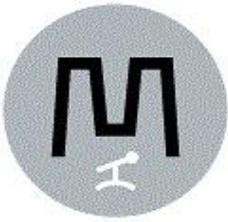




MURRAY
CITY COUNCIL

Committee of the Whole Meeting September 2, 2025



Murray City Municipal Council

Committee of the Whole

Meeting Notice

September 2, 2025

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 5:30 p.m. on Tuesday, September 2, 2025 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Committee of the Whole Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda:

5:30 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes

Workshop – July 28, 2025
Committee of the Whole – August 5, 2025

Discussion Item

1. Power Department Report. Greg Bellon presenting. (20 minutes)
2. Discussion on an ordinance amending sections 17.24.050, 17.96.020, 17.100.020, 17.104.020, 17.108.020, 17.112.020, 17.116.020, 17.120.020, 17.124.020, AND 17.128.020 of the Murray City Municipal Code relating to the maximum number of children permitted at a licensed in-home daycare. Zachary Smallwood presenting. (20 minutes)
3. Discussion on an ordinance amending the City's Fiscal Year 2025-2026 Budget. Brenda Moore presenting. (15 minutes)

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Poplar Meeting Room will be able to hear all discussions.

On Friday, August 29, 2025, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov, and the state noticing website at <http://pmn.utah.gov>.

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole Minutes

Murray City Municipal Council
City Council Workshop

Meeting Minutes of Monday, July 28, 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	Brenda Moore	Finance Director
Craig Burnett	Police Chief	Sydney Maxfield	Police Department
Kristin Reardon	Police Department	Ben Gray	IT Support
Russ Kakala	Public Works Director	Chad Wilkinson	Community and Economic Dev. Director
Kim Sorensen	Parks Director	Erica Brown	Chief Communications Officer
Citizens			

Introduction and Overview: Council Chair Cotter called the meeting to order at 1:00 pm.

Discussion Items:

- Police Department Reports – Council Member Goodman said all Council Members receive weekly police reports from the Murray Police Department detailing criminal activity in their districts. Mr. Goodman said the reports are informative and descriptive, but to better identify high crime areas in his district he recently requested a heat map. Mr. Goodman believed having access to the heat map in addition to weekly police reports could help other Council Members and requested they be provided in the future. Crime Analyst Sydney Maxfield confirmed she could easily generate heat maps and include them into her weekly reporting to the Council. Police Chief Craig Burnett confirmed that a city-wide heat map could be made available on the City's website.
- Parking in Bike Lanes and Bike Lane Restrictions – Council Member Turner requested clarification on new legislation prohibiting vehicles from parking in bike lanes and noted complaints about the City's implementation of the new Code. Police Chief Burnett said that officers were focused on educating the public about the new law which prevents citizens from parking in front of their own homes if it is a restricted bike lane.

City Attorney Critchfield said the City was following Utah House Bill 290, Bicycle Lane Safety Amendments correctly and confirmed that the State Code prohibits any vehicle from parking in a restricted bike lane for any reason.

Mr. Goodman noted that most houses in the City predate the new code and asked whether bike lane changes could be made on City-owned streets. Chief Burnett explained that State Code applies regardless. A restricted bike lane runs parallel to the curb, while a shared bike lane allows bicycles to travel in the same lane as cars. Some restricted lanes are set away from the curb, allowing space for vehicle parking, others provide no parking space. He thought education was most important at this time and so only warning

notices are currently being issued. Citations would begin when repeat offenders ignore a warning notice.

Chief Burnett confirmed bike lanes from 700 West to Vine Street are all restricted and residents on 700 west from Winchester to 5300 South had nowhere for visitors to park anymore. He noted that a Murray resident on 700 West was upset because parking was no longer allowed in front of their home for friends or guests. He explained that due to the restricted bike lane, painted closer to the curb, with no space allowed for a car, family members resorted to parking on the front lawn to avoid a citation.

Ms. Turner thought the City should not discourage cyclists. The Chief said it was a catch-22 because the new Code was discouraging for many Murray citizens. Ms. Cotter said parking should be allowed in front of a home, even for a few hours, noting that others had parked on curbs and sidewalks to avoid a citation.

Mr. Critchfield said bikers should feel safe using bike lanes in Murray, biking should be encouraged, however he felt with more density coming to Murray, more parking spaces would be needed that did not involve street parking. Mr. Goodman agreed bike lanes are necessary but agreed it was concerning that some citizens can no longer park in front of their own home. Mr. Hock pointed out that the entire R-1-8 zone allows for street parking and said a solution was needed for some areas.

Council Members compared restricted bike lanes with shared bike lanes, discussed safety, road striping differences and locations of bike lanes in different areas of the City. There was consensus that shared bike lanes were just as useful as restricted bike lanes. Ms. Turner asked if the City could do anything to modify the new legislation.

Chief Administrative Officer Doug Hill said the Council approved bike lanes when they adopted the 2021 Transportation Master Plan. Designated bike lanes were encouraged by the Wasatch Regional Council, meant to correlate with other cities bike lanes for bike travel from city to city. Mr. Hill clarified that changing or restriping bike lanes was an administrative function and informed the Council they could change bike lane standards during the next process to update the Transportation Master Plan.

Mr. Hill said other surrounding cities were experiencing similar complaints from citizens and many city officials planned to work on amending the legislation next year. There was consensus to have Mayor Hales work with Chief Burnett and Public Works Director Russ Kakala to monitor restricted bike lanes where possible and observe the 2026 Legislative Session for possible amendments to Utah House Bill 290 before making changes to restricted bike lanes in Murray.

- Mixed-Use Zoning— Council Member Hock said there were many types of MU (Mixed-Use) zones in the Murray Zoning Code, some might be working, others were not. It was important to review current MU developments to understand where ground floor businesses have succeeded and where they have not. He asked for input on what seemed to be working well and believed the discussion would provide a better vision for further development. Mr. Hock met previously with Community and Economic Development Director Chad Wilkinson and invited him to summarize the discussion they had.

Mr. Wilkinson reviewed the City's MU zones saying the TOD (Transit Oriented Development) zone was in Fireclay, the MCMU (Murray Central Mixed-Use) zone was intended to be near Trax Stations but was applied to the Royce On 9th which is the apartment complex at the old Kmart site.

The CMU (Centers Mixed-Use) zone was only applied to the development at The Point at 53rd and a variety of MU multi-family developments ranging between low, medium and high density were located throughout the City. In the future the MU zone would be applied to the new Fashion Place Small Area plan near the Fashion Place TRAX station.

Mr. Hock asked how to stop converting business zones into residential zones. Ms. Turner and Mr. Goodman asked how many ground floor businesses occupied the various Multi-Family MU projects. Mr. Wilkinson agreed some businesses do not do well in MU zones, and some need more time. He reported that all Fireclay apartment complex phases were fully occupied including bottom floor businesses. Another MU projects in the Fireclay area, the Murray Depot was 50% occupied and bottom floors were occupied by a Foxglove flower shop and a mini mart. The Birkhill located in the Fireclay area was totally occupied.

In downtown Murray, MU developments include the Center Court Senior Living apartment complex, the Hilton Home 2 Suites hotel and the Desert Star Building. Mr. Wilkinson said they are all considered successful and were all established years ago at a smaller size.

He said the Murray Crossing needed improving. Ground floor businesses are currently 50% occupied and have struggled for a few years. Several issues like walkability, parking challenges and signage attribute to it being unsuccessful. He explained that MU developments go through growing pains and that horizontal MU developments often work better than vertical MUs because established businesses are already located in the surrounding community. He felt this was what Murray Crossing was lacking, and hopefully it would improve over time.

Mr. Wilkinson said two out of three ground floor commercial spaces were occupied at the Vine on 4800 South; the Current on Commerce Drive needs help in filling commercial spaces; and at the newest MU development all commercial spaces are currently empty at the Focal. He said the Point at 53rd would be most successful since it was an established commercial shopping area. The Murray Crossing and the Current have a ways to go before any commercial success is expected. He explained that MU developments were designed with pedestrians in mind, to integrate various land uses so it was important to have a good vision of what would be successful for a specific area.

Mr. Hock agreed there was already a vision at the Point at 53rd. Ms. Cotter asked what the height allowance was at the Point at 53rd. It was confirmed that a seven-story MU apartment complex would be developed. Mr. Hock wondered if implementing commercial occupancy regulations could help other struggling MU locations become more vibrant. Mr. Pickett believed having adequate parking for MU businesses was vital including clear parking signage. Mr. Hock said MU developments could be overparked which resulted in empty parking lots most of the time and moving forward it was important to transition MU areas were viable commercial components already exist.

There was consensus that successful MU developments take time to establish. Mr. Wilkinson believed this would happen at Block One over time as pedestrian use increased. He said perception of parking was challenging when an art piece or green space was included in a MU development.

Ms. Cotter said better parking options are needed at many MU projects and better signage for ground floor businesses would increase visits. It was noted that some multi-family projects become MU developments.

Mr. Pickett questioned if developers should be forced to provide commercial space in apartment complexes.

Mr. Hock said some should not, noting that pedestrian use at Murray Crossing was not commonly seen. Ms. Turner noted that management issues might contribute to whether a ground floor commercial business was successful or not and thought unsuccessful spaces should be evaluated. Mr. Hock agreed higher rent prices often help developers avoid filling commercial spaces.

Mr. Hock suggested a MU committee be formed to analyze and further understand why many commercial businesses aren't thriving in the City's MU developments. There was consensus that Mr. Hock would form the committee to keep Council Members informed on the status of ground floor businesses.

- Private Lanes – Mr. Hock said many private lanes in the City were grandfathered in and that historically the City has not allowed private lanes, mostly because they are not serviced by the City. Problems related to private lanes include snow removal and trash collection. Mr. Wilkinson said private lanes are broadly accepted, but there were good reasons Murray did not allow them.

He said one reason property owners want to create private lanes was to provide more housing, but those projects usually come with challenges for the City. Mr. Wilkinson reviewed details about a Layton City ordinance related to the number of buildings allowed on a private lane, private drive, private alley or street, discussed why some parcels are hard to develop without a private lane and shared positive aspects like allowing for fill-in developments. Challenges include changes to connecting streets, future complaints if properties are sold and paying City fees without having services and costly HOA fees.

Mr. Kakala spoke about varying degrees of construction related to challenging errors, private water lines and private road construction not aligning with City Code, noting that flag lot areas are too small for the City to take care of. Mr. Wilkinson said careful consideration should be made before the City adopted a private lane ordinance, because a critical mass was required and small private roads often fail. Certain standards need to be met related to right of way changes to meet road construction specifications. Mr. Kakala agreed once the City takes over a private lane challenging changes are required like taking front yard landscaping to provide for infrastructure and room for proper road access.

It was noted that the City's existing Code for flag lots allowed for one extra dwelling on a parcel. Council Members discussed allowing two houses on a flag lot, expensive HOA fees, no City services provided to private lanes, and possible requirements before constructing a private lane.

There was consensus to table the discussion, leave the existing flag lot ordinance in place without changing it, allow development staff to study the possibility of allowing one or two homes on an existing private lane and encourage more flag lots to increase housing opportunities.

- Vacancy Tax – Council Member Pickett explained his research on vacancy taxes as a possible way to help address Murray's housing shortage. A vacancy tax would charge property owners for leaving homes empty instead of placing them on the market for sale. He noted that cities like San Francisco, New York City, Washington D.C., Detroit, Honolulu, Vancouver, and British Columbia have implemented this tax. The tax is intended to encourage property owners to rent or sell unused homes.

Mr. Pickett was unsure how effective a vacancy tax would be in Murray, but thought it was worth exploring. He discussed both potential benefits and the challenges of implementing the new tax. He also noted that a

vacancy tax would first need to be implemented at the state level by the Utah State Legislature. Currently, San Francisco was involved in a lawsuit related to its vacancy tax.

