



## MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE Meeting Minutes

**Tuesday, September 20, 2022  
Murray City Center**

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

**Attendance:**

**Council Members and others:**

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	Jared Hall	CED Director
G.L. Critchfield	City Attorney	Zack Smallwood	Senior Planner
Seth Rios	City Planner	Brenda Moore	Finance Director
Loran Pasalich	Murray Chamber of Commerce	Brooke Smith	City Recorder
Rachel Morot	Historic Murray 1 <sup>st</sup> Foundation	Residents	
Amy Thomas	Historic Murray 1 <sup>st</sup> Foundation		

**Excused:** Kat Martinez – Chair, District #1.

**Conducting:** Ms. Turner called the meeting to order at 4:15 pm.

**Approval of Minutes:**

- MCCD Zone Workshop – August 10, 2022 and Committee of the Whole – August 23, 2022. Ms. Cotter moved to approve both sets of minutes. Mr. Hrechkosy seconded the motion. All in favor 4-0.

**Discussion Items:**

**1. Historic Murray First Foundation:**

Vice-President Ms. Morot shared about the 501(c)(3) non-profit organization that advocates for historic preservation in Murray. They believe new construction and new developments are not the only way to redevelop and revitalize Murray communities and that sensitive respect to Murray's history should be part of updating communities. Their hope is to see Murray become a destination hometown for all of the Salt Lake Valley. It was noted that federal, state, and local resources are available to help protect and honor the preservation of historic buildings. Ms. Thomas, President of the Historic Murray First Foundation was invited to give the presentation.

Ms. Thomas said their goal is to create a better city by strategically meeting the desires of the existing community, while addressing future growth to provide a positive city image for future generations. She encouraged Council Members to prioritize historic preservation in Murray and explained how historic preservation creates healthy lifestyles, increases jobs and incomes, efficiently utilizes existing infrastructure, and grows the local economy. Additional benefits like affordable housing, preserved density and existing walkable communities were noted; and data was analyzed regarding economic benefits, local economies, and improved property values when buildings are re-used. Ms. Morot shared various requests in hopes to strengthen community advocacy and liaison between city officials, community members and the organization.

**2. Ordinance relating to land use; amends the GP (General Plan) from Low Density Residential and Office to Medium Density Residential and amends the Zoning Map from G-O (General-Office) and R-1-8 to R-M-15 for the properties located at 787 & 825-865 East 4800 South:**

Mr. Smallwood said applicants Allie Platt and the Lotus Company made the request in hopes of developing a new housing project. Currently, the existing office complex is nearly vacant and old buildings have reached their economic life.

A map was shared to point out that west of the office complex, property owners purchased a single-family home to accommodate redevelopment. The Future Land Use map was analyzed to confirm that a small portion of the property is categorized low-density residential, but the majority of it is slated as G-O. Both current categories and the existing zone were compared to the desired R-M-15. Mr. Smallwood said the Murray Planning Commission voted 5-0 in support of approval to the City Council on July 7, 2022, findings in the GP support the request and City staff also recommended approval.

Ms. Dominguez said the request was basically to get out of the G-O category. Mr. Smallwood agreed. Ms. Turner expressed concern about amending the GP so often. Mr. Smallwood explained the GP is also utilized to deny requests that are not fitting. When a proposed amendment is favored it is because City planners gave much thought and discussion to a request. Ms. Turner stressed it was the second time landowners requested an amendment and zone change for this property. Mr. Smallwood said it is allowed once a year.

**3. Ordinance relating to land use; amends the Zoning Map for the property located at 98 West Winchester Street from R-1-8 to R-N-B:**

Mr. Rios shared the Future Land Use map in accordance with the request to rezone the parcel. An aerial map was shown to pinpoint a small vacant corner. The hope is to combine the two lots and extend the parking area for the existing offices and condominiums located there. The small parcel is currently zoned as R-1-8, and it would be impossible to construct any building on it. Photos were displayed of the small vacant parcel. The Murray Planning Commission and City staff recommended approval of the rezone after public notice was given, a public hearing was held, no comments were received, and positive findings confirmed support for the request.

**4. Ordinance relating to land use; amends the Zoning Map for the property located at 64 and 72 West Woodrow Street from G-O to R-1-8:**

Mr. Rios explained the request was made by the Murray City School District that owns the property. Both parcels are currently zoned for G-O use, but the school district would like to see the zone

changed to R-1-8 residential. This would allow the Murray High construction students to build two single-family homes as part of the school's construction program. Photos were shared of the unused properties and Mr. Rios compared the proposed low-density residential designation to the current G-O use. GP objectives that support the request were reviewed. Both City staff and the Murray City Planning Commission recommended approval to the City Council due to positive findings and a public hearing that was held by the planning commission where no public comment was given.

**Adjournment:** 5:14 p.m.

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