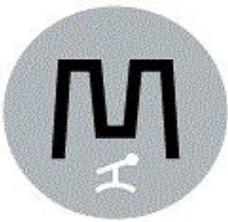




**MURRAY**  
CITY COUNCIL

# Council Meeting April 5, 2022



# Murray City Municipal Council

## Notice of Meeting

April 5, 2022

Murray City Center

5025 South State Street, Murray, Utah 84107

### Meeting Agenda

**4:30 p.m.** Committee of the Whole – Council Chambers  
Kat Martinez conducting

### **Approval of Minutes**

City Council Workshop – February 18, 2022  
Committee of the Whole – March 1, 2022

### **Discussion Items**

1. Discussion on an ordinance amending section 12.24.180 of the Murray City Municipal Code related to fees for use of the Murray Park outdoor swimming pool. – Kim Sorensen (10 minutes)
2. Discussion on an ordinance enacting Section 12.24.135 of the Murray City Municipal Code relating to trespassing on golf course property. – Kim Sorensen (10 minutes)
3. Discussion on an ordinance amending Sections 17.144.020 and 17.144.030 of the Murray City Municipal Code relating to permitted and conditional uses in the G-O Zone. – Jared Hall (10 minutes)
4. Discussion on a resolution authorizing the execution of a renewal of the agreement for auditing services with HBME, LLC. – Brenda Moore (5 minutes)
5. Discussion on a resolution establishing the spending plan framework for the City's allocation of American Rescue Plan Act (ARPA) funds and electing the standard allowance under ARPA for the reduction in revenue due to the COVID-19 Public Health Emergency. – Brenda Moore (30 minutes)
6. National League of Cities Conference Reports. – Kat Martinez (20 minutes)

### **Adjournment**

The public may view the Council Meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to [city.council@murray.utah.gov](mailto:city.council@murray.utah.gov). Comments are limited to less than three minutes (approximately 300 words for emails) and must include your name and address.

**6:30 p.m.** Council Meeting – Council Chambers  
Rosalba Dominguez conducting.

### **Opening Ceremonies**

Call to Order

### Pledge of Allegiance

### Approval of Minutes

Council Meeting – February 15, 2022

Council Meeting – March 1, 2022

### Special Recognition

1. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah Declaring Friday, May 6, 2022 as Murray Arbor Day. – Brett Hales and Darin Bird presenting.
2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah in support of the Murray Exchange Club by recognizing and declaring April 2022 as Child Abuse Prevention Month. – Brett Hales and Sheri Van Bibber presenting.

### 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 amending the City's Fiscal Year 2021-2022 budget – Brenda Moore presenting.
2. Consider a resolution approving the 2021 Municipal Wastewater Planning Program Report. Ben Ford and Danny Astill presenting.

### Business Item

1. Consider a resolution approving the Mayor's appointment of a representative to the NeighborWorks Governing Board. Mayor Hales presenting.

### Mayor's Report and Questions

### Adjournment

#### NOTICE

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

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

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 Friday, January 28, 2022, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City

Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



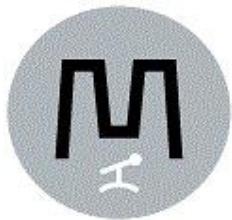
**MURRAY**  
CITY COUNCIL

# Committee of the Whole



MURRAY  
CITY COUNCIL

# Committee of the Whole Minutes



## Murray City Municipal Council

### City Council Workshop

#### Meeting Minutes

**Friday, February 18, 2022**

### Murray City Center – Council Chambers

5025 South State Street, Murray, Utah 84107

**Attendance:** Council Members and others:

Kat Martinez – Chair	District #1
Diane Turner – Vice Chair	District #4
Garry Hrechkosy	District #5
Pam Cotter	District #2
Rosalba Dominguez	District #3

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Crystal Brown	Council Office
G.L. Critchfield	City Attorney	Jaren Hall	CED Division Supervisor
Danny Astill	Public Works Director	Brooke Smith	City Recorder
Brenda Moore	Finance Director		

**Welcome** - Ms. Martinez began the workshop at 9:00 a.m.

**Introduction and Overview** – Ms. Martinez said the meeting was intended for training and review, and a dig into the City's MU (Mixed-Use) ordinances to express and consolidate ideas to gain a more clear direction and form improved action items.

**Overview and Training on Robert's Rules** – Mr. Critchfield provided the historical background of parliamentary procedures and a training on Robert's Rules for meeting procedures.

**Review of City Terms and Definitions** – Ms. Martinez said best practice is to not overly use acronyms; however, she thought it was important to review acronyms the City uses frequently during meetings, in correspondence and in general City staff communication. Ms. Kennedy reviewed a list of terms, acronyms and definitions of acronyms organized by City department use. Terms related to zoning and City Code were also noted. A copy of the City's most recent zoning map and the future land use map were analyzed. Mr. Hrechkosy asked why the future land use map was so utilized if the City must adhere only to the current zone map. To discuss the matter Ms. Martinez transitioned to the next discussion item.

**Review and Discussion of MU Ordinances** – Mr. Hall explained that the future land use map is to reflect potential land uses of specific categories and confirmed that many areas on it are labeled differently from existing zoning designations seen on the current zone map. He said the function of the future land use map is to give the City a reason for supporting and granting future zone changes. When the future land use map specifies futuristically what a parcel may be used for, then the zone map can be amended accordingly if the Council approves that rezone.

Property owners can request a zone change according to the future land use map for a project size or use not currently allowed. Zone changes can also be denied if the allowance is not specified on the future land use map. Mr. Critchfield confirmed if an entire designation on the zone map was changed without regard to individual parcels, many existing structures and property owners would be placed in a non-conforming position according to the General Plan. Zone changes can be made for individual parcels within specific land use categories if allowed according to the future land use map.

Mr. Hrechkosy noted that the future land use map provides a vision for property owners, Mr. Hall agreed.

Ms. Martinez reviewed a past public hearing that was held during the July 20, 2021 council meeting. This was when the Council approved an ordinance on text amendments for the MCCD, TOD, MU, and the City's two new CMU and VMU zones. Council Members reviewed the Land Use ordinance text amendments for MU zoning to reflect on what was implemented, as they would set new goals, analyze code, adjust, add to, and take from the current zoning requirements. A tally of priorities would form a cohesive starting place to make changes that all Council Members could feel good about moving forward. Council Members agreed the situation felt stuck for some time about what should be allowed in MU and what should not. Ms. Martinez stated maps could be amended, and City Code was never set in stone; if afterthoughts came later the conversation could be ongoing.

Ms. Dominguez said proposed legislation could require cities to develop MU projects that are more restrictive so ideas may need to be reevaluate again later. Ms. Martinez noted the main focus of the workshop was to discuss requirements for MCMU and newer CMU (Centers Mixed-Use) and VMU (Village Mixed-Use) zones.

Mr. Hall provided a review of MU zones in general and discussed a timeline of how and why zoning occurred historically. He explained how moving forward the suburban development pattern created neighborhoods people enjoy – but this was not the only way to enjoy a neighborhood. He said the MU concept has been pushed as a planning tool for the last 20 years that recognizes people who want to walk more and live closer to services. MU developments are a good way to keep downtowns vibrant and redevelop old styles of living.

He reviewed that Murray originally had three MU zones focused near transit stations where MU developments were believed to be most needed:

1. MCCD (Murray City Center District)
2. TOD (Transit Orient Development)
3. MU (Mixed-Use)

Last year mixed use zoning was reevaluated, and a few revisions were made where the original MU zone became the MCMU zone, divided into MCMU East and MCMU West zones; and two additional MU zones were adopted. The City now has a total of five MU zones – two will remain the same and the others are fundamentally different:

1. MCCD - Remains the same.
2. TOD - Near Fireclay remains the same.
3. MCMU (Murray Central Mixed-Use) - (Formerly called the MU zone.) Tied to the Murray Central Station where there is an interchange of light rail transport, and is divided into:
  - a. MCMU West

- b. MCMU East
- 4. CMU (Centers Mixed-Use) – Newly adopted.
- 5. VMU (Village Mixed-Use) – Newly adopted.

Mr. Hall discussed the surrounding area of the Fashion Place West TRAX station that is proposed on the future land use map to become a MU zone; currently the area is not zoned that way. This means that MU developments should be considered there one day and would be supported by the City if a property owner made that request to rezone property for accommodating a mixed-use project.

Ms. Cotter led a conversation about commercial space vacancies that already occur in some of Murray's new existing MU complexes. Mr. Hall said vacancy in retail space is nothing shocking, it takes time to fill those spaces and there is always a percentage of vacancy in any retail space. Ms. Cotter asked if it is a good idea to add more commercial space when existing space is not being used. Mr. Hall said in the future, MU commercial businesses have a better chance of getting used in MU developments spaces than giant big box stores do.

Ms. Dominguez noted that legislatively MU developments are encouraged and mostly required near transit areas and agreed MU projects make more sense in areas where businesses and retail is easy to walk to from MU housing. She noted many of Murray's vacancies are located further away from transit areas. Mr. Hall said one reason MU commercial space is vacant in existing projects is that building owners are holding out for higher quality rate commercial renters to get the most value from those spaces. He said the new CMU and VMU zones are a lighter version of the traditional MU zone where the focus is horizontal and not a vertical structure with residential above commercial space. Retail would be more spread out or located on the frontage road which makes more sense in suburban-like areas.

Mr. Hrechkosy pointed out the Gateway in Salt Lake City as a MU location that has undergone many transformations over the years. Mr. Hall agreed City Creek Mall and Station Park in Farmington are also forms of MU.

Ms. Dominguez discussed a specific bill that proposes to restrict cities from giving incentives to help small businesses locate to MU developments. Mr. Hall agreed developers are challenged in filling commercial spaces and predicting how retail might change as they try to resolve how to provide the commercial component. He explained why some cities do have success with big box stores and the process of how cities compete in bidding wars for tax incentives to get large retail chains, like Scheels, to locate to their city.

Mr. Hill commented about the proposed bill and explained that Murray's RDA (Redevelopment Agency) is designed to provide incentives for developers and although the City has never done that for retail developments, certain retail incentives would not be allowed if the bill passed. He explained the bill would make it more difficult for RDAs to give incentives to developers to bring in businesses like larger grocery stores, restaurants, and shops by giving tax incentives. The bill was written in an intentional way to exempt MU projects that have a certain amount of residential space. For example, if a new project in Murray's downtown RDA included enough housing, then retail incentives could be given. But because the legislature wants to see more housing provided, and will require cities to build more housing, the bill does not support RDA projects with strictly retail space.

Ms. Turner led a brief discussion about Holladay City's recent redevelopment of mostly retail space that is separate from housing. Various housing options were still located in the downtown, but they were located behind the retail buildings.

Mr. Hrechkosy asked how the RDA operates and if this was a city's way of telling developers they could pay less in property taxes if they developed a project in an RDA area. Mr. Hall said Murray's RDA does not incentivize that way but helps to complete projects where environmental cleanup is required- like for the Ore Sampling Mill/Smelter Site.

Mr. Hill clarified Murray's RDA is a reimbursement for developers who construct projects in an RDA. Only through a development agreement are eligible portions of a project reimbursed with tax funding the City has collected from RDA areas for many, many years. For example, Fireclay was developed ten years ago, and developers are still being reimbursed every year with portions of the property tax increment collected by the City over time.

Ms. Dominguez asked what are the steps developers take in applying for MU developments. Mr. Hall said before staff would consider supporting a new MU development or redevelopment a property must be rezoned first. That request goes before the planning commission who either recommends approval, or not, to the City Council. After that parameters of the purpose statement must be met, and then adherence to five out of the nine standard principals that are required in the related MU City Code for MSP (master site plan) approval.

When the planning commission has approved site plan requirements for the MCMU, CMU and VMU zones it means the property was already thoroughly vetted by city engineering, sewer, and water division staff. The site plan approval process is required for all horizontal MU developments and MU developments located on a parcel or combination of parcels greater than three (3) acres. A parcel smaller than three acres does not require this process.

In some instances, the MSP will require that the planning commission address additional elements that require meeting more rules and thresholds related to the building, central features, and outdoor spaces which will be presented for review by the City Council. Prior to the MSP application a traffic study, parking analysis, public utilities and housing review must be completed for some projects. This determines if a project is doable; if not, upgrades and other reviews would be required. For some MU projects, after the site plan approval the planning commission will transfer the MSP into a MSPA (Master Site Plan Agreement) which is a required development agreement. This will not happen with all site plan applications. The MSPA is presented to the City Council who would not be reviewing a project as it is proposed – the City Council would only look the MSPA to confirm that the required agreement was completed as part of the entire process

Ms. Cotter led a discussion about the possibility of developers changing a plan during construction after a rezone and site approval by the planning commission. She wondered if the City could require developers to commit to what a project would look like as part of the agreement process for the CMU and VMU zones. She felt this would ensure that projects do not change. Mr. Hall said if standard rebuilding principals are not met and plans begin to change, additional permits would be denied that would lead to a modification of the development agreement. Ms. Turner agreed concept drawings do not always match with what is constructed. Mr. Hall agreed some building details could appear different, but developers would design

and construct a project according to what City Code allows them to build.

Ms. Martinez pointed out confusion with requiring the rezone before the site plan process. Mr. Hall said according to Murray City MU Code a rezone is required first. The reversed process is called *zoning by agreement* which is committing to and approving a development agreement first, then a property gets rezoned. This is only possible by implementing new laws for MU zones.

Mr. Critchfield agreed contract zoning was new in Utah and he did not favor it because it puts the City in a position to negotiate, in a public meeting, things that should not be negotiated that way. If implemented, the City Council could see numerous agreements come forward that would overwhelm the Council with unnecessary work. The current policy is for the Council to pass an ordinance that they are comfortable with for rezoning a parcel. This initial decision alone should give Council Members a vision of anything that could be constructed on a property within the parameters of the City Code. It was noted that developers provide drawings that are only conceptual—so any drastic change that would cause citizen outrage would come back to the City Council for further transparency review.

Mr. Hrechkosy confirmed the inherent approval of a site plan would come later in the process. Property owners would redevelop private property according to a rezone, and according to what is allowed in City Code, and requirements of the MSPA. The MSPA would eventually come before the City Council as the project progresses only for a review to acknowledge that it was completed.

Ms. Martinez transitioned to an activity for brainstorming and tracking what various requirements might be cut, added, changed, or removed entirely from the current ordinance to ensure MU Codes contain what Council Members felt good about. She said approving a rezone when the Council finds it appropriate, would take a project out of their hands and place developers inside an umbrella of specific requirements. Council Members devised a rough list by carefully analyzing the core set of MU requirements. There was consensus about what must be required, what should be made optional and what could be considered elective requirements. They discussed redefining a new vision, creating atmosphere, addressing values, and creating culture within the City Code.

Mr. Hrechkosy noted some Code requirements were too vague that might produce personal interpretation. He thought clearly defined requirements would dissolve any futuristic questions about the law for homeowners, citizens, and developers. Ms. Martinez agreed by creating clarity about priorities and defining what should occur in MU developments, the City Council could make better decisions when rezone requests are presented.

Mr. Hall discussed existing vacancies in Murray to point out buffering options and the repurposing and reuse of some buildings. He agreed a guided list would provide a core set of requirements that would not be misunderstood. Ms. Dominguez thought buffering and improving transition areas between a project site and adjacent residential uses was important. Mr. Hrechkosy suggested new language to specify that buffering is a must when projects are adjacent to residential areas. Council members agreed.

Ms. Turner led a conversation about requiring environmentally sustainable building practices for new buildings. Mr. Critchfield confirmed that doing so would create legal challenges in the State of Utah. He clarified that originally the City agreed to be environmentally sustainable in its own practices and would only encourage private developers to do the same. Ms. Turner said it was an important issue and

recognition should be given to those for doing so.

Mr. Hall said required findings in established zones were provided as guideposts to help Council Members decide when or when not to approve a zone change. Council members continued with a thorough investigative review of the MU Code for MCMU, CMU and VMU zones to determine that developers must adhere to five requirements, four optional items and various incentives.

Requirements included housing varieties, increased walkability, high quality development with commercial components, promote lifecycle housing and appropriate buffering. Optional requirements include a sense of place, reuse of buildings, buffers to residential, and environmentally sustainable incentives. Incentives were suggested for increasing green space, offering affordable housing units, providing mixed housing types, including percentage limit for hotels; and reconsideration of parking for density, requirements for adding more density, and height limit research for new building construction.

There was consensus that listening to constituents provided value in creating the new terms. Ms. Martinez felt a great deal was accomplished in collaboration. There was a brief discussion related to how original MU Code was determined in the past. Mr. Hall acknowledged that time was limited, and much was achieved by working with City public works staff, engineers, and planners. His main goal was always that MU not become something that Murray was afraid of, which led them to create the VMU and the CMU zones for other parts of the City. Mr. Hall would return to the City Council with proposed adjustments.

Ms. Martinez said conversations would continue and the workshop was ended at 12:00 p.m.

**Pattie Johnson  
Council Office Administrator III**



## MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

### Meeting Minutes

**Tuesday, March 1, 2022**  
**Murray City Center**

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

**Attendance:** Council Members and others:

Kat Martinez – Chair	District #1
Garry Hrechkosy	District #5
Pam Cotter	District #2
Rosalba Dominguez	District #3

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Trae Stokes	City Engineer
G.L. Critchfield	City Attorney	Soni Hirasuna	Parks and Recreation
Kim Sorensen	Parks and Recreation Director	Laura Brown	City Deputy Recorder
Danny Astill	Public Works Director	Cory Wells	Water Superintendent
Susan Nixon	CED Planner	Emily Barton	Finance Department
Jared Hall	CED Division Supervisor	Zach Smallwood	CED Planner
Rob White	IT Director	Danny Hansen	IT
Residents			

**Excused:** Diane Turner – Vice Chair, District #4

**Conducting:** Ms. Martinez called the meeting to order at 4:00 p.m.

**Approval of Minutes:** Committee of the Whole meetings - January 18, 2022 and February 1, 2022 and the February 1, 2022 Special Meeting for City Council District #5 Interviews. Ms. Cotter moved to approve all three sets of minutes. Mr. Hrechkosy seconded the motion. All in favor 4-0.

**Discussion Items:**

- **Radon Project Presentation.** – Eleanor Divver with the Utah State Department of Environmental Quality gave a presentation about Radon Awareness. She used a slide show to discuss what Radon is, how it naturally occurs, how the radioactive gas gets into homes, what levels are unsafe and what can be done to test and mitigate high levels that are found. (Attachment #1) Murray student Tanya Yu expressed appreciation to the City Council for taking time to learn about radon that is prevalent in Utah. She became aware of radon issues during an environmental science class and her hope was to educate all Murray citizens including students about radon mitigation. Last spring she conducted a county wide survey that helped her understand health risks related to high levels of radon and how to test for it. She reviewed a number of ways she will continue spreading awareness and gave radon test kits to Council

Members.

- **An ordinance enacting Section 12.24.175 of the Murray City Municipal Code authorizing the Mayor to establish certain Parks and Recreation related fees.** – Mr. Sorensen explained the proposed ordinance would allow Mayor Hales to set certain fees within the parks and recreation department for activities and facility rentals. This would happen as needed following input given from the Murray Parks and Recreation Department and the Parks Advisory Board. Mr. Sorensen said the proposed ordinance would formalize what they have already been doing.

He explained the City Council does approve fee ordinances for the parks and recreation department for standard charges like using the golf course, Park Center, cemetery, and outdoor pool, but many other fees do not require City Council approval. For example, recreational programs include direct charges to individual players for offsetting various costs like hiring recreational officials, purchasing team shirts and balls, and participation awards. Individuals in adult/teen sports and youth sports are charged a certain percentage for participation according to a policy enacted in 2008 by Mayor Snarr.

The procedure is also followed at the outdoor pool for buying candy, swimming googles and swim diapers; and the golf course for selling golf shirts, clubs, balls, and tees where some prices are determined according to name brand regulations and manufacturer's suggested retail pricing. Price setting is also needed for concessions at the amphitheater and movies in the park, facility rentals like park pavilions, private outdoor pool parties and the park itself for special events. Mr. Sorensen said fee amounts are not intended to create a profit but are for generating revenue to provide the items needed by patrons who visit our City's recreational facilities. It would be impractical for him to come before the City Council each time a price needs to be determined, so the proposed ordinance would allow Mayor Hales to set these types of fees as determined by staff.