Mr. Pickett suggested monitoring any new legislation next year and explained that his intent was to show residents that the Council was exploring every possible option to improve housing affordability.

- **Deed Restrictions** – Ms. Turner and Mr. Pickett examined the implementation of deed restrictions on housing developments. Ms. Turner asked whether deed restrictions would help the City in controlling housing developments to ensure that developers provide what they say they would initially. Mr. Pickett agreed deed restrictions could be an effective tool to help increase home ownership.

Mr. Wilkinson discussed positive aspects of deed restrictions and noted that West Weber County implemented deed restrictions on Neilson Homes that resulted in a housing project with smaller lots and smaller homes, requiring owner occupation for 10 years.

Mr. Critchfield explained a deed restriction is not imposed unilaterally, they are made possible by mutual agreement. It was noted that the Wheeler project on Winchester Street and 900 East was originally described as a homeownership opportunity. Council Members discussed various zoning options, development agreements, preserving older housing communities, market restrictions and a related ordinance passed by Salt Lake City.

Ms. Turner proposed that deed restrictions remain an ongoing topic of discussion to explore ways the City could gain more control over developers who fail to follow through on proposed projects. There was consensus to have Mr. Wilkinson look into the preservation of existing single family homes in the City.

- **Private Ponds**– Ms. Turner said the City did not have regulations for residential ponds and wonder what could be done to monitor or permit them. Mr. Wilkinson said staff was currently researching the issue, confirmed that a building permit was not currently required to install a pond and highlighted the differences between installing a pond and constructing a swimming pool, which is subject to existing building code regulations. For ponds, an electrical permit was required if electrical components were used, no permit was needed for installing a membrane or liner and there were no size restrictions on ponds. He also noted that mosquito concerns are addressed through the Mosquito Abatement District. Most complaints about standing water are usually addressed and resolved quickly.

Mr. Wilkinson said many private ponds exist throughout the City and they have not been a real issue. Ms. Cotter asked whether the City could regulate private ponds by establishing a specific zoning designation for ponds or impose depth restrictions. She also asked whether health regulations would prohibit placing fish in ponds. Mr. Wilkinson said the City should be cautious about the intent behind any proposed regulations and expressed hesitation about creating an ordinance solely for the sake of regulating ponds.

Council Members analyzed various ponds that currently exist at apartment complexes and other pond type water features like a fountain overseen by private business owners. Ms. Turner noted that many regulations already took care of pond installation standards and asked what surrounding cities do to regulate ponds. Mr. Wilkinson confirmed few cities regulate backyard ponds and anyone could install a pond on their property.

Mr. Wilkinson said he would research how other cities handle the issue but believed that the regulating the size of a pond should be carefully considered in relation to the size of a property, because swimming pools are permitted to reach certain depths regardless. He felt pond size and depths could be researched but did not think the City should regulate fish types. Mr. Pickett confirmed that the Division of Wildlife has regulations for stocking private ponds with fish. There was consensus that Mr. Wilkinson would find out how or if other cities are regulating private ponds.

- RDA Meeting Night – City Council Executive Director Jennifer Kennedy said the start time of the COW (Committee of the Whole) meeting often varies and sometimes feels rushed, creating a tight schedule for the evening. Ms. Kennedy said the idea to change the day of the RDA (Redevelopment Agency) board meeting was proposed years ago with a goal to begin the COW at a standard time. One downfall would be a cost increase of least \$300 for live streaming an RDA meeting on a separate night. Mr. Hock noted the annual cost increase would be approximately \$4,000 per year, Ms. Kennedy confirmed they could also change the start time of the RDA meeting.

Council Members discussed pros and cons of holding the RDA meeting on a separate night. There was consensus to leave the RDA meeting on the same night as the council meeting and schedule it first.

- Council vs. Administration Roles – Ms. Kennedy provided documentation from the City Council Handbook to review the powers and duties of a mayor that are separate from the powers and duties of a city council. The review was meant to ensure that Council Members understood their proper role legislatively, which was different from the administrative functions of the Mayor's office.

Ms. Kennedy clarified that legislative power ultimately tells the mayor what to do. She explained that the council may prescribe general policies to be followed by the mayor, they appropriate funding by approving the mayor's tentative budget, adjusting the budget if needed and adopt the final budget. The council may review the municipal administration by auditing any department at any time. Ms. Kennedy noted that an audit was not a bad thing, but a way of ensuring that the City was operating as it should financially which help improve processes. Ms. Turner agreed financial accountability was an important and responsible job of the City Council.

Ms. Kennedy noted that funding for a department audit was always included in the City Council's annual budget and that it was recommended to hire an independent third party to conduct an audit.

Mr. Hock believed city departments should undergo an audit considering the many financial actions taken by the Council over the last four years. He felt with great turnover, there was increased opportunity for bloated spending and inconsistencies. Mr. Pickett suggested a rotation schedule for looking at City department budgets. Ms. Kennedy noted that audits also help council members understand functions of each city department. There was consensus to audit city departments as needed.

Ms. Kennedy discussed the importance of maintaining clear communication with her, particularly when interacting with citizens and staff. This included emails that relate to the council role, so that she can help provide appropriate guidance and ensure alignment with council member responsibilities. She said council members may not have another compensated employment with Murray City and they may not interfere with a City employee's performance, other than council staff or publicly or privately give orders to a City employee of the mayor's administration. She clarified that any time a council member wants to work with

a City employee or contact a department director, the request should be made through Ms. Kennedy or the mayor's office. She reminded Council Members that the Council Handbook was always available as a resource to help them understand their roles, such as passing ordinances and resolutions, implementing initiatives, providing advice and consent and reviewing the municipal administration.

- Council Chair Rotation – Ms. Turner explained that West Jordan City started rotating Council leadership positions, so she felt rotating the Chair position and the Vice Chair positions would also be a benefit the Murray Council. She believed it would lessen political tension, lessen criticisms and favoritisms and help avoid divisiveness, giving most members a chance to experience being Chairperson.

After further discussion there was consensus to change the Murray City Council leadership positions on an annual basis. Mr. Pickett asked if a council member could decline the leadership role. Ms. Turner confirmed. Ms. Kennedy pointed out that on the annual rotation, it was possible that not each council member would get a turn as Chair and pointed out that the six month rotation option would give each person the opportunity to be Council Chair. There was consensus that a new council member should not hold a leadership position for one year, a two year appointed council member would not hold a leadership position until after one year and the set rotation would occur annually.

- 2026 4th of July Parade – Ms. Kennedy requested direction in how council members would like to participate in the next July 4th parade, reporting that this year was the easiest and most efficient method using individual cars. She noted that in past years council members rode in the Wheeler Farm wagon that was provided by the County and pulled by City parks department staff. She noted this was not always safe and it might not always be an option moving forward. There was consensus to use individual convertible cars next year.

- **Adjournment:** 3:45 p.m.

Pattie Johnson
Council Administrator III

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

Work Session Minutes of Tuesday, August 5, 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	Brooke Smith	City Recorder
Brenda Moore	Finance Director	Mark Morris	VODA Landscape and Planning
Russ Kakala	Public Works Director	Rob White	IT Director
Aron Frisk	Water Superintendent	Erica Brown	Chief Communications Officer
Steven Olson	Assistant Fire Chief	Chad Wilkinson	Community and Economic Dev. Director
Ben Gray	IT Support	Kathy White	Chamber of Commerce
Citizens and Guests			

Conducting: Council Chair Cotter called the meeting to order at 5:30 pm.

Approval of Minutes: Committee of the Whole, July 1, 2025. Mr. Pickett moved to approve, and Mr. Goodman seconded the motion. All in favor 5-0.

Discussion Items:

- **An ordinance amending Sections 17.08.020, 17.68.030, 17.68.040, and 17.68.060 of the Murray City Municipal Code relating to landscaping requirements.** Community and Economic Development Director Chad Wilkinson said the proposed text amendments would allow the City to update its landscaping ordinance, allowing residents to participate in the Utah Water Savers conservation program. Ms. Turner asked how the State program differed from Murray's program called Flip Your Strip. Mr. Wilkinson clarified that Murray residents could receive the State rebate for removing turf grass from any part of their yard and not just a parking strip. Water Superintendent Aron Frisk noted the State rebate was \$3 per square foot and involves other conservation incentives like installing drip irrigation systems and planting up to five trees.

Mr. Wilkinson said to comply with the State program, Code changes would affect Murray's Residential and Commercial Landscape standards and the amended ordinance would only apply to new construction developments. All existing landscapes and commercial recreation areas like a school ball field would be exempt from new standards. Mr. Wilkinson shared findings to confirm why City planners and the Planning Commission recommended approval to the City Council.

Mr. Pickett asked if the proposed text amendment contained any provision for enforcement. Mr. Wilkinson said enforcement for all new single family residential and commercial developments would take place upfront, during the initial application process when landscaping plans must be included. Any building application submitted prior to the amendment would be exempt from all enforcement.

- **Update to the Fashion Place West Small Area Plan to a Station Area Plan.** Mr. Wilkinson said an update to the FPW (Fashion Place West) Small Area Plan was necessary to comply with new state legislation. He recapped that all cities with fixed rail transit stations were required by the State to adopt a Station Area Plan. He noted that North Fireclay was the City's first completed Station Area Plan, there were future plans for the Murray Central Trax Station and the FPW Small Area Plan was adopted in 2021.

VODA Landscape and Planning Architect Mark Morris explained there was a difference between a Small Area Plan and a SAP (Station Area Plan), because a Small Area Plan was only retitled as a SAP after all State requirements were fully implemented and adopted by a city. He recapped that House Bill 462 (2022) focused on land use and transportation improvements which placed significant responsibility on cities to plan required infrastructure projects. All SAPs must cover a half-mile radius around a station platform. Neighborhoods west of Interstate-15 would not be affected and the FPW SAP including part of Midvale City.

He stated that while much of the work on the FPW station was finished, several requirements, components, and specific objectives still needed to be implemented by December 31, 2025. Once new updates were approved and adopted by the City Council, requirements must be integrated into the City's General Plan and City zoning standards to appropriate new land use regulations. The State would expect each city to report on its SAP every five years.

Mr. Morris said House Bill 462 focused on housing concerns, which remain in the required update, along with connectivity, infrastructure, and sidewalk and bike lane improvements. Other partners like UTA (Utah Transit Authority) and UDOT (the Utah Department of Transportation) would also help implement the SAP. Design guidelines would be ongoing and future discussions involve implementing green space and housing density that the City feels is appropriate for the area. This means the City should understand how to partner with UTA and UDOT and work with private property owners to accomplish short, medium and long-term goals to complete the SAP.

Mr. Morris said all goals were only policies, so Murray would have all the power to analyze its own General Plan objectives to shape the SAP as deemed appropriate. This would allow Murray to make the surrounding community walkable and livable by investing in open space and green space.

The process to update the Small Area Plan would move quickly, as VODA was working to target specific areas in order to implement state-mandated requirements that must be adopted by the end of the year.

Mr. Morris said he would return to the Council to outline what VODA would be requesting from the City and to review the next steps for advancing the FPW Small Area Plan. A steering committee made up of VODA staff, Murray City planning staff and one City planning commissioner would be meeting to discuss final adjustments to the plan. He suggested one council member join the steering committee to stay informed.

Mr. Wilkinson said Murray City would need to adopt the SAPs for Taylorsville City and Millcreek City as part of their own adoption process, since portions of Murray fall within the SAP radius. All final SAPs would be sent to the Wasatch Front Regional Council for review and approval. With the adoption of SAPs for Fireclay North, FPW, Taylorsville and Millcreek, Murray would meet all statutory requirements by the end of the year. This allows one more year for the City to focus on the Murray Central Station which was Phase Two of station area planning in Murray.

