

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

Work Session Minutes of Tuesday, January 21, 2025

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
Vacant	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	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
David Rodgers	City Planner	Brooke Smith	City Recorder
Elvon Farrell	Economic Development Specialist	Brenda Moore	Finance Director
Camron Kollman	IT	John Blocker	
Citizens		Adam Hughes	

Conducting: Council Chair Cotter called the meeting to order at 3:00 p.m.

Discussion Items:

- **Form Based Code Discussion.** Community Economic Director Chad Wilkinson and Mark Morris with VODA Landscape and Planning, updated Council Members on the progress to develop the new FBC (form-based code). Mr. Morris said the FBC would replace MCCD (Murray City Center District) zoning in its entirety but would first be applied to regulate development in specific areas of downtown Murray. If approved and adopted the new Code would help to develop the City Center area over the next 30 years aligning with development objectives in the General Plan.

He clarified that existing buildings and businesses would not be pushed out of the area because the new Code would only apply to properties that want to redevelop significantly by altering the scale, size or footprint. He discussed benefits of FBC to current and future property owners and noted that parking requirements were recently readjusted. A step by step approval process was described involving a pre-application meeting, formal project application submittal and a planning staff review resulting in administrative approval.

Mr. Pickett expressed concern that the administration would approve projects without city council and public input. Mr. Morris said approval thresholds could be adjusted. Mr. Wilkinson explained that a lot of discretion was not needed with a FBC in place, as the Code establishes the regulations and standards to ensure a predictable outcome. Mr. Morris agreed the intention was that by following FBC standards and requirements, approvals would happen faster comparatively. Mr. Hock felt that if the City created a good and fine-tuned building code, the development process could be handled administratively.

Mr. Morris discussed details of a new step in the approval process called the site prototype, which is a graphic representation of a proposed development. The prototype would be analyzed by city staff, the developer and the planning commission to ensure the Code is followed for all FBC districts that are City Center, Boulevard, Neighborhood Corridor, Residential Transition and Transit Neighborhood. He said the FBC may be edited in the future and that any permanent changes would be presented to

the Council beforehand.

- **An ordinance relating to land use; amends the General Plan from Office to High Density Residential and amends the Zoning Map from G-O (General Office) to R-M-25 (Multi-Family High Density Residential) for the property located at 825-865 East 4800 South, Murray City.** City Planner David Rodgers said the Lotus Development was now 2.93 acres and displayed an aerial map to point out the proposed site. He explained that the planning commission recommended approval to the Council after a forested parcel to the east of the site was removed from the original request making the project site smaller.

Mr. Wilkinson confirmed the applicant visited neighboring residents to discuss concerns that resulted in a large parcel being removed from the rezone. He said the request for a higher density was consistent with densities in the area, which was why staff recommended the rezone as well. Council Members analyzed the R-M-25, the allowance of 66 units per acre, traffic concerns and the lack of public transit in the area, that resulted in an unfavorable consensus. Ms. Cotter recommended bringing this item back to the next Committee of the Whole meeting, the other Council Members agreed. Ms. Kennedy asked Council Members to submit further questions and concerns to Mr. Wilkinson prior to the next Committee of the Whole meeting.

- **An ordinance amending Section 17-12-070 of the Murray City Municipal Code relating to compensation for Planning commission Members.** Mr. Wilkinson said that the proposed request would raise the compensation for planning commissioners from \$40 to \$50 per meeting.

Adjournment: 3:50 p.m.

Pattie Johnson
Council Administrator III