- **Closing and vacating an alleyway located at 1 East 4800 South (North Alleyway).** – Mr. Stokes explained there is no use for the right-of-way/alleyway located at the new city hall site and it is no longer being used for access or utility services. The new city hall site is comprised of 24 separate parcels, two old alleyways and several old utility easements that are being vacated by CenturyLink. As part of the redevelopment the City's engineering division devised a Subdivision Plat that consolidates the 24 parcels and two rights-of-way. As a result, the site will now consist of three lots; Lot 1 being City Hall, Lot 2 is the East Parking lot and Lot 3 is the South Parking lot. To be in compliance with City Code, the alleyway must be vacated before the Subdivision Plat can be finalized. He displayed an aerial photo to pinpoint the North Alleyway that was used historically to access interior properties, the old cell tower property and used for old overhead power lines. The Murray Public Works Department would return to the March 8, 2022 council meeting and present the proposed ordinance to vacate the North Alleyway.
- **Closing and vacating a portion of an alleyway located at 4860 South Poplar Street (South Alleyway).** – Mr. Stokes confirmed the right-of-way was not useful anymore and displayed an aerial photo to pinpoint the South Alleyway that was used for old overhead power lines. Old utilities have been removed for city hall development and the vacation is needed for the platting process mentioned above. He said cleanup would continue over the coming months, and he would return on March 8, 2022 with the proposed ordinance to formally request that City Council approve the request to vacate the South Alleyway.
- **MCCD (Murray City Center District) Design Guidelines.** – Mr. Smallwood reminded the Council that it was Murray City CED (Community and Economic Development) staff that made the request to repeal and

replace the existing design guidelines for the MCCD Zoning District. The idea came about in 2019 as part of rewriting the MCCD zone Code. The revised guidelines were presented to the Council in early 2020 prior to the mixed-use moratorium. His hope was to introduce the revised design guidelines to new council members and refresh current council members on the issue.

Mr. Smallwood presented a map to show that the MCCD is a small area in the downtown and envelopes a few parcels on the east side of State Street where the existing city hall building is located. He said the MCCD design guidelines only apply to this area, and the reason staff decided to revise them was because they did not fit with newly written MCCD zone Code. He reviewed the purpose of the MCCD zone Code to show that principles in code were written into the revised design guidelines. He compared current text with new text adopted in 2019 to note that old language instructed the City Council in how they would adopt the MCCD design guidelines. This was a conflict because old language gave the impression that design guidelines should be viewed as a standard of law. Mr. Hall rewrote the MCCD zone Code in 2019 to clarify design guidelines are not code standards but strategies to be consulted and not followed to a T. Design guidelines are aspirational goals given to developers for explaining what the City would like to see in the MCCD and guide developers in a hopeful way. He read the definition of what design guidelines are and stressed they are not development standards, which are threshold requirements like height, driveway width, setbacks, and parking.

He said current guidelines were thought to be vague, and contain requirements removed from City Code like the LEED (Leadership in Energy and Environmental Design) requirement. To make revisions staff referred back to the GP (General Plan) because extensive public involvement and significant citizen input occurred for the GP update process; focus groups were formed, four open house events were held, and the adoption process was held publicly for both the planning commission and the City Council. Staff created the five shared values in the revised design guidelines as guiding principles from the GP because they were well researched and came from the public.

Mr. Smallwood reviewed the process for all construction in the MCCD zone. Required steps include: a pre-application review by the CED planning division; an application for design review- that would require approval. Next a project review, and recommendations would fall under the MCCD Review Committee, who would then make a recommendation to the planning commission. The planning commission would then make the final decision during a public meeting where public comments would be heard. However, before the planning commission can give a positive *Design Review Approval*, they must first ensure that a project conforms with the GP; meets requirements applicable to the specific land use law; does not jeopardize health and safety of the public; is in harmony with the MCCD zone and adheres to principals in the design guidelines.

The revised design guidelines are broken into four sections: District Wide, Development Site, Public Spaces/Streetscapes and Architectural; each section provides a list of various recommended guidelines. He gave a thorough review of each section and noted corresponding guidelines. He concluded by sharing findings to support why staff made the initial request to repeal and replace the current design guidelines. He said the planning commission also recommended approval to the City Council after reviewing the matter on November 19, 2020.

Ms. Dominguez stated she did not support the request in 2020 due to a lack of community outreach. She reported more recently citizens felt left out of the process with no insight or value in participation for revising the MCCD design guidelines. She had additional unanswered questions about the guidelines and

thought the Council would again reanalyze requirements after the recent Council workshop and new legislation. She thought revisions were headed in the right step but without community input and public buy-in the City was failing the community and a more humanistic approach was needed to ensure that public voices within the MCCD were heard before moving guidelines forward. She suggested holding off to allow more time for another workshop to provide better community understanding. She noted at the recent workshop Ms. Martinez conveyed to the Council that additional ideas could be revisited.

Ms. Martinez clarified the past Council workshop was for analyzing City Code in the MCCD zone – not for the design guidelines. Her comment to the Council was intended to mean that City Code could be revisited and amended. She understood design guidelines are not followed to a T; and the information used to build the revised guidelines came from a number of public meetings. Mr. Smallwood confirmed staff utilized the public process. Public input was used to write the five initiatives in the GP that was citizen expression and desire, so those comments were literally cut into the five shared values in the revised design guidelines.

Ms. Dominguez felt there was a lack of trust from the community and contention had grown since the 2017 GP update, which was why she wanted to hold off revising the design guidelines. She felt City Code should be changed first to meet the revisions, and design guidelines should match City Code. She said even though the current guidelines do not match code, new information might come about after the Block One survey was completed. She suggested that sub-surveys in the MCCD might also help provide more public input. Mr. Smallwood said adopting the revised guidelines would match City Code better. He agreed some principles in the current guidelines do not match the current code – but important values in the revised guidelines could not be encouraged if not approved.

Mr. Hrechkosy commented that design guidelines are only guidelines, and a project could be approved without following design guidelines because principles are not standards written in City Code. Mr. Hall agreed smaller projects in the MCCD, under three-acres would not come before the Council for site plan agreement reviews. He confirmed the revised guidelines meet existing MCCD zone Code better than the old guidelines and staff worked hard to match them with development standards. He preferred design guidelines be more simple and broad because they are only guiding principles.

Ms. Dominguez requested that something more than a placard on a street be required in historical areas and suggested more noticeable statues. Ms. Dominguez asked for clarification between development standards and development guidelines.

Mr. Smallwood clarified development standards are completely separate from design guidelines. Development standards are codified rules that must be followed like for height and setbacks. Design guidelines are discretionary, or optional suggestions for a proposed developer to understand what the community and City Council would like a project to feel like. The design guidelines provide a small way for staff to push back on certain designing elements when possible – but they do not stop developers from constructing what is allowed. The two are completely severed and are not connected in any way.

Mr. Hrechkosy reiterated that City Code was more certain, when requirements are codified – so there was nothing the Council could do to prevent a project from being built a specific way if those conditions are allowed in City Code.

Ms. Martinez appreciated Mr. Smallwood tying details together and organizing the walking tour. She

agreed design guidelines could be improved again after the Block One survey and that residents should be heard. She thought the design guidelines were a crucial tool for City staff to help guide developers in providing the best developments that line up with what the City and citizens want. She agreed the Council should continue analyzing or adjusting MCCD zone Codes – but after approving the design guidelines. She thought by not moving the design guidelines forward the City would remain stuck, and although not perfect, the revisions were a better fit than the current guidelines.

- **Zone Map amendment for property located at 6560 South 130 West.** – Ms. Nixon noted that recently the City Council approved a text amendment to allow twin homes in the R-2-10 zone – but now a zone map amendment is needed. JNG Investments made the initial request for the reason to construct twin homes on the subject property. An ariel map was displayed, and photos were shown of the completely vacant 1.46-acre field. She explained basic differences between the R-1-8 and the R-2-10 zones and said the main difference is that the R-2-10 allows twin homes, duplexes, and retirement homes; the R-1-8 does not. She noted that the General Plan's future land use map predicts the area to become a low-density residential category; and is included in Sub-area #1 according to a recent small area plan study that encourages housing options in the future.

Ms. Nixon stated all findings were in harmony with the General Plan, so staff recommended approval of the zone change as requested. On January 6, 2022 the planning commission reviewed the request in a public hearing and voted 3-2 to send a positive recommendation of approval to the City Council also.

Ms. Cotter led a conversation about sidewalks not being in that area of her district. Ms. Nixon said the City's Master Transportation Plan calls for sidewalks to be installed in that area in approximately 10-20 years. If that process were forced sooner the City would be required to take private property from citizens along the frontage, which would not happen because the City negotiates with citizens in those instances to purchase property – but this project will be required to install curb, gutters, and sidewalks for subdivision approval.

Mr. Hrechkosy pointed out because the R-2-10 zone allows for duplexes, the developer could change the plan and construct those instead of twin homes. Mr. Hall agreed it was possible. Mr. Hrechkosy noted great public concern during the planning commission's public hearing; and two planning commission members voted against the zone map amendment. Ms. Nixon confirmed the vote outcome was unusual that resulted from the matter being convoluted with the text amendment issue which were two separate items.

- **2022 Utah Legislative Session Update.** – Ms. Dominguez reviewed the ULCT (Utah League of Cities and Towns) February 28, 2022 agenda related to bills that were of concern to Utah cities. She reported the status of various bills she was tracking and discussed a bill regarding homelessness and the proposal for cities to provide overnight shelters. Mr. Critchfield confirmed why the homeless bill was concerning for cities, but he believed it would motivate cities to address the issue proactively. A bill about metering secondary water was discussed as one that the ULCT was currently opposing.

**Adjournment:** Ms. Martinez closed the meeting at 5:47 p.m.

**Pattie Johnson**  
**Council Office Administrator III**

## **ATTACHMENT #1**

What you don't know  
can hurt you!

### Quick Facts About Radon:

- Radon is a cancer-causing, radioactive gas, second only to tobacco for number of lung cancer deaths in the U.S. each year.
- 1/3 of houses in Utah have dangerous levels.
- You can test for and fix radon problems.
- New homes can be built with radon-resistant features.

Order your \$11 radon test  
kit online at  
[radon.utah.gov](http://radon.utah.gov)

"Indoor radon is the second-leading cause of lung cancer in the United States and breathing it over prolonged periods can present a significant health risk to families all over the country. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

*- Richard Carmona,  
US Surgeon General (2005)*

## Radon and My Home: Radon is Real & Naturally Occurring

Utah Department of Environmental Quality  
**Radon Program**

Radon Hotline (800) 458-0145

[radon.utah.gov](http://radon.utah.gov)



## What is Radon?

Radon is a cancer-causing, radioactive gas. The U.S. Surgeon General has warned that radon is the second leading cause of lung cancer, next to smoking. Radon is estimated to cause 20,000 deaths in the U.S. each year.

## Radon Levels Are High In 1 out of 3 of Utah Homes

Radon comes from the natural (radioactive) breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon can get into any type of building – homes, offices, and schools. You and your family are most likely to get your greatest exposure at home, where you spend most of your time.

## How Does Radon Get Into My Home?

Because radon is a gas, it can get in where solids can't. Common problems allowing radon to enter homes include:

1. Cracks in solid floors
2. Construction joints
3. Cracks in walls
4. Gaps in suspended floors
5. Gaps around service pipes
6. Cavities inside walls
7. The water supply

## Does My Home Have High Levels of Radon?

You can't smell, taste, or see radon. The only way to know if you have high levels of radon in your home is to test.

## What Do These Test Readings Mean?

The average outdoor level is 0.4 picocuries per liter (pCi/L), while the average indoor level is 1.3 pCi/L. The average Utah home has 5.3 pCi/L. The Environmental Protection Agency (EPA) action level is 4.0 pCi/L. Fix your home if the levels are above the 4.0 action level.

## I Have High Radon Levels: Now What?

First, RELAX! Radon levels can be fixed inside every home. You can order an easy to use radon test kit at [radon.utah.gov](http://radon.utah.gov) for \$11.00 or buy one from a local hardware store. Testing is simple and effective for determining if your house has elevated radon levels.

## How Does a Mitigation System Work?

A hole is bored in the basement concrete slab and a suction pump exhausts the gases to the outside.

## How Much Does Mitigation Cost?

Radon mitigation systems can be installed to lower your radon level for about the same cost as other common home repairs – usually about \$1,500.

## What Does a Mitigation System Do?

In addition to venting radon, the mitigation system reduces asthma triggers, air particles, volatile organic compounds, and mold. Improving the indoor air quality in your home and creating a value added addition increases your home value.

To order a radon test kit or to find a list of Utah Certified Measurement or Mitigation Providers, go to:

**[radon.utah.gov](http://radon.utah.gov)**

le puede hacer daño!

# El Radon y Mi

## Casa: Lo que usted no sabe,

### Datos básicos sobre el radón:

- El radón es un agente cancerígeno, y gas radiactivo, solo el segundo superado por el tabaco, el número de muertes por cáncer de pulmón en los EE.UU. cada año.
- Muchas casas en Utah están en peligro de altos niveles de radón. • Usted puede hacer una prueba y arreglar los problemas de radón. • Las casas nuevas pueden ser construidas con características resistentes al radón.

Ordene la prueba por  
\$10.95 dólares de radón  
[radon.utah.gov](http://radon.utah.gov)

cáncer del pulmón en los Estados Unidos y respirando esto durante períodos prolongados puede presentar un riesgo significativo para la salud y las familias de todo el Condado. Es importante saber que esta amenaza es completamente evitable. El radón se puede detectar con una simple prueba y se arregla a través de técnicas de ventilación bien establecidas."

~ *Richard Carmona,  
Cirujano General de EE.UU.  
(2005)*

## ¿Que necesito saber?

"Radón en el interior de su casa es la segunda causa de

Departamento de Calidad Environmental en Utah División de Control de Radiación

Coordinación y programa del Radón  
Oficina: (801) 536-0091 | Línea Directa para el Radón: (800) 458-0145

[radon.utah.gov](http://radon.utah.gov)

## Visión general del radón

Radón es un agente cancerígeno y gas radiactivo. Los Cirujanos Generales en los EE.UU. han advertido que el radón es la segunda causa de cáncer de pulmón en los Estados Unidos, junto con el tabaquismo. El radón se estima que causa miles de muertes en los EE.UU. cada año.

## El radón se puede encontrar en todo los EE.UU.

Radón es un agente cancerígeno y gas radiactivo. Los Cirujanos Generales en los EE.UU. han advertido que el radón es la segunda causa de cáncer de pulmón en los Estados Unidos, junto con el tabaquismo. El radón se estima que causa miles de muertes en los EE.UU. cada año.

## ¿Cómo entra el radón a mi casa?

Debido a que el radón es un gas, se pueden entrar en donde los sólidos no pueden entrar. Los problemas comunes que permitan el radón entrar en los hogares incluyen:

1. Grietas en pisos sólidos
2. Las juntas de construcción
3. Grietas en las paredes
4. Vacíos en pisos suspendidos

5. Vacíos alrededor de las tuberías de servicio
6. Las cavidades dentro de las paredes
7. El suministro de agua

## ¿Tiene mi casa niveles altos de radón:

No se puede oler, saborear o ver el radón. La única manera de saber si usted tiene altos niveles de radón en su casa es hacer una prueba. Usted puede recoger el paquete de prueba de radón en las ferreterías locales o ordenar una Prueba de solo \$10.95 dólares por el Internet a: [radon.utah.gov](http://radon.utah.gov) (el paquete incluye los análisis de laboratorio). La prueba es simple y eficaz para el aprendizaje de los niveles de radón en el hogar.

## ¿Qué significa la lectura de la prueba?

El promedio del nivel del aire libre es de 0,4 pico curies por litro (pCi / L), mientras que el nivel promedio de cubierta es de 1,3 pCi / L. La Agencia de Protección Ambiental (EPA) el nivel de acción es de 4,0 pCi / L. Repare su vivienda si el nivel de radón es de 4,0 pCi / L o superior.

## Tengo niveles altos de radón:

**¿Ahora qué?** En primer lugar, relájese! Los niveles de radón se pueden arreglar dentro de cada casa. El radón detectado con una simple prueba puede ser arreglado a través de técnicas de ventilación bien establecidas similar a una chimenea de ventilación de cenizas y humo, un sistema de mitigación de radón aspira el radón por debajo de su casa y rejillas de ventilación hacia afuera como una chimenea.

## ¿Cómo funciona el sistema de mitigación?

Un sistema de mitigación

por lo general implica la creación de un efecto de vacío debajo de la casa, la conexión de un tubo de PVC a través del suelo, la instalación de un ventilador para succionar el aire, y la conexión de la tubería de PVC a través del techo expulsa el radón.

## ¿Cuánto cuesta la mitigación?

No cuesta un brazo y una pierna. Los sistemas de mitigación de radón se pueden instalar para reducir el nivel de radón aproximadamente el mismo costo de reparaciones comunes en su hogar, por lo general alrededor de \$1,500.

## ¿Qué hace el sistema de mitigación?

Además de la ventilación de radón, el sistema de mitigación también reduce los desencadenantes del asma, las partículas del aire compuestos orgánicos volátiles, y el moho, mejora la calidad del aire interior en su hogar.

