

Murray City Municipal Council Chambers Murray City, Utah

Tuesday, April 20, 2021

The Murray City Municipal Council met on Tuesday, April 20, 2021, at 6:32 p.m. (or as soon as possible thereafter) for a meeting held electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Council Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

Council Members in Attendance:

Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4 – Council Chair (*Conducting)
Brett Hales	District #5 – Council Vice-Chair, Conducting

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	Council Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Patti Johnson	Council Office Administrator III	Jennifer Heaps	Chief Communication Officer
Melinda Greenwood	Community & Economic Development Director	Bill Francis	Utah VOD
Jared Hall	Community Development Supervisor	Brenda Moore	Director of Finance & Administration
Doug Hill	Chief Administrative Officer	Ben Ford	Wastewater Superintendent
Danny Astill	Public Works Director	Jayson Perkins	Wastewater Tech III.
Alan Prince	Prince Development	Paxton Guymon	York Howell & Guymon
Brian Prettyman	Diversity & Inclusion Ad- Hoc Task Force	Daniel Haas	Diversity & Inclusion Ad-Hoc Task Force
Jaleel Roberts	Diversity & Inclusion Ad- Hoc Task Force	Jessica Miller	Diversity & Inclusion Ad-Hoc Task Force
Josceline Mascarenhas	Diversity & Inclusion Ad- Hoc Task Force	Justin Powell	Diversity & Inclusion Ad-Hoc Task Force

Katie Gardner	Diversity & Inclusion Ad-Hoc Task Force	Mindy Ball	Diversity & Inclusion Ad-Hoc Task Force
Sara Pickett	Diversity & Inclusion Ad-Hoc Task Force		

Opening Ceremonies

Call to Order – Councilmember Hales called the meeting to order at 6:32 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Dale Cox.

*Due to technical difficulties, Diane Turner conducted the remainder of the meeting.

Approval of Minutes

Council Meeting – April 6, 2021

MOTION: Councilmember Martinez moved to approve the minutes. The motion was SECONDED by Councilmember Cox.

All in favor voted Aye:

Councilmember Martinez, Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales

Nays: None

Abstentions: None

Motion passed 5-0

Special Recognition

1. Murray City Council Employee of the Month, Jayson Perkins, Wastewater Tech III.

Staff Presentation: Brett Hales, Councilmember and Danny Astill, Public Works Director, and Ben Ford, Wastewater Superintendent.

The Employee of the Month Program started because the council felt it was important to recognize the City's employees. Mr. Perkins will receive a certificate, a \$50 gift card, and his name would appear on the plaque located in the Council Chambers.

Mr. Astill and Mr. Ford expressed their thanks for all the hard work that Mr. Perkins does for the city. Mr. Perkins began working for the Wastewater Division in 1989. Because of his years of service, he has extensive knowledge and experience with our collections system and is looked to as a senior leader within the division.

Mr. Perkins expressed his appreciation for the recognition, and he is grateful for the opportunity to work for Murray City.

The councilmembers thanked Mr. Perkins for his hard work and the service he provided Murray City over the past 32 years.

Special Presentation

1. Mayor Blair Camp's Fiscal Year 2021-2022 Budget Address

Staff Presentation: Mayor Camp

Mayor Camp presented the 2021-22 budget for the upcoming fiscal year. Working closely with the finance director and department directors and their staff, Mayor Camp shared highlights of the proposed budget and noteworthy capital project recommendations for moving forward.

Good evening city council, city staff, and members of the public. Tonight, I present to the city council for your consideration, a tentative budget for Murray City for FY 2021-2022.

As stated in Utah Code: "A major responsibility of local elected officials, especially town or city council members, is to appropriate funds" – in other words, to adopt and maintain a budget.

The definition of "Budget" in the state code is a plan for financial operations for a fiscal period, embodying estimates for proposed expenditures for given purposes, and the means of financing the expenditures.

It is the mayor's responsibility to submit a balanced budget to the city council by the first Tuesday in May. Unlike the Federal government, a city's expenses must equal revenue, except in enterprise funds where a profit or a loss is allowed.

