

**MURRAY CITY MUNICIPAL COUNCIL  
COUNCIL MEETING**

Minutes of Tuesday, July 16, 2024

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

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**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:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Brenda Moore	Finance Director	Joey Mittelman	Fire Chief
Phil Markham	CED Director	Zac Smallwood	Planning Manager
Ben Gray	IT	Elvon Farrell	Economic Development Specialist
Carrie Burgess	Building Division	Thomas Butz	Building Division
Ed Henkels	Birkhill Townhomes	Jarom West	Birkhill Townhomes
Citizens			

Call to Order: 6: 30 p.m. – Council Member Adam Hock

**Approval of Minutes:** Council Meeting – June 18, 2024

**MOTION:** Ms. Cotter moved to approve, and Mr. Pickett SECONDED the motion.

Voice vote taken, all “Ayes.” Approved 5-0

**Special Recognition:**

**Murray City Employee of the Month – Julie Debban - Building Division Office Administrator.** Mayor Hales expressed appreciation to Ms. Debban. Adam Hock presented the certificate and \$50 gift card and Phil Markham and Thomas Butz commended her for all of her hard work in the Building Division.

**Citizen Comments:**

Lacey Parker – Murray Resident

Ms. Parker said she recently learned about light pollution which can be reduced by shining street lights in a downward position. She asked the Council to learn about light pollution noting that the outdoor lighting at City Hall currently points upward at trees.

**Public Hearings:**

**An ordinance amending the Zone Map from R-1-8 (Low Density Single Family) to R-2-10 (Medium Density Residential) for the property located at 1151 East 6600 South.** Planning Manager Zac Smallwood said Kenneth and Jean Kitt requested the Zone Map amendment. An aerial map was shown to verify that the request to build a townhome complies with the requirements of the R-2-10 Zone and the Future Land Use Map. Mr. Smallwood compared the zoning regulations of the R-1-8 to those of the R-2-10 and outlined the allowed land uses of each zone. He reviewed the findings to explain why the Murray Planning Commission voted 7-0 on May 2, 2024 in favor of recommending approval to the City Council and noted that staff supported the request

also.

The public hearing was open for public comments. No public comments were given, and the public hearing was closed.

**MOTION:** Ms. Turner moved to approve the ordinance. Ms. Cotter SECONDED the motion.

**Council Roll Call Vote:**

Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Motion passed:	5-0

**Consider an ordinance amending the General Plan to adopt the Murray North Station Area Plan.** Planning Manager Zac Smallwood said planning staff requested the adoption of the Murray NSAP (North Station Area Plan) that covers an area in Fireclay near Interstate 15 to State Street, and from Center Street in Millcreek City to Miller Street in Murray. Utah State House Bill 462 requires cities with fixed rail stations to complete affordable housing plans within a half-mile radius from all Front Runner and TRAX station platforms and Bus Rapid Transit infrastructure. The deadline is December 31, 2025 for cities to adopt station area plans so two more plans will be presented to the Council within the next year and a half.

Mr. Smallwood shared the NSAP vision, discussed existing conditions of the area and reviewed elements of the plan involving improvements to quality of life, safety, land use, connectivity, livability and urban design. He said the biggest challenge in Fireclay was the very low per capita income where finances are spent mainly on housing, transportation and everyday living costs, allowing no room for disposable income spending. He discussed existing retail vacancies in Fireclay saying retailers do not want to move there because they understood the demographic and the lack of high spendable income.

Ms. Dominguez thought the City could introduce incentive programs, such as subsidized rent or utility expenses to attract retailers to existing commercial spaces at Fireclay. Mr. Smallwood agreed State funding opportunities are available through the RDA (Redevelopment Agency) but recent changes were made to how RDA funding can be offered to retailers. Ms. Dominguez argued that Millcreek was doing a successful job in getting retail businesses on their side of the Fireclay area with incentives.

Mr. Smallwood said to bump up higher spending in Fireclay, a higher market rate of housing is needed even though the NSAP calls for affordable housing. Also needed is stewardship, which is to clean up vegetation and garbage; crime prevention through environmental design; and ways to create civic pride. He discussed long-term changes that would take years, regarding land use and connectivity and solutions to changing the narrative of Fireclay. He said the Planning Commission forwarded a positive recommendation of approval to the City Council on April 4, 2024 that planning staff also supported. Millcreek City already adopted the plan, so any changes made by the Murray Council would go back to them for approval.

The public hearing was open for public comments:

**Peter Klinge – Murray Resident**

Mr. Klinge wondered what percentage of new affordable housing properties would be rentals, and asked if existing Fireclay apartments were fully occupied. He asked what retail services were currently offered and if those businesses were meeting the income threshold as far as retailers were concerned. He questioned how was it that retailers were not meeting the consumer demand when residents in the area need groceries and other items. He questioned why retailers do not want to locate there and why these services could not be

provided. He did not believe it made sense to subsidize new stores to the area if nobody wanted to shop them.

Madeline West – Murray Resident

Ms. West said as residents of Birkhill Apartments she and her husband who live at the center of the NSAP came to urge Council Members to approve the plan. They supported the initiative and were very excited to see some parks in the area and a connection to the Jordan River Trail.

The public hearing was closed.

Mr. Smallwood said there is a great amount of rental housing in Fireclay, but there are also some properties available for sale. A map was shared to show existing rental units, condominiums and proposed housing areas identified at the foam factory property and larger properties owned by Utah Transit Authority and Salt Lake County. He said it would be tricky to demand market rate housing where identified properties are not for sale. Getting a grocery store to locate inside Fireclay was not feasible, so the suggested site is at 4500 South and Main Street to attract local visitors.

**MOTION:** Mr. Pickett moved to approve the ordinance. Ms. Dominguez SECONDED the motion.

Council Roll Call Vote:

Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Motion passed:	5-0

**Business Items:**

**Consideration of a resolution approving an agreement between the City, the Redevelopment Agency of Murray City, and Salt Lake Neighborhood Housing Services DBA NeighborWorks of Salt Lake.** Economic Development Specialist Elvon Farrell requested Council approval of the agreement with NeighborWorks Salt Lake.

**MOTION:** Ms. Turner moved to approve the resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Motion passed:	5-0

**Mayor's Report and Questions:** Mayor Hales announced upcoming events at the Murray Amphitheater, and the Babe Ruth Regional Baseball Tournament. The Dead City structure that burned down would be demolished on July 18, 2024.

**Adjournment:** 7:14 p.m.

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