



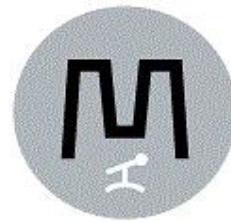
MURRAY
CITY COUNCIL

**Council Meeting
February 7, 2023**

Murray City Municipal Council

Notice of Meeting

February 7, 2023
Murray City Center
5025 South State Street, Murray, Utah 84107



Meeting Agenda

4:45 p.m. **Committee of the Whole** – Conference Room #107
Garry Hrechkosy conducting.

Approval of Minutes

Committee of the Whole – January 10, 2023

Discussion Items

1. Reports from Interlocal Boards and Committee Reports (5 minutes each)
 - a. TransJordan Landfill – Russ Kakala
 - b. NeighborWorks – Jared Hall
 - c. Association of Municipal Councils and Wasatch Front Waste and Recycling District – Diane Turner
 - d. Murray Chamber of Commerce – Pam Cotter
 - e. Legislative Policy Committee – Rosalba Dominguez
2. Finance and Administration Department Report – Brenda Moore (30 minutes)
3. Discussion and review of increasing electrical energy costs – Blaine Haacke (30 minutes)
4. Legislative Update – Pam Cotter and G.L. Critchfield. (10 minutes)

Adjournment

The public may view the Council Meeting via the live stream at 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. 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 – January 10, 2023
Council Meeting – January 17, 2023

Special Recognition

Consider a Joint Resolution of the Mayor and Municipal Council recognizing February 2023 as Love Your Library month. – Mayor Hales and Kim Fong 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 Hearing

Staff, sponsor presentations and public comment will be given prior to Council action on the following matter.

Consider an ordinance amending Section 17.78.050 of the Murray City Municipal Code relating to the minimum area required for detached accessory dwelling units. – Jared Hall presenting.

Business Items

None scheduled.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at 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, February 3, 2023, 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, 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 MUNICIPAL COUNCIL

COMMITTEE OF THE WHOLE

Meeting Minutes

Tuesday, January 10, 2023

Murray City Center - 5025 South State Street, Conference Room, Murray, Utah 84107

Attendance: Council Members and others:

Phil Markham	District #1
Diane Turner – Chair	District #4
Pam Cotter	District #2
Rosalba Dominguez	District #3 – Excused until 5:18 pm.
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	Brooke Smith	City Recorder
G.L. Critchfield	City Attorney	Craig Burnett	Police Chief
Brenda Moore	Finance Director	Robyn Colton	HR Director
Steve Olson	Fire Department	Brooke Smith	City Recorder
Bruce Holyoak	Parks and Recreation	Loran Pasalich	Chamber of Commerce
Rob White	IT Director	Steve Roberson	Fire Department
Camron Kollman	IT	Citizens	

Conducting: Council Member Turner called the meeting to order at 4:15 pm.

Approval of Minutes: Committee of the Whole – December 6, 2022.

Council Member Cotter moved to approve, and Council Member Markham seconded the motion.
All in favor 4-0.

Discussion Items:

Reports from Murray City representatives who serve on interlocal boards and commissions:

- **UIA (Utah Infrastructure Agency)** – Ms. Moore confirmed Murray City is completely built out to offer UTOPIA (Utah Telecommunications Open Infrastructure Agency) high-speed internet. Construction is currently underway in Pleasant Grove and Syracuse, Utah and in Bozeman, Montana. Infrastructure is planned for Santa Clara, Cedar Hills, and West Haven, Utah. She clarified that UTOPIA provides the consulting service for UIA, and it is UTOPIA that gets paid for all new connections. Ms. Turner asked when the City would no longer pay \$1.9 million annually to UTOPIA. Ms. Moore explained currently the obligation was reduced to \$1.2 million by receiving frequent dividends of \$500,000 so the payment would continue to lessen as more subscribers come on line. Recently old debt was refinanced that provided a savings of \$8.3 million which was funneled back into UTOPIA for helping them get more users.
- **VECC (Valley Emergency Communications Center), Metro Fire, UTOPIA, and COG (Council of Governments)** – Council Members learned the following from Mr. Hill:
 - **UTOPIA:**
 - Murray would pay on old UTOPIA bonds for approximately 20 more years.
 - Fifty-four other cities now offer UTOPIA but are not obligated to pay old bonds like Murray. Instead a user fee is paid which provides revenue to reduce old UTOPIA debt.
 - Total number of subscribers is now 51,178, of which 46,000 are residential customers.

- Murray's current take rate is 31%.
- **VECC:**
 - UTA (Utah Transit Authority), Granite School District and the University of Utah have now joined with VECC.
 - VECC now exceeds the National standard time for answering calls. With new software 94% of all 911 calls are answered within 15 seconds.
 - Grant funding allowed VECC to replace all turf landscaping with xeriscaping.
 - The current remodel would improve efficiency to accommodate a new radio system.
 - A new non-emergency phone system was implemented to separate non-emergency calls from emergencies.
- **Metro Fire:** As the lead agency for coordinating all board-up projects throughout Salt Lake County, there are many new agreements underway.
- **COG:** At various meetings, Wasatch Front Regional Council discussed plans for improving bus and TRAX services and growth planning for new roads and trails. The Little Cottonwood Impact Environmental Statement was presented regarding the gondola proposal; a law enforcement survey was reviewed for determining whether charges were duplicated between cities and the County. The Utah League of Cities and Towns provided survey information related to how cities have handled the issuance of housing permits; and a report was shared about Salt Lake County's changing demographics.

CVWRF (Central Valley Water Reclamation Facility) – Mayor Hales said evaluations and wage increases occurred for all CVW employees; and reported that the golf course on CVW property was sold to develop a new business park.

JRC (Jordan River Commission) – Mr. Holyoak reported the following and shared about past meetings:

- September – The 2022 Get To The River Festival was successful. Visitors participated in 31 activities like canoeing, chalk art, tree planting, trash cleanup, and maintenance work to name a few.
- October – Homelessness was the focus. With 400 new housing/bed options available in Salt Lake County, there is hope that homeless camps will decrease.
- December – Dire circumstances of the GSL (Great Salt Lake). Other tributaries flow into the GSL, but the Jordan River contributes 25%, which is the most water. The hope is to increase that flow and help the shrinking lake that is home to brine shrimp and migratory birds. The lake provides economic value with mineral extractions of magnesium and lithium, and the GSL produces 40% of the world's sulfate potash used in fertilizer.

Human Resources Department Report – Ms. Colton discussed recruitment, job classifications, performance evaluations, staffing totals, administration of the benefits and compensation plans, employment training, grievances, and data base maintenance of the City's personnel files. She introduced her staff and reviewed their responsibilities. There was a brief discussion about turnover rates in the last five years which spiked in 2021 due to the new step plan, retirements, and the great resignation after the pandemic. She said the situation was normalizing. There was a conversation about the frequency of applicants not showing up for interviews, she felt that process would also improve. Expanded coverage was implemented this year to cover mental health visits of first responders. The employee assistance program will mandate all police and fire employees to get a mental health check once a year. The bereavement policy was updated to include a miscarriage or still birth.

SHSP (State Homeland Security Projects) Training Grant for HAZMAT Materials – Chief Mittelman explained how MFD (Murray Fire Department) is part of the Salt Lake County HAZMAT response team serving as emergency waterways experts. All projects are a base for FEMA to provide states or specific regions with money to fund projects they cannot afford. If the SHSP Memo of Understanding is approved MFD would use grant funding to continue waterway emergency training, purchase necessary equipment and reimburse firefighters to complete this particular HAZMAT training.

Interlocal Agreement with Murray School District for a Music Specialist – Mr. Hill confirmed that for a number of years the City has helped fund a music specialist for MSD (Murray School District). Ms. Moore would allocate \$21,577.46 from reserves as part of the budget opening to provide the required matching funds. The music specialist would rotate throughout all Murray schools providing music education.

Ms. Turner asked what the City planned to do for GSD (Granite School District) schools located in Murray. Mr. Hill indicated there were no plans to include those GSD schools due to the fact that GSD has never requested money from the City.