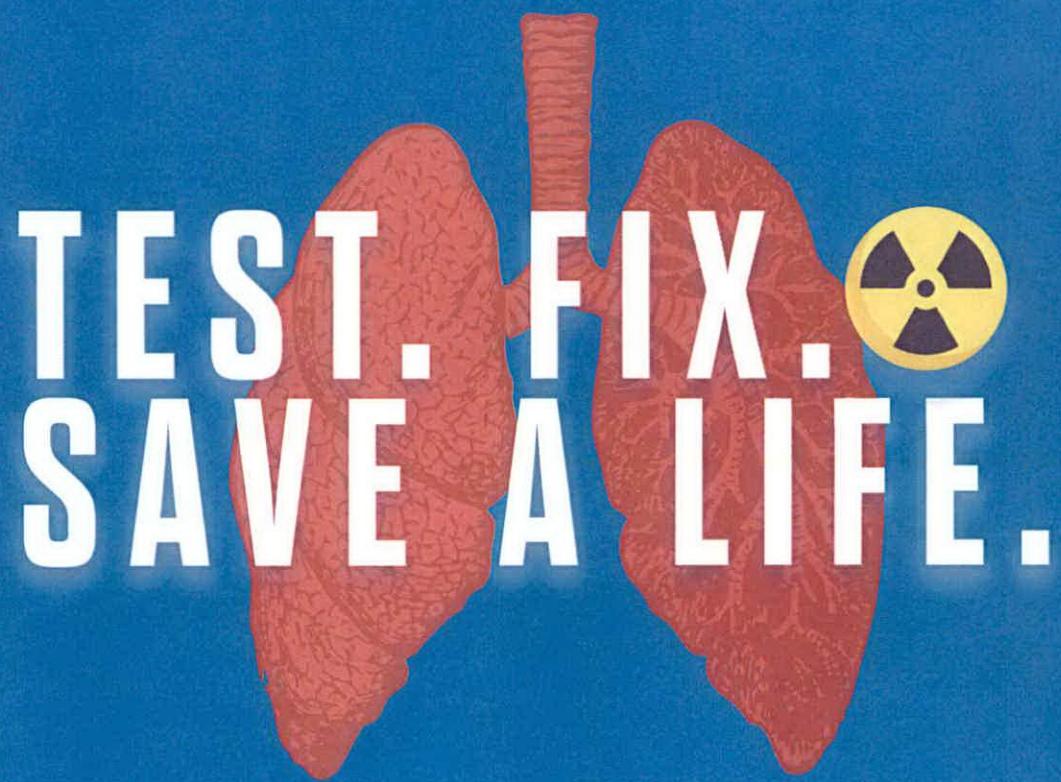
Para pedir el paquete de prueba de radón y para encontrar una lista de medidas certificadas o proveedores de mitigación, vaya a:

**[radon.utah.gov](http://radon.utah.gov)**

# RADON



UTAH DEPARTMENT OF  
ENVIRONMENTAL  
QUALITY

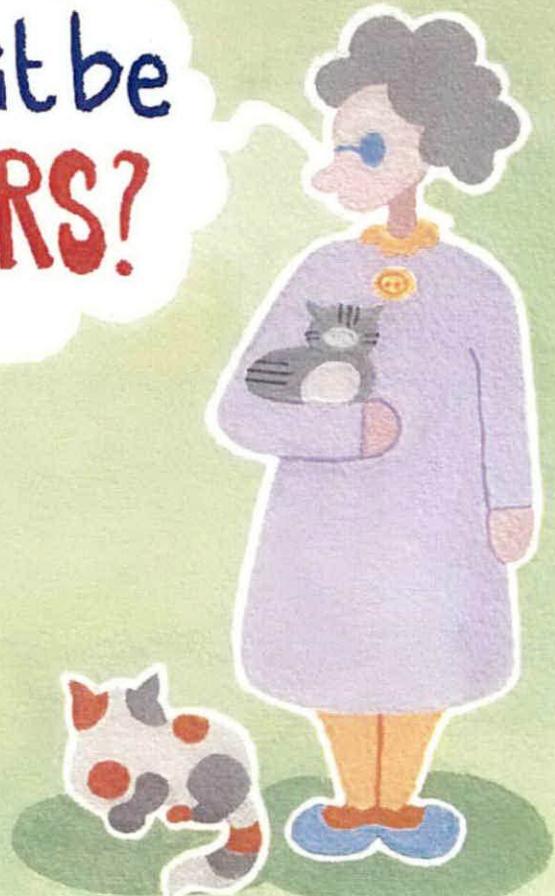


*Test your home today!*  
[RADON.UTAH.GOV](http://RADON.UTAH.GOV)

1 in 3 houses have  
**HIGH LEVELS**  
of Radon



Could it be  
**YOURS?**





MURRAY  
CITY COUNCIL

# Discussion Items



MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

# **Murray Parks and Recreation Department**

## **Murray Park Aquatic Center fees**

### **Council Action Request**

**Committee of the Whole**

Meeting Date: April 5, 2022

<b>Department Director</b> Kim Sorensen	<b>Purpose of Proposal</b> Aquatic Fee adjustment
<b>Phone #</b> 801-264-2614	<b>Action Requested</b> Increase fees charged at the Murray Park Aquatic Center
<b>Presenters</b> Kim Sorensen	<b>Attachments</b> Proposed ordinance
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> Slight increase in revenue
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Increase fees charged at the Murray Park Aquatic Center. Fees are currently below average when compared to other pools.
<b>Mayor's Approval</b>	
<b>Date</b> March 9, 2022	

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 12.24.180 OF THE  
MURRAY CITY MUNICIPAL CODE RELATED TO FEES FOR  
USE OF THE MURRAY PARK OUTDOOR SWIMMING POOL

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1.* Purpose. The purpose of this ordinance is to amend section 12.24.180 of the Murray City Municipal Code to amend the fees for use of the Murray Park Outdoor Swimming Pool.

*Section 2.* Amendment to section 12.24.180 of the Murray City Municipal Code. Sections 12.24.180 of the Murray City Municipal Code shall be amended to read as follows:

**12.24.180: FEES FOR USE OF THE MURRAY PARK OUTDOOR SWIMMING POOL:**

- A. Purpose: The purpose of this section is to establish fees for use of the Murray Park outdoor swimming pool.
- B. Fee Schedule: The following shall be the fee schedule for use of the Murray Park outdoor swimming pool:

<b>Admission</b>	<b>Fee</b>
<b>Admission</b>	<b>Fee</b>
Adults (18 - 59)	\$ 4.00 <b>5.00</b>
Youth (3 - 17)	3.00 <b>4.00</b>
Senior (60 years and older)	3.00
Children (ages 1 - 2)	1.00
Infant (under age 1)	Free
<u>Punch Card</u>	
Adult - 10 admissions	35.00 <b>45.00</b>
Youth - 10 admissions	25.00 <b>35.00</b>
Seniors - 10 admissions	25.00
<u>Pool Rental (After Hours)</u>	
50 people or less, per hour	150.00 <b>450.00</b>
Additional people (1 - 50), per hour	50.00 <b>100.00</b>

C. Park Center Membership: Persons will be admitted with a valid annual membership to the Park Center in Murray at no additional fee.

D. City Employee Discount: City employees, their spouses and dependent children may purchase daily admission at a fifty percent (50%) discount of daily admission prices. (Ord. 17-30)

**Section 3. Effective date.** This Ordinance shall take effect upon first publication.

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

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST,

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Brett A. Hales, Mayor

ATTEST:

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Brooke Smith, City Recorder

**CERTIFICATE OF PUBLICATION**

I hereby certify that this Ordinance was published according to law on the  
\_\_\_\_ day of \_\_\_\_\_, 2022.

---

Brooke Smith, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

## Council Action Request

# Parks and Recreation Department/ Golf Course Add to Golf Course Code applying to Trespassing on Golf Course

Committee of the Whole

Meeting Date: April 5, 2022



<b>Department</b> Director Kim Sorensen	<b>Purpose of Proposal</b> Add Trespassing Prohibited to Murray City ordinance pertaining to the Golf Course
<b>Phone #</b> 801-264-2614	<b>Action Requested</b> Discussion only
<b>Presenters</b> Kim Sorensen	<b>Attachments</b> proposed ordinance
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> No impact.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Discuss adding Trespassing Prohibited to Murray City ordinance pertaining to the Golf Course
<b>Mayor's Approval</b> Brett A Hales Digitally signed by Brett A Hales Date: 2022.03.22 16:55:48 -06'00'	Any additional space needed is available on second page.
<b>Date</b> March 8, 2022	

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ENACTING SECTION 12.24.135 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO TRESPASSING ON GOLF COURSE PROPERTY.

*Section 1. Purpose.* The purpose of this ordinance is to enact Section 12.24.135 of the Murray City Municipal Code relating to trespassing on golf course property.

*Section 2. Enactment of Section 12.24.135 of the Murray City Municipal Code.* Section 12.24.135 of the Murray City Municipal Code relating to trespassing on golf course property shall be enacted to read as follows:

**12.24.135 TRESPASSING ON GOLF COURSE PROPERTY**

A. Trespassing Prohibited. Entrance to or exit from any golf course is allowed only through designated access points. It shall be unlawful for any person to enter upon golf course property, whether the golf course is in operation or not, unless said person has paid the required fees for admittance or has express written permission to be on the golf course property by the person duly authorized by the City's Parks and Recreation Department Director or by the golf course Superintendent. This section shall not apply to employees of the golf course, City employees, or employees of any other governmental agency currently engaged in the performance of their duties who are required to enter into the golf course property to perform their duties.

*Section 3. Effective date.* This Ordinance shall take effect upon first publication.

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

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 20242.

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Brett A. Hales, Mayor

ATTEST:

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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.

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Brooke Smith, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**

## **Council Action Request**

# **Community & Economic Development**

## **Text Amendments to the G-O, General Office Zone**

### **Committee of the Whole**

Meeting Date: April 5, 2022

<p><b>Department</b> <b>Director</b> Jared Hall</p> <p><b>Phone #</b> 801-270-2427</p> <p><b>Presenters</b> Jared Hall</p> <p><b>Required Time for Presentation</b> 10 Minutes</p> <p><b>Is This Time Sensitive</b> No</p> <p><b>Mayor's Approval</b> Brett A Hales Digitally signed by Brett A Hales Date: 2022.03.24 09:53:20 -06'00'</p> <p><b>Date</b> March 22, 2022</p>	<p><b>Purpose of Proposal</b> Amend the text of the G-O Zone regarding the allowance of various land uses in the personal services category.</p> <p><b>Action Requested</b> City Council approval of proposed amendments to Sections 17.144.020 and 17.144.030 of the Land Use Ordinance.</p> <p><b>Attachments</b> Presentation Slides</p> <p><b>Budget Impact</b> None.</p> <p><b>Description of this Item</b></p> <p><b>BACKGROUND</b> Planning staff is proposing changes to the permitted and conditional uses allowed in the G-O Zone. The majority of the uses impacted by these proposed amendments are found in the "personal services" category of the city's Standard Land Use Code. <u>The proposed amendments involve only additions and changes to the lists of permitted and conditional uses; no changes to other regulations such as parking, building height, or buffering are included.</u> The purpose of the G-O Zone is "To provide for a wide variety of general office uses in an attractive office environment." This zone is often used in buffer or transition areas separating commercial/industrial uses from residential areas.</p>
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## **Continued from Page 1:**

Staff believes that the scope of personal service business and office activities in the G-O Zone can be expanded without negative impacts to the purpose of the zone. Expanding the availability of basic personal services that are more popular and less of an impact than they may have been in previous years will allow property owners to attract tenants to aging developments, better maintain them, and even encourage re-investment where possible.

The G-O Zone allows most business and professional service uses as permitted uses. The G-O Zone currently allows only three activities from the personal services categories: Massage Therapy (6296) as a permitted use and Beauty and Barber Services (6230) and Portrait Photography (6221) as conditional uses. Staff proposes moving some personal services to the permitted use list, as well as adding others not currently allowed to both the permitted and conditional uses allowed. Redline/strikeout versions of the use tables in Sections 17.144.020 and 17.144.030 are available, but the proposed changes and their effects can be very simply summarized as shown below:

**Move** LU #6230 Beauty and Barber Services, and LU #6221 Portrait Photography from the list of Conditional Uses to the list of Permitted Uses.

**Add** LU #6222 Commercial Photography, LU #6254 Shoe Repair, LU #6255 Shoeshine Stands, LU #6297 Reiki, Spiritual Healing Art, LU #6299 Life coaching, consulting, LU #6316 Direct mail advertising (office only), LU #6319 Other advertising services NEC (office only), and LU #6493 Watch & Jewelry Repair & Engraving to the list of Permitted Uses.

**Add** LU #6213 Dry Cleaning, LU #6295 Body Art & Tattoo Studios, LU #6496 Locksmiths (office only), and LU #6499 Camera & Musical Instrument Repair.

## **CITY DEPARTMENT REVIEW**

The proposed text amendments were provided for consideration by City Staff from various departments on January 31, 2022. No comments or concerns were submitted by any reviewers.

## **PUBLIC COMMENTS & PLANNING COMMISSION**

Notices were sent to affected entities for this text amendment and no comments were received. The Planning Commission reviewed the amendments in a public hearing on February 17, 2022. The Commission voted 6-0 to forward a recommendation of approval to the City Council.

## **FINDINGS**

1. The proposed text amendments have been carefully considered and provide additional opportunity and flexibility for the continued viability of properties and developments located within the G-O Zone.
2. The proposed text amendments support the goals and objectives of the General Plan by facilitating a mix of uses while maintaining appropriate transitions and buffers between commercial corridors and residential areas.
3. The proposed text amendments are consistent with the purpose of the G-O, General Office Zone as contained in Chapter 17.144 of the Murray City Land Use Ordinance.

## **RECOMMENDATION**

Based on the review, background, and findings, Staff and the Planning Commission recommend that the City Council APPROVE the proposed amendments to Sections 17.144.020 and 17.144.030 of the Murray City Land Use Ordinance as presented.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19<sup>th</sup> day of April, 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 hearing on and pertaining to a text amendment to sections 17.144.020 and 17.144.030 of the Murray City Municipal Code, relating to permitted and conditional uses in the general office (G-O) zone.

The purpose of this hearing is to receive public comment concerning the proposed amendment as described above.

DATED this 8<sup>th</sup> day of March 2022.

MURRAY CITY CORPORATION



A blue ink signature of the name "Brooke Smith".

Brooke Smith  
City Recorder

DATE OF PUBLICATION: April 8, 2022  
PH22-16

Mailed to affected entities - UCA §10-9a-205(2)(a)  
Posted on City Website – UCA §10-9a-205(2)(b)(ii)  
Posted on the Utah Public Notice Website – UCA §10-9a-205(2)(c)(i)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 17.144.020 AND 17.144.030  
OF THE MURRAY CITY MUNICIPAL CODE RELATING TO PERMITTED  
AND CONDITIONAL USES IN THE G-O ZONE

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

*Section 1. Purpose.* The purpose of this Ordinance is to amend sections 17.144.020 and 17.144.030 of the Murray City Municipal Code relating to permitted and accessory uses in the general office (G-O) zone.

*Section 2. Amendment.* Sections 17.144.020 and 17.144.030 of the Murray City Municipal Code relating to permitted and conditional uses in the G-O zone are amended to read as follows:

**17.144.020: PERMITTED USES:**

- A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.
- B. The following uses are permitted in the G-O zone:

<b>Use No.</b>	<b>Use Classification</b>
1113	Single-family dwelling, attached to nonresidential.
4800	Utilities (lines and rights of way only) (except 4850).
5912	Prescriptions pharmacy (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
5913	Medical cannabis pharmacy.
5996	Optical shops (intended for the convenience of permitted, established uses and/or clients thereof; provided, that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
<u>6221</u>	<u>Portrait photography</u>

<a href="#"><u>6222</u></a>	<a href="#"><u>Commercial photography</u></a>
<a href="#"><u>6230</u></a>	<a href="#"><u>Beauty and barber services</u></a>
6296	Massage therapy (massage therapy only).
<a href="#"><u>6254</u></a>	<a href="#"><u>Shoe repair services</u></a>
<a href="#"><u>6255</u></a>	<a href="#"><u>Shoeshine Stands</u></a>
<a href="#"><u>6297</u></a>	<a href="#"><u>Reiki, spiritual healing art</u></a>
<a href="#"><u>6299</u></a>	<a href="#"><u>Life coaching, Consulting</u></a>
6311	Advertising services (office only).
<a href="#"><u>6316</u></a>	<a href="#"><u>Direct mail advertising (office only)</u></a>
<a href="#"><u>6319</u></a>	<a href="#"><u>Other advertising services NEC (office only)</u></a>
6320	Consumer credit services.
6330	Duplicating, stenographic, and office services (except 6332).
6340	Dwelling, janitorial and other building services (office only) (except 6344, 6345).
6350	News syndicate services (office only).
6360	Employment services.
6390	Business services (office only).
6500	Professional services (office only) (except 6513, 6516).
6600	General contract construction (office only).
6700	Governmental services (except 6714, 6740, 6750, 6770).
6814	Charter school.
6830	Special training and schooling (except 6833, 6836 - classroom only).
6900	Miscellaneous service organizations (office only).

...

#### **17.144.030: CONDITIONAL USES:**

The following uses and structures are permitted in the G-O zone only after a conditional use permit has been approved by the planning commission and subject to the terms and conditions thereof:

<b>Use No.</b>	<b>Use Classification</b>
1210	Bed and breakfast homestay and inn, rooming and boarding houses (subject to meeting the area, height and yard requirements of the R-M-15 zone).
1241	Retirement homes, independent living or congregate care (subject to meeting the area, height and yard requirements of the R-M-15 zone).

4700	Communications.
4800	Utilities (except lines and rights of way).
4923	Travel arranging services (travel agencies).
5811	Restaurants.
<u>6213</u>	<u>Dry cleaning services</u>
<u>6221</u>	<u>Portrait photography</u>
<u>6230</u>	<u>Beauty and barber services</u>
<u>6295</u>	<u>Body art and tattoo studios</u>
<u>6495</u>	<u>Locksmiths (office only)</u>
<u>6499</u>	<u>Camera and musical instrument repair</u>
6516	Skilled nursing, convalescent and rest home facilities. (Does not include asylums.)
6516.1	Assisted living facilities.
6810	Nursery, primary, and secondary education.
6815	Commercial childcare center.
6820	University, college, junior college, and professional school education.

Section 3. *Effective date.* This Ordinance shall take effect upon first publication.

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

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST:

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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

Seconded by Jake Pehrson.

Call vote recorded by Ms. Nixon.

A Maren Patterson  
A Ned Hacker  
A Lisa Milkavich  
A Jeremy Lowry  
A Jake Pehrson  
A Michael Richards

Motion passed 6-0.

LAND USE TEXT AMENDMENTS TO 17.144.020 & 030: G-O, GENERAL OFFICE ZONE –  
PROJECT # 22-015

Planning Division Staff proposes amendments to Sections 17.144.020 and 17.144.030 of the Land Use Ordinance related to the allowance of various land uses in the personal services category as permitted and conditional uses in the G-O Zone. Jared Hall presented the proposal. The General Office Zone is applied in several of the areas of the city. The majority of the uses impacted by the amendments proposed are found in the “personal services” category of the city’s Standard Land Use Code. The proposed amendments involve only additions and changes to the lists of permitted and conditional uses; no changes to other regulations such as parking, building height, buffering or others are included. The activities from the personal services category currently allowed in the G-O Zone include only three: Massage Therapy (6296) as a permitted use; Beauty and Barber Services (6230); and Portrait Photography (6221) as conditional uses. Staff is proposing to move a few of the conditional uses to the permitted use list. Most of which are in the service category. We propose moving Beauty and Barbering and Portrait Photography as permitted and add some additional permitted uses; LU #6222 Commercial Photography, LU #6254 Shoe Repair, LU #6255 Shoeshine Stands, LU #6297 Reiki, Spiritual Healing Art, LU #6299 Life coaching, consulting, LU #6316 Direct mail advertising (office only), LU #6319 Other advertising services NEC (office only), and LU #6493 Watch & Jewelry Repair & Engraving to the list of Permitted Uses. Additions to the Conditional Uses would be LU #6213 Dry Cleaning, LU #6295 Body Art & Tattoo Studios, LU #6496 Locksmiths (office only), and LU #6499 Camera & Musical Instrument Repair. The General Office Zone is often adjacent to residential areas and those conditional uses may need review of signage, hours of operation and intensity. There will be built in buffering requirements. Staff found that the General Plan supports these types of uses in the G-O Zone. The purpose of the General Office Zone is to provide a variety of office uses. Increasing the variety will help these tenants find places to operate and to help landlords find tenants for their properties and reinvest in their properties. Staff is recommending that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments.

Ms. Milkavich asked about the added conditional uses and where they were before. Mr. Hall stated they were not conditional or permitted uses. Mr. Lowry asked would it be wise to specify bigger operations in regard to dry cleaning. Mr. Hall clarified it would be drop off and pick up and any bigger operation would be clarified in the conditional use review and most of these buildings would not be set up for a dry cleaning business and would allow the opportunity to review those types of concerns.

Mr. Hall stated notices were sent to affected entities there was one email from someone who is interested in the body art studios in the G-O Zone but his comments weren't in relation to the application they were just statements about his business.

Mr. Lowry opened the meeting for public comment.

Donell Benjamin, 565 East 4500 South

*There is Body Art Studios and Tattoo Parlors, but Tattoo Parlors don't like Body Art Studios because I am trying to implement change. If you walk around outside this building you will see huge Tattoo Studio signs up and down State Street. I run a Body Art Studio with high end clients at 565 East 4500 South. I am asking to be allowed to run inside a professional office building with no brightly lit signage. Those signs invite youth and people who shouldn't be going into these buildings. I am proposing to Murray to move forward with Body Art Studios. Four years ago, I found out that Utah controls the Body Art Industry but it's not recognized. Bottles, after care, medical products are made here but sent out to other states and then sent back and charged to us. The artists here in Utah set the standard. We go outside of Utah to these big conventions they want to question us what artworks going out and what should be used or not. There is no one like me coming to things like this, where I want more stringent rules with restricted hours, with more private clients and appointments and a spa like environment.*

No further comments were made. The public comment portion was closed.

Mr. Pehrson clarified that Body Art and Tattoo Studios encompasses all tattoo businesses. Mr. Hall verified it does, this is not proposing to make them different categories.

Ned Hacker made a motion the Planning Commission forward a recommendation of approval for the City Council for the proposed text amendment to sections 17.144.020 and 17.144.030. Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

A Maren Patterson  
A Ned Hacker  
A Lisa Milkavich  
A Jeremy Lowry  
A Jake Pehrson  
A Michael Richards

Motion passed 6-0.

