

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

Work Session Minutes of Tuesday, June 4 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
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

**Others:**

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Mark Morris	VODA Landscape + Planning	Brenda Moore	Finance Director
Kim Sorensen	Parks & Recreation Director	Phil Markham	CED Director
Isaac Zenger	IT	Joey Mittelman	Fire Chief
Steve Roberson	Fire Department	Jeff Puls	Fire Department
Brooke Smith	City Recorder	David Rodgers	City Planner
Citizens		Zac Smallwood	Planning Manager

**Excused:** Rosalba Dominguez – District #3

**Conducting:** Council Chair Ms. Cotter called the meeting to order at 4:45 p.m.

**Approval of Minutes:** Committee of the Whole – May 7, 2024

Ms. Turner moved to approve, and Mr. Pickett seconded the motion. All in favor 4-0.

**Discussion Items:**

- **FBC (Form Based Code).** City Planning Manager Zac Smallwood said Mark Morris with VODA Landscape and Planning was selected to write Murray's new FBC. Mr. Morris said Council Members should understand the fundamentals of FBC before considering its adoption. He provided a history of VODA, introduced his team and noted that VODA had worked with Downtown Redevelopment Services, who completed the recently adopted MCCD Downtown Strategic Area Plan.

Mr. Morris explained that FBC is a way to regulate land development, focusing on physical form of a neighborhood, as opposed to following traditional land uses like residential, commercial or industrial. FBC development happens incrementally, has advantages for current and future property owners and relates to nonconforming properties. He described the process for creating the FBC, where decision making is about site and building parameters, style, building facades, architecture and the re-use of existing buildings.

Mr. Morris said the City's 2022 Design Guidelines and the current GP (General Plan) Initiatives for development would be implemented into the FBC. For both private and public developments they would use the same goals and initiatives regarding land use, urban design, transportation and economic development. He thought the location of the new city hall would serve as a catalyst for a new Murray City Center by using FBC. Other existing GP initiatives about nature, environment, community, cultural preservation, parks, open spaces, and trails would also be applied to the new Code. Mr. Smallwood agreed that VODA would be taking all that the City had established so far and build upon those elements for implementing a FBC. Decisions for creating the FBC are prioritized starting by establishing what type of

place is involved, followed by districts, then street types, open space types, uses and finally building types.

Mr. Pickett asked how the downtown could become more walkable with State Street running right through it. Mr. Morris agreed the large traffic volume would be challenging for walkability so development along State Street would look different from areas one block away.

Ms. Turner asked how long would it take to create the new FBC. Mr. Morris said their goal was to return to the Council with a final proposal in December 2024.

- **An ordinance amending the General Plan from General Commercial to High Density Residential and amends the Zoning Map from C-D (Commercial Development) to R-M-20 (Multiple Family High Density Residential) for the property located at 5425 South Vine Street.** Planning Manager Zac Smallwood said Brad Reynolds Construction made this request to rezone. The parcel is three and a half acres where currently an old structure that had burned in a recent fire is still standing. Mr. Smallwood said planning staff believes the request is appropriate since there is no high visibility, and it would not be feasible to get a large commercial user in this location. The higher density allows for a mix of housing types, primarily multi-dwelling structures or single-family residential townhomes, typical of what Mr. Reynolds develops. The Planning Commission heard the request on May 2, 2024, where no public comments were made, and the Planning Commission voted 7-0 to forward a recommendation of approval to the City Council .
- **An ordinance amending the city's Fiscal Year 2023-2024 Budget.** Finance Director Brenda Moore discussed final adjustments to the current budget. Items included various transfers to and from the General Fund for salaries and benefits in the Justice Court, a retirement payout, and purchases in the Information Technology department and Streets division. Various grant funding allocations would occur related to purchasing Emergency Medical Service fire equipment and replacing non-essential turf at various City facilities. Any amount not covered by grant funding totals would be offset by an increase in the Interest Revenue budget and Justice Court Fines budget. A line-item transfer would occur in the Attorney's Office budget related to the use of a professional service; and the Capital Improvements Project Fund Interest Revenue budget would see an increase for police equipment, cars and accessory purchases.

**Adjournment:** 5:48 p.m.

**Pattie Johnson  
Council Office Administrator III**