He explained the MSD donation history that began years ago when there was no arts advisory board. Most wishes were granted when various arts organizations approached the City separately seeking money. When a sitting mayor requested one entity funnel all the requests, that was when the arts advisory board was formed. Eventually the arts board announced that the City should not fund MSD programs because the MSD was a separate taxing agency. As a result the Council stopped approving financial contributions to them, which turned the situation political. The MSD was not happy with that decision and kept returning to the City on their own to ask for money that has been given to them ever since.

Ms. Turner stressed the importance of representing GSD schools in her district equally to MSD. Ms. Dominguez and Ms. Cotter agreed the donation should be applied fairly. There was consensus that the City Council would review all criteria regarding future donations, a new application process would be devised, and the approval process would be held in a public hearing. It was agreed that the proposed Interlocal Agreement, MOU, and donation to MSD would remain as is in the current budget opening and could be revisited or amended at the next budget opening.

FY 2022-2023 Budget Amendment – Ms. Moore provided the draft ordinance and reviewed various amendments to the budget. Items included transfers from reserves to the GF (General Fund), allocations for grant money received to the GF, grant funding to the Library Fund, Capital Improvements Fund, Power Fund, and Solid Waste Fund and a transfer from the Retained Risk Fund reserves to pay liability claims.

Adjournment: 5:56 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Council Action Request

City Council and Administration

Interlocal Boards and Committee Reports

Committee of the Whole

Meeting Date: February 7, 2023

Department Director Jennifer Kennedy	Purpose of Proposal Reports from Murray City representatives who serve on interlocal boards, committees and commissions.
Phone # 801-264-2622	Action Requested Informational only.
Presenters As Listed	Attachments None
Required Time for Presentation 30 Minutes	Budget Impact N/A
Is This Time Sensitive No	Description of this Item Biannual reports from City representatives who serve on Interlocal Boards and Commissions (5 minutes each) a. TransJordan Landfill - Russ Kakala b. NeighborWorks - Jared Hall c. Association of Municipal Councils (AMC) and Wasatch Front Waste and Recycling District (WFWRD) - Diane Turner (10 minutes) d. Murray Chamber of Commerce - Pam Cotter e. Legislative Policy Committee (LPC) - Rosalba Dominguez
Mayor's Approval	
Date January 3, 2023	



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Murray City Council

Finance and Administration Department Report

Committee of the Whole

Meeting Date: February 7, 2023

Department Director Jennifer Kennedy	Purpose of Proposal Monthly Department Report
Phone # 801-264-2622	Action Requested Information only.
Presenters Brenda Moore	Attachments
Required Time for Presentation 30 Minutes	Budget Impact None
Is This Time Sensitive No	Description of this Item The Finance and Administration Department will provide an update on their department.
Mayor's Approval	
Date January 23, 2023	



MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Power Department

Discussion of energy costs and its impact on Power Dept. financials.

Council Action Request

Committee of the Whole

Meeting Date: February 7, 2023

Department Director Blaine Haacke	Purpose of Proposal Discussion and review of increasing electrical energy costs.
Phone # 801-264-2730	Action Requested Eventual adoption of customer rate modifications at a subsequent City Council meeting.
Presenters Blaine Haacke	Attachments #1. Graph of monthly power costs #2. Memo outlining discussion topics
Required Time for Presentation 30 minutes	Budget Impact A rate increase would impact the budget millions of dollars over the next year. The projected amount is not known at this time. Department staff is awaiting rate study results.
Is This Time Sensitive Yes	Description of this Item The Power Department staff will review the present energy market increases and its effect on the Power Department budget. Staff will answer any questions and concerns regarding Supply Cost Adjustments and the potential need for an immediate rate increase for all customers.
Mayor's Approval	
Date February 2, 2023	

Memorandum



TO: Mayor Brett Hales and Murray City Council

FROM: Blaine Haacke, General Manager, Murray City Power

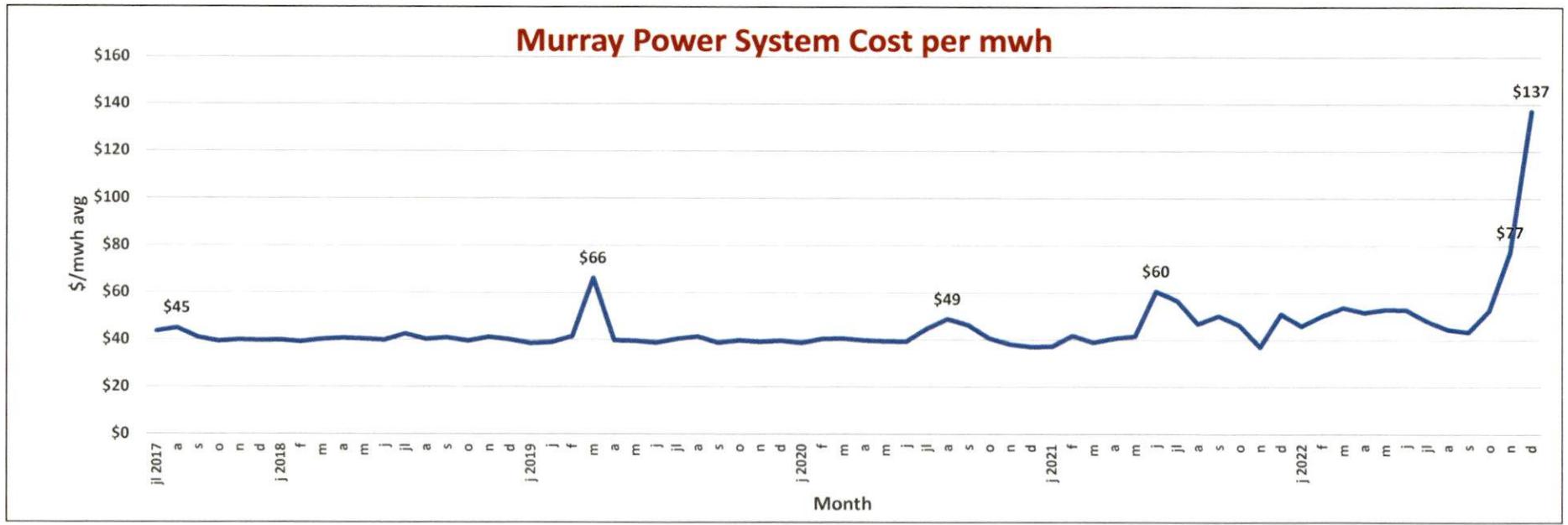
DATE: February 2, 2023

SUBJECT: Increased Energy Costs and Rate Increase Discussion

The Power Department staff will present the latest financial information regarding escalating market energy prices and of increasing natural gas costs. As the council has been informed previously, many external elements are presently affecting the cost of power. The cost escalations began in November 2022 and are still here in the first part of 2023. These rising costs are drastically changing the financial ledger of the Department and it will be the recommendation, at some time in the near future, to modify (raise) customer rates. In the COW meeting on February 7, Staff would like to discuss the following items in more detail:

- 1- Monthly average electricity costs from the past 5 years (This information gathering was a direct request from the Council.) We have included a graph to show this.
- 2- The reasons for skyrocketing energy costs and the external forces affecting the regional power grid, and ultimately, Murray's costs
- 3- A snapshot picture of other municipal power utilities and their reaction to this situation
- 4- The role of an SCA -Supply Cost Adjustment - and staff's recommendation that this option not be exercised at this time.
- 5- Staff's efforts to prepare for the spring, summer and fall of 2023 through increased natural gas hedges and energy hedging
- 6- The status of the cost-of-service study that will assist in fine-tuning the need and actual magnitude of rate increase required

Staff intends to come back in the COW on February 21 with the results of the rate study that is being performed by Dave Berg Associates. Staff will also be prepared on February 21 to recommend to the Council the adoption of electrical rate changes for all metered customers. The intention is to answer any concerns from the Council members in both COW meetings on February 7 and 21. Your input is appreciated.