- **An ordinance amending Sections 17.92.080, 17.96.100, 17.100.100, 17.107.100, 17.108.100, 17.112.100,**

17.116.070, 17.120.070, 17.124.070, and 17.128.070 of the Murray City Municipal Code relating to exemptions into setback areas for all residential zones. Mr. Wilkinson said the proposed ordinance would amend all sections of residential zone Codes to the same standard. By allowing residents to improve properties with a small extended covered area for a patio or deck, a roof or canopy would be entirely open on three sides, attached to a home. He reviewed the proposed parameters to say that the twenty-five foot setback in the rear of a house, would be reduced to no closer than ten feet to a property line. In a front yard the setback would be no closer than seven feet to the property line. Structures can include an attached garage and may be up to one half of the width of the home, only one story high. Mr. Wilkinson reviewed the findings to confirm why City planners and the Planning Commission recommended approval to the City Council.

- **Fraud Risk Assessment.** Finance Director Brenda Moore said the broad risk assessment was required by the State annually. A point system used to calculate the City's fraud risk level resulted in a score of 355 this year. Ms. Moore reviewed various answers to questions on the assessment sheet and confirmed that due to good financial policies and good internal controls, the City was placed in the very low risk category for fraud. She noted that as part of the assessment, following the November 2025 election, all elected officials would be required by ordinance to watch the State auditors training video once every four years in ethical policy training.
- **Adjournment:** 5:39 p.m.

Pattie Johnson
Council Administrator III



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Murray City Council

Power Department Report

Council Action Request

Committee of the Whole

Meeting Date: September 2, 2025

Department Director Jennifer Kennedy	Purpose of Proposal Power Department Report
Phone # 801-264-2622	Action Requested Information only.
Presenters Greg Bellon	Attachments
Required Time for Presentation 20 Minutes	Budget Impact None
Is This Time Sensitive No	Description of this Item The Power Department will provide an update on their department.
Mayor's Approval	
Date August 21, 2025	



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

Community and Economic Development

**Amy Blackwell
MHO Code Amendment**

Committee of the Whole

Meeting Date: September 2, 2025

Department Director Chad Wilkinson	Purpose of Proposal Amend Murray City Code Section 17.24.050 Subsection C and Amend all Residential Zones.
Phone # 801-270-2427	Action Requested Code Amendment
Presenters David Rodgers	Attachments Slides
Required Time for Presentation 10 minutes	Budget Impact None Anticipated
Is This Time Sensitive No	Description of this Item Amy Blackwell, owner of Miss Amy's Daycare, is requesting an amendment to the number of children which are permitted for an in-home childcare within Murray City. The applicant has worked with staff to propose an amendment that would add subsection C to Murray Code Section 17.24.050 Major Home Occupations. This language details the requirements to have up to sixteen (16) children at an in-home day care. Staff has also included for review updated use tables in all residential zones that allow in-home childcare and raised the maximum allowed number from twelve (12) to sixteen (16). The Planning Commission conducted a public hearing on July 3rd, 2025 and voted 6-0 recommending that the City Council approve the requested changes.
Mayor's Approval	
Date August 20, 2025	

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16th day of September, 2025, at the hour of 6:30 p.m., in the City Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to text amendments to sections 17.24.050, 17.96.020, 17.100.020, 17.104.020, 17.108.020, 17.112.020, 17.116.020, 17.120.020, 17.124.020, and 17.128.020 of the Murray City Municipal Code relating to the maximum number of children permitted at a licensed in-home day care.

The purpose of this hearing is to receive public comment concerning the proposed text amendments as described above.

DATED this _____ day of _____, 2025.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATES OF POSTING: September 5, 2025

LOCATIONS OF POSTINGS – AT LEAST 10 CALENDAR DAYS BEFORE THE PUBLIC HEARING:

1. Utah Public Notice Website
2. Murray City Website
3. Posted at Murray City Hall
4. Mailed to Affected Entities

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 17.24.050, 17.96.020, 17.100.020, 17.104.020, 17.108.020, 17.112.020, 17.116.020, 17.120.020, 17.124.020, AND 17.128.020 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO THE MAXIMUM NUMBER OF CHILDRED PERMITTED AT A LICENSED IN-HOME DAY CARE.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Sections 17.24.050, 17.96.020, 17.100.020, 17.104.020, 17.108.020, 17.112.020, 17.116.020, 17.120.020, 17.124.020, AND 17.128.020 of the Murray City Municipal Code relating to the maximum number of children permitted at a licensed in-home day care.

Section 2. Amend sections 17.24.050, 17.96.020, 17.100.020, 17.104.020, 17.108.020, 17.112.020, 17.116.020, 17.120.020, 17.124.020, AND 17.128.020 of the Murray City Municipal Code. Sections 17.24.050, 17.96.020, 17.100.020, 17.104.020, 17.108.020, 17.112.020, 17.116.020, 17.120.020, 17.124.020, AND 17.128.020 of the Murray City Municipal Code shall be amended to read as follows:

17.24.050: MAJOR HOME OCCUPATIONS:

A. The following home occupations, which either require a client to come to the home or which may result in neighborhood impacts if not properly managed, may be authorized as an accessory use through a major home occupation permit pursuant to the standards specified in this section:

Barbers, cosmetologists, manicurists.

Contractor, "handyperson," and landscape or yard maintenance contractor; subject to the special conditions that no construction materials or equipment will be stored on the premises.

Counseling, when clients come to the home.

Home instruction including musical instruments, voice, dance, acting and educational subjects, swimming, tennis and other athletic instruction.

Other similar personal or professional services where the client comes to the home, including, but not limited to:

1. Childcare;
2. Preschool;
3. Home instruction.

B. Uses classified as major home occupations must comply with the standards of section 17.24.030 of this chapter, which shall be considered minimum standards. The Community and Economic Development Director or Planning Commission may require additional reasonable conditions to mitigate reasonably potential adverse impacts of the use on adjacent properties. These conditions may include, but are not limited to:

1. Limits on hours of operation;
2. Limits on numbers of clients per day/hour;
3. Provision of adequate off-street parking;
4. Other conditions reasonably related to mitigating adverse impacts resulting from the use.

C. Residential Child Day Care. Residential child day care may be allowed as a major home occupation in accordance with the standards in this Chapter 17.24, and the following:

1. Residential child day care means a home occupation that provides care for between nine (9) and sixteen (16) qualified children at any given time, as defined in Utah State Code. The designated number of children includes the caregiver's own children that meet the state's definition of "qualified children" at the time the home occupation is conducted.

2. A secure outdoor play area is required for all residential child day care home occupations and shall comply with the following:

- a. The play area shall be located in the rear and/or side yard of the dwelling.
- b. The play area shall be secured by a well-maintained fence that is at least six (6) feet in height with a self-latching gate.
- c. The outdoor play area shall be maintained in good condition and landscaped.
- d. The outdoor play area shall not be used by the residential child day care before 8:00 A.M. or after 8:00 P.M.

3. Notwithstanding the restrictions of section 17.24.040, day care services shall be permitted to have the allowed number of employees as required by the state department of health.

4. One (1) off-street parking space for pick-up and drop-off when there are 1-8 children and two (2) off-street parking spaces when there are 9-16 children, and an additional off-street parking space for each employee not residing in the dwelling.

5. Pick-up and drop-off of children shall be staggered to lessen neighborhood traffic.

6. One (1) residential sign is allowed on the dwelling or lot.

7. The use shall comply with all local, state and federal laws and regulations.

8. Upon complaint that one or more of the requirements of this section or other city ordinance is being violated by a home day care/preschool caregiver, the city shall review the complaint and, if substantiated, may initiate revocation proceedings in accordance with the City Code.

(Ord. 20-14: Ord. 13-12)

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17.96.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-1-6 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).
	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).

.....

17.100.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-1-8 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).
	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).

.....

17.104.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-1-10 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).

	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).
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17.108.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-1-12 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).
	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).

.....

17.112.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-2-10 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).
	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).

.....

17.116.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-M-10 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).

	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).
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17.120.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-M-15 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).
	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).

.....

17.124.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-M-20 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).
	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).

.....

17.128.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-M-25 Zone:

Use No.	Use Classification
6815	Residential childcare facility (in single-family dwellings only with no more than <u>12-sixteen (16)</u> children other than those residing in the dwelling).

	Group instruction (in single-family dwellings only with no more than 8 people other than those residing in the dwelling).
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Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this _____ day of _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION:

DATED this _____ day of _____, 2025.

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to law on the _____ day of _____, 2025.

Brooke Smith, City Recorder

LAND USE ORDINANCE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Chapter 17.24.050 Major Home Occupation & all chapters pertaining to Residential zoning districts. Project # 25-031 - Amendment to the Murray City Land Use Ordinance to increase the amount of children allowed in residential daycare facilities from twelve (12) to sixteen (16)

Amy Blackwell was present to represent the request. David Rodgers presented the application requesting an amendment to the Major Home Occupation Ordinance to allow up to sixteen children at an in-home childcare. Mr. Rodgers said the State of Utah changed their rules regarding the number of children allowed at an in-home childcare to be from twelve to sixteen. He reviewed codes in surrounding cities to assist in creating the proposed code for Murray City. He indicated that the Planning Commissioners had the text for the code in their packets for review. Notices were sent to affected entities and property owners, with no comments being received. He noted that several emails were received in support of the project. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to section 17.24.050, adding Subsection C.

Amy Blackwell approached the podium for questions.

Commissioner Hacker asked how many children Ms. Blackwell will have now. She said she will have sixteen children.

Chair Richards opened the agenda item for public comment.

Leanne Parker Reed spoke. She wanted to make sure that there will be enough staff for the increased number of children. She also wanted to make sure the children with disabilities are accommodated properly.

Chair Richards closed the public comment period for this agenda item.

Lauren Jenkins (co-applicant) spoke regarding Ms. Reeds comments. She said the daycare is in full compliance with Utah Childcare Licensing requirements. She said they are very strict regarding the number of caregivers per child. The State of Utah inspects their daycare to ensure compliance. This includes regulations for the care of children with disabilities. This includes proper staff training for caring for children with disabilities.

Commissioner Rogers asked if the amendment applies to preschools. Mr. Smallwood said it does not.

Commissioner Klinge made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.24.050 adding subsection C and amending the Residential Zones to change the number of children permitted at an in-home childcare as reviewed in the Staff Report.

Seconded by Commissioner Rogers. Roll call vote:

A Hacker
A Hildreth
A Hristou

A Klinge
A Richards
A Rogers

Motion passes: 6-0



Amy Blackwell

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	July 3 rd , 2025
APPLICANT:	Amy Blackwell	STAFF:	Zachary Smallwood Planning Manager
PARCEL ID:	N/A	PROJECT NUMBER:	25-031
REQUEST:	Amy Blackwell is requesting an amendment to the Major Home Occupation Ordinance to allow up to 16 children at an in-home childcare.		

I. STAFF REVIEW & ANALYSIS

History & Background

Amy Blackwell, owner of Miss Amy's Daycare is requesting an amendment to the number of children which are permitted for an in-home childcare within Murray City. In November of 2023, the Utah Division of Licensing and Background Checks increased the number of children permitted at an in-home daycare within the state of the Utah from twelve (12) to sixteen (16). This request will bring Murray to the maximum number permitted per state law.

Staff discussed the appetite for this proposal with the Murray City Council at the Committee of the Whole meeting on June 3rd, 2025. The Council indicated a willingness to have the conversation and as such this application is being brought forward. Several of the updated provisions of this chapter are similar to those of surrounding cities, which staff used to draft code language that would fit the nature of Murray City. Several of these provisions have been addressed when a Conditional Use Permit is requested for an in-home childcare, but these amendments will allow staff to ensure that they are being met for all in-home childcare facilities.

