

MURRAY CITY MUNICIPAL COUNCIL

COUNCIL MEETING

Minutes of Tuesday, November 19, 2024

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

Attendance:

Council Members:

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Phil Markham	CED Director	Brooke Smith	City Recorder
David Rodgers	Senior Planner	Kim Sorensen	Parks and Recreation Director
Zac Smallwood	Planning Manager	Joey Mittelman	Fire Chief
Hal Luke	Murray Senior Center	Rob White	IT Director
Jennie Luke	Murray Senior Center	Eric Bracewell	Power Department
Craig Burnett	Police Chief	Eric Fonger	Power Department
Lori Edmunds	Cultural Arts	Robyn Colton	Human Resource Director
Brenda Moore	Finance Director	Ben Gray	IT
Citizens			

Excused: Paul Pickett District #1
Rosalba Dominguez District #3

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

Special Recognition

Murray City Employee of the Month, Eric Fonger, Power Department Operations Division. Ms. Turner, Mayor Hales, Power Director Greg Bellon and Power Operations Manager Erick Bracewell expressed appreciation to Mr. Fonger and commended him for all his hard work and dedicated service as Line Crew Supervisor.

Citizen Comments:

Hal Luke – Murray Resident and Advisory Board Member of the Murray Senior Center Recreation Center.
Mr. Luke shared that the annual boutique was held in October this year instead of December and was located to the dining area. The added space provided better walking room for visitors and allowed for more vendors to participate. He described crafts and items for sale and noted that a food truck was present outside the facility this year. Vendor registration fee money, donated items and raffle ticket sales provided revenue of \$2,000 which would be used to provide monthly scholarships to low income seniors who attend the Center.

Jeannie Luke – Murray Resident

Ms. Luke shared that the Thursday Quilters table sold numerous handmade items at the boutique, raising \$350 to purchase supplies for quilts donated to the Police and Fire Departments. She also expressed gratitude to the participating vendors, those who showcased their painting talents during the boutique, and everyone

who crafted and sold ceramics made in the Center's ceramic class.

Consent Agenda:

- 1. Consider confirmation of the Mayor's appointment of Stephanie Swift to the Arts Advisory Board for a term beginning January 2025 through January 2028.** Mayor Hales introduced Ms. Swift to the City Council and strongly recommended her as being qualified to serve on the Arts Advisory Board.

MOTION: Ms. Cotter moved to approve the appointment. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye
Ms. Cotter Aye
Ms. Turner Aye
Motion passed: 3-0

- 2. Consider confirmation of the Mayor's appointment of David Knoell to the Arts Advisory Board for a term beginning January 2025 through January 2027.** Mayor Hales introduced Mr. Knoell to the City Council and thanked him for his willingness to volunteer on the Arts Advisory Board.

MOTION: Mr. Hock moved to approve the appointment. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye
Ms. Cotter Aye
Ms. Turner Aye
Motion passed: 3-0

Public Hearings:

- 1. Consider 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 Zach Smallwood outlined the proposed changes for both attached and detached ADUs (Accessory Dwelling Units), which was to remove language prohibiting a door on the corner side yard area. He said other Code changes involve reducing the setbacks to 10 feet for detached ADUs, increasing the allowable area up to 50% from 40%, to a maximum of 1,000 square feet, reducing the parking requirement of the detached ADU to match the attached ADU standard of one additional space and require all ADUs match the existing design of a dwelling. Findings were shared to confirm why staff supported the ordinance and why the Planning Commission voted 4-3 on October 17, 2024 to forward a positive recommendation to adopt the ordinance.

The public hearing was open for public comments.

Beverly Crangle – Murray Resident.

Ms. Crangle expressed concern about Murray's reputation as the "City of Trees" and the impact of allowing ADUs in the backyards of its neighborhoods, which would eliminate grass, trees, shrubs, flowers, squirrels and birds. She felt home owners would be thrown into a quagmire as they become property managers and they might not understand legal matters related to leasing or renting out areas on their property. She felt most homeowners who would become landlords do not understand the legal side of property management or related tax laws so she opposed opening Murray's neighborhoods to ADUs. She asked that Council Members table the item to allow for more public input because most homeowners do not know that their quiet home properties were being challenged.