MURRAY
CITY COUNCIL

Discussion Item #4



City Council

Legislative Updates

MURRAY

Council Action Request

Committee of the Whole

Meeting Date: February 7, 2023

Department Director Jennifer Kennedy	Purpose of Proposal Update on the 2022 Legislative Session
Phone # 801-264-2622	Action Requested Information Only
Presenters Pam Cotter G.L. Critchfield	Attachments None
Required Time for Presentation 10 Minutes	Budget Impact None
Is This Time Sensitive No	Description of this Item Provide the council with an update on the 2023 Legislative Session.
Mayor's Approval	
Date January 23, 2023	



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

MEETING MINUTES

The Murray City Municipal Council met on **Tuesday, January 10, 2023, at 06:30 PM** for a meeting held in the Murray City Council Chambers, 5025 S State Street, Murray, Utah.

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

OPENING CEREMONIES

Council in Attendance:

Philip Markham, District #1
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
Crystal Brown, Officer Administrator

Administrative Staff in Attendance:

Brett A. Hales, Mayor
Doug Hill, Chief Administrative Office
Tammy Kikuchi, Chief Communication Officer
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Brenda Moore, Finance and Administration Director
Craig Burnett, Police Chief
Joey Mittelman, Fire Chief
Jared Hall, Community and Economic Development Director
Kim Sorensen, Parks and Recreation Director
Rob White, IT Director
Camron Kollman, IT Technician

Others in Attendance:

Daniel Olsson, Blair Lyon, Lindsey Smith, Dede Smith, Stacey Pasalich, Loren Pasalich, Charles Turner, Dave Carr, David Rodgers, Mary Evans, Kathy White, Macey Maroney, Jill Hrechkosy, Terry Hrechkosy

Opening Ceremonies

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

The audience was invited to recite the Pledge of Allegiance led by Clark Bullen.

APPROVAL OF MINUTES

None scheduled.

SPECIAL RECOGNITION

None scheduled.

CITIZEN COMMENT(S)

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. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Clark Bullen

Clark Bullen, who lives in District Three, suggested that the Committee of the Whole meetings be moved back into a space where streaming is available, or that streaming be made available in the room the meeting is held.

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

CONSENT AGENDA

1. Reappointment of Board Members

1. Consider confirmation of the Mayor's reappointment of Cami Munk to the Murray City Arts Advisory Board beginning January 2023 to January 2026.
2. Consider confirmation of the Mayor's reappointment of Robert Wyss to the Murray City Arts Advisory Board beginning January 2023 to January 2026.
3. Consider confirmation of the Mayor's reappointment of Lynn Andersen to the Murray City Senior Recreation Center Board beginning February 2023 to January 2026.
4. Consider confirmation of the Mayor's reappointment of Susan Hatcher to the Murray City Senior Recreation Center Board beginning February 2023 to January 2026.
5. Consider confirmation of the Mayor's new appointment of Jai-Dee Riches to the Murray City Arts Advisory Board beginning January 2023 to January 2025.
6. Consider confirmation of the Mayor's new appointment of Kev Nemelka to the Murray City Arts Advisory Board beginning January 2023 to January 2025.
7. Consider confirmation of the Mayor's new appointment of Blair Lyon to the Murray City Arts Advisory Board beginning January 2023 to January 2025.
8. Consider confirmation of the Mayor's new appointment of Lindsey Smith to the Murray City Arts Advisory Board beginning January 2023 to January 2025.

Mayor Hales announces the new and reappointment members to the Arts Advisory Board and Senior Recreation Center Board.

DISCUSSION

Councilmember Garry Hrechkosy asked how citizens can volunteer to serve.

Mayor Hales shared that citizens can go online at Murray.utah.gov (<https://www.murray.utah.gov/115/Boards-Commissions>) or call the Mayor's office at (801)264-2600 to fill out an application.

New and reappointed board members who were in the audience were invited to stand and introduce themselves.

MOTION

Councilmember Garry Hrechkosy moved to adopt the Reappointment of Board Members. The motion was SECONDED by Councilmember Rosalba Dominguez.

Roll Call:

Ayes: Rosalba Dominguez, Diane Turner, Garry Hrechkosy, Philip Markham, Pamela Cotter

Nays: None

Abstain: None

Motion passed 5-0

PUBLIC HEARING(S)

None scheduled.

BUSINESS ITEM(S)

1. Consider an ordinance amending Section 3.04.050 of the Murray City Municipal Code regarding electronic payment fees.

Brenda Moore, Finance and Administrative Director requested the city amend City Ordinance 3.04.050 to allow credit card processing fees to be charged for building permit fees. She shared that in the past, developers would ask if they could pay a credit card processing fee in exchange for using their credit card to pay for building permits. Currently, the city had a \$4,000 limit on credit card payments for building permits. It was determined that according to the current ordinance and credit card company rules, they were not allowed to charge a credit card processing fee in exchange to increase the \$4,000 credit card limit. However, the city was requesting to amend the ordinance to allow for the fee to be charged for building permits, while not applying the fee to other business areas such as dumpster rentals and utilities. The fee would be based on the percentage charged by credit card companies and would be the same for all transactions in specific business areas.

MOTION

Councilmember Rosalba Dominguez moved to consider an ordinance amending Section 3.04.050 of the Murray City Municipal Code regarding electronic payment fees. The motion was SECONDED by Councilmember Garry Hrechkosy.

Roll Call:

Ayes: Rosalba Dominguez, Diane Turner, Garry Hrechkosy, Philip Markham, Pamela Cotter

Nays: None

Abstentions: None

Motion passes 5-0

2. Election of the City Council Chair and Vice Chair and consider a resolution appointing the Chair and Vice Chair for the Murray City Municipal Council for calendar year 2023.

Diane Turner, the Council Chair shared that the City Council must elect a Chair and Vice Chair positions for the Murray City Municipal Council for the calendar year 2023.

Nominations were open for the Chair position.

Councilmember Pamela Cotter nominated Councilmember Garry Hrechkosy to serve as Chair of the Murray City Municipal Council for the calendar year 2023.

The motion was seconded by Councilmember Rosalba Dominguez.

There were no other nominations.

The roll call was conducted with the current members voting in favor of it.

Nominations were open for the Vice Chair position.

Councilmember Pamela Cotter nominated Philip Markham to serve as Vice-Chair of the Murray City Municipal Council for the calendar year 2023.

The motion was seconded by Councilmember Diane Turner.

Councilmember Garry Hrechkosy nominated Rosalba Dominguez to serve as Vice-Chair of the Murray City Municipal Council for the calendar year 2023.

The motion was seconded by Councilmember Rosalba Dominguez.

VOTE

Councilmember Rosalba Dominguez voted in favor of Rosalba Dominguez.

Councilmember Diane Turner voted in favor of Philip Markham.

Councilmember Garry Hrechkosy voted in favor of Rosalba Dominguez.

Councilmember Philip Markham voted in favor of Philip Markham.

Councilmember Pamela Cotter voted in favor of Philip Markham.

Councilmember Philip Markham wins 3-2.

MOTION

Councilmember Pamela Cotter moved to adopt the resolution appointing the City Council Chair (Garry Hrechkosy) and Vice Chair (Philip Markham) for the Murray City Municipal Council during the calendar year 2023. The motion was SECONDED by Councilmember Philip Markham.

Roll Call:

Ayes: Rosalba Dominguez, Diane Turner, Garry Hrechkosy, Philip Markham, Pamela Cotter

Nays:

Abstain:

Motion passed 5-0

3. Election of the Budget and Finance Committee Chair and Vice Chair and consider a resolution appointing the Chair and Vice Chair of the Budget and Finance Committee of the Murray City Municipal Council for calendar year 2023.

Diane Turner, the Council Chair shared that the City Council must elect a Chair and Vice Chair positions for the Murray City Finance Committee for the calendar year 2023.

Nominations were open for the Chair position.

Councilmember Philip Markham nominated Councilmember Pamela Cotter to serve as Chair of the Murray City Finance Committee for the calendar year 2023.

The motion was seconded by Councilmember Garry Hrechkosy.

There were no other nominations.

The roll call was conducted with the current members voting in favor of it.

Nominations were open for the Vice-Chair position.

Councilmember Pamela Cotter nominated Councilmember Garry Hrechkosy to serve as Vice-Chair of the Murray City Finance Committee for the calendar year 2023.