WATERSTONE SUBDIVISION – 6566, 6562 and 6556 South Jefferson Street - Project #22-011 & 22-012

Zachary Smallwood presented the request. The request is from Garbett Homes to obtain a Conditional Use Permit for a Planned Unit Development and preliminary subdivision approval for properties addressed 6566, 6562 and 6556 South Jefferson Street. Recently the City Council voted to re-zone the property to the R-1-6 Zone which allows for a minimum of 6,000 ft<sup>2</sup> lots. The property is approximately 2.68 acres and would allow up to 16 units in this project. The



## AGENDA ITEM #7

### Amendments to 17.144.020 & 030: G-O, General Office Zone

ITEM TYPE:	Text Amendments		
ADDRESS:	Citywide	MEETING DATE:	February 17, 2022
APPLICANT:	Murray City, Community & Economic Development Department	STAFF:	Jared Hall, Planning Division Manager
PARCEL ID:		PROJECT NUMBER:	22-015
CURRENT ZONE:		APPLICABLE ZONE:	G-O, General Office
SIZE:			
REQUEST:	Planning Division Staff proposes amendments to Sections 17.144.020 and 17.144.030 of the Land Use Ordinance related to the allowance of various land uses in the personal services category as permitted and conditional uses in the G-O Zone.		



## STAFF REVIEW & ANALYSIS

### Background

Planning staff is proposing changes to the permitted and conditional uses allowed in the G-O Zone. The majority of the uses impacted by the amendments proposed and reviewed here are found in the “personal services” category of the city’s Standard Land Use Code. The proposed amendments involve only additions and changes to the lists of permitted and conditional uses; no changes to other regulations such as parking, building height, buffering or others are included.

### Purpose of the G-O Zone

The purpose of the G-O Zone is “To provide for a wide variety of general office uses in an attractive office environment. This zone is often used in buffer or transition areas separating commercial/industrial uses from residential areas. Increased emphasis is given to quality design, materials, landscaping, neighborhood compatibility, and off street parking facilities.”

Staff believes that the scope of personal service business and office activities in the G-O Zone can be expanded without negative impacts to the purpose of the zone. Expanding the availability of basic personal services that are now more popular and less impactful than they may have been in previous years can allow property owners to attract tenants to their developments that are aging, and thereby better maintain those aging properties and re-investing where possible.

### Existing Allowed Uses

Staff review of the permitted and conditional uses allowed finds that the G-O Zone represents allowances for all types of office uses and most business and professional services use categories, largely as permitted uses. The activities from the personal services category currently allowed in the G-O Zone include only three: Massage Therapy (6296) as a permitted use and Beauty and Barber Services (6230) and Portrait Photography (6221) as conditional uses.

### Proposed Amendments

Staff’s proposed amendments to the Permitted Uses (Section 17.144.020) and Conditional Uses (Section 17.144.030) are outlined below.

- **Move** LU #6230 Beauty and Barber Services, and LU #6221 Portrait Photography from the list of Conditional Uses to the list of Permitted Uses.
- **Add** LU #6222 Commercial Photography, LU #6254 Shoe Repair, LU #6255 Shoeshine Stands, LU #6297 Reiki, Spiritual Healing Art, LU #6299 Life coaching, consulting, LU #6316 Direct mail advertising (office only), LU #6319 Other advertising services NEC

(office only), and LU #6493 Watch & Jewelry Repair & Engraving to the list of Permitted Uses.

- **Add** LU #6213 Dry Cleaning, LU #6295 Body Art & Tattoo Studios, LU #6496 Locksmiths (office only), and LU #6499 Camera & Musical Instrument Repair.

A redlined version of the use table in Section 17.144.020, Permitted Uses, reflecting the proposed amendments described here is included below.

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
4800	Utilities (lines and rights of way only) (except 4850).
5912	Prescription pharmacy (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
5913	Medical cannabis pharmacy.
5996	Optical shops (intended for the convenience of permitted, established uses and/or clients thereof; provided, that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
<u>6221</u>	<u>Portrait photography</u>
<u>6222</u>	<u>Commercial photography</u>
<u>6230</u>	<u>Beauty and barber services</u>
6296	Massage therapy (massage therapy only).
<u>6254</u>	<u>Shoe repair services</u>
<u>6255</u>	<u>Shoeshine Stands</u>
<u>6297</u>	<u>Reiki, spiritual healing art</u>
<u>6299</u>	<u>Life Coaching, Consulting</u>
6311	Advertising services (office only).
<u>6316</u>	<u>Direct mail advertising (office only).</u>
<u>6319</u>	<u>Other advertising services NEC (office only).</u>
6320	Consumer credit services.
6330	Duplicating, stenographic, and office services (except 6332).
6340	Dwelling, janitorial and other building services (office only) (except 6344, 6345).
6493	Watch and Jewelry Repair and Engraving
6350	News syndicate services (office only).

6360	Employment services.
6390	Business services (office only).
6500	Professional services (office only) (except 6513, 6516).
6600	General contract construction (office only).
6700	Governmental services (except 6714, 6740, 6750, 6770).
6814	Charter school.
6830	Special training and schooling (except 6833, 6836 - classroom only).
6900	Miscellaneous service organizations (office only).

A redlined version of the use table in Section 17.144.030, Conditional Uses, reflecting the proposed amendments described here is included below.

<b>Use No.</b>	<b>Use Classification</b>
1210	Bed and breakfast homestay and inn, rooming and boarding houses (subject to meeting the area, height and yard requirements of the R-M-15 zone).
1241	Retirement homes, independent living or congregate care (subject to meeting the area, height and yard requirements of the R-M-15 zone).
4700	Communications.
4800	Utilities (except lines and rights of way).
4923	Travel arranging services (travel agencies).
5811	Restaurants.
<u>6213</u>	<u>Dry cleaning services</u>
<u>6221</u>	<u>Portrait photography</u>
<u>6230</u>	<u>Beauty and barber services</u>
<u>6295</u>	<u>Body art and tattoo studios</u>
<u>6495</u>	<u>Locksmiths (office only)</u>
<u>6499</u>	<u>Camera and musical instrument repair</u>
6516	Skilled nursing, convalescent and rest home facilities. (Does not include asylums.)
6516.1	Assisted living facilities.
6810	Nursery, primary, and secondary education.
6815	Commercial childcare center.
6820	University, college, junior college, and professional school education.

## **II. CITY DEPARTMENT REVIEW**

The proposed text amendments were included with notices and materials provided for Planning Review Meeting on January 31, 2022. The proposed amendments were considered by City Staff from various departments. No comments or concerns were submitted by any reviewers.

## **III. PUBLIC INPUT**

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report there has not been any comment regarding this application.

## **IV. FINDINGS**

Based on the analysis of the proposed text amendments and review of the Murray City General Plan and Land Use Ordinance, staff concludes the following:

1. The proposed text amendments have been carefully considered and provide additional opportunity and flexibility for the continued viability of properties and developments located within the G-O Zone.
2. The proposed text amendments support the goals and objectives of the General Plan by facilitating a mix of uses while maintaining appropriate transitions and buffers between commercial corridors and residential areas.
3. The proposed text amendment is consistent with the purpose of the G-O, General Office Zone as contained in Chapter 17.144 of the Murray City Land Use Ordinance.

## **V. CONCLUSION/RECOMMENDATION**

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed text amendments to Sections 17.144.020 and 17.144.030 as reviewed in the Staff Report.



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## NOTICE OF PUBLIC MEETING

February 17, 2022, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

Murray City Community and Economic Development are requesting approval for a Text Amendment to the Land Use Ordinance for updates to the Permitted and Conditional Land Use Categories within the G-O, General Office Zoning District. The proposed changes include amendments to Land Use Code Sections 17.144.020 and 17.144.030.

The meeting is open and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).

*Comments are limited to 3 minutes or less, written comments will be read into the meeting record.*

If you have questions or comments concerning this proposal, please contact Zachary Smallwood in the Murray City Planning Division at 801-270-2430, or email, [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov).

MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING

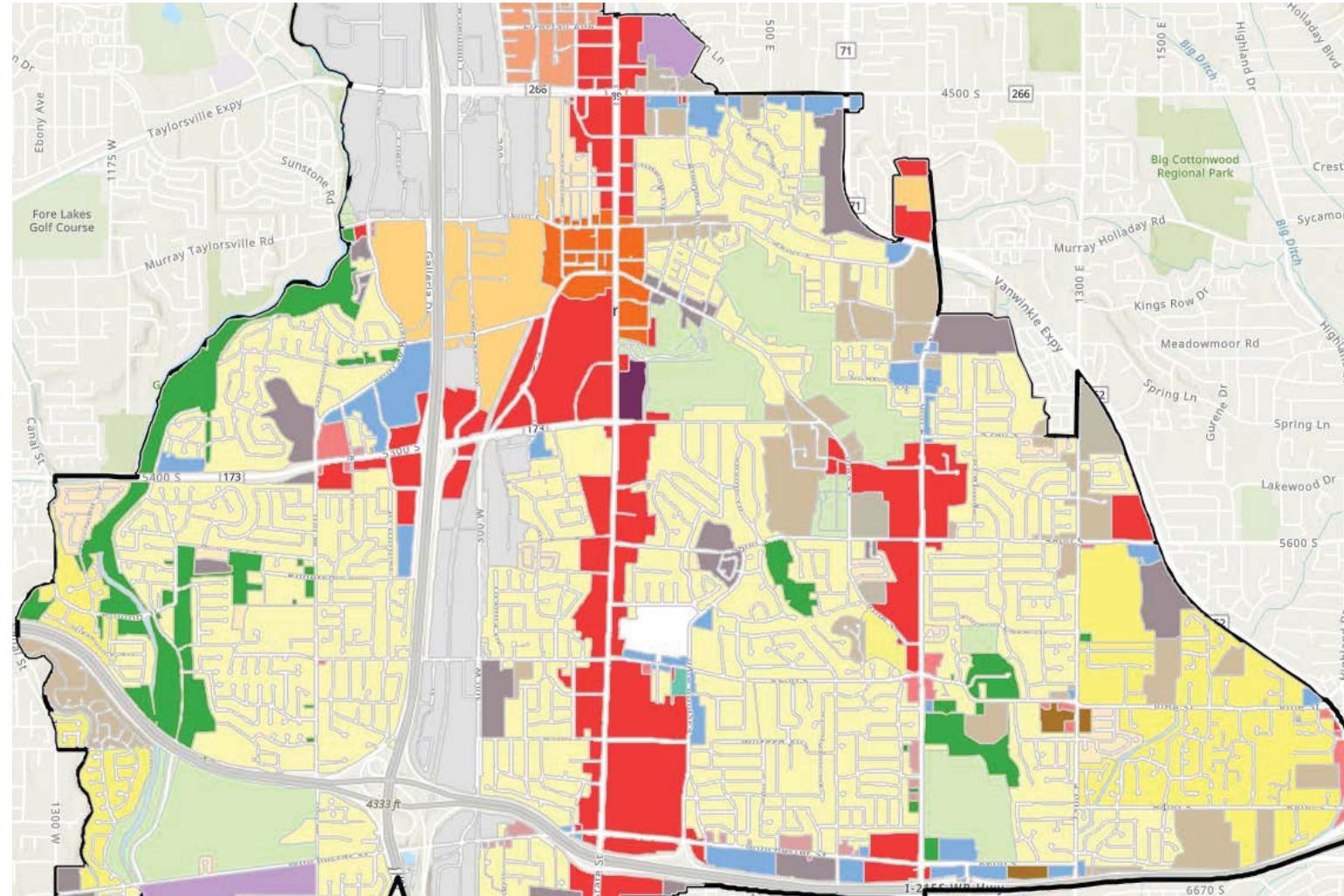
NOTICE IS HEREBY GIVEN that on the 17<sup>th</sup> day of February 2022, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City. The Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Text Amendment to the Land Use Ordinance for updates to the Permitted and Conditional Land Use Categories within the G-O, General Office Zoning District. The proposed changes include amendments to Land Use Code Sections 17.144.020 and 17.144.030. You may attend the meeting or submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Planning Division

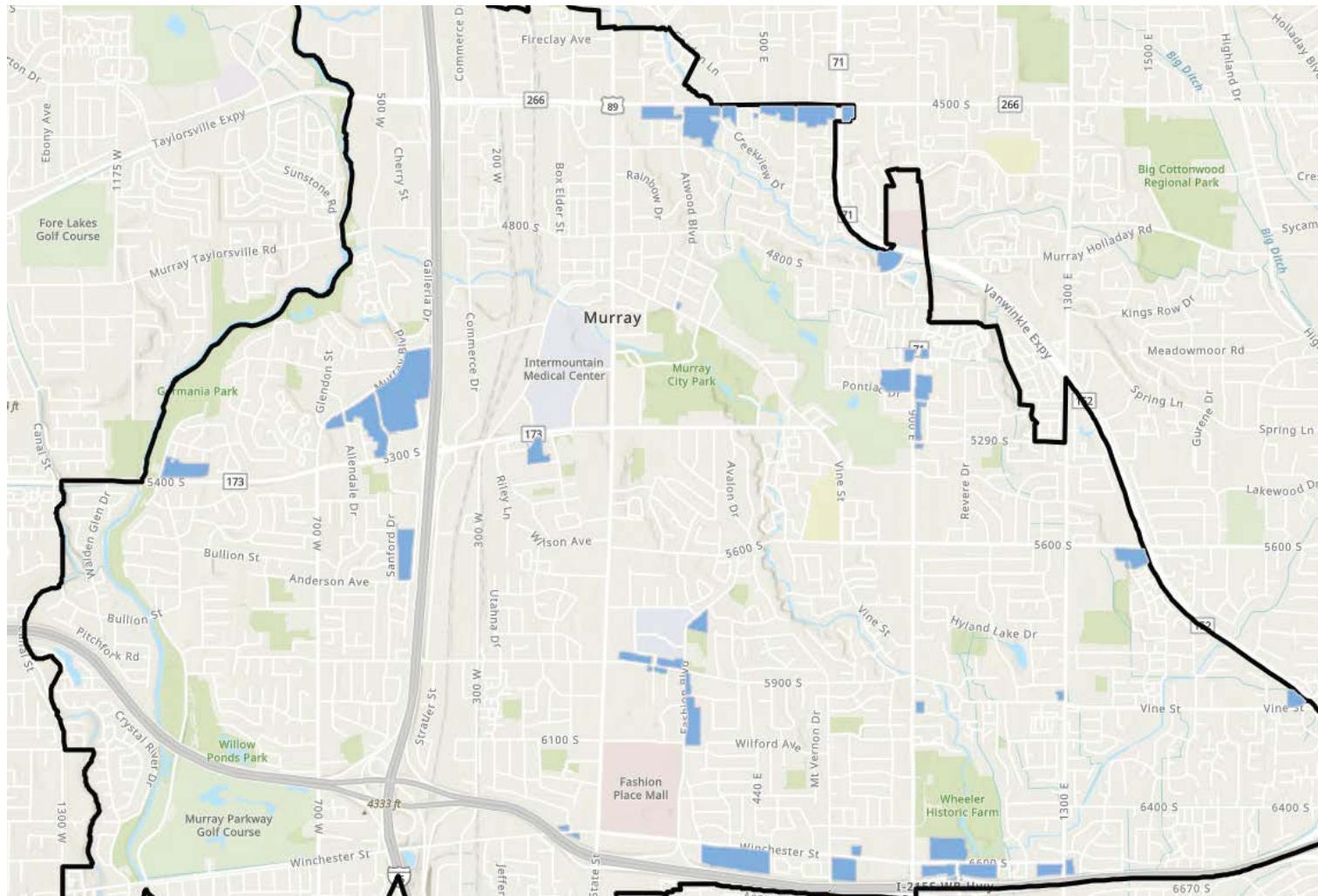
**Applicant:** Planning Division

**Request:** Amend Sections 17.144.020 and 17.144.030 to allow changes to the permitted and conditional uses allowed in the G-O, General Office Zone





Murray City Zoning Map.  
The properties located in  
the G-O Zone are shown  
in blue.



**Murray City Zoning Map, showing only the properties in the G-O Zone. The G-O Zone has mostly been implemented along transportation corridors, providing some buffering to residential areas.**



Photographs of several office buildings and complexes in the G-O Zone.

# Proposed Amendments Summary

## 1. MOVING from CONDITIONAL to PERMITTED USES:

Beauty & Barbering Services and Portrait Photography

## 2. ADDING to PERMITTED USES:

Commercial Photography, Shoe Repair, Reiki, Life Coaching & Consulting, Direct Mail & Other Advertising Offices, and Watch & Jewelry Repair

## 3. ADDING to CONDITIONAL USES:

Dry Cleaning, Body Art & Tattoo Studios, Locksmiths, and Camera & Musical Instrument Repair

## Planning Commission

- A public hearing was held by the Planning Commission on February 17, 2022.
- Notices were sent to all affected entities, and to city departments for review.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

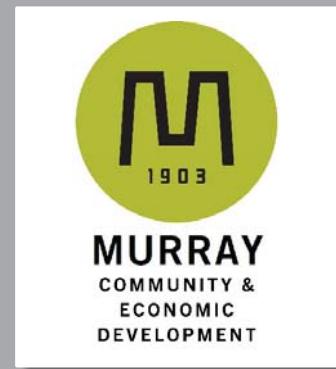
# Findings

1. The proposed text amendments have been carefully considered and provide additional opportunity and flexibility for the continued viability of properties and developments located within the G-O Zone.
2. The proposed text amendments support the goals and objectives of the General Plan by facilitating a mix of uses while maintaining appropriate transitions and buffers between commercial corridors and residential areas.
3. The proposed text amendments are consistent with the purpose of the G-O, General Office Zone as contained in Chapter 17.144 of the Murray City Land Use Ordinance.
4. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on February 17, 2022.

# Recommendation

Based on the background, analysis, and the findings in this report, Staff and the Planning Commission recommend that the City Council **APPROVE** the proposed text amendments to Sections 17.144.020 and 17.144.030 of the Murray City Land Use Ordinance as reviewed in the Staff Report.

# THANK YOU





MURRAY  
CITY COUNCIL

# Discussion Item #4



**MURRAY**

## **Council Action Request**

# **Department/Agency**

## **Finance & Administration**

### **Renewal of the Contract for Auditing Services**

**Committee of the Whole**

Meeting Date: April 5, 2022

<b>Department</b> <b>Director</b> Brenda Moore	<b>Purpose of Proposal</b>  To renew the contract with HBME for auditing services for FY2022, and FY2023
<b>Phone #</b> 801-264-2513	<b>Action Requested</b>  Discussion in Committee of the Whole
<b>Presenters</b> Brenda Moore	<b>Attachments</b>  Draft of the resolution Draft of the contract
<b>Required Time for Presentation</b> 5 Minutes	<b>Budget Impact</b>  Cost of the contract will be in the FY2023 budget.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  In April 2019, after selection by a committee consisting of city council members and city council staff a 3 year contract with HBME, LLC for audit services was approved by council resolution and signed. The Contract contained a 2 year renewal option. This proposal is to have the Council extend the contract for 2 more years. The costs are outlined in the contract. The fee increase proposed is \$2,100 the first year and \$900 the second year. The fee for statement prep, and federal single audits remain the same. The Federal single audit will be necessary until we spend the ARPA funds. The Statement prep is also optional and hopefully will stop soon as I become able to prepare the entire statement on my own.
<b>Mayor's Approval</b>	
<b>Date</b>	

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE EXECUTION OF A RENEWAL OF THE AGREEMENT FOR AUDITING SERVICES WITH HBME, LLC.

WHEREAS, the City entered into an agreement for auditing services with HBME, LLC on April 16, 2019 (the "Agreement"); and

WHEREAS, under the Agreement, HBME, LLC was to provide auditing services for the fiscal years 2019 through 2021; and

WHEREAS, the Agreement allows the City and HBME, LLC to agree to an extension and renewal of the Agreement for up to two additional one-year periods, subject to the concurrence of the City Council; and

WHEREAS, the City has negotiated pricing terms with HBME, LLC to provide auditing services for the fiscal years 2022 and 2023; and

WHEREAS, the Council finds it is in concurrence with the extension of the Agreement;

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

1. It does hereby approve Renewal of the Agreement for Auditing Services between Murray City Corporation and HBME, LLC, in a form substantially the same as that attached hereto; and
2. The Renewal is in the best interest of the City; and
3. Mayor Brett A. Hales is hereby authorized to execute the Renewal on behalf of the City and to act in accordance with its terms.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST:

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Brooke Smith, City Recorder

## **Exhibit “A”**

**Form of HBME, LLC  
Renewal Agreement**

**RENEWAL**  
of the Agreement Between Murray City Corporation  
and HBME, LLC, Certified Public Accountants  
*for Auditing Services*

In accordance with the terms and conditions of the original Agreement for Auditing Services (the “Agreement”) first entered into on April 16, 2019, this First Renewal is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022 by and between Murray City Corporation (“City”) and HBME, LLC (Auditor).

