

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

Work Session Minutes of Tuesday, February 4, 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
Scott Goodman	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
Kim Sorensen	Parks and Recreation Director	Russ Kakala	Public Works Director
Craig Burnett	Police Chief	Amanda Maudsley	Deputy Recorder
Mark Shepherd	Shepherd Realty Group	Brooke Smith	City Recorder
Marcus Jessup	Realtor	Brenda Moore	Finance Director
Elvon Farrell	Economic Development Specialist	Shawn Pour	Developer
Cullen Doherty	Lotus	John Blacker	Developer
Andrea Palmer	Lotus	Isaac Zenger	IT
Citizens & Guests			

Conducting: Council Chair Cotter called the meeting to order at 5:00 p.m.

Approval of Minutes: Committee of the Whole, January 7, 2025. Mr. Pickett moved to approve, and Mr. Hock seconded the motion. All in favor 5-0.

Discussion Items:

- **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.** Planning Manager Zac Smallwood displayed an aerial map to review the request made by the Lotus Company. Mr. Smallwood recapped that land owners proposed to change the existing General Office zone to an R-M-25 high density residential zone where the existing Spring Pines Office Complex is located.

Mr. Goodman felt improvement was needed to the area and asked if the Lotus intention to construct a maximum of 64 housing units for purchasing, could be easily changed to rentals after the zone was changed. Mr. Smallwood said that was possible.

Ms. Turner agreed buildings on the site needed refurbishing and emphasized that regardless of what a developer intends to construct Council Members should focus on building standards of the R-M-25 zone.

Mr. Goodman pointed out that Lotus developers had requested an R-M-15 zone change two years ago, but it was denied. Mr. Smallwood confirmed there were two previous zone change requests from Lotus prior to this one.

Mr. Hock asked if there was a public bus route in the area and it was confirmed that the Utah Transit

Authority operates bus #209, through the area every 30 minutes.

Mr. Pickett preferred an R-M-15 zone over the higher-density R-M-25 and was concerned that Lotus might sell the property without a committed plan if R-M-25 was approved. He questioned why Lotus would request a higher density after their previous R-M-15 request was denied due to citizen opposition and asked about the process if R-M-25 was denied and they reapplied for R-M-15.

Mr. Smallwood said rising costs in market housing construction made the R-M-15 no longer feasible to build. If Lotus moves the current R-M-25 request forward to a council meeting, another zone change request was not possible for one year. Withdrawing the current application would allow for an R-M-15 request to be made.

Mr. Hock expressed concern with the City flipping all commercial and general office parcels into residential housing projects.

Ms. Cotter asked whether Lotus could submit a new rezone request for additional land they own east of the subject property that was not part of the current request and expressed concern about a 40 foot tall project. Mr. Smallwood confirmed an additional request on the excluded parcel was possible however Lotus conveyed their plan was to make that parcel greenspace for the proposed project.

Council Members expressed further concern about the rezone, but there was consensus to move the item forward to a council meeting.

- **Legislative updates.** Ms. Cotter described several pending bills that would affect Murray City. She noted bills supported, monitored and tracked by the ULCT (Utah League of Cities and Towns) this year. She noted the bill tracking link on the ULCT website for anyone interested in knowing the position of the ULCT on specific bills and said another legislative update would be provided at the Committee of the Whole meeting.
- **Reports from Interlocal Boards and Commissions:**
 - Trans-Jordan Cities Board – Public Works Director Russ Kakala said TJL (Trans-Jordan Landfill) operations were running great and the completion date of the new STS (Sandy Transfer Station) is May 19, 2025. He anticipated learning more about the STS at an upcoming board meeting. One major concern noted was that the estimated tipping fee price looks to be set at \$36 per ton, which is \$10 higher than the TJL tipping fees. Mr. Kakala explained that the City extended its current contract with ACE Disposal until a decision is made about whether the City would pay the higher rate at STS or continue to travel further to TJL to save money. The price difference in tipping fees would have significant financial impact on the budget so cost levels must be carefully weighed and compared.
 - Jordan River Commission – Parks and Recreation Director Kim Sorensen said the Equestrian trail between 5400 South and the Nature Center was recently covered in a granite base material. The cost of \$48,000 was provided by State funding. Mr. Sorensen reported that the JRC (Jordan River Commission) recommended the City install lighting along the trail between 5400 South and the Nature Center. He believed the City would use solar lighting which is better for wildlife and either a budget request or grant funding would be used to cover the cost. Mr. Sorensen said the JRC is also looking at concerns related to E-bikes on the trail. The JRC would consider safety of pedestrians, commuters traveling to work daily on E-bikes and those who would not otherwise use the trail if not for an E-bike.

- Central Valley Water – Mayor Hales said a final bond of \$87 million was purchased on December 24, 2024 to complete all aspects of the CVW (Central Valley Water) rebuild project. Financially, CVW closed the 2024 budget year having spent 88% of their allocated funds, they completed \$52 million in Capital projects, and six major construction projects are still underway to meet new State mandated water quality phosphorus limits.
- NeighborWorks and Murray Chamber of Commerce – Economic Development Specialist Elvon Farrell shared 2024 year end financials regarding, funding for downpayment assistance, home improvements, employee downpayment assistance, public service projects, and the real estate development on Tripp Lane. Mr. Farrell discussed membership information, business opening events, learning opportunities and community outreach events. An outline of the upcoming events was noted.
- Association of Municipal Councils – Ms. Turner had nothing to report as the group was reorganizing for the 2025 calendar year.

Adjournment: 6:04 p.m.

Pattie Johnson
Council Administrator III