\$40,971	\$818	\$44,749	\$ 3,778

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Salt Lake County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,922	\$4,987	\$109,679	\$ 41,757
1-person household	\$29,347	\$35,234	\$680	\$39,400	\$ 4,166
2-person household	\$60,515	\$70,072	\$1,063	\$76,112	\$ 6,040
3-person household	\$66,549	\$79,895	\$1,452	\$87,757	\$ 7,862
4-person household	\$72,043	\$88,785	\$1,883	\$99,734	\$ 10,949
5-person household	\$72,151	\$87,250	\$1,461	\$92,922	\$ 5,672
6-person household	\$79,716	\$92,268	\$1,019	\$93,541	\$ 1,273
≥ 7-person household	\$81,746	\$96,814	\$1,165	\$97,309	\$ 495
Median FAMILY income (ACS Table B19119)	\$66,413	\$78,828	\$1,342	\$85,868	\$ 7,040
2-person family	\$59,252	\$68,991	\$973	\$74,200	\$ 5,209
3-person family	\$63,983	\$78,081	\$1,557	\$87,394	\$ 9,313
4-person family	\$72,222	\$88,255	\$1,877	\$99,082	\$ 10,827
5-person family	\$73,345	\$87,065	\$1,310	\$91,148	\$ 4,083
6-person family	\$80,836	\$92,594	\$1,006	\$93,644	\$ 1,050
≥ 7-person family	\$85,906	\$95,705	\$749	\$91,785	\$ (3,920)

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	27,375	43,175	30,225	15,800	2,850
≤ 50% HAMFI	16,535	14,665	8,755	-1,870	-7,780
≤ 30% HAMFI	8,245	3,970	1,540	-4,275	-6,705

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2019 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	0	0	0	0	140
≤ 50% HAMFI	0	0	0	0	-1,470
≤ 30% HAMFI	0	0	0	0	-1,885

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	0	0	0	0	2,710
≤ 50% HAMFI	0	0	0	0	-6,310
≤ 30% HAMFI	0	0	0	0	-4,820

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:

Subsidized by municipal housing programs

State Government: 231

Subsidized by Utah's OWHLF multi-family program

Federal Government: 904

Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

904



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Council Action Request

City Council and Administration

Interlocal Boards and Committee Reports

Committee of the Whole

Meeting Date: January 4, 2022

Department Director Jennifer Kennedy	Purpose of Proposal Reports from Murray City representatives to interlocal boards, committees and commissions.
Phone # 801-264-2622	Action Requested Informational only.
Presenters As Listed	Attachments None
Required Time for Presentation 30 Minutes	Budget Impact N/A
Is This Time Sensitive No	Description of this Item Biennial reports from City representatives to Interlocal Boards and Commissions (5 minutes each) <ul style="list-style-type: none">a. Utah Association of Municipal Power Systems (UAMPS) and Intermountain Power Agency (IPA) - Blaine Haacke (10 minutes)b. Trans-Jordan - Russ Kakalac. Utah Infrastructure Agency - Brenda Moored. Valley Emergency Communications Center and Metro Fire - Doug Hill (10 minutes)
Mayor's Approval	
Date December 22, 2021	



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting

6:30 p.m.

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY

Finance & Administration/Recorder Redistricting

Council Action Request

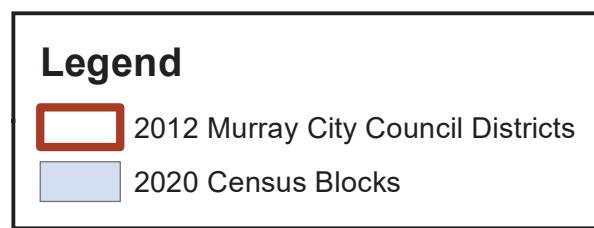
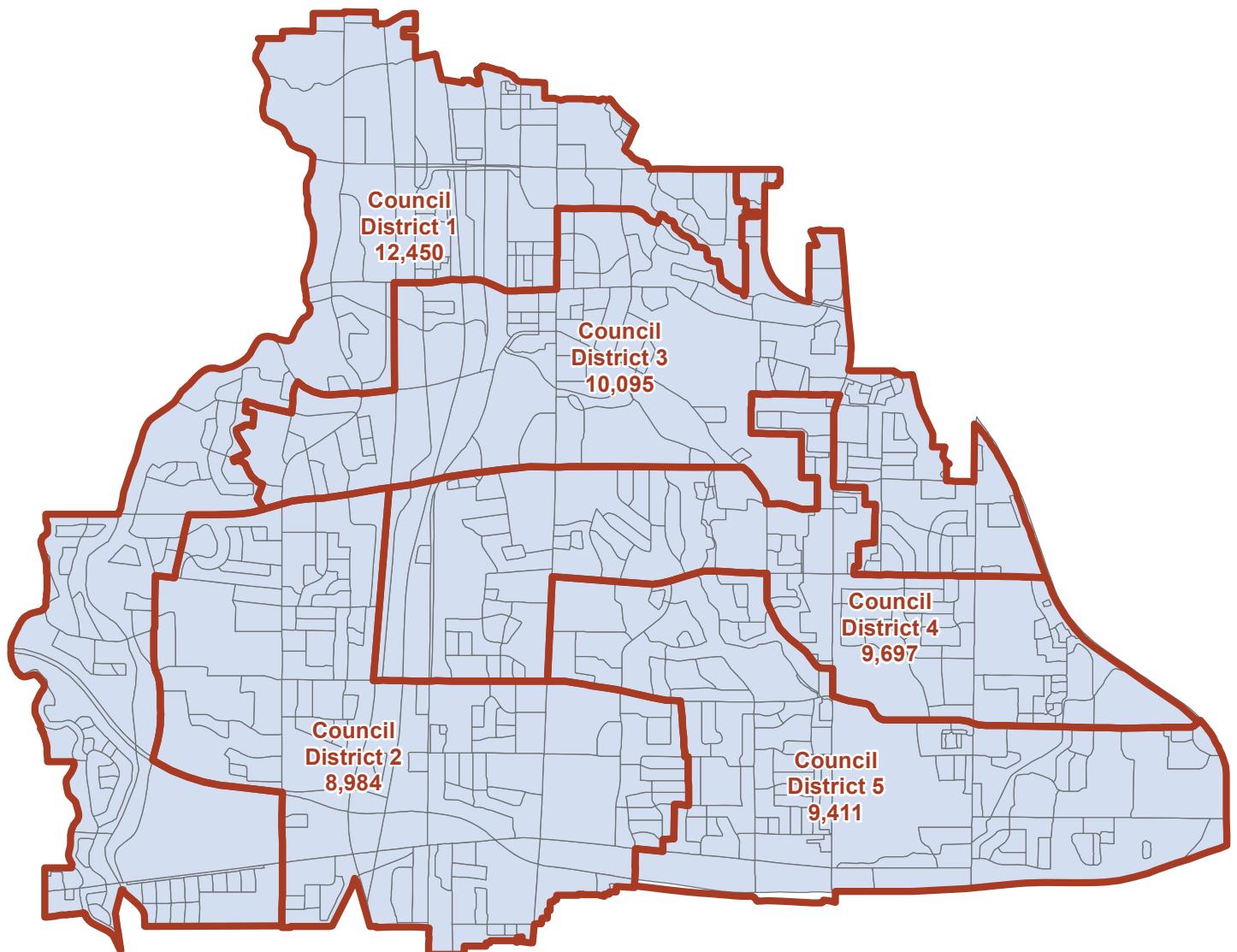
Council Meeting