**RECITALS**

- A. The parties entered into the Agreement for Auditing Services on April 16, 2019, a copy of which is attached as Exhibit “A”.
- B. The Agreement was to run until June 20, 2021, with the option at the City’s discretion, to extend the Agreement for up to two one-year periods subject to an annual review and the satisfactory negotiations of terms (including a price acceptable to both the City and Auditor) and the concurrence of the City Council.
- C. The initial term of the Agreement passed without a written renewal being signed by either party.
- D. The parties intended to exercise the renewal option and extend the Agreement for the first of the two allowed renewal periods.
- E. The parties now want to enter into this Renewal for the two renewal periods allowed under the Agreement.

NOW THEREFORE, based on the mutual promises and conditions in the Agreement and this Renewal, the parties hereby agree as follows:

1. In accordance with Section 2 of this Agreement, the parties hereby renew the Agreement for the two renewal periods and Auditor shall provide audit services for the fiscal years ending June 30, 2022 and June 30, 2023.
2. The City agrees to pay Auditor the following fees for to the auditing services provided over the renewal period:

Period	Financial Audit	Statement		Single		Total Fee Quote	
		Prep*	Audit *			with Extension	
6/30/2022	\$ 30,900	\$ 10,000	\$ 8,000	\$ 48,900			
6/30/2023	\$ 31,800	\$ 10,000	\$ 8,000	\$ 49,800			

\* if applicable, Single Audit threshold is \$750,000. Fee is dependent upon how many grants that

will need to be tested for compliance, as this varies based on your activities and Federal requirements.

3. All other terms of the Agreement shall govern this Renewal and shall be in full force and control.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective as of the day and year first written above.

**MURRAY CITY CORPORATION**

**HBME, LLC**

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Brett A. Hales, Mayor

---

Signature

ATTEST:

---

Printed Name and Title

---

City Recorder

**EXHIBIT A**  
**AGREEMENT**



MURRAY  
CITY COUNCIL

# Discussion Item #5



**MURRAY**

## **Council Action Request**

# **Department/Agency** **Finance & Administration**

## **Spending Plan Framework ARPA Funds**

**Committee of the Whole**

Meeting Date: April 5, 2022

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b>  Discussion on a proposed spending plan framework for the ARPA funds the City Received
<b>Phone #</b> 801-264-2513	<b>Action Requested</b>  Discussion
<b>Presenters</b> Brenda Moore	<b>Attachments</b>  Draft of the resolution
<b>Required Time for Presentation</b> 20 - 30 minutes	<b>Budget Impact</b>  The FY2023 budget will include the items necessary to implement the framework. The \$1 million to the Wastewater fund is in the Budget opening for April 5.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  The purpose of this resolution is to get direction from the City Council on how the City will spend the \$5.7 million in ARPA funds the City will receive. The Mayor's budget is being prepared and it will be helpful to know what should be included for these funds.
<b>Mayor's Approval</b>	I, with the Mayor's agreement am proposing we use the funds as explained below:  <ol style="list-style-type: none"><li>1. \$1,000,000 to the Wastewater fund, as previously talked about which helped lesson the fee increase necessary to meet the funds obligations.</li><li>2. \$1,000,000 to the Storm Water fund. Every property owner in</li></ol>
<b>Date</b>	

## **Continued from Page 1:**

Murray City pays storm water fees, therefore every property owner will benefit from these funds. Using some of the ARPA funds in this way will lessen the probability that at the end of the current rate increase cycle another one will need to be immediately implemented. Fiscal year 2023, is year 4 of a 5 year rate increase schedule. These funds will allow Storm Water to move up the time-line for some projects the master plan identified and correct some areas that may flood in 10 year storms. \$1 million is approximately 37% of Storm waters annual fee revenue of \$2.8 million.

3. \$3,789,356 of the funds to be classified as lost revenue and will use the Treasury lost revenue exemption. Lost revenue may be used for any government service. Because these funds are "one time revenue" and not ongoing revenue best practice says we use them for "one time expenses", therefore I am suggesting we transfer the money to the Capital Projects fund to be used for facilities, equipment and maintenance.

**RESOLUTION NO. \_\_\_\_\_**

RESOLUTION OF THE MURRAY CITY MUNICIPAL COUNCIL  
ESTABLISHING THE SPENDING PLAN FRAMEWORK FOR THE  
CITY'S ALLOCATION OF AMERICAN RESCUE PLAN ACT ("ARPA")  
FUNDS AND ELECTING THE STANDARD ALLOWANCE UNDER ARPA  
FOR THE REDUCTION IN REVENUE DUE TO THE COVID-19 PUBLIC  
HEALTH EMERGENCY.

**I. SPENDING PLAN FRAMEWORK**

WHEREAS, On March 11, 2021, the American Rescue Plan Act of 2021 ("ARPA") was signed into law by President Joe Biden. ARPA establishes the Coronavirus Local Fiscal Recovery Fund ("CSLFRF Fund") to provide resources to local governments to assist with recovery efforts related to the COVID-19 public health emergency; and

WHEREAS, ARPA is designed to deliver \$350 billion to state, local, territorial, and Tribal governments to bolster their response to the COVID-19 emergency and its economic impacts; and

WHEREAS, The U.S. Department of Treasury ("Treasury") is responsible for overseeing the program and has issued specific guidance defining the use categories for which grant funds may be used; and

WHEREAS, Section 603(c) of the ARPA generally authorizes the City to use the funds to cover costs incurred by the City after March 31, 2021 but before December 31, 2024 for the following eligible use categories:

1. PUBLIC HEALTH: to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
2. PREMIUM PAY: to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
3. WATER, SEWER, OR BROADBAND INFRASTRUCTURE: to make necessary investments in water, sewer, or broadband infrastructure; and
4. LOST REVENUE – GOVERNMENT SERVICES: for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and

WHEREAS, Murray City (“City”) will receive in two payments a total of approximately \$5,789,356.00 in ARPA funds under this program; and

WHEREAS, the Council wants to establish a spending plan framework to guide decisions regarding ARPA expenditures; and

WHEREAS, the Council has identified projects from the following two eligible categories of ARPA expenditures, namely:

**CATEGORY 3: WATER, SEWER, OR BROADBAND INFRASTRUCTURE**

The City will allocate funds to assist in meeting the critical need for investments and improvements to existing infrastructure in sewer and stormwater funding necessary investments in projects that improve wastewater and stormwater infrastructure systems.

The City will specifically fund the following programs:

Approximately **\$1,000,000** for a wastewater systems infrastructure investment to keep pace with population growth, meet updated State of Utah water quality regulations, provide reliable services, and protect public health and the environment.

Approximately **\$1,000,000** for City stormwater improvements to areas that the Stormwater Master Plan has identified as needing storm water improvements to handle peak flow from 10 year storms. The \$1,000,000 will allow projects to be completed sooner than would otherwise occur advancing the goals of the Stormwater Master Plan.

**CATEOGRY 4: PROVIDE GOVERNMENT SERVICES TO THE EXTENT OF REVENUE REDUCTION**

The City will allocate funds for the provision of government services to the extent of the reduction in revenue of the City due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the City prior to the emergency.

The City will allocate approximately **\$3,789,356** of the remaining overall allocation of \$5,789,356 to be used through the CIP Program Fund for City facilities and equipment (government services).

**II. STANDARD ALLOWANCE FOR REVENUE REDUCTION (CATEGORY 4)**

WHEREAS, Treasury considers the Government services category (Category 4, above) to be the most flexible eligible use category under the program. Reporting and compliance requirements are streamlined and simplified; and

WHEREAS, Treasury allows for optional methods to determine the reduction in revenue caused by the Covid-19 public health emergency, including a four-step process to determine actual losses or an election of a standard allowance; and

WHEREAS, with regard to the standard allowance, Treasury presumes that up to \$10 million in revenue has been lost due to the public health emergency and recipients are permitted to use that amount (not to exceed the award amount) to fund “government services” (the “standard allowance”); and

WHEREAS, the standard allowance provides an estimate of revenue loss that is based on an extensive analysis of average revenue loss across states and localities, and offers a simple, convenient way to determine revenue loss. The standard allowance is intended to promote administrative efficiency and simplify revenue loss calculation; and

WHEREAS, recipients can use funds on government services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated using a four-step process to determine actual revenue lost. Government services generally include any service traditionally provided by a government, unless Treasury has stated otherwise; and

WHEREAS, some common examples of “government services” are as follows:

- Road building and maintenance, and other infrastructure
- Health services
- General government administration, staff, and administrative facilities
- Environmental remediation
- Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)
- Maintenance or pay-go funded building infrastructure
- Parks and recreational facilities and programs
- Modernization of cybersecurity, including hardware, software, and protection of critical infrastructure; and

WHEREAS, funds utilized pursuant to the standard revenue loss allowance may not be used to offset reductions in net general revenue due to a recipients change in law, regulation of administrative interpretation ; or for a deposit into pension funds, satisfaction of settlements or judgments, or contributions to financial reserves or “rainy day” funds; and

WHEREAS, the City’s use of ARPA funds must comply with ARPA grant requirements.

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

1. The Council has identified projects which, in its judgment, qualify as permitted uses of the ARPA funds and the Council hereby establishes the following spending plan framework (“Framework”) for the expenditure of the ARPA funds from the categories listed below:

a. CATEOGRY 3: WATER, SEWER, OR BROADBAND INFRASTRUCTURE

The City will allocate funds to assist in meeting the critical need for investments and improvements to existing infrastructure in sewer and stormwater funding necessary investments in projects that improve wastewater and stormwater infrastructure systems.

The City will specifically fund the following programs:

- (1) Approximately **\$1,000,000** for a Central Valley Reclamation Facility Infrastructure investment to keep pace with population growth, meet updated State of Utah water quality regulations, provide reliable services, and protect public health and the environment.
- (2) Approximately **\$1,000,000** for City stormwater improvements to areas that the Stormwater Master Plan has identified as needing storm water improvements to handle peak flow from 10 year storms. The \$1,000,000 will allow projects to be completed sooner than would otherwise occur advancing the goals of the Stormwater Master Plan.

b. CATEOGRY 4: PROVIDE GOVERNMENT SERVICES TO THE EXTENT OF REVENUE REDUCTION

The City will allocate funds for the provision of government services to the extent of the reduction in revenue of the City due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the City prior to the emergency.

The City will allocate approximately \$3,789,356 of the remaining allocation to be used through the CIP Program Fund for City facilities and equipment.

2. The Framework is in the best interests of the City and is deemed a priority for the community.
3. The Council elects to use the standard allowance of \$10 million and its presumption of revenue loss due to the public health emergency and to use approximately \$3,789,356 to fund government services.
4. The Council acknowledges that the standard allowance is limited to the amount of ARPA Funds actually received by the City. The Council therefore declares that the reduction in its general revenue during the test period is equal to the lesser of

(a) \$10 million, or (b) the amount of ARPA Funds awarded to and/or received by the City.

5. No obligations paid under the authority of this Resolution were incurred prior to March 3, 2021.
6. The Council will appropriate the ARPA Funds by budget ordinance. The City will obligate the ARPA Funds for qualifying purposes, before December 31, 2024 and all funds will be spent by December 31, 2026.
7. The Mayor and Finance and Administration Director are hereby authorized and directed to provide such additional documentation, assurances, or certifications as may be required by the United States Government or the State of Utah in order to carry out the purposes of this resolution.
8. This Resolution shall take effect immediately upon passage.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST

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Brooke Smith, City Recorder



MURRAY  
CITY COUNCIL

# Discussion Item #6



# City Council

## NLC Conference Reports

**MURRAY**

### Council Action Request

**Committee of the Whole**

Meeting Date: April 5, 2022

<b>Department</b> <b>Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b>  Council members will report on the NLC Conference they attended.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b>  Information Only
<b>Presenters</b> Kat Martinez	<b>Attachments</b>  None
<b>Required Time for Presentation</b> 20 Minutes	<b>Budget Impact</b>  None
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b>  Council members will share information from the National League of Cities conference they attended March 12-16, 2022.
<b>Mayor's Approval</b>	
<b>Date</b> March 22, 2022	



**MURRAY**  
CITY COUNCIL

# Adjournment



**MURRAY**  
CITY COUNCIL

# **Council Meeting**

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

**Call to Order**

**Pledge of Allegiance**



MURRAY  
CITY COUNCIL

# Council Meeting Minutes

# **Murray City Municipal Council Chambers**

## **Murray City, Utah**

### **DRAFT**

**Tuesday, February 15<sup>TH</sup>, 2022**

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The Murray City Municipal Council met on Tuesday, February 15<sup>TH</sup>, 2022, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

**Council in Attendance:**

Kat Martinez	District #1 – Conducting
Pamela Cotter	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

**Administrative Staff in Attendance:**

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Jon Harris	Fire Chief
Joey Mittelman	Assistant Fire Chief
Jeff Puls	Deputy Fire Marshal
Kim Sorensen	Park and Recreation Director
Danny Astill	Public Works Director
Ben Ford	Wastewater Superintendent

Jared Hall	Community Development Supervisor
Susan Nixon	Associate Planner
Zac Smallwood	Senior Planner
Lori Edmunds	Cultural Programs Manager
Rob White	IT Director
Danny Hansen	Senior IT Technician

**Others in Attendance:**

Pam Sanders	Rowan Rudow	Brent Barnett	Andy Hulka	Dave Gudgell
Paulina Gudgell	Peter Klinge	Beverly Crangle	R. Crangle	Aaron Montgomery
Dan Lundwall	Clark Bullen	George Hammer Jr.	Charles Turner	Mark Davis
Kiersten Davis	Darren M.	Daren Rasmussen	Lisa Milkovich	Janice Strombell
Lawrence Horman				

**Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Martinez and children from the audience.

**Approval of Minutes**

Council Meeting – January 18<sup>th</sup>, 2022

Councilmember Turner mentioned that there was a correction requested before the council meeting and the posted minutes will reflect that change once approved and published.

**MOTION:** Councilmember Dominguez moved to approve the minutes. The motion was SECONDED by Councilmember Cotter.

***Council roll call vote:***

*Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez*

*Nays: None*

*Abstentions: Councilmember Hrechkosy*

*Motion passed 4-0*

## Special Recognition

### **1. Murray City Employee of the Month - Pattie Johnson, City Council, Administrative Assistant III**

Presenting: Jennifer Kennedy, Council Director, and Brett Hales, Mayor

Jennifer Kennedy, Council Director, introduced Pattie Johnson as the February recipient for Employee of the Month. Johnson is the City Council Administrative Assistant III.

Jennifer Kennedy said Pattie Johnson has been working for the City Council for six years. During that time she has become proficient at meeting minutes, setting up for council meetings, filing, and helping out where and whenever she is needed. Johnson comes to work every day with a positive outlook and a can-do attitude. She has been instrumental this past year in helping the council office run smoothly. She played an intricate part in organizing and planning the holiday party, council retirement receptions, and the oath of office. Johnson is always willing to learn new things and take on new responsibilities to help the council office run smoothly. She greets everyone who enters the council office with a friendly smile and loves to help people. The council office would not be what it is today without the amazing work of Pattie Johnson.

Mayor Hales congratulated Pattie Johnson for the recognition. As a former council member and now in the administrative role he can attest that Johnson has been instrumental in connecting the two offices. Johnson will receive a certificate; a \$50 gift card and her name will appear on the plaque located in the Council Chambers.

Johnson thanked the council and Mayor for the special recognition. She said working in Murray City Council is the best job and she appreciates the support and recognition.

Councilmembers thanked Johnson for her six years of service, and they appreciate her being a part of Murray City.

## Citizen Comments

The meeting was open for public comment.

Lawrence Horman

Shared information about homeless issues. Horman shared that he had been sick for several weeks and one of the key things missing for homeless individuals is access to a medical facility and long-term care facilities while they recover from illnesses.

Janice Strobell

Strobell asked the council and RDA board to consider adjusting the schedule and hold the Committee of the Whole before the RDA meeting, so the public can attend public meetings. She also asked that the public comment period be added to the end of the meeting.

Clark Bullen – District 3

Bullen asked the council to update the Master Plan and requested the public be surveyed so the city knows what direction the public wants in developing downtown. He feels like a public survey would help the city and developers make strategic and smart decisions for future mixed-use and higher-density housing.

Beverly Crangle

Expressed her concerns about Vine Street. She asked if a new master plan is done, that the city looks at traffic flow.

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

**Consent Agenda**

1. Consider confirmation of the Mayor's reappointment of Andrea Washburn to the Public Safety Advisory Board for a term from February 1, 2022 – January 31, 2025.
2. Consider confirmation of the Mayor's reappointment of Wayne Manu to the Public Safety Advisory Board for a term from February 1, 2022 – January 31, 2025.
3. Consider confirmation of the Mayor's reappointment of Maren Patterson to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
4. Consider confirmation of the Mayor's reappointment of Lisa Milkavich to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
5. Consider confirmation of the Mayor's reappointment of Andy Hulka to the MCCD Review Committee for a term from January 15, 2022 – January 15, 2025.
6. Consider confirmation of the Mayor's appointment of Kiersten Davis to the MCCD Review Committee for a term from January 15, 2022 – January 15, 2025.
7. Consider confirmation of the Mayor's appointment of Darren Rasmussen to the Parks and Recreation Advisory Board for a term from January 2022 - January 2025.

8. Consider confirmation of the Mayor's reappointment of Peter Klinge to the Arts Advisory Board for a term from January 2022 - January 2025.
9. Consider confirmation of the Mayor's reappointment of Christy Anderson to the Arts Advisory Board for a term from January 2022 – January 2025.
10. Consider confirmation of the Mayor's reappointment of Matt Jacobson to the Arts Advisory Board for a term from January 2022 – January 2025.
11. Consider confirmation of the Mayor's appointment of Michael Richards to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
12. Consider confirmation of the Mayor's reappointment of Christine Clark to the Murray Senior Recreation Center Advisory Board for a term from February 2022 – January 2025.

Presenting: Mayor Hales

Mayor Hales expressed his appreciation for the nine re-appointed individuals and the three new appointees. All re-appointed individuals are starting their third term. Kiersten Davis will be filling a vacant position. Darren Rasmussen will be replacing Dana Dimitrich, whose term ended on the Parks and Recreation Advisory Board. Michael Richards will be replacing Sue Wilson on the Planning Commission.

**MOTION:**

Councilmember Turner moved to approve the recommendations made on the Consent Agenda. The motion was SECONDED by Councilmember Cotter.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez.

Nays: None

Abstentions: None

Motion passed 5-0

**Public Hearings**

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

1. Consider an ordinance relating to land use; amends the zoning map for the property located at 1079 East Vine Street, Murray City, Utah from A-1 (Agricultural Zoning

### **District) to R-1-8 (Low-density single family)**

Presentation: Jared Hall, Community Development Supervisor, and Susan Nixon, Associate Planner

PowerPoint Presentation Attachment A- Zone Map Amendment from A-1 to R-1-8

Applicant: Nathan Sheppick and Randy Krantz

Address: 1079 East Vine Street

Committee of the Whole Presentation on February 1, 2022

Planning Commission Presentation on July 15, 2021

#### **Presentation**

Susan Nixon and Jared Hall shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the zoning map for the property located at 1079 East Vine Street, Murray City, Utah from A-1 (Agricultural Zoning District) to R-1-8 (Low-density single family).

The subject property is a single-family home on 0.89 acres in the A-1 Zone. The applicant would like to sell a portion of their property to an adjoining neighbor to the east, who could then add it to their existing lot. The exchange of property can be approved with a boundary line adjustment, but the subject property does not conform to the current lot size standards of the A-1 Zone (1-acre minimum.) The applicant has requested the R-1-8 Zone because it is the more common zone in the area, and because the 2017 Murray City General Plan anticipates and supports the transition of agricultural to residential zones. The Planning Commission reviewed the request at a public hearing on July 15, 2021 and voted 5-0 to recommend approval of the Zone Map Amendment to the City Council.