Review of Proposed Changes

The applicant has worked with staff to propose an amendment that would add subsection C to Murray Code Section 17.24.050 Major Home Occupations. This language details the requirements to have up to sixteen (16) children at an in-home day care and is as follows:

C. Residential Child Day Care. Residential child day care may be allowed as a major home occupation in accordance with the standards in this Chapter 17.24, and the following:

- 1) Residential child day care means a home occupation that provides care for between nine and 16 qualified children at any given time, as defined in Utah State Code. The designated number of children includes the caregiver's own children that meet the state's definition of "qualified children," at the time the home occupation is conducted.
- 2) A secure outdoor play area is required for all residential child day care home occupations and shall comply with the following:
 - a. The play area shall be located in the rear and/or side yard of the dwelling.
 - b. The play area shall be secured by a well-maintained fence that is at least six feet in height with a self-latching gate.
 - c. The outdoor play area shall be maintained in good condition and landscaped.
 - d. The outdoor play area shall not be used by the residential child day care before 8:00 A.M. or after 8:00 P.M.
- 3) Notwithstanding the restrictions of section 17.24.040 daycare services shall be permitted to have the allowed number of employees as required by the state department of health.
- 4) One off street parking space for pick up and drop off when there are 1-8 children and two off street parking spaces when there are 9-16 children, and an additional off street parking space for each employee not residing in the dwelling.
- 5) Pickup and drop off of children shall be staggered to lessen neighborhood traffic.
- 6) One residential sign is allowed on the dwelling or lot.
- 7) The use shall comply with all local, state and federal laws and regulations.
- 8) Upon complaint that one or more of the requirements of this section or other city ordinance is being violated by a home daycare/preschool caregiver, the city shall review the complaint and, if substantiated, may initiate revocation proceedings in accordance with City Code.

Staff has also included for review updated use tables in all residential zones that allow in-home childcare and raised the maximum allowed number from twelve (12) to sixteen (16). This language is also included in the packet for review.

DEPARTMENT REVIEWS

The proposed addition to the permitted uses was provided to each department for their review. All departments recommended approval with no comments or concerns.

II. PUBLIC INPUT

Notices were sent to Affected Entities for this amendment. As of the date of this report, no comments have been received.

III. FINDINGS

Based on the analysis of the proposed amendment and review of the Murray City General

Plan, staff concludes the following:

1. The proposed text amendment promotes flexibility for small businesses to encourage more flexible activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support Home Occupation businesses is supported by the General Plan.

IV. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed amendment to Section 17.24.050 adding subsection C and amending the Residential Zones to change the number of children permitted at an in-home childcare as reviewed in the Staff Report.

Amy M. Blackwell dba
Miss Amys Day Care
940 West Walden Meadows Drive
Murray, Utah 84123

Murray City Planning Committee

Murray City Council
Murray City Hall
10 East 4800 South, Suite 260
Murray, Utah 84107-3724

It has been brought to our attention, the Daycare providers of Murray, Utah, that after being licensed for 3 years with the state of Utah DLBC Office of Licensing child care, with a ratio of 16 children with 2 providers, having established a strong loving relationship with families and children, we are now told we are to lower our ratio to 12 with 2 providers to comply with Murray, Utah code.

Understanding the state statute code which gives the DLBC office of Licensing Child Care authority to license programs, provider change to 16 was not clear, we were under the impression that all of Utah is now 16 children with 2 providers, providing however, 35sqft per child in the providers home. See rules: R430-90 Licensed Family Child Care, R430-90-9- Facility, R430-90-10 Ratios and group size.

It would be a hardship for parents who have been in our homes to find or look for another home for their child(ren)

It would also be devastatingly so sad for the children who have been with us the past 3 years to be sent to strangers, being taken from the one they know, love and trust to have to start over with new places and faces.

Once we have 9 children we are required to have a second care giver, which Murray City allows one employee.

It generally takes approx. 4 childcare children to cover the cost of an employee working 20 to 40 hours a week which in reality, puts our income as if we were caring for 8 children, providing we have 12 children in care or 5 children if we are caring for 9.

For us to generate more income, we would need 16 children plus one employee which puts our income at 12 children.

Murray City is allowing more multi family dwellings to be built, more people, more families, more children, these families will be looking for daycare, more daycares will be needed, children added to existing daycares, more people applying to start in home daycares if our current daycares are unable to care for more children.

The licensed in home daycares Murray has now are established, we have a name for ourselves, when our new families ask for good daycares we can proudly reference: Miss Amys Day Care has been in business for 23 years here in Murray, she is in good standing with the DLBC office of Licensing child care.

Five of my children that I have had in my care since birth are ready to move into Kindergarten this upcoming school year in our Murray school district.

I would love to be able to accept more children from our new Murray families, or my existing families who would like to grow their family. I am unable to do so with 12 children, I can keep your 3 year old, sadly your new born will need to go elsewhere, or I lose both children and lose income

we will have to turn families away to look in other cities for daycare, our new families will buy breakfast, coffees, dinners or go shopping in neighboring cities near their child's daycare before or after drop off or pick ups, our Murray businesses will lose money our Murray city sales tax will go to another city,

We want to keep Murray families in Murray spending money in our city a city we call home.

Murray Code 17.24 040 Home Occupation

C On site employee

One employee on site per residence at any one time.

Compliant

D off site employees

N/A

E Accessory use on property

% of home use

Compliant

F commodities and display for sale
N/A

G Group instruction/childcare
Compliant

H Multiple businesses at residence
N/A
Compliant

I Conformity with safety codes
Compliant

J Subject to inspections
Compliant

K Term of license
Compliant

L Vehicles
Compliant

M Trailers
N/A
Compliant

N Traffic – must be off street parking
My driveway may accommodate up to 6-8 vehicles, however, my property is adjacent to a field where there are no houses, where parking or traffic is not a hinderance, does not interfere with other houses/neighbors

O Approval Authority

P Neighborhood disruptions Not Permitted
Compliant

Q Storage of Dangerous Material
N/A
Compliant

17.24.050 Major Home Occupations

1. Hours of operation

Listed at 6:30am-5:30pm

2. Number of clients per day/hour

No more than 16 clients per day with staggering drop off and pick up times

6 of my clients are within walking distance

4 clients have multiple children

seldomly there may be a time where a few clients arrive at the same time

3. Provision of adequate off street parking

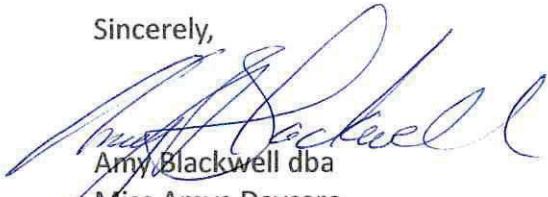
My driveway may accommodate parking for 6-8 clients

4. Other conditions reasonably related to mitigating adverse impacts resulting from the use

DLBC Office of Licensing Childcare, Utah is required to measure child used space in our homes to determine how many children our homes have space for. Not every licensed in home day care provider is allowed the same number of children. See Rule R430-90-9 Facility

We are pleading with the board to align Murray City, Utah with the same child to staff ratio guidelines of the DLBC office of Licensing Child Care, Utah

Sincerely,



Amy Blackwell
Amy Blackwell dba
Miss Amys Daycare
Missamysdaycare1@gmail.com



NOTICE OF PUBLIC HEARING

July 3rd, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

Amendments to Chapter 17.24.050 Major Home Occupation to increase the maximum number of children permitted at an in-home childcare from twelve (12) to sixteen (16) if certain requirements are met.

Amendments to chapters 17.96 Single-Family Medium Density Residential District R-1-6; 17.100 Single-Family Low Density Residential District R-1-8; 17.104 Single-Family Low Density Residential District R-1-10; 17.108 Single-Family Low Density Residential District R-1-12; 17.112 Medium Density Residential District R-2-10; 17.116 Multiple-Family Low Density Residential District R-M-10; 17.120 Multiple-Family Medium Density Residential District R-M-15; 17.124 Multiple-Family High Density Residential District R-M-20; and 17.128 Multiple-Family High Density Residential District R-M-25. The request would increase the number of permitted children at an in-home childcare as a conditional use from a maximum of twelve (12) to a maximum of sixteen (16).

To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

17.24.050: MAJOR HOME OCCUPATIONS:

A. The following home occupations, which either require a client to come to the home or which may result in neighborhood impacts if not properly managed, may be authorized as an accessory use through a major home occupation permit pursuant to the standards specified in this section:

Barbers, cosmetologists, manicurists.

Contractor, "handyperson," and landscape or yard maintenance contractor; subject to the special conditions that no construction materials or equipment will be stored on the premises.

Counseling, when clients come to the home.

Home instruction including musical instruments, voice, dance, acting and educational subjects, swimming, tennis and other athletic instruction.

Other similar personal or professional services where the client comes to the home, including, but not limited to:

1. Childcare;
2. Preschool;
3. Home instruction.

B. Uses classified as major home occupations must comply with the standards of section [17.24.030](#) of this chapter, which shall be considered minimum standards. The Community and Economic Development Director or Planning Commission may require additional reasonable conditions to mitigate reasonably potential adverse impacts of the use on adjacent properties. These conditions may include, but are not limited to:

1. Limits on hours of operation;
2. Limits on numbers of clients per day/hour;
3. Provision of adequate off-street parking;
4. Other conditions reasonably related to mitigating adverse impacts resulting from the use.

Redlined

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C. Residential Child Day Care. Residential child day care may be allowed as a major home occupation in accordance with the standards in this Chapter 17.24, and the following:

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- 1) Residential child day care means a home occupation that provides care for between nine and 16 qualified children at any given time, as defined in Utah State Code. The designated number of children includes the caregiver's own children that meet the state's definition of "qualified children," at the time the home occupation is conducted.
- 2) A secure outdoor play area is required for all residential child day care home occupations and shall comply with the following:
 - a. The play area shall be located in the rear and/or side yard of the dwelling.
 - b. The play area shall be secured by a well-maintained fence that is at least six feet in height with a self-latching gate.
 - c. The outdoor play area shall be maintained in good condition and landscaped.
 - d. The outdoor play area shall not be used by the residential child day care before 8:00 A.M. or after 8:00 P.M.
- 3) Notwithstanding the restrictions of section 17.24.040 daycare services shall be permitted to have the allowed number of employees as required by the state department of health.
- 4) One off street parking space for pick up and drop off when there are 1-8 children and two off street parking spaces when there are 9-16 children, and an additional off street parking space for each employee not residing in the dwelling.
- 5) Pickup and drop off of children shall be staggered to lessen neighborhood traffic.
- 6) One residential sign is allowed on the dwelling or lot.
- 7) The use shall comply with all local, state and federal laws and regulations.
- 8) Upon complaint that one or more of the requirements of this section or other city ordinance is being violated by a home daycare/preschool caregiver, the city shall review the complaint and, if substantiated, may initiate revocation proceedings in accordance with City Code.: 1) set a hearing before the planning commission to revoke the major home occupation permit.

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A. The following home occupations, which either require a client to come to the home or which may result in neighborhood impacts if not properly managed, may be authorized as an accessory use through a major home occupation permit pursuant to the standards specified in this section:

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Clean Copy

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- 8) Upon complaint that one or more of the requirements of this section or other city ordinance is being violated by a home daycare/preschool caregiver, the city shall review the complaint and, if substantiated, may initiate revocation proceedings in accordance with City Code.: 1) set a hearing before the planning commission to revoke the major home occupation permit.

Current Language

Residential Zones:

Chapter 17.29 Single Family Medium Density Residential District R-1-6

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-8

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-10

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-12

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Medium Density Residential District R-2-10

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Low Density Residential District R-M-10

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Medium Density Residential District R-M-15

Current Language

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-20

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-25

6815 – Residential childcare facility (in single-family dwellings only with no more than 12 children other than those residing in the dwelling).