The motion was seconded by Councilmember Philip Markham.

There were no other nominations.

The roll call was conducted with the current members voting in favor of it.

MOTION

Councilmember Garry Hrechkosy moved to adopt the resolution appointing the Chair (Pamela Cotter) and Vice Chair (Garry Hrechkosy) of the Budget and Finance Committee of the Murray City Municipal Council for the calendar year 2023. The motion was SECONDED by Councilmember Philip Markham.

Roll Call:

Ayes: Rosalba Dominguez, Diane Turner, Garry Hrechkosy, Philip Markham, Pamela Cotter Nays:

None

Abstain: None

Motion passed 5-0

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

Councilmember Pamela Cotter shared that the resolution being considered was to approve the appointment of representatives to boards and committees by the city council. The resolution was updated and no longer includes appointments to the capital improvement program

committee as that committee has not met in recent years. Council members will only be appointed to the Association of Municipal Councils, the Utah League of Cities and Towns, and the Chamber of Commerce Board.

Nominations were open for the Association of Municipal Councils

Councilmember Diane Turner nominated Councilmember Diane Turner to serve on the Association of Municipal Councils.

The motion was seconded by Councilmember Rosalba Dominguez.

There were no other nominations.

Nominations were open for the Utah League of Cities and Towns Legislative Policy Committee.

Councilmember Diane Turner nominated Councilmember Pamela Cotter to serve on the Utah League of Cities and Towns Legislative Policy Committee.

The motion was seconded by Councilmember Rosalba Dominguez.

There were no other nominations.

Nominations were open for the Chamber of Commerce Board.

Councilmember Pamela Cotter nominated Councilmember Pamela Cotter to serve on the Chamber of Commerce Board.

The motion was seconded by Councilmember Diane Turner.

Councilmember Rosalba Dominguez nominated Councilmember Rosalba Dominguez to serve on the Chamber of Commerce Board.

The motion was seconded by Councilmember Philip Markham.

There were no other nominations.

VOTE

Councilmember Rosalba Dominguez voted in favor of Rosalba Dominguez.

Councilmember Diane Turner voted in favor of Pamela Cotter.

Councilmember Garry Hrechkosy voted in favor of Rosalba Dominguez.

Councilmember Philip Markham voted in favor of Rosalba Dominguez.

Councilmember Pamela Cotter voted in favor of Pamela Cotter.

Councilmember Rosalba Dominguez wins 3-2.

MOTION

Councilmember Rosalba Dominguez moved to adopt the resolution approving the City Council's appointment of representatives to Boards and Committees. The motion was SECONDED by Councilmember Diane Turner.

Roll Call:

Ayes: Rosalba Dominguez, Diane Turner, Garry Hrechkosy, Philip Markham, Pamela Cotter

Nays: None

Abstain: None

Motion passed 5-0

5. Consider a resolution approving the Mayor's appointment of representatives to boards of Interlocal Entities and to a Community Development Corporation.

The Mayor shared his recommended appointments to the following governing boards of the Interlocal Entities and the Community Development Corporation:

Blaine Haacke as the City's representative to the Utah Associated Municipal Power Systems (UAMPS) Board with Greg Bellon as the alternate representative.

Mayor Brett Hales as the City's representative to the Central Valley Water Reclamation Facility Board with Ben Ford as the alternate representative.

Doug Hill as the City's representative to the Salt Lake Valley Emergency Communications Center (VECC) Board with Craig Burnett as the alternate representative.

Lynn Potter as the City's representative to the TransJordan Cities Board with Russ Kakala as the alternate representative.

Doug Hill as the City's representative to the Utah Telecommunication Open Infrastructure Agency (UTOPIA) Board with Brenda Moore as the alternate representative.

Brenda Moore as the City's representative to the Utah Infrastructure Agency (UIA) Board with Doug Hill as the alternate representative.

Councilmember Philip Markham as the City's representative to the Wasatch Front Waste and Recycling District Board.

Blaine Haacke as the City's representative to the Intermountain Power Agency Board with Greg Bellon as the alternate representative.

Doug Hill as the City's representative to the Metro Fire Agency Board.

Mayor Brett Hales as the City's representative to the Jordan River Commission with Kim Sorensen as the alternate representative.

Jared Hall as the City's representative to NeighborWorks Salt Lake Board.

MOTION

Councilmember Garry Hrechkosy moved to adopt the resolution approving the Mayor's appointment of representatives to boards of Interlocal Entities and the Community Development Corporation. The motion was SECONDED by Councilmember Diane Turner.

Roll Call:

Ayes: Rosalba Dominguez, Diane Turner, Garry Hrechkosy, Philip Markham, Pamela Cotter.

Nays: None

Abstain: None

Motion passed 5-0

MAYOR'S REPORT AND QUESTIONS

Councilmember Garry Hrechkosy asked for an update on the new city hall.

Mayor Hales asked Doug Hill to share an update.

Doug Hill said the project is on schedule for completion by March 31st with the carpets, cabinets, light fixtures, doors, and shades already installed. There are three art projects budgeted as part of the city hall building: one on the north side of the building, colored glass windows on the back of the council chamber, and another on the south side of the building yet to be determined. The landscaping will probably take longer to be completed due to the winter weather, and furniture is scheduled to be delivered in April with an opening celebration planned for May or June, possibly closer to July.

Mayor Hales shared his appreciation to the council for approving the employee's \$100 cash bonus in December. He received several thank you cards and emails expressing appreciation from employees.

ADJOURNMENT

The meeting was adjourned.

ADDITIONAL INFORMATION

The next scheduled meeting will be held on **Tuesday, January 17, 2023, at 6:30 p.m. MST**.

Supporting materials are available on Murray City's website at www.murray.utah.gov.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). 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 speakerphone. The speakerphone 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.

At least 24 hours prior to the meeting, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

DRAFT



MURRAY CITY MUNICIPAL COUNCIL

MEETING MINUTES

The Murray City Municipal Council met on **Tuesday, January 17, 2023, at 06:30 PM** for a meeting held in the Murray City Council Chambers, 5025 S State Street, Murray, Utah.

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

OPENING CEREMONIES

Council in Attendance:

Philip Markham, District #1
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
Crystal Brown, Officer Administrator

Administrative Staff in Attendance:

Brett A. Hales, Mayor
Doug Hill, Chief Administrative Office
Tammy Kikuchi, Chief Communication Officer
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Brenda Moore, Finance and Administration Director
Craig Burnett, Police Chief
Steve Olson, Battalion Chief
Cory Plant, Senior Recreation Director
Omar Limon, Meal Program Supervisor
Rob White, IT Service Director
Camron Kollman, IT Technician

Others in Attendance:

Loran Pasalich, Kathy White, Jeff Erlmann, Charles Turner, Clark Bullen, Dave Carr, Mary Evans, Kathleen Stanford, Joe Standford, Rachel Morat, Jenn Kikel-Lynn

Opening Ceremonies

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

The audience was invited to recite the Pledge of Allegiance led by Cory Plant.

APPROVAL OF MINUTES

1. Council Meeting - December 6, 2022

2. Special Council Meeting - December 12, 2022

MOTION

Councilmember Diane Turner moved to approve the Council Meeting minutes from December 6, 2022, and Special Council Meeting on December 12, 2022. The motion was SECONDED by Councilmember Rosalba Dominguez.

Roll Call:

Ayes: Phil Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passed 5-0

SPECIAL RECOGNITION

1. Murray City Employee of the Month, Omar Limon, Senior Recreation Center Chef, Pam Cotter and Kim Sorensen

Councilmember Pamela Cotter introduced Omar Limon, as the January recipient of Employee of the Month. Omar Limon is the Chef at the Senior Recreation Center. He received a certificate; a \$50 gift card; and his name will appear on the plaque located in the Council Chambers.

Councilmember Pamela Cotter said Omar Limon has made significant changes to the Senior Center lunch program. He experimented with portions and blends of different food to understand what the seniors desire. Senior Center patrons praise Omar for the food he prepares. He is very dedicated to his job and makes the highest quality food possible. Since Omar Limon was hired, the number of meals served at the center has increased.

