

**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**