Redlined

Residential Zones:

Chapter 17.29 Single Family Medium Density Residential District R-1-6

6815 – Residential childcare facility (in single-family dwellings only with no more than 12~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-8

6815 – Residential childcare facility (in single-family dwellings only with no more than 12~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-10

6815 – Residential childcare facility (in single-family dwellings only with no more than 12~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-12

6815 – Residential childcare facility (in single-family dwellings only with no more than 12~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Medium Density Residential District R-2-10

6815 – Residential childcare facility (in single-family dwellings only with no more than 12~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Low Density Residential District R-M-10

6815 – Residential childcare facility (in single-family dwellings only with no more than 12~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Medium Density Residential District R-M-15

Redlined

6815 – Residential childcare facility (in single-family dwellings only with no more than ~~12~~ ~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-20

6815 – Residential childcare facility (in single-family dwellings only with no more than ~~12~~ ~~sixteen (16)~~ children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-25

6815 – Residential childcare facility (in single-family dwellings only with no more than ~~12~~ ~~sixteen (16)~~ children other than those residing in the dwelling).

Clean Copy

Residential Zones:

Chapter 17.29 Single Family Medium Density Residential District R-1-6

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-8

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-10

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-12

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Medium Density Residential District R-2-10

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Low Density Residential District R-M-10

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Medium Density Residential District R-M-15

Clean Copy

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-20

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-25

6815 – Residential childcare facility (in single-family dwellings only with no more than sixteen (16) children other than those residing in the dwelling).

Petition to align Murray City, Utah with the same child to staff ratio guidelines of the DLBC office of Licensing Child Care, Utah.

We, the undersigned residents of Murray City, Utah, are writing to express our support for aligning local child care regulations with the Utah DLBC Office of Licensing Child Care guidelines regarding child-to-staff ratios. Currently, Murray City operates under a ratio of 12 children per licensed provider with one employee.

The purpose of this petition is to urge the Murray City Council and relevant authorities to adopt and implement child care regulations that align with DLBC office of Licensing Child Care, Utah state rules and compliance guidelines. R430-90 Licensed Family Child Care, R430-90-9 Facility, R430-90-10 Ratios and group size.

The Utah DLBC Office of Licensing Child Care has established specific child-to-staff ratio guidelines.

The Utah DLBC Office of Licensing Child Care regulates child-to-caregiver ratios for in home licensed daycares throughout the state to ensure that children receive adequate care and supervision. These guidelines are designed to promote optimal developmental outcomes and minimize risks in childcare environments.

In conclusion, we believe that adopting Utah DLBC Office of Licensing Child Care, child ratio to staff rules and guidelines will ensure that Murray City's in home license Daycares are in alignment with best practices and state regulations.

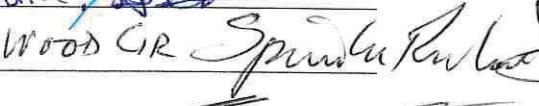
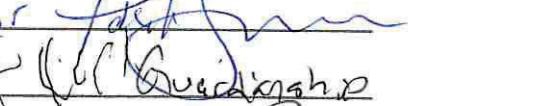
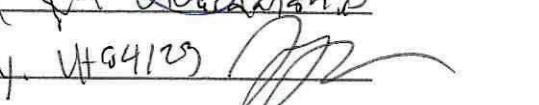
Thank you for considering this important matter. We pray that the Murray City Council will adopt the child to staff ratio rules and guidelines that align with the Utah DLBC Office of Licensing Child Care.

By signing this petition, we affirm our commitment to improving child care standards in Murray City.

Name

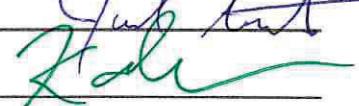
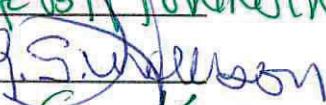
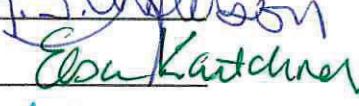
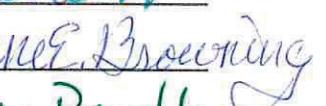
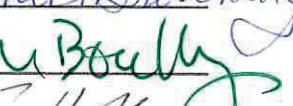
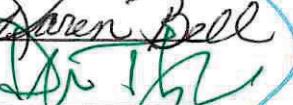
Address

Signature

Amy Blackwell 940 West Walden Meadow Dr. 
Ryver Blackwell 940 West Walden meadows Drive 
Spencer Richards 5503 S. Walden Wood Cir. 
Natalie James 5493 Walden Wood Cir. 
Patrick Spencer 5474 Walden Wood Cir. 
Olivia Spencer Ada 5474 Walden Wood Cir. & CC Guardianship 
Jennifer Spencer 5474 Walden wood Cir Murray, UT 84129 

Petition to align Murray City, Utah with the same child to staff ratio guidelines of the DLBC office of Licensing Child Care, Utah.

Pg2

Name	Address	Signature
JARED Ashton	5483 Walden Wood Cir	
Kalee Greenlaw	54715 Walden Wood Cir	
RUSTI TOWNSEND	54945 WALDEN WOOD CR.	RUSTI TOWNSEND
BOB ANDERSON	5495 S. SWEETWOOD CR.	
Elsa Kartchner	5475 Sweet wood cir	
Erin Adams	5472 S. Sweetwood cir	
Diane Browning	5468 S. Sweetwood cir	
JAN BOWLY	1040 W. Walden Meadows Dr.	
Tom Hoffmann	5479 S. Hallow Service	
Peter Shellen	6881 S. Walden Meadows Drive	
Karen Bell	1084 Walden Meadows Dr	
Don Thompson	1053 W WALDEN MEADOWS	
Allison Chavez	1015 Walden Meadows Dr	
MARK Lindstrom	977 Walden Meadows DR	
KATHLEEN LEDYARD	5528 WALDEN MEADOWS CR	
DONNA RILEY	5533 S Walden Meadows Cir	
LEWIS WALKER	9341 W. WALDEN MEADOWS DR	
Rebecca Wagner	5469 S. Walden Meadows Ct	
Michelle Funk	5503 S. Walden Meadows Pl.	
JOHN LEAVITT	5538 WALDEN MD	
MAY Geurts	5518 Walden Meadows Place	

Petition to Comply to DLBC Office of Licensing Child Care, Child to staff
Ratio Guidelines in Murray City, Utah

Pg 3

Name

Address

Signature

Tim Curtis Murray UT T
Robert Pyles 8625 S Green Way Robert Pyles
Brooke Prichard 5431 S. Spinnaker Row. Brooke Prich
Larry Huff 934 Walden Meadows Dr. Larry Huff
Michelle Colburn 8625 S Green Way Mic
Amy Relf-Janman 5982 S Murray Hollow Ln Amy Relf-Janm
Megan Freiburn 5990 Rio Grande Dr Megan
Dahl Colburn 5978 8680 S Sandy (daycare parent) Dahl
Marie Wilson 427 W 750 S. Syracuse, Utah 84075 MW
Kyle Cone 5235 S Glendon St Apt U2 Kyle Cone
Ben Albert 1834 N 120 W ~~84074~~ Ben
Tahnee Bray 4621 S 600 E Murray, UT 8407
Mary Cone 5235 S. Glendon St Apt U2 Mary Cone
Devin Palmer 6216 S 2585 W Devin Palmer
Amanda Curtis 6321 Maplewood Cir Murray UT 84121 Amanda
Berto Mates SLC UT Berto Mates
April Fullmer 975 River Run SLC UT April Fullmer
Dara Danner Kearns Utah Dara Danner
Hannah Rowland 6040 S Fontaine Bleu Drive 84121 Hannah
Camilla Wright 5510 Walden Meadows PL Murray Camilla
84123

**Petition to align Murray City, Utah with the same child to staff ratio
guidelines of the DLBC office of Licensing Child Care, Utah.**

Pg4

Name

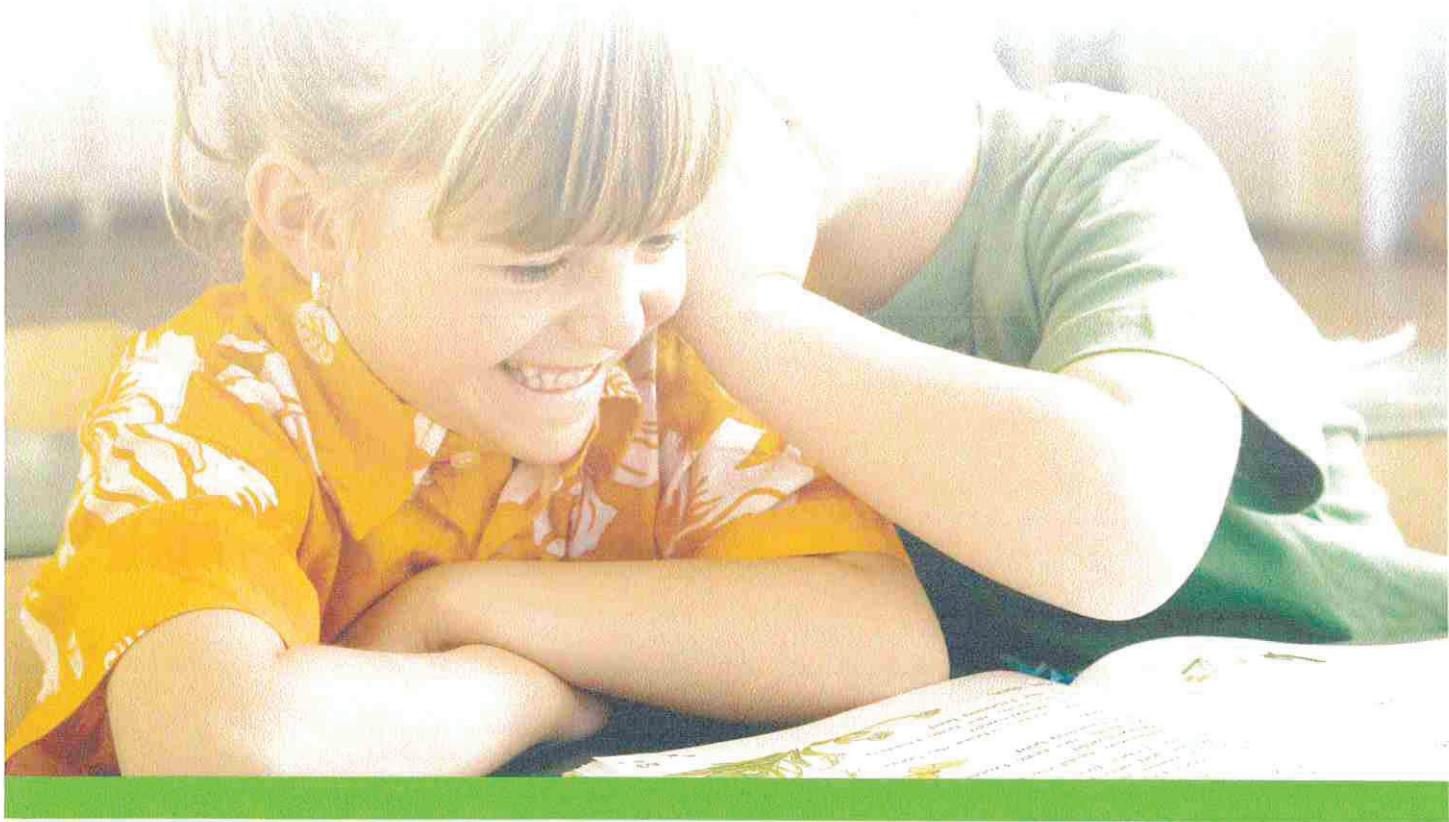
Address

Signature

Michelle Wright 5510 Walden Meadows Rd. Michelle Wright
Dennis Wright 5510 Walden Meadow SPL. Dennis Wright

CHILD CARE ACCESS IN UTAH

March 2020



WORKFORCE
SERVICES
CHILD CARE

An analysis of child care data, as well as survey data, show Utah is experiencing a significant gap between the need for child care and the capacity of Utah's child care system to meet that need. Although government, business leaders and economic development experts should work together to close this gap, the choices that families make selecting a child care program for their young children demonstrates that the entire gap does not need to be closed by regulated child care programs. •

- Utah has a 65 percent gap between the need for child care for children six years and younger and the capacity of regulated programs to fill that need.
- There is significant variation across the state regarding the size of the gap between child care need and child care capacity.
- Not all Utah families utilize regulated child care programs to meet their child care needs and many families rely on unpaid child care, or juggle work schedules with spouses to ensure one parent is at home caring for their young children.
- Utah needs to expand its early child care and education system to add approximately 274 licensed-center child care programs and 1,258 licensed-family child care programs to accommodate the preferences of Utah families.