Meeting Date: January 4, 2022

Department Director Brenda Moore	Purpose of Proposal Redistricting is done once every 10 years to ensure that city and school districts have similar population totals.
Phone # 801-264-2513	Action Requested Consider an Ordinance adjusting Murray City Municipal Council District Boundaries and Murray School Board District Boundaries
Presenters Brooke Smith	Attachments Proposed boundary adjustments, ordinance, public hearing notice.
	Budget Impact N/A
Required Time for Presentation 10 Minutes	Description of this Item See Attached
Is This Time Sensitive Yes	
Mayor's Approval 	
Date December 20, 2021	

2012 Council Districts with 2020 Population Totals

Total City Population	50,637
Number of Council Districts	5
Equal Distribution of Population	10,127
Maximum Variance (+ or - 4%)	405
Target Population Range	9,722 - 10,532



Date: 10/21/2021

City Council

Proposal 1



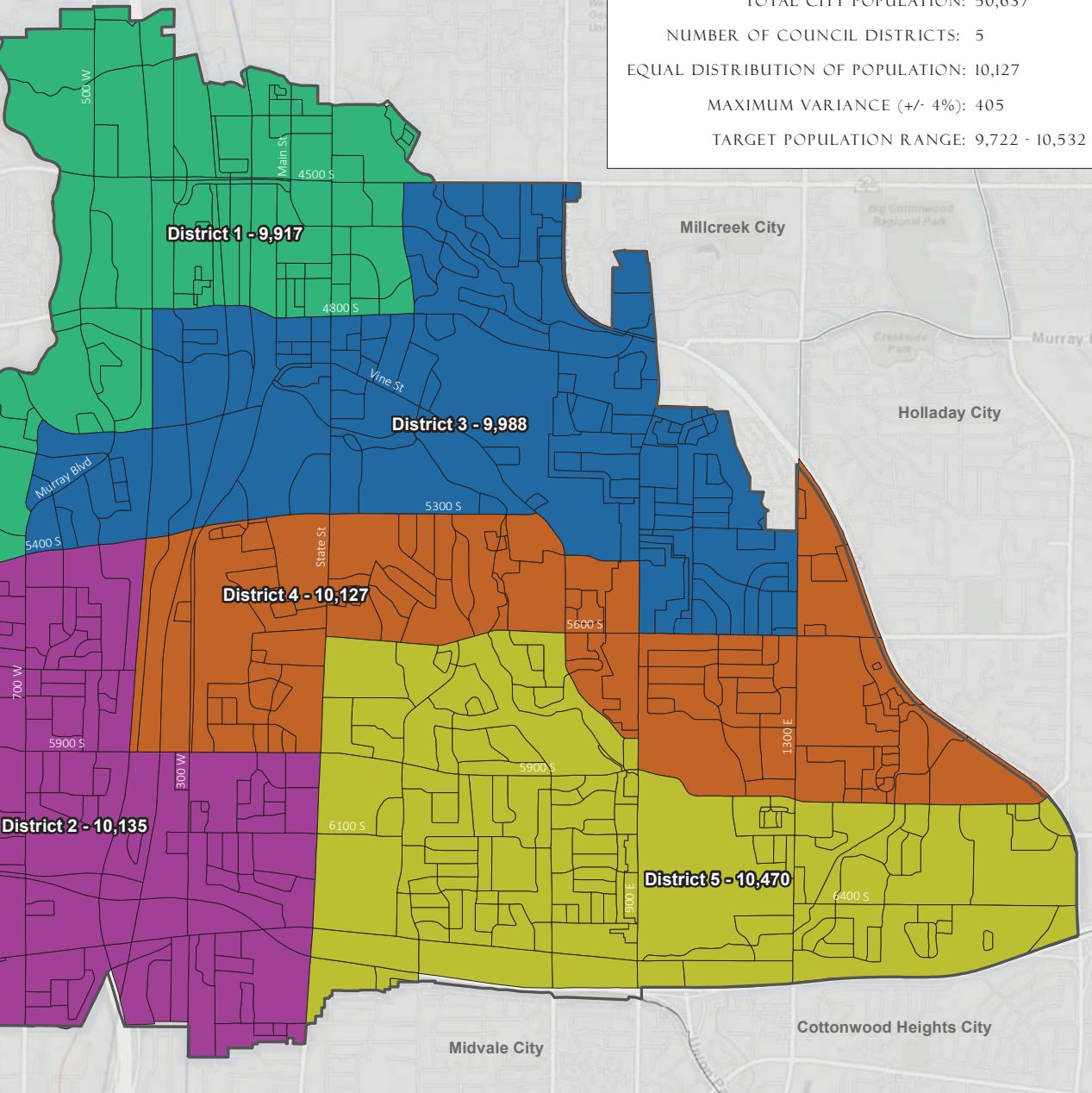
MURRAY

Taylorsville City

Taylorsville Expy

Taylorsville Rd

Millcreek Park



MURRAY CITY 2021 COUNCIL BOUNDARY REDISTRICTING

PROPOSED BOUNDARIES - FINAL DRAFT -

Proposed District Boundaries

- District 1 - 9,917
- District 2 - 10,135
- District 3 - 9,988
- District 4 - 10,127
- District 5 - 10,470
- 2020 Census Blocks
- Murray City Boundary

