

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

Work Session Minutes of Tuesday, June 3, 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 – Arrived at 4:35 p.m.
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	Stephen Olson	Assistant Fire Chief
Rob White	IT Director	Brenda Moore	Finance Director
Chad Wilkinson	CED Director	Kim Sorenson	Parks Director
Isaac Zenger	IT Support	Zac Smallwood	Planning Manager
Greg Bellon	Power Director	Michael Todd	Desert Star Playhouse
Citizens		Jenn Kikel-Lynn	Murray City Downtown District

Conducting: Council Chair Cotter called the meeting to order at 4:30 pm.

Approval of Minutes: Committee of the Whole, May 13, 2025. Mr. Goodman moved to approve, and Mr. Hock seconded the motion. All in favor 4-0.

Discussion Items:

- **An ordinance amending the City's Fiscal Year 2024-2025 Budget.** Finance Director Brenda Moore said overall the budget looked good. Because all revenues were coming in on target, expenses were on target or below budget, the budget amendment would be basic clean up.

Ms. Moore explained the budget would receive \$229,845 in reimbursements for the Los Angeles fire deployment and allocate \$213,769 to fire salaries, benefits, travel expenses, vehicle maintenance and buildings and grounds. A transfer of \$16,076 to the Capital Improvements Program fund would occur that would be used for future fire equipment purchases.

In the GF (General Fund) Donation revenue would increase \$15,000 due to a donation from Intermountain Health. Funds would be allocated to a Parks Department marketing expense to pay for the Love, Murray campaign. Also in the GF, Asset Forfeiture revenue would increase to \$36,689 that would be allocated for police equipment, and new officer on boarding expenses. The Power Fund would receive \$19 million in bond proceeds. Of that, \$90,000 would be allocated to the cost of issuing the bond and \$3.6 million would go towards infrastructure for the natural gas turbine rebuild project. The remaining \$15,400,000 would be deposited to Power reserves.

- **Council's meeting schedule for 2025.** City Council Executive Director Jennifer Kennedy explained proposed changes to the 2025 council meeting schedule due to the possibility of having a primary election in August. Adjustments would also be needed because City Hall would be a voting center for all County voting. The proposed changes included cancelling the August 12, 2025 meetings because that is Primary Election Day, holding the August 5, 2025 Committee of the Whole and City Council meetings in the Council Chambers since the Poplar Conference room would be used for voting; and with a required Board of Canvasser meeting

following the primary election, Ms. Kennedy proposed rescheduling the cancelled August 12, 2025 meetings, to August 25, 2025. As a result, meetings for August would be August 5, 2025 and August 25, 2025.

- **In-home daycare businesses.** CED (Community and Economic Development) Director Chad Wilkinson said new State legislation allows cities to increase the number of children permitted in in-home daycares. Staff researched surrounding cities and found a wide variety of approaches to the increase but wanted Council input before a City Code revision was drafted. Planning Manager Zac Smallwood said Murray currently allows 12 children in in-home daycares. He presented data about the lack of childcare nationwide, current costs for childcare and reviewed what neighboring cities allow.

Mr. Wilkinson said occasional complaints occur about in-home daycares, but most are about outside noise, parking and traffic circulation. Revising City Code to allow up to 16 children could involve changes to off-street parking regulations, drop-off and pick-up hours or zoning standards. Mr. Smallwood outlined benefits and risks related to in-home daycares, confirming that City Code could be refined to reduce risk. He noted that an applicant made the text amendment request.

Ms. Turner felt 16 children was too many for an in-home daycare. Mr. Wilkinson clarified CED was not for or against the request but wanted to acknowledge the impact, present what the State allowed and explain that adjusting various zone Codes might be required for larger in-home daycares. Mr. Smallwood asked for further input.

Mr. Hock thought an increase to 16 children would provide only a minimal number of cars coming and going over a 10-hour period and he was hesitant to limit the business to one specific zone or lot size. Mr. Smallwood agreed drop-off and pick-up hours could be staggered like for any other Major Home Occupation business like hair salons or for music lessons. Mr. Pickett expressed concern with in-home daycares operating in apartment buildings. Mr. Smallwood said that would be mitigated as well. Ms. Cotter believed there were advantages to having daycares closer to a family's neighborhood home.