These increasing demands on early child care and education providers—more need for child care and higher quality care—is limiting access to child care statewide. Throughout the state, these compounding pressures are an increasing concern for Utah employers who face challenges filling positions, as well as maintaining a stable workforce. Nationally, \$57 billion is lost each year in earnings, productivity and revenue due to the lack of affordable, reliable, high-quality child care.⁷

⁷ Belfield CR. The Economic Impacts of Insufficient Child Care on Working Families. Washington D.C.; 2018. Available at <https://strongnation.s3.amazonaws.com/documents/522/3c5cdb46-eda2-4723-9e8e-f20511cc9f0f.pdf?1542205790&inline;%20filename=%22The%20Economic%20Impacts%20of%20Insufficient%20Child%20Care%20on%20Working%20Families.pdf%22>.

Currently, 54 percent of Utah children under age six are living in families for which there is a child care need. This rate equates to 157,345 children.⁸ The child care need varies throughout the state, with the highest rate of need in Grand County and the lowest in Daggett County

8 U.S. Census, Age of Own Children Under 18 Years in Families and Subfamilies by Living Arrangements by Employment Status of Parents, 2018: ACS 5-Year Estimates.

County	Number of Children Under 6 w/Child Care Need	rate of children Under 6 w/Child Care Need
Grand	465	74%
Wasatch	1,904	69%
Summit	1,786	66%
Wayne	114	66%
Kane	331	62%
Weber	14,017	61%
Piute	65	58%
Salt Lake	58,834	57%
Garfield	184	54%
Morgan	636	53%
Sevier	929	53%
Carbon	803	52%
Sanpete	1,209	52%
Uintah	2,039	52%
Box Elder	2,931	51%
Juab	583	49%
Tooele	3,044	49%
Iron	2,271	48%
Millard	570	48%
Washington	6,735	48%
Davis	16,934	47%
Cache	5,962	46%
San Juan	627	45%
Emery	410	44%
Beaver	278	40%
Duchesne	952	40%
Utah	26,887	40%
Rich	67	34%
Daggett	13	32%

Pg7

The state of Utah defines child care as care of a child by a responsible person who is not the child's parent or legal guardian, for a portion of the day that is less than 24 hours in a qualified setting.⁹ Although a program may meet the definition of child care, the regulatory structure differs among types of child care programs. There are programs that are regulated and hold either a child care license or some other government certification, such as a residential care certificate or statutorily licensed-exempt status. In Utah, these types of child care programs are regulated by the state and subject to meeting specific health and safety requirements that are verified during unannounced, annual inspections. In addition, there are unregulated and informal child care settings families select for their young children

9 Utah Code §35A-3-102

Pg14

In Utah's licensing system, a licensed family child care program may be licensed to serve a maximum capacity of either eight or 16 children, depending on the licensing type. Among child care programs serving more than 16 children, the program is required to be licensed as a child care center. Utah's licensed-centers care for an average of 92 children in each child care program. Among the 45,292 estimated to utilize paid child care, approximately 20,130 will receive care in a licensed-family child care setting and 25,162 children will receive care in a licensed-center child care setting. In meeting the needs of these children, it is estimated that Utah will need to expand its early child care and education system to add approximately 274 licensed-center child care programs and 1,258 licensed family child care programs to accommodate the preferences of Utah families. APPENDIX 3. Estimated Child Care Programs Needed by County

Pg16

UTAH HAS AN EXISTING CHALLENGE regarding child care access that is impacting both the economics of the state and the economics of families. Its current early child care and education system lacks the capacity to meet the child care needs of families. Throughout Utah, the need is not uniform, with some counties having a greater need for child care than others. Although there is a significant gap between the need for care and the capacity of the existing child care system, not all families with a child care need are choosing regulated child care. However, this analysis establishes a need for Utah to increase the capacity of its regulated child care system.

Melanie Jenkins

6231 S Fashion Blvd
10 East 4800 South
Murray, Ut, 84107 385-424-6447

Murray City Council Murray, Utah

Subject: Request to Align Murray City Daycare Regulations with State Licensing Standards

Dear Murray City Council Members,

I am Melanie Jenkins, a licensed home daycare provider in Murray, Utah, writing on behalf of myself and fellow providers to express our serious concerns about a recent city directive that reduces the number of children we can care for, conflicting with the standards set by the Utah Department of Licensing and Background Checks (DLBC) Office of Licensing. For the past three years, we have operated in full compliance with state regulations, and this local restriction threatens the stability of our businesses and the families we serve.

As dedicated professionals, we prioritize creating a safe, loving environment for the children in our care, building strong relationships with them and their families. However, Murray City's more restrictive policy creates significant challenges that undermine our ability to meet these commitments.

Trusting Expert Standards

The Utah DLBC Office of Licensing establishes childcare regulations under R430-90, covering facility requirements, ratios, and group sizes. These rules, crafted by experts with access to the best research, ensure a balance between child safety and the practical needs of providers. We have relied on these standards as the statewide benchmark, making the city's conflicting policy both unexpected and disruptive. Aligning with the state's expertise would provide consistency and clarity for our operations.

Hardship on Families and Children

The city's reduced capacity limit forces us to turn away children, disrupting the lives of families who depend on us. Many of these children have been in our care for years, forming deep bonds that provide them with security. Uprooting them to unfamiliar settings would be emotionally challenging, while their parents face the daunting task of finding new care options. Additionally, this restriction cuts off after-school care for older children, leaving them unsupervised at home—a safety concern that burdens working families.

Financial and Economic Impacts

Operating a home daycare is a small business with tight margins. State rules allow us to hire additional staff as our enrollment grows, but the city's stricter cap limits our revenue, making it nearly impossible to sustain wages and overhead costs. Without alignment to state standards, some providers may be forced to close, shrinking childcare availability in Murray and pushing families to seek options elsewhere, taking their spending with them.

Supporting Murray's Growth

Murray is expanding, with new families moving into multi-family housing and needing reliable childcare. The city's restrictive policy hampers our ability to serve them, driving economic activity to neighboring cities instead. Aligning with state regulations would keep families—and their dollars—in Murray, supporting local businesses and community vitality.

Preserving Trusted Providers

Providers like Miss Amy's Daycare, with 23 years of service and a strong standing with the DLBC, are cornerstones of this community. We support families as their children grow, from infancy to kindergarten, and beyond. The city's limits force us into impossible choices—splitting siblings between providers or losing entire families—threatening our ability to continue this legacy of care.

After-School Care Needs

Our after-school programs provide school-age children with supervision, homework help, and social opportunities. The city's policy eliminates this critical service, leaving kids home alone and parents caught between work and safety. State standards would allow us to maintain this lifeline for working families.

Our Request

We respectfully urge the Murray City Council to align its childcare regulations fully with those of the Utah DLBC Office of Licensing, trusting the state's expertise over arbitrary local limits. This would:

- Keep children in familiar, nurturing environments.
- Ease the burden on families seeking care.
- Sustain our small businesses.
- Boost Murray's economy by retaining local families.
- Ensure safe after-school options for older children.

We are committed to Murray's well-being and eager to collaborate. Please consider this request and allow us to discuss it further at your convenience. Thank you for your time and attention.

Sincerely,

Melanie Jenkins

385-424-6447

Emily Johnston
1291 W Bullion
Murray, Ut, 84123 385-424-6447

Murray City Council

Murray, Utah

Subject: Request to Align Murray City Daycare Regulations with State Licensing Standards

Dear Murray City Council Members,

As a professional home daycare provider in Murray, Utah, I am writing to respectfully request that the city align its childcare regulations with the standards set by the Utah Department of Licensing and Background Checks (DLBC) Office of Licensing. Recently, Murray City introduced a local directive that limits the number of children I can care for, creating a conflict with the state's established licensing rules, which I have followed diligently for the past three years while maintaining full compliance.

My daycare is a professional operation dedicated to providing a safe, nurturing environment where I foster strong, trusting relationships with the children and families I serve. I am deeply committed to their well-being, which is why this discrepancy between city and state regulations raises significant concerns for my business and the community I support.

Trusting Expert Standards

The Utah DLBC Office of Licensing is staffed by childcare experts who rely on the latest research and best practices to establish regulations under R430-90, including facility requirements, ratios, and group sizes. These standards are carefully designed to ensure safety while supporting the practical needs of providers and families. As a licensed provider, I have operated confidently under these rules, believing they represent the most informed and balanced approach to childcare. Murray City's more restrictive local policy, however, deviates from this expertise, creating an unnecessary challenge without clear justification.

Challenges for Families

If forced to comply with the city's stricter limits, I would have to reduce the number of children in my care, disrupting the lives of families who depend on me. Many of these children have been with me for years, forming bonds that provide them with stability and security. Sending them to unfamiliar providers would be emotionally difficult for them and stressful for their parents, who may struggle to find comparable care. Additionally, this

restriction would prevent me from serving school-age children in my after-school program, leaving them without a safe, supervised environment and increasing risks to their well-being.

Financial Sustainability

Running a home daycare is a small business that requires careful financial balance. The state's licensing rules allow me to hire additional staff as needed while maintaining a sustainable income. Murray City's more restrictive cap undermines this balance, making it difficult to cover operational costs and remain viable. If this policy continues, I fear it could force me—and other providers—to close, reducing childcare options in our community.

Supporting Murray's Growth

Murray is a growing city, with new families settling into multi-family developments and seeking reliable childcare. When local regulations are more restrictive than state standards, I am forced to turn away families, pushing them to seek services outside Murray. This not only limits our ability to support new residents but also drives economic activity—such as spending at local businesses—elsewhere, weakening our community's vitality.

After-School Care Needs

One of my key contributions is providing structured after-school care for older children, offering homework help, social engagement, and supervision. The city's current limits prevent me from accommodating these children, leaving working parents without a critical resource and forcing kids into potentially unsafe situations, like being home alone. Aligning with state standards would allow me to continue this essential service.

My Request

I respectfully urge the Murray City Council to fully align its childcare regulations with those of the Utah DLBC Office of Licensing in every aspect. The state's experts have the research and experience to set appropriate limits, and matching their standards would:

- Keep children in a stable, loving daycare environment.
- Reduce stress on families who rely on my services.
- Ensure my small business remains sustainable.
- Retain economic activity within Murray by serving local families.
- Provide supervised after-school care for older children.

I am proud to serve Murray's families and want to continue doing so effectively. Rather than locking in specific numbers that may evolve over time, I ask for a policy that trusts the state's childcare experts to guide us. I'd welcome the opportunity to discuss this further and find a solution that benefits our community. Thank you for your consideration.

Sincerely,

Emily Johnston
Emily Johnstons Childcare
385-424-6447

Effective 5/3/2023

26B-2-401 Definitions.

