

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

Work Session Minutes of Tuesday, October 15, 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 |
| Doug Hill | Chief Administrative Officer | Pattie Johnson | Council Administration |
| G.L. Critchfield | City Attorney | Jeff Pulls | Assistant Fire Chief |
| Zac Smallwood | Planning Manager | Phil Markham | Community and Economic Dev. Director |
| Ella Jay Olsen | City Journals | Elvon Farrell | Economic Development Specialist |
| Brenda Moore | Finance Director | Anthony Semone | NeighborWorks |
| Jason Lynn | Main Street USA/Resident | Jenn Kikel-Lynn | Main Street USA/Resident |
| Isaac Zenger | IT | | |

Conducting: Council Chair Cotter called the meeting to order at 4:00 p.m.

Approval of Minutes: Committee of the Whole, September 17, 2024. Mr. Hock noted one spelling correction and moved to approve, and Ms. Turner seconded the motion. All in favor 5-0.

Discussion Items:

- **Presentation on the Main Street USA Program.** Jenn Kikel-Lynn said research led her to find the Main Street America Coordinating Program. The program helps new local businesses locate to downtown city areas. After meeting with the Mayor and getting community support, she applied to the program and was accepted as a Tier-One affiliate and Murray's volunteer representative. With a focus on downtown areas, Murray's Main Street USA would be located to Block One and titled Murray City Downtown District. Ms. Lynn said the Tier-One status gives her access to national resources and as a grant writer she can offer assistance with grant funding and help business owners understand startup costs. With an advisory board and a non-profit committee are in place, she will submit a non-profit application in November 2024, reach the non-profit status by January 2025 and move to a Tier-Two status by spring of 2025 that allows for a paid executive director position. She noted that Murray and Logan City are the newest Utah Cities to be part of the Main Street USA program.
- **An ordinance amending Sections 17.78.040, 17.78.050, and 17.78.090 of the Murray City Municipal Code relating to standards for detached accessory Dwelling Units.** Planning Manager Zac Smallwood said every year planning staff looks at the City's MIH (Moderate Income Housing) plan to find ways to make ADUs (Accessory Dwelling Units) easier to build in the community. Proposed changes this year include allowing corner or side-yard entrances for both Attached and Detached dwellings. For Detached dwellings, increase the allowable area up to 50% from 40% to a maximum of 1,000 square feet; reduce parking requirements to match Attached ADUs, that is one additional space, reduce rear

setbacks from 25-15 feet to 10 feet and increase side-yard setbacks from 8 feet to 10 feet. Lastly, Detached ADUs no longer need to match the existing dwelling architectural style.

Mr. Hock asked why should the ordinance be changed if it was already successfully working in regards to the City's MIH plan. Mr. Smallwood said updates would make ADUs even more successful; and according to State Law, cities are required to implement GP (General Plan) housing strategies and report all progress to the State annually. If the City failed to comply, Murray could be fined \$125 per day, or \$90,000 for not following State requirements. Mr. Hock clarified that if the City was ever cited for non-compliance, a two-week period is allowed to amend City Code before facing fines. Mr. Smallwood confirmed that increasing MIH was just one of five planning strategies in the City's GP. There was consensus that the City's 2017 GP needed to be updated soon.

Mr. Pickett discussed comparative information about other cities with ADUs and requested more information. It was noted that Murray currently ranks among the top six for the highest number of ADUs.

Ms. Cotter asked about monitoring ADUs that might be rentals and how parking violations would be determined. Mr. Smallwood explained that property owners must sign an affidavit addressing total compliance that is recorded with the County. Violations would be realized mostly after receiving neighbor complaints.

Ms. Turner said aesthetics was important to neighborhood character and requested that the design requirement not be removed from the existing ordinance. Mr. Smallwood said the State has indicated that cities cannot dictate building codes to residential properties related to architecture, materials or window location.

Ms. Dominguez asked if the City failed the MIH State requirements last year. Mr. Smallwood said no and that this year's report was not available yet. There was consensus that the proposed ordinance needed further study by Council Members. Mr. Smallwood agreed to return on November 12, 2024 for further discussion.

- **An ordinance amending Sections 17.64.020 and 17.064.090 of the Murray City Municipal Code relating to residential fencing regulations and setbacks and fencing between residential and non-residential zoning districts.** Zachary Smallwood reviewed the text amendment regarding residential fencing that would allow additional height between residential and nonresidential areas. Mr. Smallwood said staff worked with City engineers and attorneys to create a new approach that allows fencing to side-yard or corner sections of a residential lot abutting a non-residential zone, like a driveway. Fences can be up to 8 feet tall, with a 10-foot clearance at corners to ensure safe visibility for neighbors backing out. There was also textual clean up regarding language for front, side and rear yard fencing related to setbacks.
- **Reports from the Utah League of Cities and Towns Conference.** Mr. Hock, Ms. Kennedy, Mr. Pickett, Ms. Cotter and Ms. Turner shared personal insights from sessions they attended at the conference.

Adjournment: 5:01 p.m.

Pattie Johnson
Council Administrator III