



## MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

### Meeting Minutes

**Tuesday, July 5, 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
G.L. Critchfield	City Attorney	Rob White	IT Director
Jared Hall	CED Director	Zach Smallwood	CED Associate Planner
Kim Sorensen	Parks and Recreation Director	Brooke Smith	City Recorder
Camron Kollman	IT		

**Conducting:** Ms. Martinez called the meeting to order at 4:30 p.m.

**Approval of Minutes:** Committee of the Whole – June 7, 2022 - Ms. Cotter moved to approve. Ms. Dominguez seconded the motion. All in favor 5-0.

**Discussion Items:**

- **Parks and Recreation Department Report.** – Mr. Sorensen discussed the overall department that is made up of seven different divisions: Parks, Recreation, Cultural Arts, Facility Maintenance, Cemetery, Senior Recreation Center, and the Murray City Golf Course.

He gave a full report on each division that included items of interest and various completed and ongoing projects. He discussed staffing information related to full-time, part-time, seasonal, and volunteer workers. He provided updates about park pavilions, new playgrounds, new electric maintenance equipment and discussed operation costs, hours of operation, revenue, daily admission, and rental fees regarding the indoor and outdoor swimming pools. A chart was reviewed to show participation percentages, residential memberships, and non-residential attendance totals. All sports programs were outlined.

He explained how the Facilities Division staff oversees seven different Murray facilities, manages ongoing maintenance projects, and discussed what recent repair work was completed. He talked about the City's cemetery; the Murray City Museum; free events called Arts in the Park, arts education

and he shared this summer's entertainment schedule for the Amphitheater. There was a brief discussion about the Murray Fun Days and the Fourth of July parade; other annual events and programs were noted.

Regarding the Golf Division, Mr. Sorensen noted since purchasing new electric carts, Murray Parkway has gained a good reputation comparatively. Ms. Turner noted that recycled water was used for watering; with such a dearth of water she thought this was how the City justified watering greenways so regularly. Mr. Sorensen agreed the City does not use culinary water for watering grass and clarified how there are two different water sources available to the City. First, runoff water is collected from underneath Interstate 215; second, when there is no runoff water, well water is pumped from one of its wells located at Germania Park to the golf course. Both sources are high in salt, which is why trees struggle to grow at Murray Parkway.

- **MIH (Moderate Income Housing).** – Mr. Smallwood recapped about the passing of Utah's HB (House Bill) 462 that requires cities to update MIH housing plans by October 1, 2022. He said that from past MIH meetings held in May and June with both the City Council and the Murray Planning Commission, conversations provided good feedback for CED staff to move forward with drafting an update to the City's GP (General Plan) MIH section.

Mr. Smallwood explained with a tight schedule, next steps are to present the current report to the Murray Planning Commission in July, craft new language in a final draft for their public hearing in August; return to the City Council for final review at a Committee of the Whole meeting in September, and present final documents at a public hearing, also in September, during a council meeting.

He reviewed how HB-462 offered a large menu of choices for meeting MIH implementation plan requirements and that from City Council and Planning Commission input, staff narrowed down the choices to five preliminary MIH objectives. He explained staff would not be changing the goal of the City's 2017 GP MIH plan, which is: *Provide a diversity of housing through a range of types and development patterns to expand the moderate-income housing options available to existing and future residents*; but that staff would be crafting language for devising implementation plan strategies. He provided three potential alternative objectives, which the City is already doing, should the Council not like what CED staff recommended.

Ms. Martinez clarified Murray is required to pick five requirements from a large number of options, so that objectives can be specifically detailed and sent to the State accordingly; but the City can still explore other options. Mr. Smallwood agreed the City would always move forward with other plans that support MIH. He confirmed the updated MIH plan was being accomplished only to meet new legislation. He said the requirement for drafting implementation plans is unique to Utah because in accordance to the bill, cities are also required to establish a timeline for implementing each strategy and identify specific benchmarks as either one-time or ongoing; strategies would provide flexibility for cities to make adjustments.

Mr. Smallwood reviewed all five recommended menu items, correlating preliminary implementation strategies and all associated timeframes. He said all recommendations were subject to change if Council Members felt plans were too aggressive. There was a consensus that from the menu, all five options chosen by CED staff were acceptable. Mr. Smallwood stated that Murray City is far ahead of

many cities in MIH planning.

Ms. Cotter asked whether NeighborWorks would be involved in future developments related to HB-462. Mr. Hall said as NeighborWorks considers looking at Land Trusts and continues its relationship with Murray they might be a good candidate for the employee assistance programs, but not so much with these recommended objectives.

Ms. Turner led a discussion about how the City would approach low-income housing. Mr. Hall agreed it was difficult to provide housing for those in the 30% AMI (average median-income) range. New legislation was geared towards making it easier for developers to create housing, include MIH units in their projects and create density around transit stations. He said providing low-income housing was a problem before the housing shortage began and staff would continue to analyze how to offer incentivized subsidized units. Ms. Turner felt the issue is not being dealt with. Ms. Dominguez asked if the City is approached by developers seeking to provide low-income housing. Mr. Hall said sometimes; the City would work with companies looking for the low-income tax credit. For example, a project is coming soon to Fire Clay for ages 55 and over. However, it will only reach 50% AMI, which was not possible without federal financial assistance. He agreed the number of developers seeking those types of projects is low. Ms. Turner agreed. Mr. Hall said the City has done well to provide housing the best it can and supports ideas to provide affordable housing. Mr. Smallwood would return to the City Council in September 2022 with a final presentation.

**Adjournment:** 5:41 p.m.

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