

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

Work Session Minutes of Tuesday, April 15, 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	Jeff Pulls	Assistant Fire Chief
Rob White	IT Director	Eric Brown	Public Information Officer
Ben Gray	IT	Dave Stewart	Lobbyist
Brenda Moore	Finance Director	Cory Holdaway	Lobbyist
Brooke Smith	City Recorder	Kim Sorensen	Parks and Recreation Director
Zac Smallwood	Planning Manager	Chad Wilkinson	Community and Economic Dev. Director
Citizens			

Conducting: Council Chair Cotter called the meeting to order at 3:30 p.m.

Approval of Minutes: Committee of the Whole, March 18, 2025 and Committee of the Whole April 1, 2025. Ms. Turner moved to approve, and Mr. Pickett seconded the motion. All in favor 5-0.

Discussion Items:

- **2025 Legislative Wrap-up.** City Attorney G.L. Critchfield invited City Lobbyists Kory Holdaway and Dave Stewart to discuss bills of interest to the City. Mr. Stewart said there were fewer challenges during the 2025 Legislative Session because there was not a large focus on municipal type issues this year.

Mr. Holdaway explained that significant housing challenges remain critical for the State and that all housing issues were closely monitored by the ULCT (Utah League of Cities and Towns). He highlighted key housing bills saying that H.B. (House Bill) 37- Housing Amendments ultimately passed and H.B. 88- Housing Policy Amendments failed which was opposed by the ULCT. The ULCT supported the passage of S.B. (Senate Bill) 181- Housing Affordability Amendments and S.B. 262- Housing Affordability Modifications, both for improving housing affordability. S.B. 181 addressed garage and parking requirements, while H.B. 262 focused on developing a State Affordable Housing Plan that would receive further discussion during the interim.

Mr. Stewart discussed S.B. 310- Transportation Utility Fee Amendments saying that following years of trying, it ultimately failed again because non- profits continued to oppose the bill. He felt the issue was not going away and the ULCT would need to decide whether to continue opposing it.

Mr. Stewart shared that the IPP (Intermountain Power Plant) was still on track to produce renewable energy and that the State of Utah was still very expressive in wanting to purchase the IPP coal plant from IPA (Intermountain Power Agency). He explained how efforts were made this year to support the State's purchase, as many Utah cities believe coal is still a viable energy source. They believe coal will bridge the gap between renewable energy and nuclear power over the next 10 years. He said hurdles involve permitting, finding customers and finding available coal to operate a coal plant, but for the first time in

four years peaceful negotiations are underway to facilitate that path forward without jeopardizing the rebuild. The plant is in its best position as IPA and IPP are willing to work with the State of Utah if the purchase of IPP is pursued.

Ms. Turner asked if extra funding was made available for city road projects. Mr. Stewart replied no due to a more than usual tight budget. Mr. Holdaway said financial projections of the budget were conservative.

Mr. Hock asked about S.B. 337- Land Use and Development Amendments which failed. Mr. Stewart believed the governor's bill died within 24 hours because it was misunderstood to be a plan for creating fifteen minute cities in Utah. Mr. Critchfield confirmed. Mr. Holdaway noted that the bill was presented one week before the session ended. Mr. Stewart thought Governor Cox hoped to reintroduce the bill next year with the same development concept only with better coordination between various entities. He felt they learned from their mistake in taking a development plan too far.

- **An ordinance relating to land use; amends the General plan from Office to General Commercial and the Zoning Map from G-O (General Office) to C-D (Commercial Development) for the property located at 20 East Winchester Street, Murray City.** City Planner Zac Smallwood shared an aerial map to discuss the proposed rezone saying the applicant currently lives on site. Mr. Smallwood reviewed G-O and C-D zone standards, compared zoning differences and shared findings to confirm why staff supported the request and why the Planning Commission voted 6-0 to recommend approval to the City Council.
- **An ordinance amending the City's Fiscal Year 2024-2025 Budget.** Finance Director Brenda Moore outlined Fiscal Year 2024-2025 transactions. General Fund allocations totaling \$197,954 would include \$133,262 to make the Municipal Building Authority bond payment and \$64,962 for the Police Department to cover increased costs for the Salt Lake County Animal Shelter that provides service to Murray. In the Interest Budget a total of \$28,300 would provide \$4,200 to the Treasury Department for an insurance adjustment and \$24,100 for a retirement payout in the Community and Economic Development Department. Other adjustments include allocating grant money to various departments and divisions, increasing the State Liquor Allocation budget due to additional State funding and two financial transfers between departments and divisions for repositioning staff and related salary adjustments. The Murray Parkway Fund would allocate \$36,766 for a new HVAC system needed at the City's Pro Shop and cafe. Ms. Moore confirmed that reserves would remain at 26%.
- **Implementing an electric vehicle charging ordinance.** Council Member Adam Hock said his idea for initiating the ordinance originated when he worked with City planners on the new Form-Based Code that included E.V. (electric vehicle) charging standards for new developments. During that process they realized there was currently no existing ordinance. Mr. Hock shared Ogden City's E.V. charging ordinance and asked Council Members to share thoughts and give input about the possibility of Murray implementing a similar E.V. charging Code.