Mr. Smallwood shared data from the Utah Department of Health and Human Services regarding ratio rules for infants and toddlers, explained that the City carefully monitors and checks on home business owners to ensure that they are complying with business proposals and confirmed that the business licensing division and state authorities conduct annual visits to daycares. Mr. Wilkinson added that fire inspections for these types of uses are watched very closely and every home business can be evaluated each year prior to license renewals. The decision needed at this time was should Murray allow up to 16 children in an in-home daycare. Ms. Turner expressed continued concern.

Mr. Goodman asked about visiting in-home daycares and asking neighbors for input prior to license approvals. Mr. Smallwood said all Major Home Occupation business applicants are required to speak to neighbors and collect neighbor signatures. If supportive signatures are not collectable the Planning Commission would make the decision.

Mr. Hock said that with an increase to 16 children, he would suggest additional parking must be provided for the extra employees, leaving driveway space free for parents. He also recommended removing the Planning Commission approval option completely and proposed that a specific number of neighbor signatures be the final approval. Without neighbor support, the request should be denied. Mr. Goodman agreed. Mr. Pickett added a certain percentage of respondents should be required whether signature responses were yes or no. Ms. Turner reiterated concern about 16 children being too many. There was

consensus to move forward with a draft text amendment.

- **Murray City Center District to City Center Form Based Code.** Mr. Smallwood gave a thorough review of the FBC (Form Based Code) and explained that approving the FBC would require the consideration of two separate ordinances. One being a Land Use text amendment to repeal the MCCD (Murray City Center District) zone and enact the new FBC; second, would be to rezone all properties located in the MCCD zone and change the zoning map accordingly.

Mr. Smallwood displayed maps to pinpoint affected areas that would be governed by the FBC in the future, discussed reasons the FBC was originally initiated and cited specific recommendations found in the General Plan and in the Downtown Strategic Plan that was adopted May 7, 2024. Nine chapters of the FBC were outlined and reviewed that included Form Districts, Uses, Street Types, Building Types, Open Space, Landscaping, Parking, Signage, and Administration and Glossary.

Mr. Smallwood shared findings and reported that the Murray Planning Commission held a public hearing on April 17, 2025 and voted unanimously to recommend approval to the City Council. Staff also recommended the approval of both proposed ordinances.

Mr. Smallwood addressed questions from Council Members related to the placement of banners and zero scaping in the FBC, a public open house, outreach to surrounding large property owners throughout the City and negative public comments from the April 17, 2025 Planning Commission meeting regarding FBC allowing eight story buildings.

Mr. Smallwood said like it has for a decade the MCCD currently allows 10-story buildings. This has never happened and once approved, the FBC would reduce the 10-story allowance to eight-stories, which was still tall. He did not believe that a developer would be rushing in to construct eight-story buildings because that kind of growth would take time.

Ms. Turner said the City didn't have to allow eight story buildings. Mr. Smallwood agreed, eight-stories would be the maximum height allowed. Ms. Turner thought the FBC had been modified, allowing the height to still be reduced. Mr. Smallwood clarified, height could be reduced in the future but not now.

Ms. Turner asked what were the advantages of having a FBC. Mr. Smallwood said FBC allows for a consistent look and feel for the entire downtown area even though architectural styles would vary in the vertical and horizontal pull.

Ms. Turner said as FBC steering committee member she studied the code thoroughly. She was certain the code would fit the City's vision, it would provide control over what was constructed, preventing developers from building something on a whim and all projects would be sustainably responsible which was important to her.

Mr. Wilkinson stated that all Council Members had the chance to review and learn about the FBC during work sessions and individual meetings. He invited them to contact or meet with him if they had further questions before considering the FBC adoption on June 17, 2025.

Adjournment: 5:36 p.m.

Pattie Johnson
Council Administrator III