As used in this part:

- (1) "Capacity limit" means the maximum number of qualifying children that a regulated provider may care for at any given time, in accordance with rules made by the department.
- (2)
 - (a) "Center based child care" means child care provided in a facility or program that is not the home of the provider.
 - (b) "Center based child care" does not include:
 - (i) residential child care; or
 - (ii) care provided in a facility or program exempt under Section 26B-2-405.
- (3) "Certified provider" means a person who holds a certificate from the department under Section 26B-2-404.
- (4) "Child care" means continuous care and supervision of a qualifying child, that is:
 - (a) in lieu of care ordinarily provided by a parent in the parent's home;
 - (b) for less than 24 hours a day; and
 - (c) for direct or indirect compensation.
- (5) "Child care program" means a child care facility or program operated by a regulated provider.
- (6) "Exempt provider" means a person who provides care described in Subsection 26B-2-405(2).
- (7) "Licensed provider" means a person who holds a license from the department under Section 26B-2-403.
- (8) "Licensing committee" means the Child Care Provider Licensing Committee created in Section 26B-1-204.
- (9) "Public school" means:
 - (a) a school, including a charter school, that:
 - (i) is directly funded at public expense; and
 - (ii) provides education to qualifying children for any grade from first grade through twelfth grade; or
 - (b) a school, including a charter school, that provides:
 - (i) preschool or kindergarten to qualifying children, regardless of whether the preschool or kindergarten is funded at public expense; and
 - (ii) education to qualifying children for any grade from first grade through twelfth grade, if each grade, from first grade to twelfth grade, that is provided at the school, is directly funded at public expense.
- (10) "Qualifying child" means an individual who is:
 - (a)
 - (i) under the age of 13 years old; or
 - (ii) under the age of 18 years old, if the person has a disability; and
 - (b) a child of:
 - (i) a person other than the person providing care to the child;
 - (ii) a regulated provider, if the child is under the age of four; or
 - (iii) an employee or owner of a licensed child care center, if the child is under the age of four.
- (11) "Regulated provider" means a licensed provider or certified provider.
- (12) "Residential child care" means child care provided in the home of the provider.

Amended by Chapter 249, 2023 General Session

Renumbered and Amended by Chapter 305, 2023 General Session

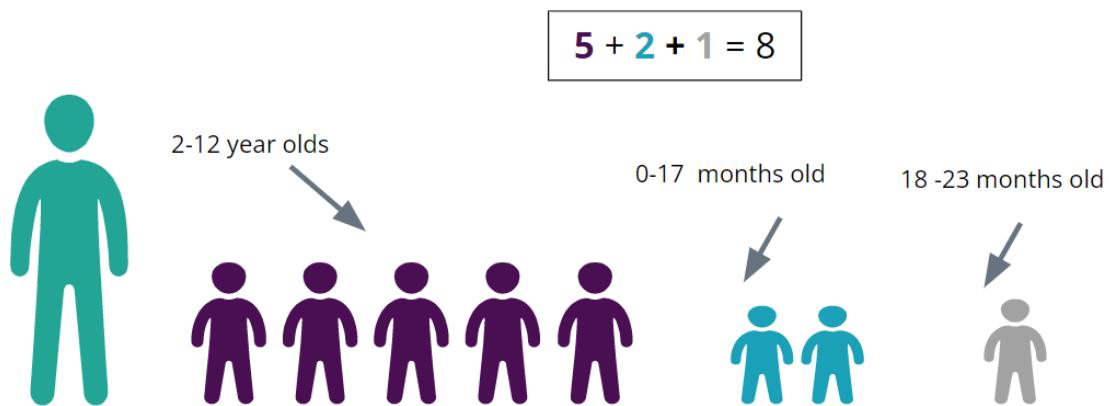
Change to Infant and Toddler Limits

Rule Change:

When caring for children younger than two years old, the provider shall ensure that:

- (a) there is at least one caregiver for every three children younger than two years old;
- (b) each caregiver cares for no more than two children younger than 18 months old; and
- (c) there are at least two caregivers if more than three children younger than two years old are present and there are more than six children in care.

A caregiver may care for no more than **3 children under the age of two**. At least 1 of the children under 2 years old must be at least 18 months old.

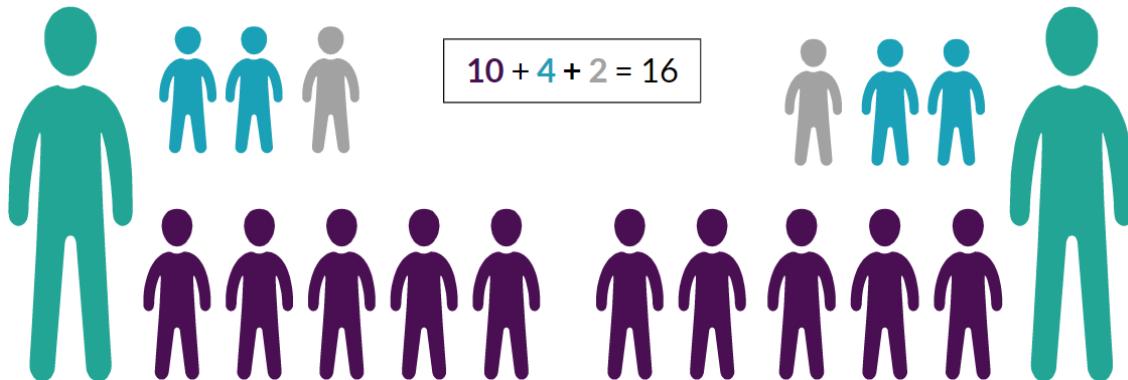


Once the group has exceeded 3 under the age of two, there must be an **additional caregiver** for every 2 children under 18 months old in the group, or 3 children under the age of two.

The provider must still stay within the **capacity** listed on their license.



If there are two caregivers and 16 children in care there may be 6 children under the age of 2 years old, but at least two of those toddlers must be **at least 18 months old**.



Additional School Age Children

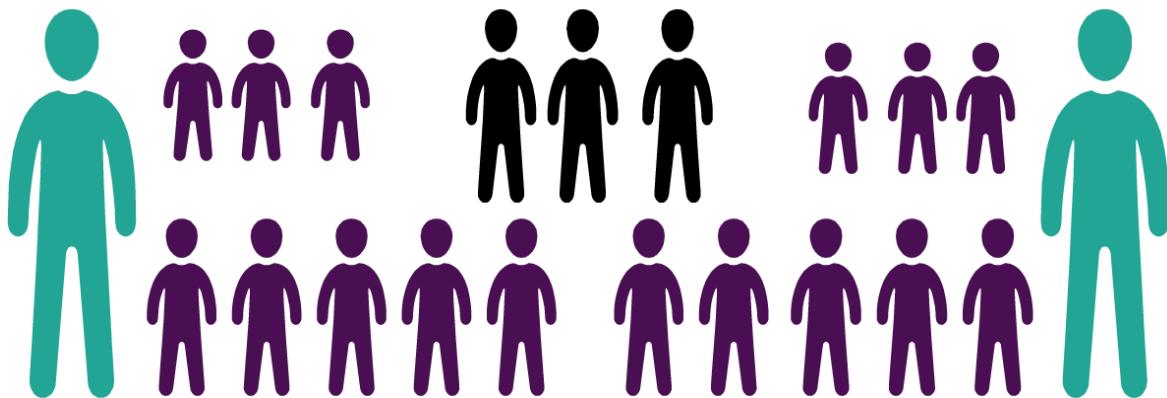
To be in compliance with H.B. 15, which was passed by the Utah State Legislature in the 2022 Legislative Session, Child Care Licensing is now permitting Licensed Family providers to now care for 3 unrelated school age children beyond their approved, licensed capacity.

The three school age children do not count in the ratio or group size.



Three is the maximum number of bonus school age children allowed beyond the facility's capacity, regardless of the number of caregivers present.

2 caregivers: 16 children in care + 3 school age children





MURRAY CITY COUNCIL

August 26th, 2025



Miss Amy's Daycare

Text Amendment to increase the number of children allowed at an in-home daycare facility from twelve (12) to sixteen (16).





17.24.050 Major Home Occupation Changes:

C. Residential Child Day Care. Residential child day care may be allowed as a major home occupation in accordance with the standards in this Chapter 17.24, and the following:

- 1) Residential child day care means a home occupation that provides care for between nine and 16 qualified children at any given time, as defined in Utah State Code. The designated number of children includes the caregiver's own children that meet the state's definition of "qualified children," at the time the home occupation is conducted.
- 2) A secure outdoor play area is required for all residential child day care home occupations and shall comply with the following:
 - a. The play area shall be located in the rear and/or side yard of the dwelling.
 - b. The play area shall be secured by a well-maintained fence that is at least six feet in height with a self-latching gate.
 - c. The outdoor play area shall be maintained in good condition and landscaped.
 - d. The outdoor play area shall not be used by the residential child day care before 8:00 A.M. or after 8:00 P.M.
- 3) Notwithstanding the restrictions of section 17.24.040 daycare services shall be permitted to have the allowed number of employees as required by the state department of health.
- 4) One off street parking space for pick up and drop off when there are 1-8 children and two off street parking spaces when there are 9-16 children, and an additional off-street parking space for each employee not residing in the dwelling.
- 5) Pickup and drop off of children shall be staggered to lessen neighborhood traffic.
- 6) One residential sign is allowed on the dwelling or lot.
- 7) The use shall comply with all local, state and federal laws and regulations.
- 8) Upon complaint that one or more of the requirements of this section or other city ordinance is being violated by a home daycare/preschool caregiver, the city shall review the complaint and, if substantiated, may initiate revocation proceedings in accordance with City Code.: 1) set a hearing before the planning commission to revoke the major home occupation permit.



Residential Zone Changes

Chapter 17.29 Single Family Medium Density Residential District R-1-6

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-8

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-10

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Single Family Low Density Residential District R-1-12

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).



Residential Zone Changes Cont.

Chapter 17.29 Medium Density Residential District R-2-10

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Low Density Residential District R-M-10

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Multiple Family Medium Density Residential District R-M-15

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-20

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Chapter 17.29 Multiple Family High Density Residential District R-M-25

6815 – Residential childcare facility (in single-family dwellings only with no more than **12 sixteen (16)** children other than those residing in the dwelling).

Findings:

1. The proposed text amendment promotes flexibility for small businesses to encourage more flexible activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support Home Occupation businesses is supported by the General Plan.
4. The Murray City Planning Commission held a public hearing on July 3rd, 2025, and voted 6-0 to forward a recommendation of approval.

Staff Recommendation

The Murray City Planning Commission and Staff recommends that the City Council **ADOPT** an ordinance amending Section 17.24.050 by adding subsection C and amending the Residential Zones to change the number of children permitted at an in-home childcare as reviewed in the Staff Report.



THANK YOU!





MURRAY
CITY COUNCIL

Discussion Item #3



MURRAY

Council Action Request

Department/Agency
Finance & Administration
FY 2025-2026 Budget Amendment

Committee of the Whole

Meeting Date: September 2, 2025

Department Director Brenda Moore	Purpose of Proposal Amend the FY 2025-2026 budget
Phone # 801-264-2513	Action Requested Discussion
Presenters Brenda Moore	Attachments Memo outlining changes to the budget, draft of ordinance
Required Time for Presentation 15 Minutes	Budget Impact Budget Amendment
Is This Time Sensitive Yes	Description of this Item The State of Utah laws do not allow for multi-year budgets, or automatic carry forward of budgets. This is the annual roll forward of projects and specific items from the FY2025 budget to FY2026, along with new grant receipts, insurance adjustments due to open enrollment changes, and FY2026 new items. The number of items is lengthy so I put them in the attached memo.
Mayor's Approval  Date	The Finance department is still working on the FY25 year end so some of the projects and amounts in the attached memo may change between now and the September 16 public hearing. August 19, 2025



TO: Murray City Municipal Council

From: Brenda Moore, Finance & Administration Director

Date: August 19, 2025

Re: Fiscal Year 2026 Budget Opening – Committee of the Whole September 2

A budget opening public hearing has been scheduled for September 16. The opening will request funds and budget adjustments for the following purposes:

- Projects in-progress at FY 2025 Year-end (CIP annual roll-forward)
- Receive and allocate several grant awards
- Reconcile changes in benefits due to health insurance open enrollment changes
- New projects or needs for FY2026

The city is still receiving and paying invoices for work performed in fiscal 2025. The amounts below may change until the public hearing.