Nixon clarified that if the zoning was approved tonight then the applicant would need to submit a new application for any additional changes to the property. Any future land-use changes would be submitted to the Planning Commission for review and potential approval.

#### **Applicant**

Randy Krantz, representing Nathan Sheppick, was invited to the podium to speak about the proposed project. He shared that the neighbor to the east would like to purchase the property and add it to his property for personal use.

#### **Clarification**

Susan Nixon clarified that the zoning map shown tonight is correct. When the neighborhood was annexed into Murray City in 2002, the zoning department attempted to match up the city's zoning designation with the county's zoning designation, based on the existing land uses. At the time, A-1 was the closest match. This makes the land in

this area “legal nonconforming” since the A-1 Zone requires a 1-acre minimum area per dwelling.

### **Citizen Comments**

The public hearing was open for public comment.

Dave Gudgell

Lives behind the property and has questions about what would happen to the property if a home(s) were developed.

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

### **Discussion**

Councilmember Dominguez asked for clarification on what could happen to the land if the zoning would be changed.

Nixon responded that R-1-8 is a residential single-family zone, meaning one dwelling per lot. If the zoning is changed to R-1-8 there may be the possibility of splitting the property into a “flag lot” (one new lot behind the existing home). Any subdividing beyond a flag lot would require subdivision regulations and includes a public right-of-way, and a public road with improvements to the property which would take up a significant portion of the property. For this zoning change request, what will most likely happen is this land turning into a flag lot if the applicant turns in an application otherwise the rear area of the property land will stay vacant.

### **MOTION**

Councilmember Cotter moves to adopt an ordinance. The motion was SECONDED by Councilmember Turner.

*Council roll call vote:*

*Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez*

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

2. Consider an ordinance amending section 17.112.020 of the Murray City Municipal Code relating to including twin-homes as a permitted use in the R-2.10 Zone.

Presentation: Jared Hall, Community Development Supervisor, and Susan Nixon, Associate Planner

PowerPoint Presentation Attachment B- Text Amendment, allowing twin homes as a permitted use in the R-2-10 Zone

Applicant: Jonathan Rudd, JNG Investments

Committee of the Whole Presentation on [February 1, 2022](#)

Planning Commission Presentation on [January 6, 2022](#)

## **Presentation**

Susan Nixon and Jared Hall shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending section 17.112.020 of the Murray City Municipal Code relating to including twin homes as a permitted use in the R-2.10 Zone. While both represent 2-family structures, there are important differences between them, and only duplexes are currently permitted.

A duplex is a single building located on a single lot, with two dwelling units sharing a common wall. A twin home is comprised of two separate dwellings on two separate lots, where those two dwellings share a common wall along the interior property line between the two lots. The result is that a duplex and a twin home may look similar, but they are not the same: with a duplex, the entire property can only be owned by one person, who then rents the units. Twin homes can be owned individually.

The effect of the proposed amendment is to allow additional opportunities for owner-occupied homes; it will not increase the allowed density, decrease the area of property associated with each unit, or change the allowed heights or setbacks. Staff supports the proposed amendment because the additional possibilities for home-ownership afforded by twin homes will be good for communities where the zoning already allows duplexes.

## **Citizen Comments**

The public hearing was open for public comment.

Clark Bullen – District 3

Bullen asked if the zoning is approved then applications would need to be made for approval to make a change.

Nixon confirmed.

## **Applicant**

Applicant, Darren Mansell who represents JNG Investment, was invited to the podium to speak about the proposed project. The purpose of this change is to try and make homes

more affordable. He confirmed the homes will still have a yard and work as a functioning homes. In addition, although sharing a common wall, these homes will work independently from each other.

The public comment period continued.

Clark Bullen – District 3

Bullen asked what the different zones are that allow twin homes?

Jared Hall answered that another zone that allows twin homes is the Residential Neighborhood Businesses (RNB) zone. RNB is a buffer zone for light-duty commercial properties to buffer residential areas from a high-traffic street. The RNB zone allowed for duplexes but not twin homes. Approximately 18 months ago, an applicant approached the city and asked for a zone change and text amendment to allow twin homes and subsequently built a twin-home subdivision at approximately 525 East Winchester Street. The RNB zone is one of many zones that could accommodate twin homes and there will most likely be a future request for other zone areas as well because twin homes are great to use as a transition within neighborhoods and corridors.

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

**MOTION**

Councilmember Hrechkosy moves to adopt an ordinance. The motion was SECONDED by Councilmember Dominguez.

*Council roll call vote:*

*Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez*

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

3. Consider an ordinance amending section 13.32.060 of the Murray City Municipal code to increase the sewer service charge and to enact a central valley water reclamation fee.

**Presentation: Danny Astill, Public Works Director, Ben Ford, Wastewater Superintendent, and Brenda Moore, Finance and Administrative Director**

**Guest: Aaron Montgomery, Zions Bank Public Finance**

**PowerPoint Presentation Attachment C- Murray Sewer Rates (February 2022)**

**Committee of the Whole Presentation on February 1, 2022**

**Planning Commission Presentation on January 6, 2022**

## **Presentation**

Danny Astill shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending section 13.32.060 of the Murray City Municipal code to increase the sewer service charge and to enact a central valley water reclamation fee.

The proposal will raise the sewer fees to meet the current and future obligations for the Central Valley Water Reclamation Facility and Murray City Wastewater System Operations.

Zions Bank Public Finance prepared the report showing information about the health of the wastewater fund. The Fund balance is being depleted because of the tremendous burden to provide funding for the Central Valley Water Reclamation Facility (CVWRF). The facility is being reconstructed as part of a consent order with the State of Utah to make the necessary changes to the plant to meet new and more stringent discharge standards for the water that is discharged into the rivers of the State.

The CVWRF plant is currently under construction and is required to be completed and operational in 2025. The original construction cost estimates were about \$250,000,000 which is the current rate structure planned for. However, because of the cost escalation factors such as labor and materials, the new cost estimates are hovering around \$370,000,000.

## **Discussion**

Councilmember Dominguez asked what is available for the low-income resident who may not be able to afford the fee increase?

Brenda Moore, Finance and Administrative Director explained that residents can apply for assistance through the [Home Energy Assistance Target \(HEAT\) Program](#) if they are having a hard time paying utility bills. Once a year the City includes a HEAT and rental assistance flyer with the utility bill. In addition, if the city sends out a shut-off notice, they include information about the HEAT program with the bill and for any resident who is working with HEAT, the city will delay shut-offs with proof of appointment since the HEAT program can take a few days to get set up and approved.

### **HEAT Program:**

The HEAT Program provides year-round energy and water assistance as well as energy and water-related crisis assistance for eligible low-income households throughout Utah. You may qualify for a heating benefit (Oct. - Mar.), cooling benefit (Apr. - Sept.), and water assistance when you apply for the HEAT Program.

Councilmember Dominguez asked if the city could move funds to make up the difference so the utility amounts won't be increased?

Moore explained that the city has already used one million dollars of our [American Rescue Plan Act \(ARPA\)](#) funds to fund wastewater projects that qualified under ARPA guidelines. However, ARPA funds are a one-time payment, so regardless the rates will need to change to maintain the difference.

Councilmember Dominguez asked if the first-rate change needs to be as high as it is requested?

Moore explained that the rates were run through a model and the numbers presented tonight to make sure the city has enough cash flow to cover our bond commitments and that we can maintain city maintenance to our infrastructure.

Councilmember Cotter asked what other cities are involved in this project?

Astill responded:

- Murray
- South Salt Lake City
- Mount Olympus Improvement District
- Cottonwood Sewer
- Taylorsville Bennion Improvement Center
- Granger Hunter
- Kearns Improvement District

Councilmember Hrechkosy asked if any of the water could be repurposed for park strips and public places?

Astill responded that the city has researched this quite extensively however due to the water laws in the State of Utah and the cost to develop and process the water, it is not feasible at this time.

Councilmember Cotter asked what the rate increase will be?

Astill shared the PowerPoint slide on "Impact on Single-Family Residential" which said, "With the recommended rate increases, the average single-family unit would see its monthly bill increase by about \$21 per month. Annual increases thereafter would be much less with the average monthly increase by less than \$6 between fiscal year (FY) FY2023 and FY 2027."

Councilmember Dominguez asked if the city receives additional ARPA Funds, could it be

used to help pay for the sewer service charge?

Astill said it is a possibility however, the main hot topic item being discussed at the State Legislature right now is water and secondary water so the possibility of getting ARPA money that is designated to be spent on sewer is slim.

### **Citizen Comments**

The public hearing was open for public comment.

Clark Bullen – District 3

Shared three ideas to help mitigate the increase:

- 1) If the increase happens after people got their tax returns, then maybe it wouldn't feel so bad.
- 2) If there are potential other tax increases in Murray, could those be done at the same time? Then the residents would not feel like their taxes are raised twice.
- 3) Having larger properties or single-family homeowners pay more on the base rate than those who live in smaller homes, multifamily dwellings, or apartments.

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

### **Discussion**

Councilmember Dominguez asked when will this rate change go into effect?

Astill answered that the first bill with the rate change will be sent out in April and the rate would be based on what you use.

### **MOTION**

Councilmember Cotter moves to adopt an ordinance. The motion was SECONDED by Councilmember Hrechkosy.

#### *Council roll call vote:*

*Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez*

*Nays: None*

*Abstentions: None*

*Motion passed 5-0*

### **Business Item**

- 1. Consider a resolution providing advice and consent to the Mayor's appointment of Joseph B. Mittelman II as the City's Fire Chief.**

Presentation: Mayor Brett A. Hales

Resolution Number: R22-05

Mayor Hales announced he has selected Joey Mittelman for the position of Fire Chief. Mittelman has great qualifications and has proven to be an asset to Murray City, serving in many capacities with Murray City Fire. Mayor Hales believes he is fully capable and prepared to lead the Murray City Fire Department. Mittelman has been working for Murray City for 17 years.

**MOTION:** Councilmember Turner moved to adopt the resolution. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

*Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez.*

*Nays: None*

*Abstentions: None*

*The nomination passed 5-0*

A swearing-in ceremony will be scheduled at a later time.

Chief Mittelman thanked the council and invited the council to a swear-in around the third week in March. He said it was an honor to represent the Fire Department.

Councilmembers congratulated Chief Mittelman on the promotion

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

Mayor Hales thanked those who came to the Beam Ceremony at the New City Hall on Thursday, February 10<sup>th</sup>.

Council members shared their thanks to the presenters and staff.

### **Adjournment**

The meeting was adjourned at 8:13 p.m.

Brooke Smith, City Recorder

## Attachment A

### **Murray City Council Meeting**

February 15, 2022



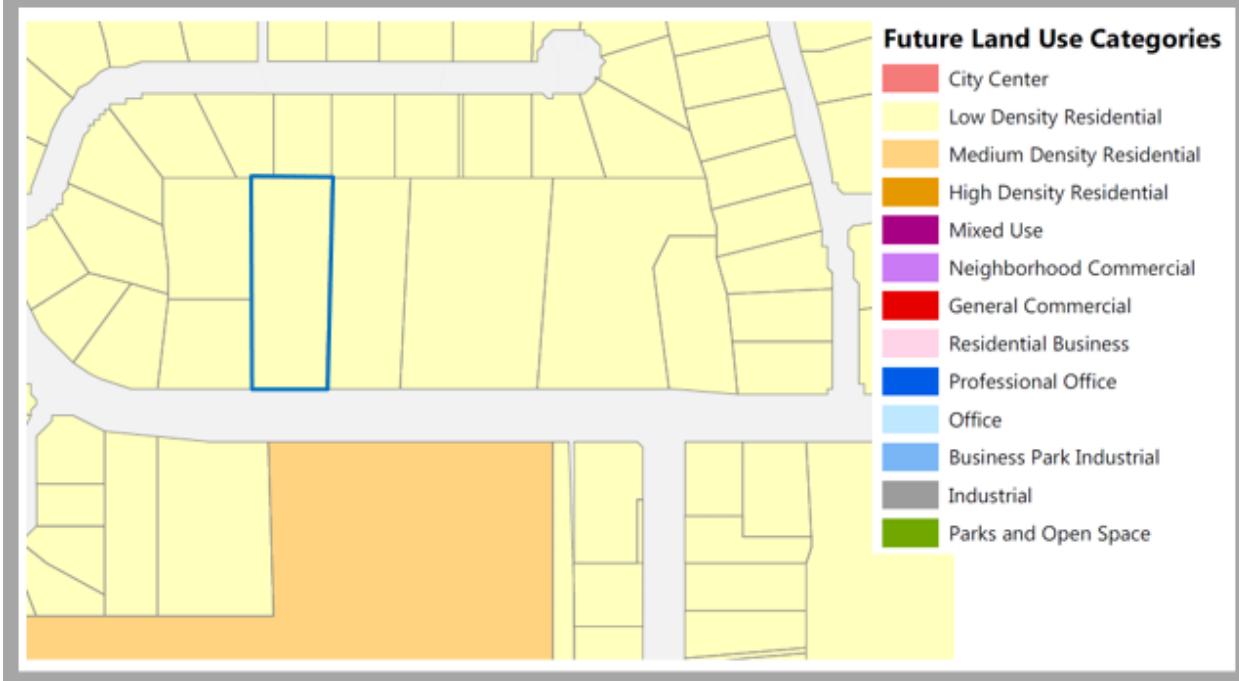
DR

**Applicant:** Nathan Sheppick and Randy Krantz

**Request:** Zone Map Amendment from A-1 to R-1-8

**Address:** 1079 East Vine Street







## **Planning Commission**

- A public hearing was held by the Planning Commission on July 15, 2021.
- 61 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council.

## **Findings**

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council on 7/15/2021.

## **Staff Recommendation**

The Planning Commission and staff recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 1079 East Vine Street from A-1 Agricultural to R-1-8, Low Density Residential.

## Attachment B

### **Murray City Council Meeting**

February 15, 2022



**Applicant:** Jonathan Rudd, JNG Investments

**Request:** Text Amendment, allowing twin homes as a permitted use  
in the R-2-10 Zone



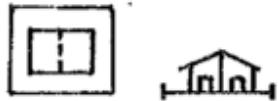
### **REQUEST**

The applicant proposes to amend the text of the R-2-10 Zone to allow Land Use 1112, single-family dwelling attached (twin-home) as a Permitted Use.

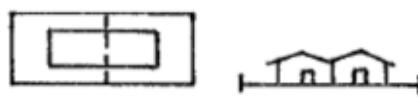
### **INTENT**

The proposed R-2-10 Zone amendment will allow development of twin-homes with the same restrictions for land area and density as duplexes which are already permitted uses. The net effect of allowing twin-homes will be increased opportunities for owner-occupied housing because each twin home can be individually owned.

1121 – Two family dwelling (duplex)



1112 – Single family dwelling attached (twin homes)



*Duplexes are currently allowed as a permitted use in the R-2-10 Zone, while twin homes are not.*

**17.112.020: PERMITTED USES:**

Use No.	Use Classification
1111	Single-family dwelling, detached.
1112	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see <u>chapter 17.32</u> of this title).
1210	Residential facility for persons with a disability (see <u>chapter 17.36</u> of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).

## **Planning Commission**

- A public hearing was held by the Planning Commission on January 6, 2022.
- Notice was posted to required sites and notices were sent to all affected entities.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

## **Findings**

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed text amendment has been carefully considered based on characteristics of building design and zoning requirements.
3. The proposed text amendment is consistent with the purpose of Title 17, the Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the goals and objectives of the 2017 Murray City General Plan.
5. The proposed text amendment will allow an additional housing type that is currently less available and will increase opportunities for owner-occupied housing in the R-2-10 Zone.
6. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 01/06/2022.

## Staff Recommendation

The Planning Commission and staff recommend that the City Council APPROVE the request to include Land Use #1112, Twin Homes as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B) of the Murray City Land Use Ordinance as follows:

Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.

## Attachment C

Z P  
F II

MURRAY SEWER RATES

February 2022

## CENTRAL VALLEY WATER RECLAMATION FACILITY

- Murray City is a participating member / owner of the Central Valley Water Reclamation Facility (CVWRF) along with 6 other local agencies since its inception in the mid 70's. CVWRF was commissioned in 1978 making most of the facilities at the plant around 40 years old.
- (TBPEL) Technology-based Phosphorus Effluent Limitation became a term used as a result of emerging technologies that could treat and remove Phosphorus and nitrogen from wastewater.
- In Feb 2015 Division of Water Quality (DWQ) adopts UAC R317-1-3.3 that establishes new regulations for the discharge of phosphorus to surface waters. Notifies CVWRF of the new limitations that needed to be achieved by January 1, 2020.

## CENTRAL VALLEY WATER RECLAMATION FACILITY IMPACTS

- September 2016 CVWRF requests variance from the regulation implementation, until January 1, 2025, due to 7-8 years for planning, funding, design, construction, startup/commissioning of new operations.
- April 2017 DWQ approves CVWRF variance as requested until January 1, 2025, to comply with new rule.
- Original estimates for reconstruction were expected to be around \$250,000,000, which is what our current rates were based on. Current estimates indicate costs have escalated to about \$370,000,000.

## PROPOSED SEWER RATE SCHEDULE

### ***Impact on Single-Family Residential:***

	Current Rate		FY 2024	FY 2025	FY 2026	FY 2027
	FY2022	FY 2023				
Residential & Commercial						
Base Rate	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Central Fee	N/A	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
Flow Rate	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Avg. Monthly Bill	\$38.61	\$59.74	\$64.02	\$66.58	\$65.63	\$65.72

With the recommended rate increases, an average single-family unit would see its monthly bill increase by about \$21 per month. Annual increases thereafter would be much less with the average monthly increasing by less than \$6 between FY 2023 and FY 2027

## Benefits

- CVWRF flows accounts for 60% of the downstream flow in the Jordan River during dry months. Approximately, 50 million gallons each day is discharged to the river which, results in a significant impact on Mill Creek and the Jordan River.
- Meeting these new effluent discharge requirements will remove many pounds of phosphorus, nitrogen and ammonia currently being discharged.
- Much more sustainable treatment capabilities without the use of more chemicals.
- Improved water quality in the plant life along the river.
- Improved habitat for aquatic life as well as migratory bird habitats in the wetlands near the great salt lake.
- Improved recreation opportunities.
- Earthquake Resiliency- Current infrastructure is 35+ years old. All new buildings and operations are built to more stringent earthquake standards resulting in minimal impact to the plant in the event of an earthquake.



Central  
Valley  
Water  
Reclamation  
Facility



• <https://youtu.be/HsCB6q3w8rE>



QUESTIONS

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# QUESTIONS

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Drama

# **Murray City Municipal Council Chambers**

## **Murray City, Utah**

### **DRAFT**

**Tuesday, March 1<sup>st</sup>, 2022**

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The Murray City Municipal Council met on Tuesday, March 1<sup>st</sup>, 2022, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

**Council in Attendance:**

Kat Martinez	District #1
Pamela Cotter	District #2 – Conducting
Rosalba Dominguez	District #3
Diane Turner	District #4 - Excused
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

**Administrative Staff in Attendance:**

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Laura Bown	Deputy City Recorder
Emily Barton	Controller
Kim Sorensen	Park and Recreation Director
Jennifer Stout	<i>future</i> City Treasurer
Phyllis Wall	Treasurer Clerk
John Pearson	Golf Professional
Joey Mittelman	Fire Chief
Danny Astill	Public Works Director
Jared Hall	Community Development Supervisor

Rob White                    IT Director  
Danny Hansen              Senior IT Technician

**Others in Attendance:**

Lawrence Horman	Kathy Stout	Wendell Coombs	Jonathan Oliver
Sue Liljegren	Ron Liljegren	Shaun Delliskave	

**Opening Ceremonies**

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

Pledge of Allegiance – The Pledge of Allegiance was led by Danny Hansen.