Cory Plant shared that Omar Limon has been a great addition to the Senior Center, and he is grateful for Omar Limon being part of the Senior Center staff.

Omar Limon thanked the department director, council, and Mayor for the special recognition.

Council members and Mayor thanked Omar Limon for his service and stated they appreciated him being a part of Murray City.

CITIZEN COMMENT(S)

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

The meeting was open for public comment.

Clark Bullen

Clark Bullen spoke in response to the sale of the city hall property (5025 South State Street and 4886 South Poplar Street). He mentioned that the downtown location and access to freeway entrances make the city and downtown area a great place for a destination. However, he pointed out that just having people in the area does not necessarily equate to more money spent in the city, and having a great downtown does. According to surveys and comments, citizens of Murray have highlighted that walkability, sit-down restaurants, eateries, and boutique shops are important factors for a great downtown. Clark Bullen believes that the city has a unique opportunity to create that kind of downtown, not only for this property but also for Block One.

Mary Evans

Mary Evans mentioned that she has spoken with the builder of the new city hall and had some suggestions for the new police wing. Mary Evans specifically requested the city to provide a safe place for individuals who are processed by the police. Mary Evans acknowledged that the current police department has limitations and the new building could provide a fresh start.

Mary Evans also mentioned that they had read the agenda for the meeting, and she saw that the city was allocating funds for mental health services for retired police officers and their families. She requested that the city also consider allocating funds for mental health services for current active-duty police officers and their families. Mary Evans believed this would be more proactive in addressing potential issues and would help the relationship between the police and the citizens of Murray.

Munir Merchant (Read into the record by Councilmember Garry Hrechkosy)

Munir Merchant wanted to install solar panels at his family pharmacy (Liberty Drug) to reduce their environmental footprint. Current regulations and Murray City made it difficult. The regulations only allowed for a maximum of 10 kilowatts of solar panels, but he would need to install 50 kilowatts to make a significant difference. Munir Merchant respectfully asked for the policy to be updated, so that businesses can save money and make a difference in the environment.

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

CONSENT AGENDA

None scheduled.

PUBLIC HEARING(S)

Staff, sponsor presentations, and public comments will be given prior to Council action on the following matter.

1. Consider an ordinance amending the city's Fiscal Year 2022-2023 budget, Brenda Moore

Brenda Moore shared a brief overview of the public hearing considering the following budget amendments for Fiscal Year 2022-2023:

1. In the General Fund appropriate from reserves the following items:
 - a. \$7,536 for overtime in the IT department;
 - b. \$74,000 for software in the IT department, and;
 - c. \$21,578 for cost-sharing of a music specialist with Murray School District.
2. In the General Fund receive an appropriate \$33,620 from the Justice Assistance Grant program for police equipment.
3. In the General Fund receive to reserve the following items:
 - a. \$100,000 from a Zoos Arts and Parks (ZAP) Grant received for arts programming;
 - b. \$20,211 from a Public Safety Mental Health Grant, and;
 - c. \$78,243 from the mayor's salaries and benefits budget due to a change in Diversity and Equity Inclusion (DEI) advisor status.
4. In the Library Fund receive and appropriate the following with no financial impact:
 - a. \$12,000 for the Utah State Department of Libraries ARPA grant for materials, and;
 - b. \$3,168 for the Utah State Library ARPA hotspot grant.
5. In the Capital Improvement Projects fund receive an appropriate \$3,636,500 Salt Lake County Tourism, Recreation, Cultural And Convention (TRCC) grant funds for the construction of the Murray Theater.
6. In the Capital Improvement Projects (CIP) Fund appropriate from reserves the following:
 - a. \$20,329 for a space-saver shelving system in the police department at the new city hall, and;

- b. \$51,500 to change Hanauer street landscaping from grass to xeriscape.
- 7. In the Power Fund appropriate \$800,000 from reserves for purchased power.
- 8. In the Solid Waste Fund appropriate \$44,500 from reserves for garbage collection fees.
- 9. In the Retained Risk Fund appropriate \$250,000 from reserves for liability claims.
- 10. In the Central Garage Fund appropriate \$44,000 from reserves for maintenance on the fleet fueling facility.

DISCUSSION

Councilmember Diane Turner asked about city reserves.

Brenda Moore said the reserves are being added to because of the improved sales tax. Due to the improved sales tax projections, the city budget may break even and the city may not use the previously projected two million dollars budgeted from the reserves. In addition, the city has approximately 25% in reserves that could be used in an emergency if taxes and funds stopped coming in.

CITIZEN COMMENTS

The meeting was open for public comment.

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

DISCUSSION

Council members shared excitement about the Murray Theater being funded and thanked staff for the multiple grants the city has received.

MOTION

Councilmember Garry Hrechkosy moved to approve the ordinance amending the city's Fiscal Year 2022-2023 budget. The motion was SECONDED by Councilmember Phil Markham.

VOTE

Roll Call:

Ayes: Phil Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passed 5-0

BUSINESS ITEM(S)

1. Consider a Resolution Relating to First Responder Mental Health Services, Craig Burnett

Consider a resolution accepting a grant award from the Department of Public Safety for the State of Utah and authorizing the execution of a Memorandum of Understanding between the City and the Department of Public Safety for the State of Utah relating to first responder mental health services.

Chief Craig Burnett shared a brief overview of the resolution to accept a grant relating to first responder mental health services. He said, last year, the legislature passed House Bill 23, known as "First Responder Mental Health Services Amendments," which required agencies to prioritize the mental health and wellness of their employees, retirees, and family members. The city has already implemented this requirement and applied for a grant to support the mental health and wellness of the current police and fire employees, with support also available for retirees and family members.

Councilmember Garry Hrechkosy asked how this service is being received by employees.

Chief Craig Burnett said the officers supported the House Bill and are thankful for the program.

Councilmember Rosalba Dominguez expressed appreciation for the efforts to break barriers and address the stigma surrounding mental health, particularly for police officers and other

first responders. She acknowledged the challenges that these individuals face, particularly in the context of the COVID-19 pandemic, and emphasized the importance of supporting their mental well-being in order to better serve the community. She also noted that the legislature and the community as a whole recognized the sacrifices that first responders and their families make, and that the support for mental health was an important step in addressing this.

MOTION

Councilmember Diane Turner moved to approve the Resolution Relating to First Responder Mental Health Services. The motion was SECONDED by Councilmember Garry Hrechkosy.

Roll Call:

Ayes: Phil Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passed 5-0

2. Consider a Resolution Relating to Reimbursement for Overtime or Backfill Costs, Steve Olson

Consider a resolution authorizing the execution of a Memorandum of Understanding between the Unified Fire Authority and Murray City relating to reimbursement of overtime or backfill costs incurred by Murray City Fire Department personnel to maintain the capability to respond to hazardous materials and other serious incidents.

Battalion Chief Steve Olson shared a brief overview of the resolution relating to reimbursement for overtime and backfill costs for firefighters. The Memorandum of Understanding (MOU) allows for reimbursement of overtime expenses incurred when firefighters and paramedics attend training classes. The training classes are not frequent and only a few people attend each year, but the MOU provides a mechanism for covering the costs associated with backfilling the positions of those who are away for training. This ensures that the city is not short-staffed and that the expenses associated with sending people out of town for training classes, which may be held in other states, are covered.

Councilmember Garry Hrechkosy asked if the training is required or if Unified Fire puts on the training.

Battalion Chief Steve Olson said at the County Emergency Management Group coordinates various training programs for the county, including hazardous materials teams, which typically require a larger response team than a single city can provide. The fire department works closely with the County Emergency Management Group and provides personnel to be trained if a crisis happens in the valley and a larger response team is needed. Cooperating and coordinating training with the County Emergency Management Group helps Murray Fire be more effective and efficient if additional resources were needed.

MOTION

Councilmember Garry Hrechkosy moved to adopt the Resolution Relating to Reimbursement for Overtime or Backfill Costs. The motion was SECONDED by Councilmember Rosalba Dominguez.

Roll Call:

Ayes: Phil Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passed 5-0

3. Consider a Resolution Relating to Music Education and Instruction, Doug Hill

Consider a resolution approving an Interlocal Cooperation Agreement between the City and Murray City School District ("District") relating to music education and instruction.