Grants Received/rolled forward (All General Fund unless indicated otherwise)

1. Appropriate \$156,166 restricted Alcohol funds from reserves for police equipment. The police spent \$127,822 in FY2025 on qualified equipment, this is the remaining balance
2. Receive and appropriate \$13,894 from the remaining 2024 JAG grant proceeds to Police small equipment
3. Receive and appropriate \$50,000 for the Brownfields grant. The entire Brownfields grant received is \$500,000. Budgeting only the portion expected to spend
4. Appropriate \$21,000 restricted forfeiture funds from reserves for police equipment

From Reserves

5. Appropriate insurance changes due to open enrollment from reserves:
 - a. General Fund – total \$31,964, Cemetery \$13,318, Information Technology \$18,646
 - b. Water Fund \$18,600
6. In the Library Fund appropriate \$5,280 from reserves for the director's cell phone and car allowance. The library board determined the library director should have the same allowances as other city directors
7. In the Storm Water Fund, from reserves appropriate \$170,416 for loss on book value of property transferred to the CIP fund

Rollover Projects from FY25 to FY26 – All from reserves and rolled unless specified otherwise

General Fund Class C - Total \$2,153,633

8. Various sealer projects \$305,629
9. Traffic signal maintenance \$2,102
10. Sidewalk \$95,902 (reallocated from road salt savings)

11. Various overlays for \$1,750,000 which include:
 - a. 300 W 5400 S to Winchester \$700,000
 - b. Potomac Area Circles \$75,000
 - c. 700 W – Winchester to 6800 S \$275,000
 - d. 500 W – 4500 S to 4800 S \$700,000

Enterprise Funds

12. Water Fund – Total \$432,000
 - a. SCADA system cybersecurity software \$20,000
 - b. Fashion Boulevard 5900 S to 5770 S \$145,000
 - c. Woodoak Lane \$45,000
 - d. Arrowhead water main \$150,000
 - e. Bed for service truck \$59,000
 - f. Electrician van additional cost \$7,000 - new
 - g. Bob Cat trade in extra cost - \$6,000
13. Wastewater Fund – Total \$279,426
 - a. Sewer line rehab project \$250,000
 - b. Wet well aeration system \$29,426
14. Murray Parkway Golf Course – Total \$66,902
 - a. Mitigation of potential residential hazards \$50,000
 - b. Equipment savings – \$16,902
15. Solid Waste – Total \$260,416
 - a. Garbage truck for Parks due upon delivery balance \$260,416
16. Storm Water - Total \$893,687 (\$40,455 from reserves)
 - a. Mini X trade out \$20,000
 - b. Master plan update \$23,775
 - c. Van Winkle storm drain analyses \$14,912
 - d. 900 W Storm drain design \$50,000
 - e. 5400 S extension 850 W – 800 W \$80,000
 - f. Cherry Street Jensen Lane \$240,000
 - g. 725 E storm drain design \$95,000
 - h. Street sweeper \$370,000
17. Power Fund – Total \$13,697,393 (\$5.9 million from bond reserves)
 - a. Transformers \$4,809,307
 - b. Central substation plans \$500,000
 - c. Turbine controls \$3,127,547
 - d. Turbine #2 rebuild \$4,556,606
 - e. AMI project \$307,592
 - f. Sub tech truck \$99,000
 - g. Bucket truck \$137,735
 - h. SCADA system software \$159,606

Capital Improvement Projects Fund – total moved forward total \$11,594,237

18. Clean energy vehicle/equipment \$113,921
19. Court equipment replacement plan savings \$16,323
20. Non departmental city hall equipment replacement plan \$22,818
21. Police equipment replacement plan \$69,263, cars and equipment to outfit them

- 22. Fire equipment – total \$925,848
 - a. Equipment savings \$133,927
 - b. Equipment for new ladder truck \$70,000
 - c. Ambulances \$691,921 (received)
 - d. Wildland skid unit placed on existing F550 \$30,000
- 23. Parks – total \$8,625,067
 - a. Parks maintenance projects \$105,992
 - b. Parks equipment \$3,544
 - c. Architectural design pool \$488,583
 - d. Woodstock restroom \$350,000
 - e. Woodstock pavilion \$300,000
 - f. Parks armory project \$251,160
 - g. Equipment armory project \$32,643
 - h. Outdoor pool rebuild savings \$4,000,000
 - i. Park Center equipment replacement plan \$10,391
 - j. Recreation equipment replacement plan \$41,292
 - k. Senior Recreation Center equipment replacement plan \$60,969
 - l. Cemetery equipment replacement plan \$22,592
 - m. Murray Theater building demo & parking lot construction \$200,000
 - n. Murray Theater renovation project \$587,373
 - o. Murray Theater equipment \$369,779
 - p. Facilities – Emergency fund \$1,536,389
 - q. Facilities – Reroof Cemetery building \$60,000
 - r. Facilities - Retile showers/locker rooms/bathrooms \$130,000
 - s. Facilities –Murray Mansion roll forward \$74,360
- 24. Community & Economic Development – total \$224,459
 - a. Economic Strategic plan - \$40,000
 - b. Building department equipment savings \$9,459
 - c. General plan update \$175,000
- 25. Information Technology - total \$276,214
 - a. Equipment/software replacements \$155,575
 - b. Spillman update for police \$84,000
 - c. AS400 decommission \$20,000
 - d. GIS equipment replacement plan \$16,639
- 26. Streets – Equipment - total \$198,953
 - a. DuzMor \$198,953
- 27. Streets projects – Transportation tax \$1,121,371
 - a. Morning Dew \$60,000
 - b. Sunberry Drive \$45,000
 - c. Wildflower \$32,000
 - d. Halcyon Drive \$100,000
 - e. 500 W – 4500 S to north city limit \$700,000
 - f. Daisy Lane \$40,000
 - g. 4800 S State traffic signal widening \$70,000
 - h. 4800 S widening under I-15 for federal Match \$50,000

- i. Radar speed signs \$12,000
- j. Pedestrian signal replacement 5300 S \$12,371

From Reserves – FY2026 new items

- 1. In the General Fund allocate \$22,000 from reserves for the first-year subscription fee for the E360 business license software.
- 2. In the Capital Projects Fund allocate \$29,000 from reserves for business license E360 software implementation.
- 3. In the Capital Projects Fund allocate \$615,000 from reserves for the purchase of property on Vine street.

There will also be a Municipal Building Authority meeting to roll the remaining City Hall construction budget forward of \$15,000 (doing small changes such as adding recording capability to Cottonwood conference room) and Public Works project of \$3,581,964.

Please contact me if you would like further explanation of any of these items.

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16th day of September 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning amending the City's fiscal year 2025–2026 budget. A copy of the proposed budget amendments may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 155, Murray City Hall, Murray, Utah, (801) 264-2662 during normal business hours.

DATED this 18th day of August 2025.



MURRAY CITY CORPORATION

A handwritten signature in black ink that reads "Brooke Smith".

Brooke Smith
City Recorder

DATE OF PUBLICATION: September 8, 2025
PH25-39

1. Utah Public Notice Website.
2. City's Website.
3. At City Hall (public location reasonably likely to be seen by residents).

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2025-2026 BUDGET

On June 17, 2025, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2025-2026. It has been proposed that the Fiscal Year 2025-2026 budget be amended as follows:

1. Appropriate the following items from General Fund reserves:
 - a. Increase the budget \$2,153,633 for prior year Class C Road maintenance and infrastructure projects in process, and;
 - b. Increase the budget \$156,166 for state alcohol funds for police equipment, and;
 - c. Increase the budget \$21,000 for the asset forfeiture funds for police equipment, and;
 - d. Increase the budget \$22,000 for business license E360 software, and;
 - e. Increase the budget \$31,964 health insurance benefits in the Cemetery and Information Technology divisions.
2. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
 - a. Receive and appropriate \$13,894 from the Federal Justice Department JAG grant for police equipment, and;
 - b. Receive and appropriate \$50,000 from the Federal Brown Fields grant, and;
3. In the Library Fund appropriate \$5,280 for employee expense from reserves.
4. Appropriate \$12,238,237 from the Capital Improvement Projects (CIP) Fund reserves for projects in progress from the previous year's budget including:
 - a. Increase the budget \$703,583 for professional services, and;
 - b. Increase the budget \$5,767,893 for building construction and improvement, and;
 - c. Increase the budget \$615,000 for property purchase, and;

- d. Increase the budget \$1,842,381 for maintenance of City buildings and equipment, and;
- e. Increase the budget \$2,159,009 for vehicle and equipment replacement, and;
- f. Increase the budget \$29,000 for software, and;
- g. Increase the budget \$1,121,371 for streets infrastructure.

5. Appropriate \$450,600 from the Water Fund reserves for the following:

- a. Increase the budget by \$20,000 for software, and;
- b. Increase the budget by \$18,600 for employee insurance, and;
- c. Increase the budget by \$72,000 for equipment, and;
- d. Increase the budget by \$340,000 for pipe replacement projects.

6. Appropriate \$279,426 from the Wastewater Fund for the following:

- a. Increase the budget by \$250,000 for the line rehab project, and;
- b. Increase the budget by \$29,426 for the wet well aeration system.

7. Appropriate \$13,697,393 from the Power Fund reserves for the following:

- a. Increase the budget by \$12,993,460 for infrastructure improvements, and;
- b. Increase the budget by \$236,735 for vehicles, and;
- c. Increase the budget by \$307,592 for the AMI meter replacement project, and;
- d. Increase the budget by \$159,606 for Scada system improvements.

8. Appropriate \$260,416 from the Solid Waste Fund reserves for a garbage truck.

9. Appropriate \$66,902 from the Murray Parkway Fund reserves for the following:

- a. Increase the budget by \$50,000 for possible residence hazard mitigation, and;
- b. Increase the budget by \$16,902 for maintenance equipment.

10. Appropriate \$1,064,103 from the Stormwater Fund reserves for the following:

- a. Increase the budget by \$465,000 for infrastructure, and;
- b. Increase the budget by \$38,687 for professional services, and;
- c. Increase the budget by \$170,416 for loss on transfer of real property, and;
- d. Increase the budget by \$390,000 for equipment.

Section 10-6-128 of the Utah Code states that the budget for the City may be amended by the Murray City Municipal Council following a duly noticed public hearing. Pursuant to proper notice, the Murray City Municipal Council held a public hearing on September 16, 2025, to consider proposed amendments to the Fiscal Year 2025-2026 budget. After considering public comment, the Murray City Municipal Council wants to amend the Fiscal Year 2025-2026 budget.

Section 1. Enactment. The City's Fiscal Year 2025-2026 budget shall be amended as follows:

1. Appropriate the following items from General Fund reserves:
 - a. Increase the budget \$2,153,633 for prior year Class C Road maintenance and infrastructure projects in process, and;
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 - c. Increase the budget \$615,000 for property purchase, and;
 - d. Increase the budget \$1,842,381 for maintenance of City buildings and equipment, and;
 - e. Increase the budget \$2,159,009 for vehicle and equipment replacement, and;
 - f. Increase the budget \$29,000 for software, and;
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 - a. Increase the budget by \$50,000 for possible residence hazard mitigation, and;
 - b. Increase the budget by \$16,902 for maintenance equipment.
10. Appropriate \$1,064,103 from the Stormwater Fund reserves for the following:
 - a. Increase the budget by \$465,000 for infrastructure, and;
 - b. Increase the budget by \$38,687 for professional services, and;
 - c. Increase the budget by \$170,416 for loss on transfer of real property, and;
 - d. Increase the budget by \$390,000 for equipment.

Section 2. Effective Date. This Ordinance shall take effect on first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____, 2025.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2025.

Brett Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the ____ day of _____, 2025.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Adjournment