**Approval of Minutes**

Council Meeting – February 1<sup>st</sup>, 2022

**MOTION:** Councilmember Dominguez moved to approve the minutes with one update to the “Others in Attendance” section. The motion was SECONDED by Councilmember Hrechkosy.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

**Special Recognition**

**1. Mayor Brett Hales' 2022 State of the City Address.**

Presenting: Brett Hales, Mayor

Mayor Hales expressed his appreciation to the staff and the council. During the Address to the City he shared a few highlights and defining moments of the last year:

*Your personal safety is always a top concern. The Police Department hired 12 new officers to help with the number of calls that grew by more than 25%. They still need a few more officers to be fully staffed.*

*Fire Department calls also increased 10% from the previous year. But thankfully, the crews were ready, having logged more than 7,000 hours in training. Fire also supported wildfire suppression efforts, traveling to three, out-of-state fires for 49 days in the past year.*

*The city has also been focused on the things that you hopefully take for granted. For instance, keeping the lights on. A storm blew through in July causing multiple outages for 6,000 Murray customers for up to eight hours. Everyone from line workers to office personnel pitched in to help restore power. Natural gas prices doubled during the summer, but Power ran turbines almost continually to generate power, saving more than \$1(m).*

*You may not realize that more than 100 miles of sewer line were cleaned. But you might know if such cleanings did not take place. Crews also replaced a mile-and-a-half of the damaged sidewalk. More than 5,000 tripping hazards were removed, and 724 potholes were filled.*

*During this current ongoing drought, we're very proud of our Murray residents who reduced their water use by more than 130-million gallons, which resulted in a \$600-thousand cost savings to residents.*

*Some of the other ways the city has tried to improve your life include:*

- *Created an online container reservation system for 20-yard and 30-yard trailers and green waste containers.*
- *Referred hundreds of critically ill or aging customers to various assistance programs like HEAT or CAP for help with paying their bills.*
- *Provided drive-up window service at the library during COVID for convenient and efficient curbside service.*
- *Created a book bike in the park to provide an easy means of checking out and returning books.*
- *Replaced 5 pavilions at Murray Park, increasing capacity and improving the experience for patrons.*

*There were also other efforts that are underway to make the city even better!*

- *The old Murray Theater, with the help of Salt Lake County and the state legislature, is being restored and renovated.*
- *The Murray Mansion is getting a 'facelift' to include a new elevator and restroom.*
- *The City received a clean audit report which ensures that federal funds were spent correctly.*
- *Construction of the new City Hall is moving along with completion set for March 2023.*

*What would this State of the City report be if it did not include some interesting tidbits of information?*

- *The Murray Parkway Trail saw a record-breaking 276,448 people in 2021.*
- *There was an 11% decrease in the number of customer service calls to our Finance Department. But there were still more than 32,000.*
- *For decades, the basement of City Hall has collected old documents and supplies. Now, after more than 300 round trips to the basement, the extra items have been removed, much of it sold as surplus garnering \$8,044!*
- *Public information included 195 Public notices, 45 Public hearings, and monthly e-newsletters.*

A copy of the full State of the City address is posted on the city website in the “Latest from the Mayor” section:

<https://www.murray.utah.gov/DocumentCenter/View/12854/Mayors-Message-March-2022?bidId=>

Councilmembers thanked Mayor Hales for his report.

### **Citizen Comments**

The meeting was open for public comment.

Lawrence Horman

Shared information about homeless issues and assist with the county’s Medical Vulnerable Housing Program.

Councilmember Dominguez read an email she received into the record from Brent Barnett- District 3

*I don't have much time, but I just wanted to quickly mention something to you that goes to the heart of the difficulties the citizens have with city government. I hope we can talk more about it and brainstorm how things could be changed.*

*The city keeps doing the same thing over and over and not understanding that they are not connecting with the citizens.*

*The Design Guidelines on the agenda today are just this kind of thing. Instead of starting by talking with the citizens and figuring out what citizens would actually like, the staff develops this huge package and then brings it to the planning commission and city council in a so-called public hearing.*

*This is a huge part of getting a good downtown and yet the staff just does things without the citizens.*

*The project is just so far down the road that the citizens can't do anything about it. As we keep learning over and over, the planning commission and city council just don't give you good interaction with the public.*

*This way of doing things is what people hate about the city.*

*The open house in the fall was a good start at doing things differently. The main problem was that it was so late in the process.*

*I don't know how we get everyone to see this more clearly. The city has been so cut off from the citizens for so long. We just need things to be presented to the citizens, so we get their views and ideas and participation.*

*These are just some rough thoughts. I hope we can talk about it later. I think there is a lot we could do and maybe we can help the mayor understand that if you want citizens to be involved you have to work at it.*

*Thanks for everything you do. I just want to support you in any way I can. Let me know what I could do to help.*

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

### **Consent Agenda**

- 1. Consider confirmation of the mayor's reappointment of Max Derrick to the Senior Recreation Center Advisory Board.**
- 2. Consider confirmation of the mayor's appointment of Ronald Liljegren to the Senior Recreation Center Advisory Board.**

#### **Presenting: Mayor Hales**

Mayor Hales introduced the two individuals on the consent agenda:

- Max Derrick is recommended for re-appointment on the Senior Recreation Center Advisory Board from February 2022 to January 2025.
- Ronald Liljergren is recommended for appointment on the Senior Recreation Center Advisory Board from February 2022 to January 2025. Liljergren will take the place of Edward Houston.

#### **MOTION:**

*Councilmember Hrechkosy moved to approve the Consent Agenda Item one and two. The motion*

*was SECONDED by Councilmember Dominguez.*

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez,*

*Councilmember Cotter*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

## **Public Hearings**

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

- 1. Consider a resolution appointing Laverne A. Snow to the South Salt Lake Valley Mosquito Abatement District Board.**

[Presentation: Kat Martinez, Council Chair](#)

[Resolution 22-06](#)

### **Presentation**

Kat Martinez introduced Laverne Snow. Snow will be appointed to the South Salt Lake Valley Mosquito Abatement District Board for a four-year term.

### **Citizen Comments**

The public hearing was open for public comment.

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

### **MOTION**

Councilmember Dominguez moves to adopt the resolution. The motion was SECONDED by Councilmember Hrechkosy.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

2. Consider an ordinance amending sections 12.28.030 AND 12.28.040 of the Murray City Municipal code related to golf course fees.

Presentation: Kim Sorensen, Parks and Recreation Director

Ordinance O22-09

Committee of the Whole Presentation on [February 15, 2022](#)

#### **Presentation**

Kim Sorensen shared the proposed changes are intended to amend sections 12.28.030 AND 12.28.040 of the Murray City Municipal codes related to golf course fees.

The staff has completed a fee survey of other golf courses that resemble our golf course and the changes requested tonight reflect the average of those golf courses. The increase tonight is approximately 12 percent to 15 percent on average with one exception. The Golf Cart rentals increase to 25 percent to pay for the cost of the new golf cards, maintenance, and electricity.

#### **Citizen Comments**

The public hearing was open for public comment.

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

#### **MOTION**

Councilmember Hrechkosy moves to adopt an ordinance. The motion was SECONDED by Councilmember Martinez.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

#### **Business Item**

1. Consider a resolution approving the mayor's appointment of Jennifer Stout as the City

**Treasurer.**

Presentation: Mayor Brett A. Hales

Resolution Number: R22-07

Mayor Hales introduced Jennifer Stout as his appointed City Treasurer. Stout was selected from twelve highly qualified candidates by an interview committee and also interviewed by Mayor Hales. Mayor Hales believes she is fully capable and prepared to be the City Treasurer and will be a great addition to the Finance Staff.

**MOTION:** Councilmember Dominguez moved to adopt the resolution. The motion was SECONDED by Councilmember Martinez.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter.*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

Jennifer Stout was invited to the podium and said she has worked for Murray City for a year and is excited about this new opportunity. Stout introduced her parents and boyfriend who were present in the audience.

Laura Bown, Deputy City Recorder administered the Oath of Office to Jennifer Stout in a swearing-in ceremony.

Councilmembers congratulated Jennifer Stout on the promotion.

- 2. Consider a resolution approving a public entity resolution authorizing certain employees to access and transact with city Public Treasurer's Investment Fund (PTIF) accounts.**

Presentation: Emily Barton

Resolution Number: R22-08

Emily Barton shared that the proposed resolution is required to allow City Treasurer, Jennifer Stout, and City Finance and Administration Director, Brenda Moore to access and transact with the city Public Treasurer's Investment Funds (PTIF) accounts.

The State treasurer requires that when a change is made to the authorized administrators of the City's PTIF investment account, the changes must be confirmed by the governing

body through a resolution. We are changing the authorized individuals to Brenda Moore, and Jennifer Stout. Wendell Coombs was removed as an Administrator in January when he retired. The PTIF requires at least two individuals have this authority. To maintain internal control the City Controller, who has no authority to transact business with the PTIF, reconciles the PTIF accounts monthly, and has read-only access to the PTIF accounts.

**MOTION:** Councilmember Dominguez moved to adopt the resolution. The motion was **SECONDED** by Councilmember Martinez.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter.*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

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

Presentation: Danny Astill, Public Works Director, and Jared Hall, Community Development Supervisor

Ordinance Number: O22-10

Committee of the Whole – [March 1, 2022 \(same day\)](#)

Jared Hall shared the purpose of the proposed changes tonight is intended to amend Chapter 2.68 of the Murray City Municipal Code relating to the Murray City Center District Design Review Committee.

Applications for development in the Murray City Center District zone (MCCD) must be approved by the Planning Commission. Before they can be reviewed by the Planning Commission, they must be reviewed by the Murray City Center District Design Review Committee (MCCD DRC). Changes to the MCCD Zone as in Chapter 17.170 of the Land Use Ordinance have been made which include a re-naming of the MCCD DRC. It is now referred to as the "Murray City Center District Review Committee". The Committee is established in Chapter 2.68 of the Murray Municipal Code. The amendment proposed here is simply to rename the Committee in Chapter 2.68 as well. Through most of the chapter, it is simply noted as "the committee". Two references need to be changed and are noted in strikeout on the attachment.

Hrechkosy asked for clarification on the committee meeting annually, instead of quarterly.

Hall clarified that they would hold meetings as applications come in.

**MOTION:** Councilmember Dominguez moved to adopt the resolution with the meetings being held quarterly. The motion was SECONDED by Councilmember Hrechkosy.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Hrechkosy, Councilmember Martinez, Councilmember Cotter.*

*Nays: None*

*Abstentions: None*

*Excused: Councilmember Turner*

*Motion passed 4-0*

**4. Consider a resolution approving the City Council's appointment of representatives to Boards and Committees.**

Presentation: Kat Martinez

Resolution Number: R22-09

Previous City Council Discussion: [January 4, 2022](#), continued to Committee of the Whole on [January 18, 2022](#).

Councilmember Martinez shared the purpose of the request is to appoint a City Council member to the Capital Improvement Program.

On January 18, 2022, the council met during the Committee of the Whole meeting and appointed:

- 1) Councilmember Diane Turner to the Association of Municipal Councils.
- 2) Councilmember Pam Cotter to the Capital Improvement Program.
- 3) Councilmember Rosalba Dominguez to the Utah League of Cities and Towns Legislative Policy Committee.
- 4) Councilmember Pam Cotter to the Chamber of Commerce Board.

At the time, Council seat 5 was vacant and they wanted to wait until that position was filled to finalize the appointments. Councilmember Martinez shared the nomination of Garry Hrechkosy to fill the second seat as the Capital Improvement Program Committee member.

**MOTION:** Councilmember Dominguez moved to adopt the resolution. The motion was SECONDED by Councilmember Cotter.

*Council roll call vote:*

*Ayes: Councilmember Dominguez, Councilmember Martinez, Councilmember Cotter*

*Nays: None*  
*Abstentions: Councilmember Hrechkosy*  
*Excused: Councilmember Turner*

*Motion passed 3-0*

Councilmembers congratulated Garry Hrechkosy on the appointment.

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

Mayor Hales shared the following announcements:

- Jared Hall was announced as the new Community and Economic Development Director. He is replacing Melinda Greenwood who left back in December.

Council members shared thanks to the presenters and staff.

### **Adjournment**

The meeting was adjourned at 7:28 p.m.

---

Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Special Recognition



**MURRAY**  
CITY COUNCIL

# Special Recognition #1



**MURRAY**

# Murray City Power

## Arbor Day Joint Resolution

### Council Action Request

#### Council Meeting

Meeting Date: April 5, 2022

<b>Department</b> Director Blaine Haacke	<b>Purpose of Proposal</b> Resolution for Arbor Day May 6, 2022
<b>Phone #</b> 801-264-2728	<b>Action Requested</b> Approval of resolution.
<b>Presenters</b> Matt Erkelens	<b>Attachments</b> Resolution
	<b>Budget Impact</b> N/A
<b>Required Time for Presentation</b> 10 Minutes	<b>Description of this Item</b> Approval of Joint Resolutions with City Council and Mayor.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b> Brett A Hales Digitally signed by Brett A Hales Date: 2022.03.22 16:52:38 -06'00'	Any additional space needed is available on second page.
<b>Date</b> March 2, 2022	

**From:** [Kathy Miller](#)  
**To:** [Barbara Ishino](#)  
**Cc:** [Tammy Kikuchi](#); [Jennifer Kennedy](#)  
**Subject:** RE: Arbor Day Resolution  
**Date:** Tuesday, March 22, 2022 3:10:37 PM  
**Attachments:** [image001.png](#)

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Thanks Barbara. I am copying Tammy Kikuchi and Jennifer Kennedy on this thread so they can update their records.

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**Kathy Miller**  
Administrative Assistant | Murray City Mayor's Office  
5025 S. State Street | Murray, Utah 84107  
Phone: (801) 264-2606

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**From:** Barbara Ishino <[bishino@murray.utah.gov](mailto:bishino@murray.utah.gov)>  
**Sent:** Tuesday, March 22, 2022 2:47 PM  
**To:** Kathy Miller <[kmiller@murray.utah.gov](mailto:kmiller@murray.utah.gov)>  
**Subject:** Arbor Day Resolution

Kathy,

I just wanted you to know that there has been a change on the agenda for the Arbor Day Resolution on the April 5<sup>th</sup> Council meeting.

Darin Bird, Shade Tree and Beautification Commission member, will be there instead Matt Erkelens.

Is there anyone else I need to inform?

Thanks!

---

**Barbara Ishino**  
Office Administrator III | Murray City Power Department  
153 West 4800 South | Murray, Utah 84107  
Phone: (801) 264-2728



**A JOINT RESOLUTION OF THE MAYOR AND  
MUNICIPAL COUNCIL OF MURRAY CITY, UTAH  
DECLARING  
FRIDAY, MAY 6, 2022  
AS  
MURRAY ARBOR DAY**

**WHEREAS**, Arbor Day is observed throughout the nation and even throughout the world on April 29, 2022; as trees, wherever they are planted, are a source of joy and spiritual renewal; and

**WHEREAS**, no exact value can be placed on a tree, as the true value is in the eyes of the beholder and the psychological-emotional-spiritual relationship between people and trees is far-reaching and complex; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil from wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, as well as provide fun, shade, cover and even safety for us and other living creatures; and

**WHEREAS**, in preparing for the future, Murray City is committed to managing the confined spaces along streets and near buildings, so we have a peaceful co-existence between trees, utilities, buildings and people; and

**WHEREAS**, Murray City's Shade Tree and Beautification Commission has as its prime objective: the beautification of our city, by promoting the planting and care of trees and vegetation that will continually add beauty and value to our community, making it a more enjoyable and desirable place to work, play and live. As a **TREE CITY USA**, now for **45 years**, we are reminded that: "**Murray is a City Without Equal**"; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and the Municipal Council of Murray City do hereby declare

**Friday, May 6, 2022  
as  
MURRAY ARBOR DAY**

and urge all citizens to support efforts to protect our trees and woodlands, to plant trees that will gladden the heart and promote the well-being of this and future generations, while beautifying our city.

**PASSED, APPROVED, AND ADOPTED** by the Mayor and the Murray City Municipal Council the **5<sup>th</sup> day of April 2022**.

Murray City Corporation

Murray City Municipal Council

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Brett A. Hales, Mayor

---

Kat Martinez, Chair, District 1

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Pam Cotter, District 2

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Rosalba Dominguez, District 3

Attest:

---

Diane Turner, District 4

---

Brooke Smith, City Recorder

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District 5



**MURRAY**  
CITY COUNCIL

# Special Recognition #2



**MURRAY**

# City Council

## Joint Resolution supporting Child Abuse Prevention Month

### Council Action Request

#### Council Meeting

Meeting Date: April 5, 2022

<b>Department Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b> A Joint Resolution supporting April 2021 as Child Abuse Prevention Month
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only
<b>Presenters</b> Mayor Hales Sheri Van Bibber	<b>Attachments</b> Joint Resolution
<b>Required Time for Presentation</b>	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> A Joint Resolution of the Mayor and the Municipal Council of Murray City, Utah in Support of the Murray Exchange Club by Recognizing and Declaring April 2022 as Child Abuse Prevention Month.
<b>Mayor's Approval</b>	
<b>Date</b> March 24, 2022	

## **Resolution # 22-15**

### **A Joint Resolution of the Mayor and the Municipal Council of Murray City, Utah In Support of the Murray Exchange Club by Recognizing and Declaring April 2022 As Child Abuse Prevention Month**

**WHEREAS**, the children of Murray are the future of our state's success and investing in their general welfare, safety and livelihood are of utmost priority; and

**WHEREAS**, all children deserve to grow up in a safe and nurturing environment to assure they reach their full potential as they grow and develop; and

**WHEREAS**, the protection of children and strengthening of families is of concern and responsibility of all Murray citizens because the wellness of children affects our lives now and will continue to affect us in the future; and

**WHEREAS**, child abuse is a serious problem with 149 confirmed child victims in the city of Murray, last fiscal year with each of those cases impacting an entire family and affecting the community as a whole; and

**WHEREAS**, child abuse respects no racial, religious, socio-economic, or geographic boundaries, and

**WHEREAS**, all citizens of Murray need to become more aware of child abuse and its prevention within their respective communities and actively encourage and support parents to raise their children in a safe and nurturing environment, and

**WHEREAS**, preventing child abuse requires each member of the community to be attentive to the problems of families around them and commit to do everything they can to help.

**WHEREAS**, The National Exchange Club has adopted this cause as its National Project and is supporting parent aide programs, parenting classes, educational programs and community service activities, and is helping to make significant progress in stopping this crime against families and children; and

**WHEREAS**, the Murray Exchange Club members are active and positive participants in the City of Murray in accordance with the standards of the National Exchange Club; and

**WHEREAS**, The Murray Exchange Club is anxious and appreciative to share this worthwhile cause and opportunity with Murray City;

**NOW THEREFORE**, the Mayor and City Council of Murray on behalf of the 50,637 citizens, proclaim April 2022 as **CHILD ABUSE PREVENTION MONTH** and we call upon all our citizens to renew their commitment to be educated on the impact of child abuse and join in working

for its prevention within our communities.

**BE IT FURTHER RESOLVED**, that in support of the Murray Exchange Club and this worthwhile cause, Murray City will fly the Child Abuse Prevention Flag in front of City Hall under our flags from April 1st through April 30th.

We are appreciative of the work, care, and concern that our Victim Advocates, Police and Detectives put forth in dealing with these tough cases. It is our hope that those numbers will decrease as families develop healthy caring, nurturing, and loving relationships; and

**BE IT STILL FURTHER RESOLVED**, we commend the Murray Exchange Club for their continued efforts in helping families break free from this vicious cycle of Child Abuse. Our Nation's greatest asset is our children. All Children deserve to grow-up in a safe and nurturing environment to assure they reach their full potential.

Passed, Approved and Adopted this 5<sup>th</sup> day of April, in the year 2022.