Doug Hill shared a brief overview of the resolution relating to music education and instruction at the Murray City School District. He said under the agreement, Murray City would fund \$21,570 and the Murray School District would also fund the same amount, making it a 50-50 match to fund a music specialist. The agreement outlined the responsibilities of the music

specialist and stated that the funding from the city would be included in the budget amendment, subject to the approval of the agreement. This agreement has been in place for a number of years.

Councilmember Diane Turner asked why the same type of agreement between Murray City and Murray School District (to jointly fund a music specialist) hadn't been implemented for Cottonwood High in the past.

Doug Hill said the Murray School District had made a request for the city to jointly fund a music specialist, however, Cottonwood Heights had not made a similar request.

Councilmember Diane Turner suggests that it would be a good idea to investigate if Cottonwood Heights might be interested in jointly funding a music specialist for next year.

Mayor Hales reminded the council that in a few months, there will be a new application process in place to request funding from the city.

Councilmember Garry Hrechkosy agrees with the Mayor that it's important to remember that starting soon, in order to get money from the city, there will be a new application process and everyone who requests funds from the city will need to apply through the new application program, in the future.

Councilmember Philip Markham said that working with Granite School District may be different from working with Murray School District. When Murray School District approached the city, superintendents and administration were involved. However, when the city approaches Granite School District, it should be through someone at the district level, instead of the principals who are located in Murray City. This way, the City and the School District can have discussions on how much funding they want to provide, as not all students that attend the school are Murray residents. The speaker also mentions that it's much more complicated when dealing with a district outside of Murray City, which may be the reason why nothing has happened in the past.

MOTION

Councilmember Phil Markham moved to adopt a Resolution Relating to Music Education and Instruction. The motion was SECONDED by Councilmember Pamela Cotter.

Roll Call:

Ayes: Phil Markham, Pamela Cotter, Rosalba Dominguez, Diane Turner, Garry Hrechkosy

Motion passed 5-0

MAYOR'S REPORT AND QUESTIONS

Mayor Brett Hales praised the previous RDA meeting and how impressed the committee was with the way the city council listened to the citizens. The meeting was well received by the citizens, and he felt that the officials were respected and supported by the community.

The council encourages citizens to continue to share their thoughts and opinions on the upcoming agenda items.

Mayor Brett Hales also mentions that the City Hall is on target, and he would coordinate a tour of the facility with the city officials.

ADJOURNMENT

The meeting was adjourned at 7:14 p.m.

ADDITIONAL INFORMATION

The next scheduled meeting is scheduled on **Tuesday, February 7, 2023, at 6:30 p.m. MST.**

Supporting materials are available on Murray City's website at www.murray.utah.gov.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). 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 speakerphone. The speakerphone 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.

At least 24 hours prior to the meeting, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



MURRAY
CITY COUNCIL

Special Recognition



MURRAY

Murray City Library

Love Your Library Month, February 2023

Council Action Request

Council Meeting

Meeting Date: February 7, 2023

Department Director Kim Fong	Purpose of Proposal Resolution to honor Love Your Library Month
Phone # 801-264-2585	Action Requested Actionable--vote for resolution.
Presenters Mayor & Council	Attachments Resolution attached.
Required Time for Presentation 5 Minutes	Budget Impact None.
Is This Time Sensitive Yes	Description of this Item Resolution to honor Love Your Library Month, February 2023.
Mayor's Approval 	
Date December 15, 2022	

JOINT RESOLUTION # R23-08

JOINT RESOLUTION OF THE MAYOR AND MUNICIPAL COUNCIL RECOGNIZING FEBRUARY 2023 AS LOVE YOUR LIBRARY MONTH

WHEREAS, Public libraries provide accessible and free educational resources for every member of the community, regardless of socioeconomic status. The ultimate mission of libraries is to empower people to open new worlds through discovery and imagination; and

WHEREAS, Libraries expose infants, toddlers, and preschoolers to a vast array of stories and books that otherwise would not be accessible, and they offer engaging early literacy programs for this age group; and

WHEREAS, Libraries are critical for young people. They are welcoming places for children and teenagers to engage with others, gain independence by checking out library materials and learn from the variety of programs provided for them; and

WHEREAS, Libraries provide services to adults. Computers, study spaces and meeting rooms provide needed access and community building. Homebound services provide library materials to those who can't leave their homes. Library programs encourage adults to explore new ideas, try new hobbies and build social networks; and

WHEREAS, Libraries provide life-long learning and entertainment for all ages with a wide collection of fictional and informational material, including books, movies, audiobooks, and music in both physical and electronic formats; and

WHEREAS, Libraries foster friendship and community growth, providing an inclusive space for all; and

WHEREAS, Librarians play crucial roles in the functioning of libraries; and

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

February 2023
As
LOVE YOUR LIBRARY MONTH

to honor Murray City Library and the resources provided to our community, to show appreciation for library users and to encourage Murray citizens to engage with their Murray City Library.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council of Murray City, Utah, this 7th day of February, 2023.

MURRAY CITY CORPORATION

MURRAY CITY MUNICIPAL COUNCIL

Mayor D. Blair Camp

Garry Hrechkosy, Chair

Phil Markham

ATTEST:

Pam Cotter

Brooke Smith, City Recorder

Rosalba Dominguez

Diane Turner



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearing



MURRAY

Council Action Request

Community & Economic Development

Consider a Text Amendment for Detached Accessory Dwelling Units

Council Meeting

Meeting Date: February 7, 2023

Department Director Jared Hall	Purpose of Proposal Review an amendment to Sect 17.78.050.J. reducing the minimum area requirement for detached units to 10,000 sqft.
Phone # 801-270-2427	Action Requested Approval of Text Amendment to reduce the minimum area for Detached Accessory Dwelling Units .
Presenters Susan Nixon Jared Hall	Attachments Presentation Slides
Required Time for Presentation 30 Minutes	Budget Impact None.
Is This Time Sensitive No	Description of this Item This request from Peggy Imai is for a Text Amendment to Section 17.78.050.J to reduce the minimum area requirement for Detached Accessory Dwelling Units from 12, 000 sq.ft. to 10,000 sqft.
Mayor's Approval 	
Date December 30, 2022	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 7th day of February 2023, 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 section 17.78.050, of the Murray City Municipal Code relating to detached accessory dwelling units.

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

DATED this 20th day of December 2023.



MURRAY CITY CORPORATION

A handwritten signature in black ink that reads "Brooke Smith".

Brooke Smith
City Recorder

DATE OF PUBLICATION: January 27, 2023
PH23-02

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 SECTION 17.78.050 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO THE MINIMUM AREA REQUIRED FOR DETACHED ACCESSORY DWELLING UNITS.

(Applicant: Peggy Imai)

Now, therefore, be it ordained by the Murray City Municipal Council as follows:

Section 1. Purpose. The purpose of this ordinance is to amend Section 17.78.050 of the Murray City Municipal Code relating to the minimum area required for detached accessory dwelling units.

Section 2. Amendment. Section 17.78.050 of the Murray City Municipal Code relating to the minimum area required for detached accessory dwelling units is hereby amended to read as follows:

17.78.050: DETACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.
- B. Only one ADU may be created per lot or property.
- C. ADUs are allowed on properties that are zoned to allow single-family dwellings as a permitted use.
- D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- E. Installing separate utility meters for the ADU is prohibited.
- F. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.
- G. The total area of the ADU shall be less than forty percent (40%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.
- H. Detached ADUs shall not contain more than two (2) bedrooms.
- I. In addition to the parking required for the primary unit, two (2) additional off street parking spaces shall be provided. In no case shall fewer than four (4) total off street parking spaces be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.
- J. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be twelve thousand (12,000)~~ten thousand (10,000)~~ square feet.

K. Detached ADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.

L. Any detached ADU located in a required side yard must comply with the setbacks for the principal residence, and shall have adequate facilities for all discharge from roof and other drainage.

M. Construction of a detached ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone or encroach into the required setbacks.

N. Detached ADUs shall be compatible with the exterior color and materials of the principal dwelling.

O. The maximum height for detached ADUs is limited to one story and to twenty feet (20') or the height of the principal structure, whichever is less.