A city must set aside a minimum of 8% of budgeted funds for emergencies or other unexpected contingencies, more commonly referred to as the "fund balance" or "reserves." However, a city's fund balance cannot exceed 25% of projected revenue. Murray City's budget is made up of four funds:

- 1. General Fund*
- 2. Enterprise Funds*
- 3. Special Revenue Funds*
- 4. Internal Services Funds*

The total amount of these funds adds up to \$147,782,290 million and allows the city to provide essential municipal services the residents have come to expect.

I will now go into greater detail about the funds that make up the city's annual budget.

First, every city maintains a General Fund.

In this proposed budget, the General Fund revenues are projected at approximately \$50 million dollars, or 38% of the city's overall budget. The General Fund is the most

scrutinized category of the annual budget because its revenues come primarily from sales tax, property tax, fees, and enterprise fund transfers.

Murray is fortunate to have a strong and vibrant business community that contributes over 46% in sales tax to the General Fund revenues. This allows for lower fees and property taxes to be collected from businesses and residents.

One of the challenges facing Murray City is that over 30% of its properties are owned by governments or non-profit organizations that are tax-exempt. To help make up for this lost revenue, the city transfers a dividend from some of its Enterprise Funds to the General Fund. If the city did not do this, property taxes would have to increase, or services would have to be reduced.

Regarding property tax, property owners in Murray should note that only 18-20% of their annual tax assessment, depending on which school district the property resides, goes to Murray City. Most of the property taxes paid by Murray property owners go to the school districts, Salt Lake County government, or other special districts.

State law does not allow property tax revenue to increase to the city unless it comes from new development or growth. However, property owners typically experience changes in the amount they pay for property tax each year based on the assessed valuation of the property. Assessed valuation can go up or down but city-wide, the money collected stays the same as the previous year.

Also, as properties are purchased by governmental agencies or non-profit organizations, the lost property tax revenue is divided among all other taxable properties in order to maintain the current tax revenue for the city.

General Fund revenue is spent on the following:

- 1. Personnel*
- 2. City Operations*
- 3. Debt Service*
- 4. Capital Projects*

The employees who provide our city services make up the largest expense of the General Fund at 64%. Attracting, training, and retaining employees remains a high priority in this budget. At my request, department heads have kept operational costs unchanged with some line item amounts restored to pre-pandemic levels.

The Capital Projects Committee recommended one-time expenditures that make up 11% of the General Fund expenses.

Public safety remains a high priority in this budget with 55% of the departmental expenses going to the police and fire departments. Residents and visitors to Murray also benefit from the excellent parks and recreation facilities and programs along with public works infrastructure investment and maintenance.

It is forecasted that development will continue to increase the workload for city staff to review applications and issue permits.

Moving on from the General Fund, I will now summarize the city's Enterprise Funds.

Enterprise Funds are services or utilities which charge a fee and are handled like a business organization. Murray City has seven (7) Enterprise Funds:

- 1. Water Fund*
- 2. Wastewater (or sewer) Fund*
- 3. Power Fund*
- 4. Murray Parkway Golf Course Fund*
- 5. Telecom Fund*
- 6. Solid Waste (or garbage collection) Fund*
- 7. Storm Water Fund*

Murray provides reasonably priced and reliable utilities and recreation services to the public. Like the General Fund, it is imperative that Enterprise Funds have reserves to operate in the event of an emergency or other unforeseen event. It is also vital that these services have sufficient funds and adequate investments in infrastructure.

Nobody wants to be without water or electricity, and everyone wants to be able to flush without worrying where the waste is going. Because these funds are maintained by fees, it is also important that rates are evaluated and adjusted regularly to keep up with the cost of providing services.

Last of all, but no less important, are six other funds that are central to our citizens or employees. These funds are used to account for special or specific revenue sources that are restricted for specific purposes.

- 1. Central Garage Fund*
- 2. Retained Risk Fund*
- 3. Library Fund*
- 4. Redevelopment Agency*
- 5. Cemetery Perpetual Care Fund*
- 6. Municipal Building Authority*

Noteworthy initiatives for these funds include saving money for a new library, using bond proceeds to construct a new city hall, and negotiating tax increment financing for improvements in redevelopment areas of the city, as well as affordable housing throughout the city.