Murray City Corporation

Murray City Municipal Council

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Mayor Brett A. Hales

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Kat Martinez, District 1

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Pam Cotter, District 2

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Rosalba Dominguez, District 3

ATTEST:

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Brooke Smith, City Recorder

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Diane Turner, District 4

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Garry Hrechkosy, District 5



**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**

**Council Action Request**

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

**Council Meeting**

Meeting Date: April 5, 2022

<b>Department Director</b> Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2021-2022 budget
<b>Phone #</b> 801-264-2513	<b>Action Requested</b> Discussion
<b>Presenters</b> Brenda Moore	<b>Attachments</b> Proposed Ordinance
<b>Required Time for Presentation</b> 15 Minutes	<b>Budget Impact</b> Budget Amendment
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> A budget opening public hearing has been scheduled for April 5. The opening will request funds and budget adjustments for the following: <ol style="list-style-type: none"><li>1. In the General Fund receive a \$5,000 grant from the Utah Department of public Safety Alcohol &amp; Drug Fee Committee (ADF) for the purchase of an in-car camera system. Total cost of the system was \$5,424 the police will use existing small equipment budget for the remaining \$424.</li><li>2. In the General Fund Building division transfer \$160,000 from personnel expenditures to operating expenditures for professional services. We have not been successful in filling the vacant building inspector positions, therefore we are spending more in professional services to have outside engineering firms do those inspections.</li></ol>
<b>Mayor's Approval</b> Brett A Hales  Digitally signed by Brett A Hales Date: 2022.03.22 16:56:09 -06'00'	
<b>Date</b> March 22, 2022	

## **Continued from Page 1:**

3. In the CIP Fund, allocated \$200,000 from reserves to replace the amphitheater seating from benches to stadium seats. The seating was not replaced when the amphitheater was remodeled in 2017. The change will not decrease the seating capacity, it will make watching a production more comfortable for patrons.
4. In the Wastewater Fund allocate \$60,000 to salaries and benefits and increase the Impact Fee budget by \$60,000. One person has retired and another will probably retire before the fiscal year end. This increase in budget is needed due to the payout of accrued sick, vacation and compensated time.
5. In the Wastewater Fund receive \$1,000,000 of ARPA grant funding and allocate it for wastewater infrastructure projects.
6. In the General Fund transfer \$44,167 from non departmental miscellaneous to debt service Interest for the May 1 interest payment on the HB244 Sales Tax bond. (new since COW)
7. In the Storm Water Fund allocate \$50,000 from reserves due to increased costs to complete the Walden Glen project. Storm water was supposed to pay \$500,000 for the Vine Street storm water project. Trae was able to get the State of Utah to pay for the storm water line, so that budget was re-purposed to purchase a vacuum truck \$462,000, and also cover a portion of the Walden Glen overage. Our current truck has broken down, and will not be fixed. We should receive the new truck by April 1.

In this budget opening I will also include language which will allow me to transfer the following things to the CIP fund at the end of the fiscal year and adjust the transfer budget accordingly: The amount of Transportation Sales tax received which is greater than the budget, ARPA grant funds received which have not been allocated (currently \$1,894,678), and any amounts necessary to keep our General Fund fund balance between 25 and 26 percent of revenue.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 5<sup>th</sup> day of April 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 hearing to receive public comment concerning amending the City's fiscal year 2021–2022 budget. A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 115, Murray City Center, Murray, Utah, (801) 264-2660 during normal business hours beginning March 25, 2022.

DATED this 23<sup>rd</sup> day of March 2022.



MURRAY CITY CORPORATION

A blue ink signature of Brooke Smith.

Brooke Smith  
City Recorder

DATE OF PUBLICATION: March 25, 2022  
PH22-14

1. in three public places within the city;
2. on the Utah Public Notice Website;
3. on the home page of the Murray City website.

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. \$5,000 Utah Department of Public Safety Alcohol and Drug Fee (ADF) Committee grant for an in-car camera system, and;
  - b. \$160,000 from Salaries and Benefits in the building department to operations professional services in the building department, and;
  - c. \$44,167 from Non-departmental Miscellaneous expense to Debt Service interest expense for the interest payment on the 2021 sales tax bond.
2. In the Capital Project Fund appropriate \$200,000 from reserves for new seating at the amphitheater.
3. Receive and appropriate the following grants and/or reimbursements in the Wastewater Fund with no financial impact:
  - a. Receive \$1,000,000 from the American Rescue Plan Act (ARPA) State & Local Fiscal Recovery Fund (SLSRF) receipts and appropriate to infrastructure projects, and;
  - b. Receive \$60,000 from Impact Fee receipts and appropriate to salaries and benefits.
4. In the Storm Water Fund appropriate \$50,000 from reserves for the Walden Meadows storm water projects.
5. Authorize the Director of Finance and Administration to transfer any amount the transportation sales tax revenue is above budget to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
6. Authorize the Director of Finance and Administration to transfer any amount of unallocated ARPA funds received to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
7. Authorize the Director of Finance and Administration to transfer any amount from the General Fund to the Capital Projects fund at the close of fiscal year 2021-

2022 which exceeds a 26% fund balance as determined by Utah Code Ann section 10-6-116 and adjust the budget accordingly.

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 April 5, 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. \$5,000 Utah Department of Public Safety Alcohol and Drug Fee (ADF) Committee grant for an in-car camera system, and;
  - b. \$160,000 from Salaries and Benefits in the building department to operations professional services in the building department, and;
  - c. \$44,167 from Non-departmental Miscellaneous expense to Debt Service interest expense for the interest payment on the 2021 sales tax bond.
2. In the Capital Project Fund appropriate \$200,000 from reserves for new seating at the amphitheater.
3. Receive and appropriate the following grants and/or reimbursements in the Wastewater Fund with no financial impact:
  - a. Receive \$1,000,000 from the American Rescue Plan Act (ARPA) State & Local Fiscal Recovery Fund (SLSRF) receipts and appropriate to infrastructure projects, and;
  - b. Receive \$60,000 from Impact Fee receipts and appropriate to salaries and benefits.
4. In the Storm Water Fund appropriate \$50,000 from reserves for the Walden Meadows storm water projects.
5. Authorize the Director of Finance and Administration to transfer any amount the transportation sales tax revenue is above budget to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.

6. Authorize the Director of Finance and Administration to transfer any amount of unallocated ARPA funds received to the Capital Projects fund at the close of the fiscal year 2021-2022 and adjust the budget accordingly.
7. Authorize the Director of Finance and Administration to transfer any amount from the General Fund to the Capital Projects fund at the close of fiscal year 2021-2022 which exceeds a 26% fund balance as determined by Utah Code Ann section 10-6-116 and adjust the budget accordingly.

*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

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Kat Martinez, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Brett Hales, Mayor

ATTEST:

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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.

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Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Public Hearing #2



**MURRAY**

## Council Action Request

# Public Works / Wastewater Division

## Murray City Municipal Wastewater Planning Program Report

### Council Meeting

Meeting Date: April 5, 2022

<b>Department Director</b> Danny Astill	<b>Purpose of Proposal</b> Presentation of Murray City's Municipal Wastewater Planning Program Report (MWPP).
<b>Phone #</b> 801-270-2404	<b>Action Requested</b> Review, comment, approve and adopt the 2021 MWPP report being submitted to the State of Utah, Division of Water Quality.
<b>Presenters</b> Ben Ford Danny Astill	<b>Attachments</b> MWPP report, Public Notice and Council Resolution
<b>Required Time for Presentation</b> 15	<b>Budget Impact</b> No budget impacts beyond what has already been approved in the Wastewater Master Plan and on going budgets.
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Attached, is our calendar year 2021, MWPP report. This report is a requirement of our wastewater collections system operating permit and a condition of receiving any State of Utah financial assistance loans such as the ones we are participating in with the Central Valley Water Reclamation Facility. This report provides general and specific information about the following: * The overall condition of our collections system * Average yearly users charges * Financial health of our wastewater fund * If we have a written Management Plan and if we are in compliance * If we have completed a Capacity Assurance Plan or Wastewater Master Plan with hydraulic modeling of our collections system as part of that plan.
<b>Mayor's Approval</b> Brett A Hales Digitally signed by Brett A Hales Date: 2022.03.22 16:56:56 -06'00'	
<b>Date</b> January 31, 2018	



## Murray City Corporation

NOTICE IS HEREBY GIVEN that on the 5<sup>th</sup> day of April, 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 consider and intends to approve by resolution the 2021 Municipal Wastewater Planning Program Report. A copy of the 2021 Municipal Wastewater Planning Program Report will be available for public inspection at the Murray City Public Works Department offices located at 4646 South 500 West, Murray, Utah 84123, and the Murray City Library located at 166 East 5300 South, Murray, Utah 84107.

The purpose of this hearing is to receive public comment concerning the proposed approval of the 2021 Municipal Wastewater Planning Program Report as described above.

DATED this 21<sup>st</sup> day of March, 2022.

MURRAY CITY CORPORATION



Brooke Smith  
City Recorder



DATE OF PUBLICATION: March 25, 2022

PH22-17

Posted to the City's website

Posted to the Utah Public Notice Website

Posted in 3 locations within the City

**RESOLUTION NO. \_\_\_\_\_**

# A RESOLUTION APPROVING THE 2021 MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT

WHEREAS, Murray City has prepared its 2021 Municipal Wastewater Planning Program (“MWPP”) Report; and

WHEREAS, a copy of the MWPP report is available for public inspection at the Murray City Public Works Department, 4646 South 500 West, Murray Utah; and

WHEREAS, pursuant to proper notice, the Murray City Municipal Council (“Council”) on April 5, 2022, held a public hearing to receive public comment on the MWPP; and

WHEREAS, the Council has reviewed the MWPP and after considering the public input, the Council is prepared to approve and adopt the MWPP; and

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

1. It hereby adopts the Murray City 2021 Municipal Wastewater Planning Program Report, a copy of which is attached.
2. The City has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.
3. The Murray City 2021 Municipal Wastewater Planning Program Report shall be available for public inspection at the office of the Department of Public Works, 4646 South 500 West, Murray Utah.

## MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

**ATTEST:**

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Brooke Smith, City Recorder

*Municipal Wastewater Planning Program (MWPP)*  
*Annual Report*  
*for the year ending 2021*  
**MURRAY CITY PUBLIC SERVICES**

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

**Please download a copy of your form by clicking "Download PDF" below.**

Below is a summary of your responses

[Download PDF](#)

**SUBMIT BY APRIL 15, 2022**

Are you the person responsible for completing this report for your organization?

Yes

No

This is the current information recorded for your facility:

<b>Facility Name:</b>	MURRAY CITY PUBLIC SERVICES
<b>Contact - First Name:</b>	Benjamin
<b>Contact - Last Name:</b>	Ford
<b>Contact - Title</b>	Wastewater Superintendent
<b>Contact - Phone</b>	9

Contact - Phone:	801-270-2474
Contact - Email:	bford@murray.utah.gov

Is this information above complete and correct?

Yes  
 No

Your wastewater system is described as Collection & Financial:

**Classification:** COLLECTION

**Grade:** III

(if applicable)

**Classification:** -

**Grade:** -

Is this correct?

**WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.**

Yes  
 No

Click on a link below to view a previous year's examples of sections in the survey:

(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)  
[MWPP Discharging Lagoon.pdf](#)  
[MWPP Financial Evaluation.pdf](#)  
[MWPP Mechanical Plant.pdf](#)  
[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

Yes

No

## *Financial Evaluation Section*

Form completed by:

Benjamin Ford

### Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Are Debt Service Reserve Fund<sup>6</sup> requirements being met?

What was the annual average User Charge<sup>16</sup> for 2021?

463.32

Do you have a water and/or sewer customer assistance program \* (CAP)?

Yes

## Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems <sup>15</sup> ?	<input type="radio"/>	<input checked="" type="radio"/>
Are sewer revenues <sup>14</sup> sufficient to cover operations & maintenance costs <sup>9</sup> , and repair & replacement costs <sup>12</sup> (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	<input checked="" type="radio"/>	<input type="radio"/>
Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>
Has a repair and replacement sinking fund <sup>13</sup> been established for the sewer system?	<input checked="" type="radio"/>	<input type="radio"/>
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input checked="" type="radio"/>	<input type="radio"/>

## Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements <sup>3</sup> projects?	<input checked="" type="radio"/>	<input type="radio"/>
Has a Capital Improvements Reserve Fund <sup>4</sup> been established to provide for anticipated capital improvements?	<input checked="" type="radio"/>	<input type="radio"/>

capital improvement projects?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the **next five years**?



Are projected Capital Improvements Reserve Funds sufficient for the **next ten years**?



Are projected Capital Improvements Reserve Funds sufficient for the **next twenty years**?



## Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study<sup>11</sup> within the last five years?



Do you charge Impact fees<sup>8</sup>?



2021 Impact Fee (if not a flat fee, use average of all collected fees) =

1372.00

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?



Do you maintain a Plan of Operations<sup>10</sup>?



Have you updated your Capital Facility Plan<sup>2</sup> within the last five years?



Yes

No

Do you use an Asset Management<sup>1</sup> system for your sewer systems?



Describe the Asset Management System (check all that apply)

**Spreadsheet**

**GIS**

**Accounting Software**

**Specialized Software**

**Other**

Yes

No

Do you know the total replacement cost of your sewer system capital assets?



**2021 Replacement Cost =**

6,875,000

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?



What is the sewer/treatment system annual asset renewal\* cost as a percentage of its total replacement cost?



What is the sewer/treatment system annual asset renewal\* cost as a percentage of its total replacement cost?

2.25

## Part V: PROJECTED CAPITAL INVESTMENT COSTS

### Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2022	1,003,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2022 thru 2026	7,138,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2027 thru 2031	8,000,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2032 thru 2036	9,500,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2037 thru 2041	12,000,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

Yes

## *Collections System Section*

Form completed by:

May Receive Continuing Education /units (CEUs)

Benjamin Ford

## Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

42"

What is the average depth of the collection system (in feet)?

8 Feet

What is the total length of sewer pipe in the system (length in miles)?

133.7

How many lift/pump stations are in the collection system?

3

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

Fairbourne lift station- 1100 GPM

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

- Yes
- No

What year was your collection system first constructed (approximately)?

1917

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1972

## PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

*The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):*

**Class 1** - a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the state.

**Class 2** - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

SSO criteria.

Below include the number of SSOs that occurred in year: 2021

	Number
Number of Class 1 SSOs in Calendar year	0
Number of Class 2 SSOs in Calendar year	1

Please indicate what caused the SSO(s) in the previous question.

A basement backup occurred at 333 E. Clark street due to a root ball in the main line. The roots have since been cut and treated and added to our annual root treatment list.

Please specify whether the SSOs were caused by contract or tributary community, etc.

NA

### Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes  
 No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

Number of new commercial/industrial connections in the last year

7

Number of new residential sewer connections added in the last year

88

Equivalent residential connections<sup>7</sup> served

95

## Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

9

Approximate population served

36800

*State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.*

List the designated Chief Operator/DRC for the Collection System below:

	Name	Grade	Email
	First and Last Name		Please enter full email address
Chief Operator/DRC	Benjamin Ford	IV	bford@murray.utah.gov

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name
	separate by comma
SLS <sup>17</sup> Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Danny Astill, Randy Kenney, Jayson Perkins, Troy West, Gary Gustafson,

List all other Collection System operators by certification grade, separate names by commas:

	Name
	separate by comma
SLS <sup>17</sup> Grade I:	
Collection Grade I:	Brandon Boer, Lawrence Roybal
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Steve Kollman, Michael Blair
No Current Collection Certification:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

## Part V: FACILITY MAINTENANCE

Yes

No

Have you implemented a preventative maintenance program for your collection system?

Have you updated the collection system operations and maintenance manual within the past 5 years?

Do you have a written emergency response plan for sewer systems?

Do you have a written safety plan for sewer systems?

Is the entire collections system TV inspected at least every 5 years?

Is at least 85% of the collections system mapped in GIS?

## Part VI: SSMP EVALUATION

Yes

No

Has your system completed a Sewer System Management Plan (SSMP)?

Has the SSMP been adopted by the permittee's governing body at a public meeting?

Has the completed SSMP been public noticed?

During the annual assessment of the SSMP,

were any adjustments needed based on the performance of the plan?

Yes

No

## Date of Public Notice

04/03/2015

During 2021, was any part of the SSMP audited as part of the five year audit?

Yes  
 No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Standard Operating Procedures were updated.

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

Yes  
 No

## Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Murray City's collection system is in good operational condition. There are existing trouble spot area's that are defined and maintained on a weekly basis. Lines that have been identified for rehabilitation are on a scheduled list according to need. All

3 lift stations within the collection system are in good operational condition and are less than 25 years old.

What sewerage system capital improvements<sup>3</sup> does the utility need to implement in the next 10 years?

Upsizing of 10" line to 15" to prepare for future redevelopment. Diversion of flow away from our Fairbourne lift station by installing 2700 Feet of new pipe to prepare for future redevelopment. Identified collection lines and manholes will be rehabilitated using the process of pipe and manhole lining.

What sewerage system problems, other than plugging, have you had over the last year?

Root intrusion, manhole lid failures, unexpected damage from contractors working near collection lines.

Is your utility currently preparing or updating its capital facilities plan<sup>2</sup>?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100% Covered

Partially cover

Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

Yes

No

Any additional comments?

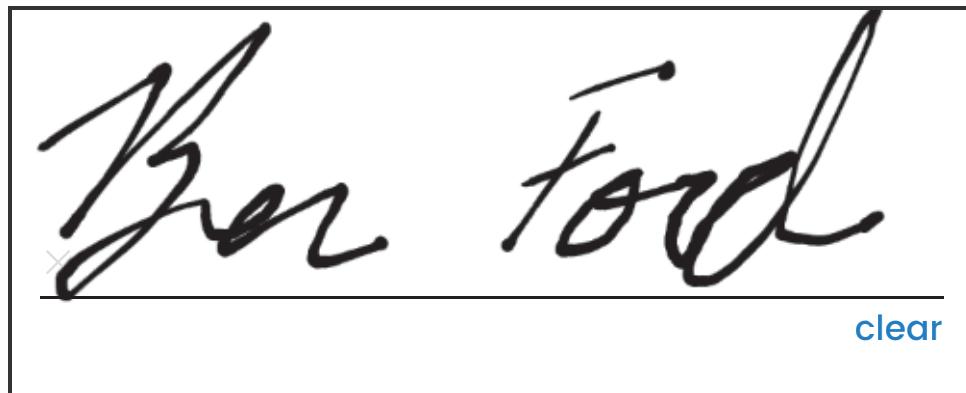
NA

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.



Has this been adopted by the council? If no, what date will it be presented to the council?

Yes

No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

04/08/2022

Please log in.

Email

PIN

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. Completion of the collection section meets the annual reporting requirement for the USMP. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

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**MURRAY**  
CITY COUNCIL

# Business Item



**MURRAY**

## **Council Action Request**

# **Community & Economic Development**

## **Murray City's Appointment to the Neighborworks Board**

### **Council Meeting**

Meeting Date: April 5, 2022

<b>Department Director</b> Brett Hales, Mayor	<b>Purpose of Proposal</b> Approval of a resolution affirming the Mayor's appointment of a representative to the Neighborworks Governing Board.
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> Approval of the resolution
<b>Presenters</b> Brett Hales, Mayor	<b>Attachments</b> Resolution
<b>Required Time for Presentation</b> 5 Minutes	<b>Budget Impact</b> None.
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> The City recently approved an agreement with Neighborworks of Salt Lake, continuing their mutual, on-going relationship in providing services for affordable housing. As a part of that agreement the City has a representative on the Neighborworks Governing Board. The attached resolution is to affirm the Mayor's appointment of Jared Hall, Community & Economic Development Director as the City's representative member of the Neighborworks Governing Board.
<b>Mayor's Approval</b>	
<b>Date</b> March 23, 2022	

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF A  
REPRESENTATIVE TO THE NEIGHBORWORKS GOVERNING BOARD.

WHEREAS, the Mayor needs to make an appointment to the governing board of NeighborWorks Salt Lake; and

WHEREAS, the Mayor has made an appointment to the governing board of NeighborWorks Salt Lake ; and

WHEREAS, the Mayor wants approval by the Murray City Municipal Council of the appointment.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the appointment of Jared Hall as the City's representative to NeighborWorks Salt Lake Board of Directors.

This appointment shall take effect immediately.

DATED this    day of           , 2022.

MURRAY CITY MUNICIPAL COUNCIL

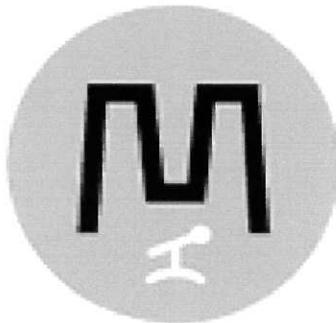
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Kat Martinez, Council Chair

ATTEST:

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Brooke Smith, City Recorder



MURRAY  
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# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

# Adjournment