



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

Meeting Minutes

Tuesday, July 19, 2022
Murray City Center

5025 South State Street, Council Chambers, Murray, Utah 84107

Attendance: Council Members and others:

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

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Brooke Smith	City Recorder	Crystal Brown	Council Office
Tammy Kikuchi	Chief Communications Officer	Jeff Puls	Murray Fire Department
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Russ Kakala	Public Works Director	Jaren Hall	CED Director
Kim Sorensen	Parks and Recreation Director	Kim Fong	Library Director
Rob White	IT Director	Loran Pasalich	Murray Chamber of Commerce
Brenda Moore	Finance Director	Camron Killman	IT
Katie Gardner	DITF Member	Residents	

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

Approval of Minutes: Committee of the Whole – June 21, 2022 - Ms. Cotter moved to approve. Ms. Turner seconded the motion. All in favor 5-0.

Discussion Items:

- **Recommendations from the DITF (Diversity and Inclusion Task Force)** – Ms. Martinez expressed appreciation for the amount of support given to the DITF. She discussed why equity work matters, how the task force was created, what recommendations came from the task force meetings and what the process could look like moving forward.

She said equity work is about focusing on everyone fairly, noticing who is in need of better access and inclusion, and providing the tools to give that access and inclusion. Providing the same access means seeing who needs more of a certain tool or who needs less of a certain tool. An important part of the Council's work is to change, amend or delete existing code, so it is their job to evaluate code that was adopted years ago. Reanalyzing code allows current officials to focus on proactively changing things

that can be improved upon.

Ms. Martinez noted task force members by name, gave a sampling of the task force population and explained that recommendations were designed to encourage inclusion and discourage prejudices and discrimination. She reviewed how policies should be examined going forward and felt the voices and values of the DITF resulted in two primary recommendations to the City. First, to hire a citywide Equity Director and second, to create an ongoing Equity Advisory Board. Since appointing volunteers to advisory boards and hiring staff is an administrative function and not legislative, the matter would be turned over to Mayor Hales who would make all related decisions. The Council would review and consider the recommendations and draft resolution on August 3, 2022.

- **MCCD (Murray City Center District) MU (Mixed Use) Zone** – Mr. Hall said the MCCD MU was not always comprehensive and provided more understanding about it. Ms. Turner asked what the process was for changing the MCCD Code. Mr. Hall said changing the zone means implementing a text amendment to City Code, which could be extensive depending on the number of changes made.

He said the Council could repeal the entire zone if desired, but that was not advised. He recommended Council Members have a workshop to determine what exact changes they want to make. Staff would present the proposed text amendments to the planning commission for their recommendation that would be returned to the City Council for final adoption.

Mr. Hall clarified that for this discussion he was only reviewing the MCCD MU zone – not to be confused with the other four mixed use zones that Murray allows. He said all MU zones were devised to accomplish different densities in different areas of the City; the other four MU zones are:

- MCMU (Murray Central MU) - Applied to a large areas adjacent to and around the Murray Central TRAX station.
- TOD (Transit Oriented Development) – Applied around the Murray North TRAX station known as Fireclay.
- CMU (Centers MU) – So far, only applied to the Pointe at 53rd Shopping Center on State Street.
- VMU (Village MU) – Has not been applied yet to any properties but is designed to add mixed use elements to areas for less intense density.

The MCCD zone is just under 100 acres and known as traditional “downtown” Murray. Located northeast of the Murray Central TRAX station, it extends further to the west of State Street and only east of State Street to Center Street; extending south to the southeast on Jones Court where the existing City Hall is located. Mr. Hall discussed why mixed-use would be good for the downtown and read the purpose statement for the MCCD that, in summary, is to promote mixed use developments. He explained MU zones are different from traditional zones because they try to promote traditional urban development patterns, by mixing residential with other uses with hopes to lessen the dependency on automobiles.

He reviewed MCCD development standards that control how tall, how dense, how far from the street projects are located; and how much parking should be provided for an MU project which is different from a commercial or residential zone. He reviewed parking requirements, height, required commercial space and setbacks, discussed block lengths, building sustainability, curb side management, landscaping, and amenities.

He said that right now residential densities in the MCCD west of State Street are 100 units per acre; and up to 80 units per acre are allowed east of State Street. Parking requirements are tied to the number of bedrooms provided in a unit.