MURRAY CITY GIS DIVISION

4646 SOUTH 500 WEST
 MURRAY, UTAH 84123
 2021-CNCL-001
 12/3/2021

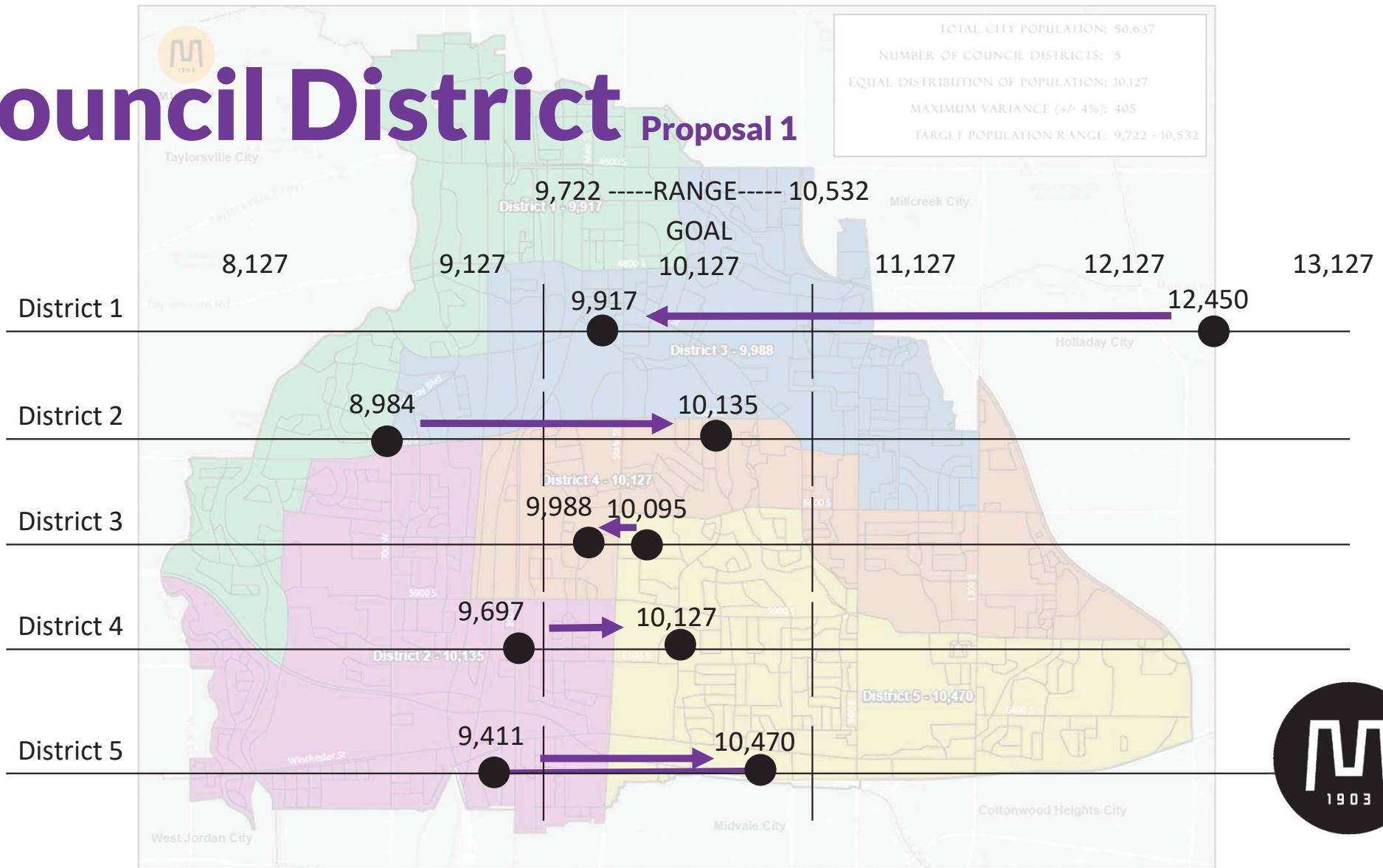
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Council District **Proposal 1**