P. The total floor area of a detached structure containing an ADU shall not exceed one thousand (1,000) square feet.

Q. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for a primary residence in the zone and meets the applicable building code. (Ord. 21-25)

Section 3. Effective Date. The Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this day of , 2023.

MURRAY CITY MUNICIPAL COUNCIL

_____, Chair

ATTEST:

Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of _____, 2023.

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2023.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was passed on the ____ day of
_____, 2023.

Brooke Smith, City Recorder

LAND USE ORDINANCE TEXT AMENDMENT - Section 17.78.050.J Detached ADU's

Mr. Smallwood presented (on behalf of Susan Nixon). Peggy Imai is requesting an update to Chapter 17.78.050(J), changing the minimum lot area of 12, 000 square feet (.275 acre) to 10,000 square feet (.23 acre) required for Detached Accessory Dwelling Units. Section 17.78.050(J) states: "*The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be twelve thousand (12,000) square feet.*" The request is to reduce the minimum area required from 12,000 square feet to 10,000 square feet. Staff has been considering other amendments for detached ADUs such as setbacks and maximum square footage for a detached ADU but has not fully researched these other changes and any potential impacts. Therefore, staff is not recommending other changes at this time.

The proposed request will potentially allow more property owners the ability to have detached ADU's. The Planning Division does not anticipate adverse impacts to the community as a result of the proposed change. The proposed amended ordinance will continue to regulate accessory dwelling units and potentially allow additional properties the ability to have a detached dwelling unit.

Based on the background, staff review, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the request to amend the text of Chapter 17.78.050(J), Detached Accessory Dwelling Units, to state: *The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ten thousand (10,000) square feet.*

Ms. Imai stated she recently purchased the property at 451 East Vine Street and would like to build a single-family dwelling with detached accessory dwelling unit. Her property is just shy of the 12,000 sq.ft. minimum area requirement.

Mr. Pehrson opened for public comment. None came forward. The public comment for this item was closed.

Ms. Patterson made the motion to send a positive recommendation to the city council for the Land Use Text Amendment to Section 17.78.050.J. reducing the minimum area requirement for detached accessory dwelling units from 12,000 sq.ft. to 10,000 sq.ft. Seconded by Mr. Richards.

Roll call vote:

<u>A</u>	Milkavich
<u>A</u>	Pehrson
<u>A</u>	Nay
<u>A</u>	Patterson
<u>A</u>	Hacker
<u>A</u>	Richards

Motion Passes 6-0

OTHER BUSINESS

December 1st meeting is canceled. Mr. Hall mentioned two new hires. New planner Mustafa Al Janabi and Economic Development Specialist Abigail Jacobsen.

Mr. Hacker moved to adjourn tonight's meeting at 8:37 p.m. Seconded by Mr. Nay. A voice vote was made, motion passed 6-0.

A handwritten signature in black ink, appearing to read "Jared Hall".

Jared Hall, Community & Economic Development Director



AGENDA ITEM # 7 - Amendment for Detached ADU			
ITEM TYPE:	Text Amendment		
ADDRESS:	City Wide	MEETING DATE:	November 17, 2022
APPLICANT:	Peggy Imai	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	Not Applicable	PROJECT NUMBER:	22-158
PROPOSED AMENDMENT	Chapter 17.78.050, Detached Accessory Dwelling Unit minimum area requirement		
REQUEST:	Peggy Imai is requesting an update to Chapter 17.78.050(J), changing the minimum lot area of 12,000 square feet (.275 acre) to 10,000 square feet (.23 acre) required for Detached Accessory Dwelling Units.		

I. BACKGROUND & STAFF REVIEW

Background

Peggy Imai is the applicant, and property owner at 451 East Vine Street. The property is a vacant residential lot located within an R-1-8 Zone. The property is $11,325 \pm \text{ft}^2$ (.26 acre). Ms. Imai would like to construct a single-family dwelling on the property with a detached ADU to the rear to allow for a tenant/caretaker. While Ms. Imai is making the request to support her intentions for her property, it is important to remember that the request would be in effect **city-wide** for all residentially zoned properties and not specific to Ms. Imai's property.

ADUs have increased in popularity as a way to combat rising housing costs across the valley. Providing opportunities for additional affordable housing is paramount and occasional modifications to the land use code may be necessary.

Murray City adopted an Accessory Dwelling Unit Ordinance in September of 2009. Section 17.78, Accessory Dwelling Units, allows for ADUs in single family residential zones as a permitted use. The code was modified in 2021 to meet the Utah Legislature's modified regulations (HB82) mandating that Internal ADUs be allowed as a permitted use in primarily residential zones. That change prohibited limiting the size and number of bedrooms that an Internal ADU may have. Regulations for detached ADUs were not modified at that time. Since the adoption of the ordinance Murray City has approved eighty-three (83) ADUs.

Proposed Changes

Section 17.78.050(J) states: "*The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be twelve thousand (12,000) square feet.*"

The request is to reduce the minimum area required from 12,000 square feet to 10,000 square feet.

Staff has been considering other amendments for detached ADUs such as setbacks and maximum square footage for a detached ADU but has not fully researched these other changes and any potential impacts. Therefore, staff is not recommending other changes at this time.

Definitions:

An attached/internal ADU is located within or attached to the main single-family dwelling. A detached ADU is completely separated from the main dwelling on the lot much in the same way a detached garage or shed are allowed.

Continuing ADU regulations:

The proposed ordinance will still require owner-occupancy, one utility meter, and conformance with building and fire codes. Detached ADUs are still required to be on one floor (not above a garage) and must meet the same setbacks as the main dwelling (25 feet front yard, 25 feet rear yard).

ADU's do not allow for short term rentals and are not permitted by code. State regulations allow cities to require a permit before operating an ADU. Murray City code requires a rental license for any ADU's that are being rented out. The Planning Division reviews new attached ADU permit applications at the staff level. Detached ADU's still require Planning Commission approval. These approval processes are required prior to application for a building permit to construct an ADU. Additionally, the requirement for signatures on affidavits confirming that the homeowner will be living on site, and that they will not operate the ADU as a short-term rental

Section 17.78.050, specific requirements for Detached Accessory Dwelling Unit:

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner-occupied unit. Application for an ADU shall include evidence of owner occupancy as provided in section [17.78.020](#) of this chapter.
- B. Only one ADU may be created per lot or property.
- C. ADUs are allowed on properties that are zoned to allow single-family dwellings as a permitted use.
- D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

- E. Installing separate utility meters for the ADU is prohibited.
- F. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.
- G. The total area of the ADU shall be less than forty percent (40%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.
- H. Detached ADUs shall not contain more than two (2) bedrooms.
- I. In addition to the parking required for the primary unit, two (2) additional off street parking spaces shall be provided. In no case shall fewer than four (4) total off street parking spaces be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.
- J. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ~~twelve thousand (12,000)~~ ten thousand (10,000) square feet.
- K. Detached ADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.
- L. Any detached ADU located in a required side yard must comply with the setbacks for the principal residence and shall have adequate facilities for all discharge from roof and other drainage.
- M. Construction of a detached ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone or encroach into the required setbacks.
- N. Detached ADUs shall be compatible with the exterior color and materials of the principal dwelling.
- O. The maximum height for detached ADUs is limited to one story and to twenty feet (20') or the height of the principal structure, whichever is less.
- P. The total floor area of a detached structure containing an ADU shall not exceed one thousand (1,000) square feet.
- Q. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for a primary residence in the zone and meets the applicable building code. (Ord. 21-25)

Summary

The proposed request will potentially allow more property owners the ability to have detached ADU's. The Planning Division does not anticipate adverse impacts to the community as a result of the proposed change. The proposed amended ordinance will continue to regulate accessory dwelling units and potentially allow additional properties the ability to have a detached dwelling unit.

II. CITY DEPARTMENT REVIEW

The proposed ordinance was made available for review by City Staff from various departments on October 31, 2022. No issues or comments were received.

III. PUBLIC COMMENTS

Notice of the public hearing for the requested text amendment was sent to affected entities and posted on the State's public notice website. No comments have been received as of the writing of the Staff Report.

