

**MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, May 21, 2024
Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Doug Hill	Chief Administrative Officer	Jennifer Kennedy	Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Rob White	IT	Brenda Moore	Finance Director
Camron Kollman	IT	Joey Mittelman	Fire Chief
Ben Ford	Wastewater Superintendent	Jeff Puls	Fire Department
Aron Frisk	Public Works	David Rodgers	City Planner
Phil Markham	CED Director	Zac Smallwood	Planning Manager
Citizens		Brooke Smith	City Recorder

Conducting: Council Chair Ms. Cotter called the meeting to order at 4:30 p.m.

Approval of Minutes: Committee of the Whole – April 16, 2024

Ms. Turner moved to approve, and Mr. Pickett seconded the motion. All in favor 5-0.

Discussion Items:

- **Public Works Department Report.** Director Russ Kakala provided staffing totals and discussed the responsibilities and duties of the employees for Engineering, Streets, Solid Waste, Storm Water, Wastewater and Fleet divisions. He noted that the Murray Public Works ABOP (antifreeze, batteries, oil and paint) disposal program would be discontinued by July 1, 2024, so any ABOP or other hazardous materials could be taken to the Sandy City Public Works facility from now on. Mr. Kakala shared maps and details regarding miles of the City's intrinsic pipeline infrastructure. He described various projects completed in 2024 and outlined projects still on schedule which involve engineering, street rebuilds, street overlays and bridge repairs. Water projects were discussed for installing, replacing and upgrading infrastructure including new lines for wastewater and stormwater systems.
- **Ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low Density) to R-1-6 (Single Family Low/Medium Density) for the properties located at 5991 and 6001 South Belview Avenue, Murray City.** City Planning Manager Zac Smallwood explained the rezone request came from the property owner who would like to flag lot each parcel. This would result in adding two more homes to the existing two, for a total of four houses across both properties. He said the reason a flag lot could not be created in the R-1-8 was due to an 80-foot width requirement and both parcels are too narrow. Staff and the Planning Commission supported the request because 30% of the homes in this area are already less than 8,000 square feet.

Mr. Pickett calculated that 70% of the lots in the neighborhood were then 8,000 sq. ft. or larger. Mr. Smallwood agreed surrounding lots are deep and narrow which support an infill development. Mr. Pickett said it was important to not change the feel of the existing neighborhood. Mr. Hock said two flag lots already

exist in the area. Mr. Smallwood agreed. Ms. Turner felt there was a lack of support by noting many negative public comments at the Planning Commission meeting. Mr. Smallwood said the reason was due to a miscommunication to nearby residents that townhomes would be constructed on the properties, which was not possible; and negative attacks on the property owner. Mr. Hock agreed constituents in the area felt the rezone would change the dynamics of the neighborhood and more rezones would occur on half acre lots in the future. A map was analyzed determining that many lots in the area could fit the same perspective.

Ms. Dominguez asked if the property owner considered constructing an ADU (Accessory Dwelling Unit). Mr. Smallwood said the applicant hopes to sell all four homes and clarified that ADUs require a property owner to dwell on-site. She asked if the staff's support for the request was due to State pressure to provide more housing. Mr. Smallwood said cities are never built-out because there are new ways of providing housing, and the infill housing development would show that Murray is not just offering large apartment complexes.

Ms. Cotter thought the project would better the community and impact property values in the area.

Mr. Hock asked if the City would require landscaping, sidewalks and implement modifications to existing sewer and wastewater systems. Mr. Smallwood said no, and a developer would upgrade all water related infrastructure.

Mr. Pickett noted that side yard setbacks in the R-1-6 were less than the R-1-8 requirement of eight feet. Mr. Smallwood confirmed that newer R-1-6 housing developments now offer larger homes on smaller lots with the same standard.

Adjournment: 5:20 p.m.

Pattie Johnson
Council Office Administrator III