City Council

Proposal 2



MURRAY

Taylorsville City

Moved from District 3 to District 1
Total Population: 1,331

Moved from District 1 to District 3
Total Population: 1,283

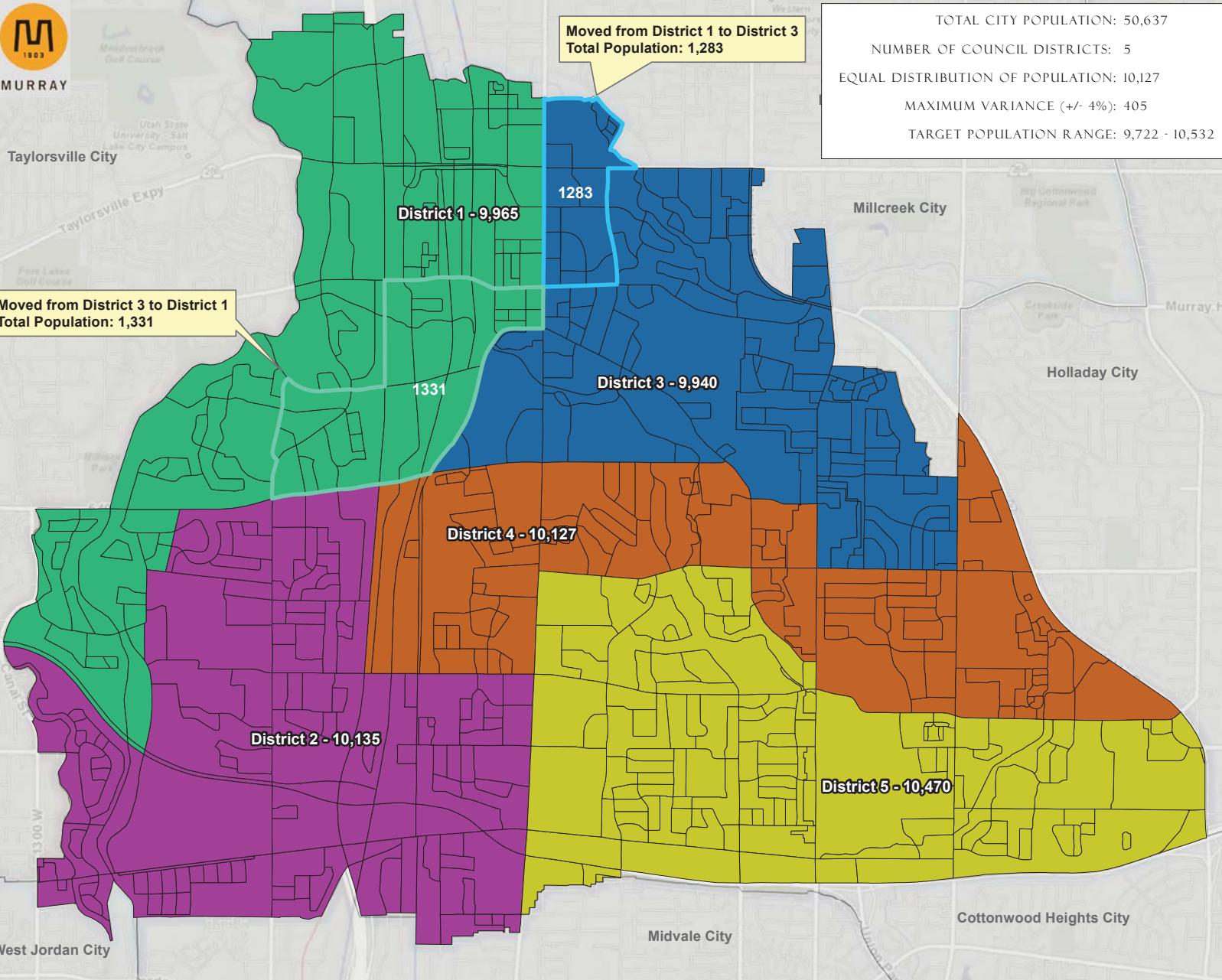
TOTAL CITY POPULATION: 50,637

NUMBER OF COUNCIL DISTRICTS: 5

EQUAL DISTRIBUTION OF POPULATION: 10,127

MAXIMUM VARIANCE (+/- 4%): 405

TARGET POPULATION RANGE: 9,722 - 10,532



MURRAY CITY 2021 COUNCIL BOUNDARY REDISTRICTING

PROPOSED BOUNDARIES
FINAL DRAFT VERSION 2

Proposed District Boundaries

- District 1 - 9,965
- District 2 - 10,135
- District 3 - 9,940
- District 4 - 10,127
- District 5 - 10,470
- 2020 Census Blocks
- Murray City Boundary

MURRAY CITY GIS DIVISION

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2021-CNCL-001
12/3/2021

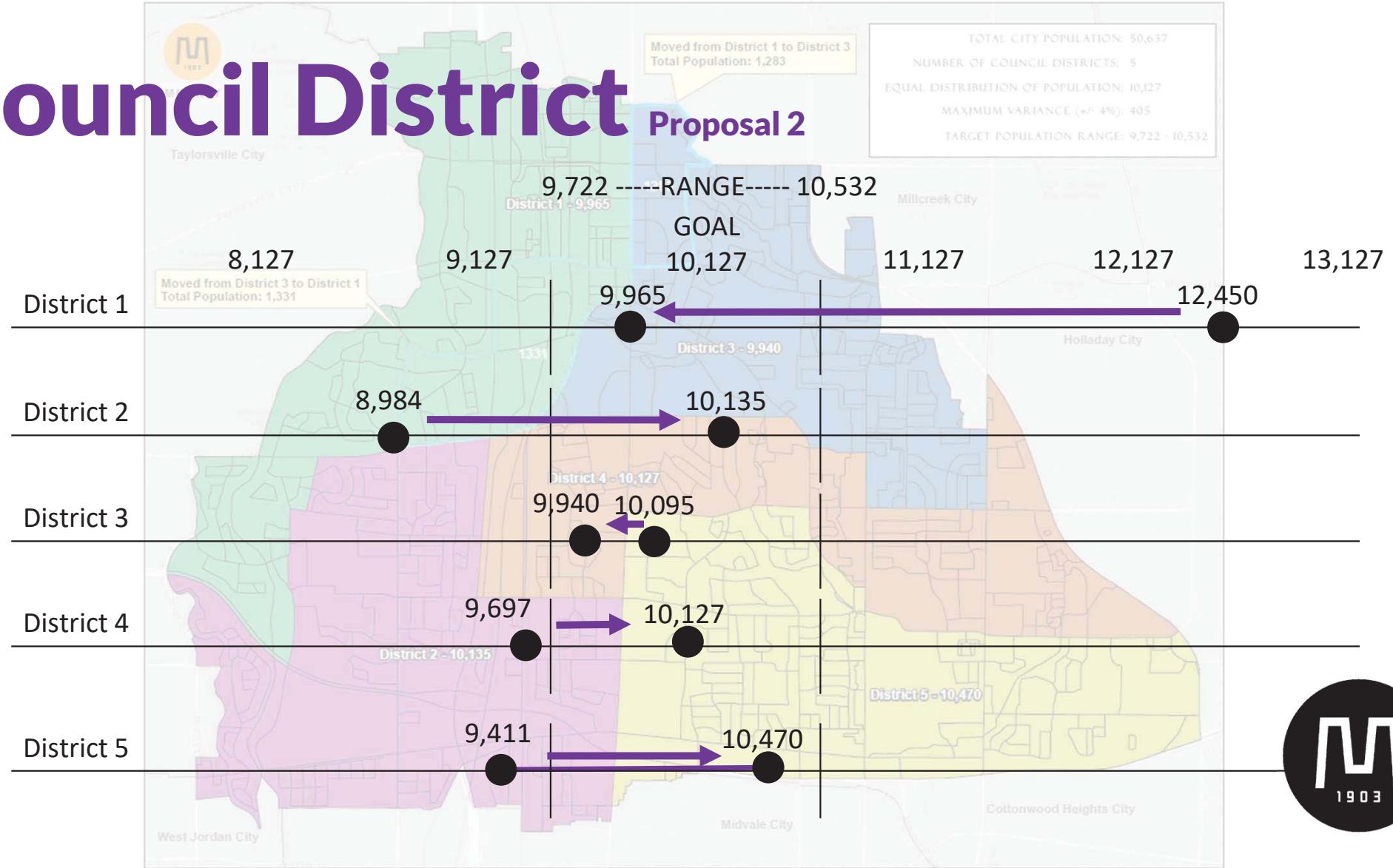
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Council District Proposal 2



Murray City Corporation

NOTICE OF PUBLIC HEARING REGARDING ADJUSTMENTS TO MUNICIPAL COUNCIL DISTRICT BOUNDARIES

NOTICE IS HEREBY GIVEN that on the 4th day of January 2022, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing.

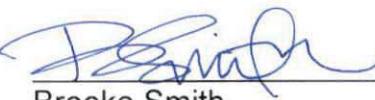
The purpose of this hearing is to receive public comments regarding a proposed plan to adjust Murray City Municipal Council District Boundaries as a result of the 2020 census pursuant to Section 10-3-205.5 of the Utah Code.

A draft of the proposed adjustments to the Murray City Municipal Council District Boundaries is available for public inspection during normal business hours in the offices of the Murray City Recorder and the Murray City Municipal Council, 5025 South State Street, Murray, Utah.

DATED this 30TH day of November 2021.



MURRAY CITY CORPORATION


Brooke Smith
City Recorder

*DATES OF PUBLICATION:
PH21-42

Newspaper:
December 12, 2022
December 26, 2022

Utah Public Notice Website, City Website, and Three Public Places:
December 3, 2022

*UCA §10-3-205.5 does not include either a PH requirement or PH notice requirements.