IV. FINDINGS

1. The proposed text amendment furthers objective 9 of the Land Use and Urban Design Element of the General Plan to "provide a mix of housing options and residential zones to meet a diverse range of needs related to lifestyle and demographics, including age, household size, and income" by making the process to construct and operate an ADU easier.
2. The proposed changes are in harmony with objective 11 of the Land Use and Urban Design Element to "stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community" by reducing the minimum area requirement from 12,000 square feet to 10,000 square feet for a detached ADU.
3. Staff finds that objective 3 of the Neighborhoods & Housing Element that states "encourage housing options for a variety of age, family size and financial levels" supports the proposed changes. This allows additional residents that own a home that may be struggling to pay their mortgage or have a family member, friend or caretaker to reside on the same property.
4. Objective 1 of the Moderate-Income Housing Element states "ensure housing affordability targets are achievable using a range of strategies". One of the strategies in this objective states to continue to support ADUs in all residential zones. Staff finds that the proposed change will further this objective by making it easier to construct and operate a detached ADU.

V. STAFF RECOMMENDATION

Based on the background, staff review, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request to amend the text of Chapter 17.78.050(J), Detached Accessory Dwelling Units, to state: The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ten thousand (10,000) square feet.

17.78.050: DETACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:

A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.

B. Only one ADU may be created per lot or property.

C. ADUs are allowed on properties that are zoned to allow single-family dwellings as a permitted use.

D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

E. Installing separate utility meters for the ADU is prohibited.

F. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.

G. The total area of the ADU shall be less than forty percent (40%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.

H. Detached ADUs shall not contain more than two (2) bedrooms.

I. In addition to the parking required for the primary unit, two (2) additional off street parking spaces shall be provided. In no case shall fewer than four (4) total off street parking spaces be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.

J. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be twelve thousand (12,000) square feet.

K. Detached ADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.

L. Any detached ADU located in a required side yard must comply with the setbacks for the principal residence, and shall have adequate facilities for all discharge from roof and other drainage.

M. Construction of a detached ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone or encroach into the required setbacks.

N. Detached ADUs shall be compatible with the exterior color and materials of the principal dwelling.

O. The maximum height for detached ADUs is limited to one story and to twenty feet (20') or the height of the principal structure, whichever is less.

P. The total floor area of a detached structure containing an ADU shall not exceed one thousand (1,000) square feet.

Q. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for a primary residence in the zone and meets the applicable building code. (Ord. 21-25)



NOTICE OF PUBLIC HEARING

November 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:

A request to amend Murray City Code Chapter 17.78., Modifications to Detached Accessory Dwelling Units.

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. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or 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 the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project #_____

Zoning Map Amendment
 Text Amendment
 Complies with General Plan
 Yes No

Subject Property Address: 451 EAST VINE STREET

Parcel Identification (Sidwell) Number: _____

Parcel Area: _____ Current Use: _____

Existing Zone: _____ Proposed Zone: _____

Applicant
Name: PEGGY IMAI

Mailing Address: 443 E. VINE ST.

City, State, ZIP: MURRAY, UTAH 84107

Daytime Phone #: 415-317-5488 Fax #: _____

Email address: PIMAI@SBCGLOBAL.NET

Business or Project Name: _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: 443 E VINE ST.

City, State, Zip: MURRAY, UTAH 84107

Daytime Phone #: _____ Fax #: _____ Email: _____

Describe your reasons for a zone change (use additional page if necessary):
AMMEND. 17.78.050.J

"THE MINIMUM LOT SIZE REQUIRED FOR CONSTRUCTION OF A DETACHED A.D.U. IN ALL SINGLE-FAMILY RESIDENTIAL ZONES SHALL BE TEN THOUSAND (10,000) SQUARE FEET, TO PROVIDE QUARTERS FOR CAREGIVER."

Authorized Signature: Peggy Imai Date: 10-27-22

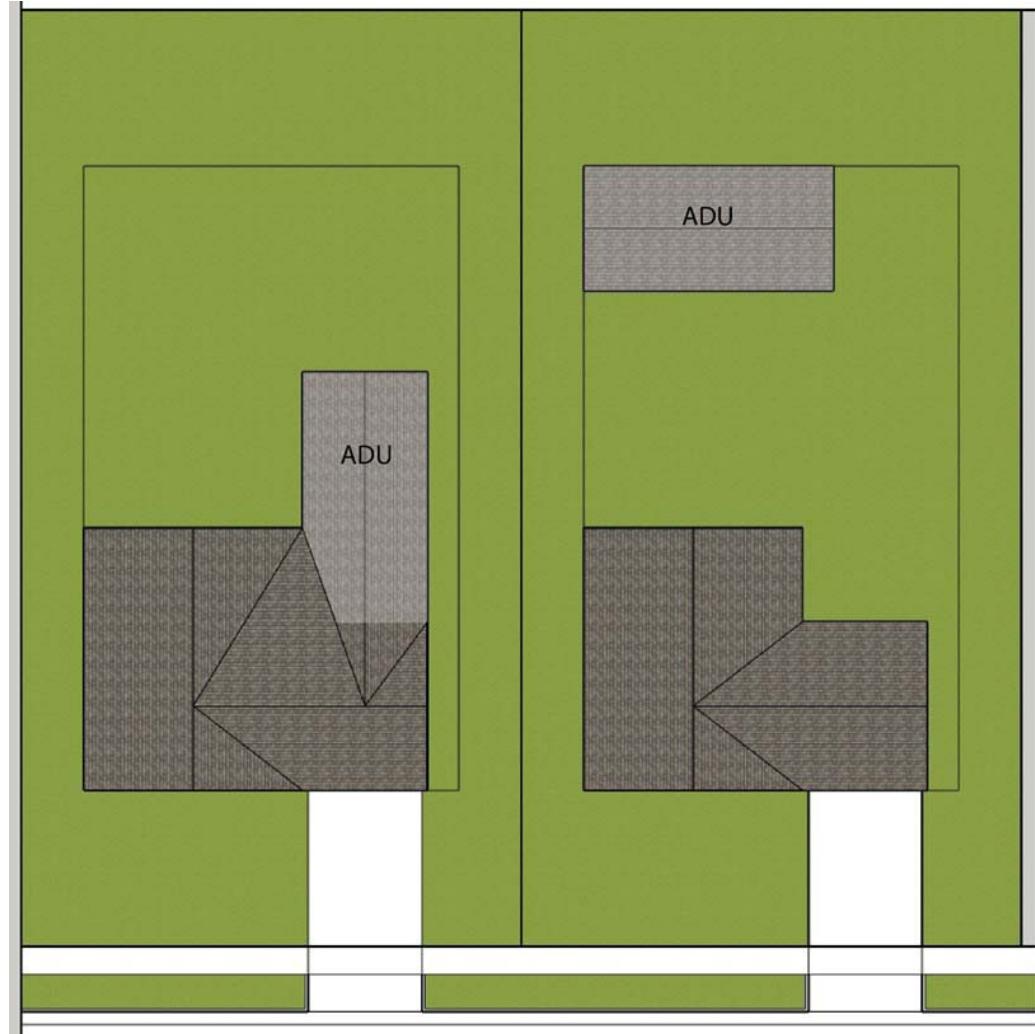
Types of ADUs

Attached (left)

- A part of the main dwelling; basement, addition, etc.

Detached (right)

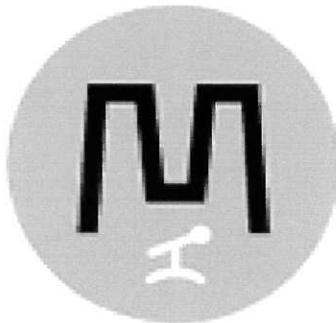
- Wholly separated from the existing dwelling



Detached ADUs

- Current requirements
 - 12,000 sq ft lot required
 - 1,000 sq ft or 40% of main dwelling
 - No more than 2 bedrooms
 - Two additional off-street parking spaces
- Proposed requirements
 - **10,000 sq ft lot required**
 - 1,000 sq ft or 40% of main dwelling
 - No more than 2 bedrooms
 - Two additional off-street parking spaces





MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment