

**MURRAY CITY MUNICIPAL COUNCIL**  
**COUNCIL MEETING**  
Minutes of Tuesday, February 18, 2025  
Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

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**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
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Craig Burnett	Police Chief	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
Adam Hughes	Lotus Company	Isaac Zenger	IT
Kim Sorensen	Parks and Recreation Director	Cory Plant	Senior Center
Mayor Shepherd	Clearfield City	Brooke Smith	City Recorder
Citizens & Guests		Brenda Moore	Finance Director

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

**Approval of Minutes:** Council Meeting, January 21, 2025 and Special Council Meeting, January 21, 2025.

**MOTION:** Ms. Turner moved to approve both sets of minutes, and Mr. Goodman SECONDED the motion. Voice vote taken, all "Ayes." Approved 5-0

**Citizen Comments:** None

**Special Recognition: Murray City Employee of the Month, Kelly Lloyd, Parks/Equipment Operator.**

Mayor Hales, Ms. Cotter and Parks Superintendent Bruce Holyoak presented Mr. Lloyd with the Employee of the Month certificate, a \$50 gift card and commended him for dedicated service in the Murray Parks Department.

**Consent Agenda:** Mayor Hales introduced the following Murray citizens.

1. Confirmation of the Mayor's appointment of Chuck Dillard to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.
2. Confirmation of the Mayor's appointment of Lisa Becerra to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.
3. Confirmation of the Mayor's appointment of Rosane Coleman to the Murray Senior Recreation Center Board for a term beginning February 2025 through January 2028.

**MOTION:** Mr. Hock moved to approve the Consent Agenda. Ms. Turner SECONDED the motion.

Council Roll Call Vote:

Mr. Goodman	Aye
Ms. Turner	Aye
Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye

Motion passed: 5-0

**Public Hearing:**

- Consider 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. Community and Economic Director Chad Wilkinson shared an aerial map of the 2.9-acre property to discuss the rezone request, stating that the applicant wants to change the G-O zone to high-density residential.

Mr. Wilkinson reviewed allowances of the G-O zone, confirmed that multi-family housing, townhomes, and apartments are allowed in the R-M-25 zone and compared the standards and requirements of each zones. Findings were outlined to confirm why City staff favored the request and why the Murray Planning Commission voted 7-0 in favor of the request on October 17, 2024.

Ms. Turner asked how many units could be constructed if the request was approved. Mr. Wilkinson said 64.

Applicant Adam Hughes of Lotus Company reviewed past redevelopment efforts since 2022 and stated that the R-M-25 zone request was made in response to market changes. This time they would exclude a parcel from previous project plans and response to public outreach, convert rentals to for-sale townhomes and implement the height variance approved in 2023.

Mr. Hughes shared the updated conceptual site plan noting the for-sale townhomes, totaling 64 units, with 32 parking stalls. He said a traffic study that was conducted confirmed that the development would not cause major traffic issues in the area. As a result of community outreach he believed they had finally addressed all community concerns of the past regarding non-rentals, traffic analysis and tree surveys.

The public hearing was open for public comments.

Clark Bullen – Murray Resident.

Mr. Bullen supported the Lotus plan for an owner-occupied project with an HOA-enforced development agreement. He questioned whether a lower-density mixed-use project might be more suitable because the office space model was not working. He was concerned about increased traffic and suggested an updated traffic study before approving more high-density projects. He said traffic congestion would only worsen with the addition of 150 units at Block One, 421 units at the old Kmart site, and 294 existing units at Miller Estates.

Maren Christensen – Murray property owner.

Ms. Christensen said she and her family own a small parcel adjacent to the office complex and Lotus did not contact her about the new updated plan. She shared that her deceased mother opposed the rezone request during a public hearing in 2022 because of traffic concerns on 4800 South. Ms. Christensen agreed the curvature of the road makes it difficult to see beyond a certain point and witnessed several traffic accidents in the area. She expressed concern about the density and tree buffering between her parcel and the project site.

The public hearing was closed.

Mr. Hock asked about a development agreement with the applicant. Mr. Wilkinson was unaware of

any discussion and explained that such agreements are typically used for complex projects with public or private funding. He explained that the Council could propose a development agreement, but it was uncommon to create one just to require an ownership type because a regular zone change allows a developer flexibility to construct whatever the zone allows. He noted that if other restrictions were needed those specifics could be included in a development agreement.

City Attorney Critchfield stated that before Mr. Wilkinson's employment, Lotus proposed a development agreement, but at that time the administration and planning staff agreed that using Covenants, Conditions, and Restrictions was a more effective approach than individual development agreements for developers approaching the City.

Mr. Goodman asked if the excluded parcel to the east of the project site would be designated for rental housing. He noted traffic concerns with residents in the area and wondered how traffic would access the site from 4800 South. Mr. Hughes said the deed restriction applied to both parcels owned by Lotus and so both of them would have to be owner-occupied. He explained that the existing curb cut would be utilized for entering and exiting the proposed development.

Mr. Goodman said there was community excitement and support for a home ownership proposal. Mr. Hughes said if homeownership was the primary consideration, maybe a legal mechanism could tie the rezone approval to a recorded deed restriction to ensure an owner occupancy restriction. Mr. Critchfield said there was no such condition for a rezone and relying solely on Mr. Hughes' word was the only assurance for an owner occupancy project.

**MOTION:** Mr. Goodman moved to approve the ordinance. Mr. Pickett SECONDED the motion.

**Council Roll Call Vote:**

Mr. Goodman      Aye

Ms. Turner      Aye

Mr. Hock      Aye

Mr. Pickett      Aye

Ms. Cotter      Nay

Motion passed: 4-1

**Mayor's Report and Questions:** Mayor Hales invited Fire Chief Mittelman to share details about a recent local fire and discuss grant funding awarded to the Murray Fire Department. Chief Mittelman discussed details related to the fire and reported that EMS (Emergency Medical Service) Grant money in the amount of \$1,500 would be used for purchasing EMS equipment.

**Adjournment:** 8:00 p.m.

**Pattie Johnson**  
**Council Office Administrator III**