ORDINANCE NO. _____

AN ORDINANCE ADJUSTING MURRAY CITY MUNICIPAL COUNCIL DISTRICT BOUNDARIES.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL AS FOLLOWS:

Section 10-3-205.5 of the Utah Code Annotated provides that the municipal legislative body, within six months following the Legislature completing its redistricting process, is to adjust the boundaries of the Council Districts as may be required to maintain districts of substantially equal population.

Upon completion and receipt of the 2020 Census, the City Recorder's Office has presented to the Murray Municipal Council for its review the adjustments of Murray City Municipal Council district boundaries to comply with Section 10-3-205.5 of the Utah Code Annotated and Section 2.04.020 of the Murray City Municipal Code.

A public hearing was held on January 4, 2022, and public comment was received and it appearing that said matter has been given full and complete consideration by the Murray City Municipal Council.

NOW, THEREFORE, BE IT ENACTED:

Section 1. Purpose. The purpose of this ordinance is to adjust the Murray City Municipal Council District Boundaries.

Section 2. Enactment. Pursuant to Section 10-3-205.5 of the Utah Code Annotated and Section 2.04.020 of the Murray City Municipal Code, the Murray City Municipal Council District Boundaries shall be modified and adjusted, and the City map be amended accordingly, as set forth in Exhibit "A" attached and incorporated herein for all purposes.

Section 3. Effective date. This Ordinance shall take effect January 4, 2022.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2022.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of
_____, 2022.

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2022.

Brett A. Hales, 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 _____, 2022.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Public Hearing #2



MURRAY

Finance & Administration/Recorder Redistricting

Council Action Request

Council Meeting

Meeting Date: January 4, 2022

Department Director Brenda Moore	Purpose of Proposal Redistricting is done once every 10 years to ensure that city and school districts have similar population totals.
Phone # 801-264-2513	Action Requested Consider an Ordinance adjusting Murray City Municipal Council District Boundaries and Murray School Board District Boundaries
Presenters Brooke Smith	Attachments Proposed boundary adjustments, ordinance, public hearing notice.
	Budget Impact N/A
Required Time for Presentation 10 Minutes	Description of this Item See Attached
Is This Time Sensitive Yes	
Mayor's Approval 	
Date December 20, 2021	

Murray

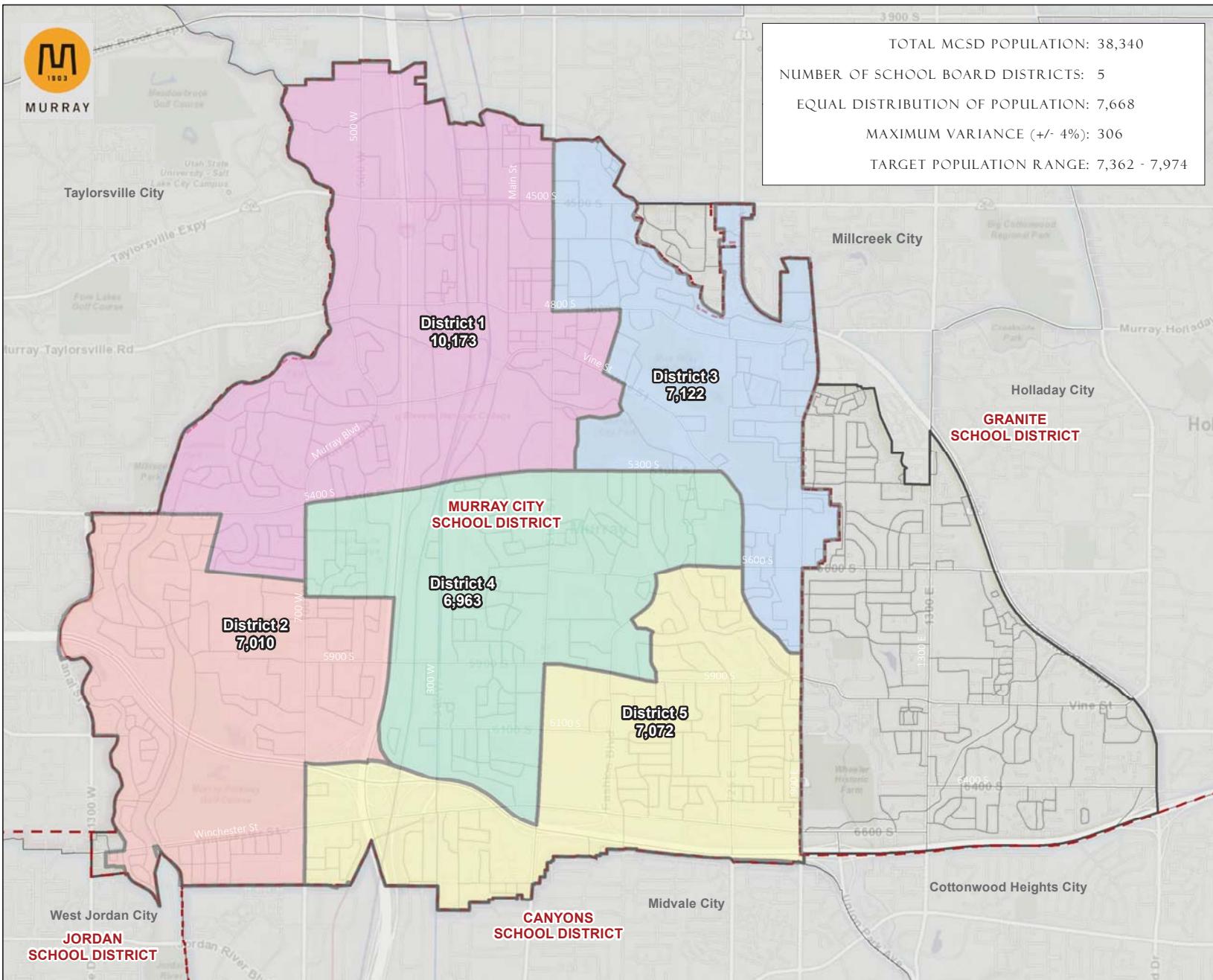
School

District

Proposal

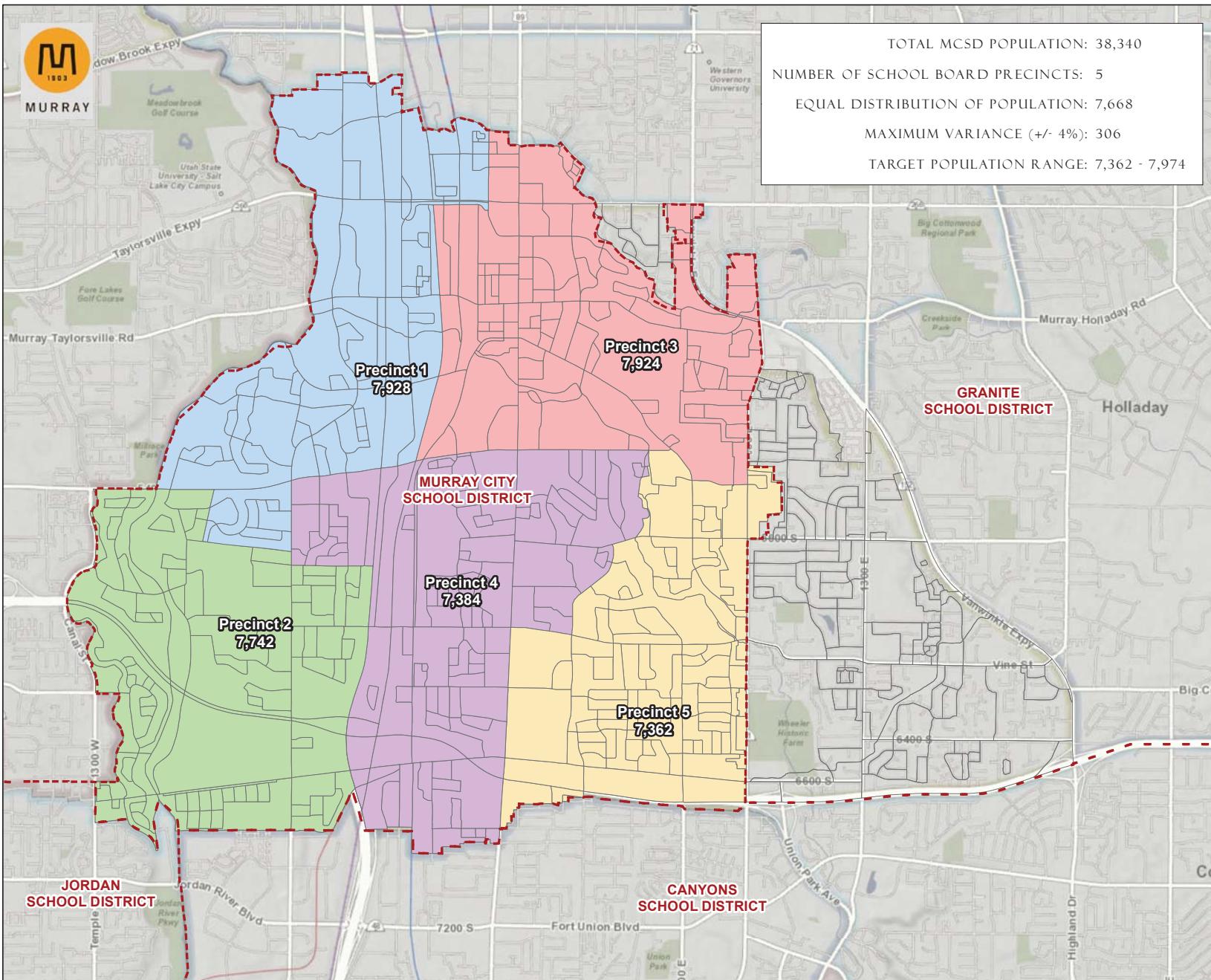


MURRAY





MURRAY



MURRAY CITY GIS DIVISION

4646 SOUTH 500 WEST
MURRAY, UTAH 84123
2021-CNCL-001
12/3/2021

MURRAY CITY MUNICIPAL CORPORATION

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Murray City Corporation

NOTICE OF PUBLIC HEARING REGARDING ADJUSTMENTS TO MURRAY CITY SCHOOL BOARD DISTRICT BOUNDARIES

NOTICE IS HEREBY GIVEN that on the 4th day of January 2022, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing.

The purpose of this hearing is to receive public comments regarding a proposed plan to adjust Murray City School Board District Boundaries as a result of the 2020 census pursuant to Section 20A-14-201 of the Utah Code.

A draft of the proposed adjustments to the Murray City School Board District Boundaries is available for public inspection during normal business hours in the offices of the Murray City Recorder and the Murray City Municipal Council, 5025 South State Street, Murray, Utah.

DATED this 30th day of November 2021.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith".

Brooke Smith
City Recorder

*DATES OF PUBLICATION:
PH21-43

Newspaper:
December 12, 2022
December 26, 2022

Utah Public Notice Website, City Website, and Three Public Places:
December 3, 2022

*UCA §20A-14-201 does not include either a PH requirement or PH notice requirements.

ORDINANCE NO. _____

AN ORDINANCE ADJUSTING THE MURRAY SCHOOL BOARD DISTRICT BOUNDARIES.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL AS FOLLOWS:

Section 20A-14-201 of the Utah Code Annotated requires that the municipal legislative body adjust school board district boundaries completely within its jurisdiction to meet the population, compactness, and contiguity requirements of said section at least once every ten years.

Upon completion and receipt of the 2020 Census, the City Recorder's Office presented to the Murray City Municipal Council for its review proposed adjustments of the Murray School Board District boundaries to comply with Section 20A-14-201 of the Utah Code Annotated.

A public hearing was held on January 4, 2022 pursuant to proper notice. The notice advised in part that maps of the proposed boundary adjustments were available for inspection in the City Recorder and Council offices. After considering all public comments and other relevant information including adjustments proposed by the City Recorder, the Council is prepared to adjust the Murray School Board District boundaries.

NOW, THEREFORE, BE IT ENACTED:

Section 1. Purpose. The purpose of this ordinance is to adjust the Murray School Board District boundaries.

Section 2. Enactment. Pursuant to Section 20A-14-201 of the Utah Code Annotated, the Murray School Board District boundaries shall be modified and adjusted as set forth in Exhibit "A" attached and incorporated herein for all purposes.

Section 3. Effective date. This Ordinance shall take effect January 4, 2022.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this day of , 2022.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of
_____, 2022.

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2022.