The public hearing was closed.

Mr. Hock asked what was the minimum lot size required to permit an ADU. Mr. Smallwood said 10,000 square feet. Mr. Hock asked how many lots in Murray City are of that size. Mr. Smallwood said approximately 20% but not all of those parcels are suitable and not all property owners are interested.

MOTION: Mr. Hock moved to approve the ordinance. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye

Ms. Cotter Aye

Ms. Turner Aye

Motion passed: 3-0

2. **Consider an ordinance amending Sections 17.48.040 and 17.48.200 of the Murray City Municipal Code relating to Screen Signs in Commercial and Manufacturing Zones.** Planning Manager Zac Smallwood said the amendment would provide a definition of a screen sign in the Code and add more detailed regulations. He reviewed the regulations and provided photos to explain how screen signs appear on the side of a building. Findings were noted to confirm why staff supported the amendment and why the City Planning Commission voted 5-0 to recommend approval to the City Council.

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

MOTION: Ms. Cotter moved to approve the ordinance. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye

Ms. Cotter Aye

Ms. Turner Aye

Motion passed: 3-0

3. **Consider an ordinance amending Section 17.170.120 of the Murray City Municipal Code relating to Height Regulations in the Murray City Center District (MCCD).** Senior Planner David Rodgers explained the request to modify the height allowance for just one small area in the MCCD zone located east of State Street and south of Vine Street. He shared a map to point out the affected parcels saying that the request was made explicitly for Triumph Developers who propose to construct a project at the old city hall property. Mr. Rodgers said the request was necessary because the slope/grade of Myrtle and Arlington streets are different that run alongside the project area. Because the height of the proposed project was not being measured from the same base line, the project does not appear level, so developers would like to increase the height to the east. Mr. Rodgers reviewed the revised language which stated that new buildings located east of State Street and south of Vine Street shall not exceed seven stories in height or eighty-five feet, whichever is less. He discussed the findings to confirm why staff supports the increase in height and reported that the Planning Commission voted 6-1 on October 3, 2024 recommending that the City Council approve the ordinance.

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

MOTION: Mr. Hock moved to approve the ordinance. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye

Ms. Cotter Aye

Ms. Turner Aye
Motion passed: 3-0

Business Items:

- Consider an ordinance amending Sections 2.10.030 and 2.23.010 of the Murray City Municipal Code relating to duties of the Risk Management Division and the Human Resources Department.** City Attorney G.L. Critchfield said the request was to move the Risk Division from his office back to the HR (Human Resource) Department was because it was located there in previous years and because the related duties usually end up being handled in the HR department. Mr. Critchfield said the change would also allow the risk analyst more time to be involved with the Smelter site that involves health and safety matters that involve Workers Compensation matters addressed in HR.

MOTION: Ms. Cotter moved to approve the ordinance. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye
Ms. Cotter Aye
Ms. Turner Aye
Motion passed: 3-0

- Consider a resolution to acknowledge completion and receipt of the independent audit for Fiscal Year 2023-2024 and direct that notice be published pursuant to Section 10-6-152 of the Utah Code.** Finance Director Brenda Moore said it was a State requirement that City Council Members acknowledge the completed audit. She noted that the audit was posted on the City's website for public reading and recapped that Council Members received the audit in a previous work session meeting where an in-depth review occurred. Ms. Moore reiterated that all of the City's funds are in positive balances, they all have positive unassigned fund balances and the City was doing well.

MOTION: Mr. Hock moved to approve the resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye
Ms. Cotter Aye
Ms. Turner Aye
Motion passed: 3-0

Mayor's Report and Questions: Mayor Hales thanked all power and parks department employees who worked hard on getting City Hall's outdoor Christmas tree and light decorations up and going. Snowflake lights on State Street power poles would go up after Thanksgiving. He reported that the Parks Department would host its annual volunteer banquet on November 20, 2024, at City Hall and the NeighborWorks "Rake Your Heart Out" event successfully helped several homes with leaf removal.

Adjournment: 7:33 p.m.

Pattie Johnson
Council Office Administrator III