Mr. Pickett asked if the ordinance would set a minimum number of E.V. charging stations per number of parking spaces for new developments and questioned if the City should dictate E.V. charging requirements. He felt developers and the market force should make those decisions and asked how the ordinance would apply to commercial developments. He noted that not everyone believes E.V. cars are cleaner as studies show the coal fired energy is what ultimately provides power to an E.V. He believed the E.V. was more of a convenience tradeoff than an environmental trade, expressed concern saying about the City legislating a convenience and believed that coal fired energy would continue to be used for many years. He felt undecided on whether to support an E.V. ordinance.

Mr. Hock clarified his proposal would require E.V. chargers at new commercial businesses, new

townhomes or condominiums and eventually at new multi-family housing developments. He referred to the Ogden ordinance noting that they require a certain number of E.V. stations per number of parking spaces of businesses. He said that most E.V. owners prefer the convenience of charging at their homes and suggested that future apartment developments could include chargers. He believed that E.V. sales were increasing Nationwide and the requirement would add an infrastructure component to the City.

Ms. Turner said the City should ensure that citizens have E.V. chargers available to them at new housing projects and that the provision would make multi-family housing developments more desirable to tenants. She believed it was also important for the City to provide as much as possible in terms of environmental sustainability. Ms. Turner said the ordinance would encourage people to buy electric cars, which would reduce CO2 levels as coal fired energy goes away.

Mr. Goodman agreed the provision might be an incentive for residents to rent or purchase from a specific development, expressed concern that E.V. chargers could be expensive for developers and questioned whether the City should force builders to provide them. He supported E.V. chargers at commercial sites but thought the Murray Power Department should confirm whether needed voltage could be supplied to support a specific number of fast chargers noting Ogden's ordinance requiring E.V. hookups in every new apartment garage. He questioned whether E.V. sales would continue to rise, saying those purchases usually ebb and flow with the cost of gasoline. He believed new vehicle technologies like hydrogen could someday replace the E.V. that was probably not the last step in efficient clean energy vehicles.

Mr. Hock agreed the Power Department would need to establish specific standards for making voltage available to developers with specific instructions for installation. He proposed allowing tenants the option to upgrade their housing unit with an E.V. charger if they choose to do so, but developers would be required to provide them ahead of occupancy.

Ms. Cotter said Murray was not a large City and that Murray had already provided E.V. stations at Murray Park, City Hall and the Murray Fire station. She believed most E.V. owners charge their vehicles at work, and the decision to provide E.V. chargers at new developments should be made by developers. She said now was not the time for the City to make that decision and agreed that coal fired energy was not going away soon. Ms. Cotter argued that most people cannot afford an E.V. when combined with costly rent prices or a townhome mortgage, Homeowner Association fees, other rental fees and inflated living expenses.

Ms. Turner asked what other cities had implemented E.V. charging ordinances. Ms. Kennedy said based on her research, many cities had discussed the idea but none had adopted an ordinance, noting that she had not received a response from Salt Lake City.

There was consensus to revisit the discussion after more research was done by the Murray Power Department and voltage information could be provided.

- **Reports from the National League of Cities Conference.** Council Members Paul Pickett, Diane Turner, Adam Hock and City Council Executive Director Jennifer Kennedy spoke about their experience at the annual conference and noted things they learned from attending different sessions.

Adjournment: 4:52 p.m.

Pattie Johnson
Council Administrator III