Brett A. Hales, 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 _____, 2022.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Business Items



MURRAY
CITY COUNCIL

Business Item #1



MURRAY

Murray City Council

City Council Chair and Vice-Chair Elections for Calendar Year 2022

Council Action Request

Council Meeting

Meeting Date: January 4, 2022

Department Director Jennifer Kennedy	Purpose of Proposal Election of leadership positions for the Murray City Council for calendar year 2022.
Phone # 801-264-2622	Action Requested Nominations and elections.
Presenters Diane Turner, conducting.	Attachments See duties of each office.
Required Time for Presentation	Budget Impact No budget impact.
Is This Time Sensitive Yes	Description of this Item A summary of the council chair and council vice-chair duties from the Council Rules and Council Handbook are included. 2021 Council Chair - Diane Turner (Two consecutive year term limit.) 2021 Council Vice-Chair - Brett Hales (No term limits.)
Mayor's Approval	
Date December 20, 2021	

RULES OF THE MURRAY CITY MUNICIPAL COUNCIL MURRAY CITY CORPORATION

Adopted January 5, 1982. Re-adopted February 23, 1988. Amended April 26, 1988. Amended August 23, 1988. Amended April 25, 1989. Amended July 11, 1989. Amended December 12, 1989. Amended January 28, 1992. Amended January 25, 1994. Amended August 23, 1994. Amended July 11, 1995. Amended March 10, 1998. Amended June 9, 1998. Amended September 21, 1998. Amended January 4, 2000. Amended January 16, 2001. Amended May 15, 2001. Amended January 8, 2002. Amended April 29, 2003. Amended November 13, 2007. Amended October 7, 2008, October 20, 2009. Amended November 17, 2009, September 3, 2013, amended February 14, 2017, amended March 20, 2018, amended August 27, 2019, amended October 15, 2019.

I. INTRODUCTION

- A. Function of Rules. These Rules shall be the governing procedures of the Murray City Municipal Council, hereafter referred to as the "Council".
- B. Adoption. The Council shall adopt these Rules in a regular Council meeting.
- C. Amendment. Any member of the Council may propose amendments to these Rules. Amendments shall be submitted in writing to Council members. Amendments shall be approved by a two-thirds vote of the entire Council in a regular Council Meeting.
- D. Suspension. The Council may suspend the Rules by a two-thirds vote of Council members present.

II. ORGANIZATION

- A. Chair. A Chair shall be elected for each calendar year by majority vote of the Council in the first regular Council meeting in January. Council members may not serve more than two consecutive calendar years as Chair.

The Chair shall be a member of the Council and its presiding officer, sign all ordinances, resolutions, and official correspondence, supervise staff, approve Council agendas, issue Council-approved press releases, represent the Council at meetings, represent the Council at official ceremonies where required, and shall serve as official spokesperson for the Council. The Chair shall also perform all other such duties prescribed by these Rules.

- B. Vice-Chair. A Vice-Chair shall be elected for each calendar year by majority vote of the Council in the first regular meeting in January.

The Vice-Chair shall be the presiding Council officer in the temporary absence of the Chair, in the event that the Chair is incapacitated due to illness or is otherwise unable to attend Council meetings and shall sign as the Chair on all ordinances, resolutions, and official correspondence.

- C. Vacancy in Office of Chair. In the event that the Chair shall vacate his/her office for any reason before the term has expired, the Vice-Chair shall become Chair for the remainder of that term.

- D. Vacancy in the Office of Vice-Chair. In the event that the Vice-Chair shall vacate his/her office for any reason before his/her term has expired, the Council members, by a simple majority vote, shall elect a Vice-Chair to complete the term at the first regular Council meeting following the

Council Leadership—At the first Council meeting of each year, the Council elects leadership positions for the calendar year as an action item on the Council Meeting agenda. Nominations will be taken by the Council Member conducting. Once nominations are concluded for each office, voting will be by roll call or ballot. Elections take effect immediately after the vote is finalized.

A. **Council Chair**—Council Members may not serve more than two consecutive calendar years as Chair.

1. Presides at all Council meetings, except upon delegating or sharing limited conducting responsibilities with the other four Council Members. The presiding officer at Council Meetings shall be rotated monthly among Council Members according to district.
2. Moves Council Initiatives and projects forward to completion.
3. Sets Council meeting agendas.
4. Signs all ordinances, resolutions and other official documents on behalf of the Council.
5. Communicates official position statements that have been approved by the Council and is spokesperson to the media, public, official publications.
6. Liaison to the Mayor on Council's behalf.
7. Disseminates information from the Mayor.
8. Conducts Committee of the Whole and Workshop meetings.
9. Supervises Council staff as detailed in the Council Rules.

B. **Council Vice-Chair**—Elected for one calendar year.

1. Presiding Officer in the temporary absence of the Chair.
2. In the event the Chair is incapacitated due to illness or otherwise unable to attend Council meetings, Vice-Chair shall sign ordinances, resolutions and other official correspondence.

C. **Budget and Finance Committee Chair**—Council Members may not serve more than two consecutive calendar years as Budget and Finance Committee Chair.

1. Presiding officer of the Budget and Finance Committee meetings.
2. Approves the agenda for Budget and Finance Committee meetings.
3. Coordinates the review and recommendations for annual budget meetings, and financial reports.
4. May serve on the Capital Improvement Program Committee.
5. Serves on the Audit Committee.
6. Other responsibilities relating to budget and finance.

D. **Budget and Finance Vice-Chair**—Serves in the absence of the Budget and Finance Committee Chair.



MURRAY
CITY COUNCIL

Business Item #2



MURRAY

Murray City Council

Budget & Finance Committee Chair and Vice-Chair Calendar Year 2022

Council Action Request

Council Meeting

Meeting Date: January 4, 2022

Department Director Jennifer Kennedy	Purpose of Proposal Election of Budget and Finance Committee leadership positions for calendar year 2022.
Phone # 801-264-2622	Action Requested Nominations and elections.
Presenters Diane Turner, conducting.	Attachments See duties of each position.
Required Time for Presentation	Budget Impact No budget impact.
Is This Time Sensitive Yes	Description of this Item A summary of the Budget and Finance Committee chair and vice-chair duties from the Council Rules and Council Handbook are included.
Mayor's Approval	2021 Budget Chair - Kat Martinez (Two consecutive year term limit.)
Date	2021 Budget Vice-Chair - Rosalba Dominguez (No term limits.)
December 20, 2021	

vacancy announcement.

E. Committees. The Council shall have two standing committees: (1) Committee of the Whole and (2) Budget and Finance Committee.

1. The Budget and Finance Committee will convene exclusively for budget related meetings.
2. Ad hoc committees may be formed as necessary by majority vote of the Council.

F. Committee Membership. Each Council member shall be a member of both standing committees. The membership of ad hoc committees shall be determined by the Council at the time such committees are created.

G. Committee Chairs. Committee Chairs shall be as follows:

1. The Council Chair shall serve as the Chair of the Committee of the Whole.
2. A Chair and Vice Chair of the Budget and Finance Committee shall be elected for a term of one calendar year in the first regular Council meeting in January. Council members may not serve more than two consecutive calendar years as Chair of the Budget and Finance Committee.
3. **Board and Committee Membership.** Membership on the following committees shall be determined in the Committee of the Whole meeting.
 - a. Association of Municipal Councils/Salt Lake County Council of Governments
 - b. Utah League of Cities and Towns/Legislative Policy Committee.
 - c. Murray Area Chamber of Commerce Board.
 - d. Capital Improvement Program (two members).
 - e. Murray City Business Enhancement Committee (two members).
 - f. Other committees as deemed necessary.

