



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

Meeting Minutes

Tuesday, September 6, 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
Tammy Kikuchi	Chief Communications Officer	Joey Mittelman	Fire Chief
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Jared Hall	CED Director	Zach Smallwood	Senior Planner
Laura Lloyd	Fire Administration	Brooke Smith	City Recorder
Russ Kakala	Public Works Director	Russ Kakala	Public Works Director
Brenda Moore	Finance Director	Loran Pasalich	Murray Chamber of Commerce
Ben Gray	IT	Rob White	IT Director
Residents			

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

Approval of Minutes: Committee of the Whole – August 2, 2022. Ms. Cotter moved to approve. Mr. Hrechkosy seconded the motion. All in favor 5-0.

Discussion Items:

- **Fire Department Report** – Chief Mittelman reviewed the overall functions and operations of firefighters and EMS (emergency medical services). He provided various bar graphs to analyze 2021 data regarding the number of emergency calls received for medical, transport and fire issues. Medical calls were much higher than the number of transport. Fire calls totaled 1,119, which was the lowest amount of fire calls in seven years and the most fire incidents occurred in June, July, and August.

Chief Mittelman said medical calls continue to increase higher than fire calls. Notable fire calls include gas leaks, structure fires, brush fires and ring removals. He outlined the average work day within the fire department, explained EMS management that involves CERT (Community Emergency Response Team) classes, whole community preparedness plans, drills throughout Murray City and emergency

operational plans and drills for individual Murray City departments. Recovery plan updates are also part of emergency management. He said anyone can get involved in community preparedness training. He reviewed the process for EMS equipment ordering and billing, discussed emergency logistics, fire investigation protocols and shared fire prevention outreach information.

- **FY (Fiscal Year) 2022-2023 Budget Amendment** – Ms. Moore discussed financial requests needed to roll forward unfinished projects, fund specific items, receive various grant money, adjust insurance premiums for open enrollment changes and allocate money for FY 2023 items related to the new city hall.
- **Ordinance related to land use; amends GP (General Plan) Chapter Nine related to MIH (Moderate Income Housing) Strategies** – Mr. Smallwood explained that the request to amend City Code was made by the City's planning division in order to submit an updated MIH report to the State by October 1, 2022. After many conversations with the Council and after intense study of legislative MIH material, five new strategies were chosen by the Council that would now be included in the City's GP MIH section and be sent to the State by the required deadline. Mr. Smallwood reviewed in detail all five strategies and the required implementation plans correlating to each strategy.

He said the Murray City Planning Commission held a public hearing on August 4, 2022 regarding the amendment and no public comment was received. He shared findings that were in harmony with State Legislation and the City's GP. He confirmed that the planning commission voted 6-0 to forward a recommendation of approval to the City Council and City staff also recommends the City Council approve the requested amendment. Council members would consider the ordinance at the September 20, 2022 council meeting in a public hearing.

- **Text Amendment to the Fireclay Master Transportation Plan** – Mr. Hall said the Fireclay Master Transportation Plan is part of the design guidelines of the TOD (Transit Oriented District) zone. The request to amend the location of a required street in the TOD at approximately 4410 south Main Street was made by Evergreen Developers.

He shared an ariel map to show the Fireclay area in the TOD zone, and a transportation plan map of correlating streets that now exist. He noted most streets in the area have been named, but the subject street was currently unnamed. The text amendment would allow an east to west street connection between Birkhill Boulevard to Main Street, by changing a proposed road from the north side of the property to the south side of the property for a potential development. He explained that after much thought the City's planning staff and engineers determined that the change would be beneficial to the overall future development of the area.

The Murray Planning Commission recommended approval to the City Council. If approved, Birkhill Boulevard would be extended further south which would open up more development to Salt Lake County and Utah Transit Authority properties near the Fireclay TRAX station. He pointed out that a circular emergency turnaround for fire apparatus would be provided at the south end of a planned parking structure.

- **GP Amendment from General Commercial to Residential Medium Density and a Zone Map Amendment from C-D (Commercial Development) to R-M-15 (Residential Medium Density) for the properties addressed 861 East Winchester Street and 6520, 6550 & 6580 South 900 East** – Mr. Hall

explained the request to amend the GP and change zoning for parcels that used to be the former RC Willey property. This means that the developer wants to change the Future Land Use Map designation from General Commercial development to Medium Density Residential and rezone the property from Commercial Development to the R-M-15 (Residential Medium Density Multi-Family).

Mr. Hall said this request is for R-M-15, or residential only. An aerial map was displayed to depict subject properties equivalent to 9.11 acres. He confirmed that there was support by the GP to implement this change to the zoning. Medium density as a land use category was reviewed which allows up to 12 units per acre. The R-M-15 allows a maximum height of up to 40 feet tall, parking of 2.5 spaces per dwelling unit and setbacks of 25 feet.

Mr. Hall discussed findings and objectives to confirm that the GP supports the proposal. He said the Boyer Company plans to construct townhomes, but the requested zoning does allow apartments. The R-M-15 requires 15% of open or green space, but with 12 units to the acre, green space could be as much as 30%. City planning staff supports the request and believes the development would be a good benefit to the area for transitioning the property without great impact to the neighboring residents. The Murray City Planning Commission recommended approval to the City Council to amend the GP and to rezone the property.

Adjournment: 5:14 p.m.

Pattie Johnson
Council Office Administrator III