Ms. Turner led a conversation about parking fees and asked if there was a way to stop developers from charging tenants with the fee. Mr. Hall said yes, City code could be written that way, but it is not something the City should decide. Ms. Turner felt parking fees cause many other parking problems if tenants do not want to pay for parking. Mr. Hall said having no parking fees would disincentivize people to keep cars they do not need. He believed with better access to transit, people would use public transportation more often. Ms. Turner said parking fees are costly for those just trying to find a place to live. Mr. Hall said the function of parking fees was worth looking at. Ms. Cotter noted that rent is often raised to cover reserved parking, so tenants pay for it one way or another. Ms. Turner thought assigned parking stalls would be sufficient rather than charging tenants who live in Murray's MU complexes. Mr. Hall said assigned parking was a possibility, but that would not stop tenants from parking in others' reserved stalls.

Ms. Dominguez led a discussion about constructing a public parking garage in the MCCD. Mr. Hall said the City considered building one in the past. The previous administration had discussions with private developers about it, and current architects of the new city hall are interested in planning for a parking structure. Because the new city hall property includes three large surface parking areas, the Redevelopment Agency could use revenue from the sale of the current city hall property to fund a parking garage that would be located on one of the surface parking lots in the future. Mr. Hall said parking structures are encouraged in all MU developments and he is comfortable with the current MCCD parking requirement that includes bicycle parking. Ms. Dominguez asked if permit parking could be implemented for the Vine apartment project. Mr. Hall said absolutely.

Mr. Hall discussed MCCD building heights where structures can currently be 10 stories high or 135 feet tall. However, if a project is located within 60 feet of a residential area, it can be no taller than 50 feet and if a project is located on Center Street north of Court Avenue a development can be no taller than 35 feet. He noted the current ordinance states that developers cannot build anything less than four stories high on the west side of State Street in the MCCD. This rule does not apply to the east side of State Street.

The MCCD commercial requirement was reviewed where commercial space is required on a main floor, with a depth of 40 feet, in all projects that front principal streets like Vine, 4800 South, Hanauer Street, Box Elder and State Street.

Mayor Hales led a conversation about MU projects that were thought to be the way of the future by locating businesses on the ground floor of high-density housing. He felt the concept was not successful because most existing commercial spaces remain vacant. Mr. Hall agreed the bottom floor commercial component is not used as much as they had hoped. He said money made from renting residential units subsidizes the lower portion where rent costs are very high. Ms. Dominguez suggested implementing programs to help fill those spaces. Mr. Hall said that may be a possibility in the future. Mr. Hrechkosy expressed disappointment when he saw many vacant commercial spaces in Fireclay and asked about required deadlines to fill those leased areas. Mr. Hall was uncertain about

legally forcing developers to commit to keeping business spaces full. He was willing to look into creating opportunities and finding ways to entice businesses to locate to MU ground floor spaces. Ms. Turner felt going after businesses aggressively would help and requested a more active relationship with the Murray Chamber of Commerce who might be able to provide ideas for getting businesses into MU developments. Ms. Cotter noted vacant commercial space at Murray Crossings and asked if they could be renovated as residential. Mr. Hall said those spaces were designed for commercial use and they could not be repurposed for residential. Mayor Hales said that developers make enough money from renting residential units that they do not have to lease out commercial space right away. Mr. Hall said the hope is for those commercial spaces to become more desirable over time and there are other ways to design mixed-use.

Mr. Hall said based on concerns of the Council, changes should be made to the MCCD MU zone. Zones should be developed in a way that everyone wants to see. MU projects only become neighborhoods when they include places for everyone to visit. He reviewed MCCD public space and access improvements like sidewalks, street furniture, trees, plazas, courtyards, outdoor dining and building design. He noted that setbacks would emphasize more public space. Ms. Turner asked about requiring zero-scaping at MU projects. Mr. Hall said the change could be easily made.

Mr. Hall reviewed the MCCD development process where all new developments in the MCCD require a review by the design review committee, which the body who looks at the proposals before the planning commission review. The design review committee makes a recommendation to the planning commission for the design review approval. If granted by the planning commission, recommendations are forwarded to the City Council.

Adjournment: 6:26 p.m.

Pattie Johnson
Council Office Administrator III