Committee members above shall be elected for a term of one calendar year in the first regular Committee of the Whole meeting in January.

I. Absences. Any Council member absent in excess of six times from Council meetings and Budget and Finance Committee meetings (except those absences due to personal illness, urgent family matters or due to Council or personal business) shall forfeit whatever Council leadership position that member holds. Any Council member exceeding these guidelines (1) may appeal the case to the Council and (2) the Council, by majority vote, may excuse any of the absences and waive the penalty. (See Murray City Code 2.06. 050 for compensation penalty relating to Council member absences).

III. MEETINGS

A. Regular Meetings. The City Council shall meet not less than once monthly.

B. Open Meetings. All Council meetings shall be governed by the Utah Open and Public Meetings Act.

C. Type of Meetings. The Council shall meet in Council Meetings, closed meetings, workshops,

Council Leadership—At the first Council meeting of each year, the Council elects leadership positions for the calendar year as an action item on the Council Meeting agenda. Nominations will be taken by the Council Member conducting. Once nominations are concluded for each office, voting will be by roll call or ballot. Elections take effect immediately after the vote is finalized.

- A. **Council Chair**—Council Members may not serve more than two consecutive calendar years as Chair.
 - 1. Presides at all Council meetings, except upon delegating or sharing limited conducting responsibilities with the other four Council Members. The presiding officer at Council Meetings shall be rotated monthly among Council Members according to district.
 - 2. Moves Council Initiatives and projects forward to completion.
 - 3. Sets Council meeting agendas.
 - 4. Signs all ordinances, resolutions and other official documents on behalf of the Council.
 - 5. Communicates official position statements that have been approved by the Council and is spokesperson to the media, public, official publications.
 - 6. Liaison to the Mayor on Council's behalf.
 - 7. Disseminates information from the Mayor.
 - 8. Conducts Committee of the Whole and Workshop meetings.
 - 9. Supervises Council staff as detailed in the Council Rules.
- B. **Council Vice-Chair**—Elected for one calendar year.
 - 1. Presiding Officer in the temporary absence of the Chair.
 - 2. In the event the Chair is incapacitated due to illness or otherwise unable to attend Council meetings, Vice- Chair shall sign ordinances, resolutions and other official correspondence.
- C. **Budget and Finance Committee Chair**—Council Members may not serve more than two consecutive calendar years as Budget and Finance Committee Chair.
 - 1. Presiding officer of the Budget and Finance Committee meetings.
 - 2. Approves the agenda for Budget and Finance Committee meetings.
 - 3. Coordinates the review and recommendations for annual budget meetings, and financial reports.
 - 4. May serve on the Capital Improvement Program Committee.
 - 5. Serves on the Audit Committee.
 - 6. Other responsibilities relating to budget and finance.
- D. **Budget and Finance Vice-Chair**—Serves in the absence of the Budget and Finance Committee Chair.



MURRAY
CITY COUNCIL

Business Item #3



MURRAY

Murray City Council

Council Boards and Committees

Council Action Request

Council Meeting

Meeting Date: January 4, 2022

Department Director Jennifer Kennedy Council Director	Purpose of Proposal Appointment of Council Member's to Boards and Committees for calendar year 2022.
Phone # 801-264-2622	Action Requested Approval of attached resolution
Presenters Diane Turner	Attachments Resolution
	Budget Impact None
Required Time for Presentation	Description of this Item Appointment of Council Member's to Boards and Committees
Is This Time Sensitive No	
Mayor's Approval	
Date December 22, 2021	

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY COUNCIL'S APPOINTMENT
OF REPRESENTATIVES TO BOARDS AND COMMITTEES.

WHEREAS, the City Council ("Council") annually appoints Council members to the Association of Municipal Councils, the Capital Improvement Program, the Utah League of Cities and Towns Legislative Policy Committee, the Chamber of Commerce Board, and the Economic Task Force; and

WHEREAS, the Council has discussed appointments to these boards and committees; and

WHEREAS, the Council wants to formally approve the appointments.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Councilmember _____ as the to the Association of Municipal Councils.
2. Councilmember _____ and Councilmember _____ to the Capital Improvement Program.
3. Councilmember _____ to the Utah League of Cities and Towns Legislative Policy Committee.
4. Councilmember _____ to the Chamber of Commerce Board.
5. ~~Councilmember _____ to the Economic Task Force.~~

These appointments shall take effect immediately.

DATED this day of 2022.

MURRAY CITY MUNICIPAL COUNCIL

Chair

ATTEST:

Commented [JK1]: The Economic Task Force is no longer.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Business Item #4



MURRAY

Murray City Council

Order to Convene a Special Meeting

Council Action Request

Council Meeting

Meeting Date: January 4, 2022

Department Director Jennifer Kennedy Council Director	Purpose of Proposal Consider an order to convene a special meeting on February 1, 2022
Phone # 801-264-2622	Action Requested Approve the order to convene a special meeting.
Presenters G.L. Critchfield	Attachments Resolution
	Budget Impact None
Required Time for Presentation	Description of this Item Consider an order to convene a special meeting on February 1, 2022 to appoint someone to fill the vacated council seat for District 5.
Is This Time Sensitive Yes	
Mayor's Approval	
Date December 29, 2021	

MURRAY CITY CORPORATION

Order to Convene a Special Meeting of the Murray City Municipal Council to Appoint an Interim City Council Member for Council District 5 to Serve Until January 2, 2024

A special meeting of the members of the Murray City Municipal Council shall be held on the 1st day of February 2022, at 5:00 p.m. at the Murray City Center Council Chambers.

The purpose of the special meeting is to appoint an interim City Council member for Council District 5 to fill the unexpired term of the vacated office. The appointment will last until a newly elected Council Member for Council District 5 is sworn in on January 2, 2024.

Dated: _____

Murray City Municipal Council

Kat Martinez, District 1

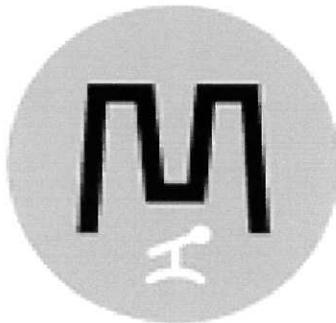
Pamela J. Cotter, District 2

Rosalba Dominguez, District 3

Diane Turner, District 4

ATTEST:

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
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Adjournment