

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

Work Session Minutes of Tuesday, October 1, 2024

Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

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| 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:

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| Brett Hales | Mayor | Jennifer Kennedy | City Council Executive Director |
| G.L. Critchfield | City Attorney | Pattie Johnson | Council Administration |
| Zac Smallwood | Planning Manager | Phil Markham | Community and Economic Dev. Director |
| David Rodgers | Senior Planner | Brooke Smith | City Recorder |
| Brenda Moore | Finance Director | Greg Bellon | Power Director |
| Matt Youngs | Assistant Power Director | Mark Morris | VODA Landscape and Planning |
| Jeff Pulls | Assistant Fire Chief | Kim Sorensen | Parks and Recreation Director |
| Isaac Zenger | IT | Delynn Barney | Murray Citizen |

Conducting: Council Chair Cotter called the meeting to order at 5:24 p.m.

Approval of Minutes: Short Term Rental Workshop, August 27, 2024 and Committee of the Whole, September 10, 2024. Ms. Dominguez moved to approve, and Mr. Hock seconded the motion. All in favor 5-0.

Discussion Items:

1. Update and discussion on the drafting of the Form Based Code. Mark Morris with VODA Landscape discussed FBC (Form Based Code) draft concepts and shared a conceptual Form District map. The map of what is currently known as the MCCD (Murray City Center District) involves properties on State Street at Block One, and north, south and west of City Hall, and east of State Street up to Center Street. The District Form map proposes five new districts in the MCCD categorized as Civic Center, Boulevard, Neighborhood Corridor, Residential Transition and Transit Neighborhood.

Mr. Morris explained how each district has its own characteristics and guidelines for minimum and maximum height allowances. He said FBC makes it easy for developers to understand allowances for building height, parking and setbacks. Developers would not need to know about Land Use types because property owners would be given significant leeway and flexibility in development. If the maximum height is allowed in each district, a higher concentration of housing would result, but if height was limited, housing units would be limited affecting the overall cost of a project.

Mr. Pickett said if Council Members were not comfortable with the maximum height suggested for each district, they should clearly express the preferred density and height limits. They could not assume that developers would construct buildings within a range between the maximum and minimum height suggested.

Mr. Hock asked about allowing a one-story minimum height in the Neighborhood Corridor and noted

structures heights along State Street were significantly lower than taller structures to the west.

Mr. Morris explained a one-story housing project would not redevelop activity in the area as much as a two to three-story housing project, and developers preferred the two to three-story option for financial reasons. He said if the Council wanted to have the minimum height of one-story in the Neighborhood Corridor, they could discuss that. He said the minimum height along State Street would be two-stories or 38 feet tall. The maximum height to the west of State Street could be 90-feet or ten-stories, which was changed to an eight-story maximum, however having a higher density was key to what is feasible for developers.

He reported positive feedback from the September 16, 2024 FBC Public Open House, but there were concerns about balancing historic character, improving walkability and pedestrian spaces for restaurants and entertainment and how ground floor business in buildings would be successfully activated. Parking lot locations, building and parking lot conflicts and parking lot layouts were discussed. He said that all of this could be adjusted as part of FBC development but market demand would dictate the financial success of a FBC project.

2. **Power Department Quarterly Report.** Assistant Power Director Matt Youngs said renegotiations with the Trans-Jordan Landfill Gas Plant were successful and the power sales contract has been extended for another 20 years. Power Director Greg Bellon said the resource was renewed at 2014 costs per megawatt, with a 2% annual escalation, which makes the resource affordable again. Mr. Youngs said UAMPS (Utah Associated Municipal Power Systems) member Truckee Donner Utility Company updated its contract agreement. Truckee Donner was receiving 70% of the energy produced from the landfill, but now Murray Power has the option to keep most of the landfill energy and retain REC (Renewable Energy Certificate) credits if desired. Murray can still sell REC credits to Truckee Donner, but the cost increased from \$1 to \$5, which is the cost per megawatt produced.

Mr. Bellon discussed generation types that UAMPS would be pursuing in the future. Options included gas and steam, a peaking natural gas plant, nuclear, geothermal, solar, solar and storage and wind.

3. **An ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low Density) to R-N-B (Residential Neighborhood Business) for the property located at 323 E Winchester Street, Murray City.** Senior Planner David Rodgers confirmed that the City's Future Land Use map allowed for the rezone and noted that other properties in the area had been rezoned to R-N-B as well. The request was in anticipation of a future development that would continue to buffer the surrounding neighborhood and the general office area. There was discussion about landscaping and tree buffering and Mr. Rodgers clarified the ordinance would only rezone the parcel. Specific requirements for tree buffering would be addressed once an application was submitted for a project.
4. **An ordinance relating to land use; amends the Zoning Map from R-1-6 (Single Family Medium Density Residential) to R-M-15 (Multiple Family Medium-Density Residential) for the property located at 4734 South Hanauer Street, Murray City.** Planning Manager Zac Smallwood explained that the rezone would allow the property owner to build a tri-plex. Housing units could be forty feet tall or two or three stories high.

Adjournment: 6:28 p.m.

Pattie Johnson
Council Administrator III