Some highlights of this proposed budget are:

- There is no property tax increase proposed in this budget*
- Thanks to higher than expected sales tax and COVID-19 stimulus funds last year, the General Fund reserves, or fund balance, is projected to end the fiscal year at approximately \$12 million or 26.1% of revenue.*

- *Revenue for transportation projects will increase by \$1 million as a result of new legislation*
- *This budget includes a 3% Cost of Living Adjustment for all city employees. Last year there was no COLA included in the budget.*
- *The employee step program is fully funded*
- *Health insurance premiums will increase by 6.1% and dental premiums by .5%. The city will continue to pay 85% of the premium cost, with the employees paying 15%*
- *The budget includes three new full-time employees to assist with increased development occurring within the city, and with emerging trends in law enforcement. These positions are a civil engineer, a senior planner, and an additional position in police administration*
- *One-time, capital project expenditures are approximately \$7.8 million*

A few noteworthy capital projects included in the mayor's budget and approved by the Capital Projects Committee include:

- *A new fire engine*
- *(12) police vehicles*
- *A new playground at Murray Park*
- *Resurfacing of the tennis courts at Southwood Park*
- *Park Center fitness equipment*
- *Saving toward Murray Theater renovation*
- *Murray Mansion renovation and conversion to the Murray Museum*
- *(2) ten-wheel dump trucks*
- *Bobtail dump truck*
- *Traffic signal upgrade at 6600 South Union Park Ave*
- *Replacement and addition of Radar speed signs*
- *Road & sidewalk improvements*
- *Construction of the new city hall*
- *Water pipeline improvements*
- *Rehabilitation of water reservoir #4*
- *Central Valley Wastewater treatment plant improvements*
- *Sewer line improvements*
- *Park impact fee study*
- *Storm water infrastructure on Vine Street from Rodeo Lane to Little Cottonwood Creek*
- *Replacing existing power meters with smart meters*
- *Several vehicle replacements for various departments throughout the city*

In conclusion, I wish to recognize and thank our Finance Director Brenda Moore for the many hours of meetings with department directors and the mayor's office and putting together the budget document you will receive this evening.

I also express appreciation to our department directors and their staffs for submitting responsible budgets.

After the many hours of work on this budget document, we place it in the hands of the city council for your careful and thoughtful study. Our staff is available as a resource throughout the budget process.

The budget document will be available on the city website beginning tomorrow for review by the public.

Jeff Merkley, U.S. Senator from Oregon, is quoted as saying, "Budgets are nothing if not statements of priorities." I believe this budget reflects careful prioritization and the values of our city.

Thank you.

A copy of the Proposed Budget Address can be found here:

<https://www.murray.utah.gov/DocumentCenter/View/11810/Mayors-Budget-Address-FY2021-2022?bidId=>

A copy of the Mayor's Tentative Budget can be found here:

<https://www.murray.utah.gov/DocumentCenter/View/11813/Mayors-budget-FY22-final-?bidId=>

- 2. Consider a resolution acknowledging receipt of the Fiscal Year 2021 – 2022 Tentative Budget from the Mayor and Budget Officer and referring the Mayor's Tentative Budget for review and consideration to the Budget and Finance Committee of the Murray City Municipal Council.**

MOTION: Councilmember Cox moved to consider the resolution. The motion was SECONDED by Councilmember Dominguez.

Council Roll Call Vote

Councilmember Martinez, Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales

Nays: None

Abstentions: None

Motion passed 5-0

Citizen Comments

Melissa Zuckerman

Ms. Zuckerman shared that she has a short-term rental out of her home. She bought the house two years ago because it has a mother-in-law unit and with the knowledge that she could rent out the mother-in-law unit out of her house to generate revenue to afford the house. Ms. Zuckerman shared that smaller rental dwellings or single room rental reduce the risk of noise complaints, parking problems, or large parties due to being owner-occupied. She holds her guest accountable and makes sure they are following the law and being good neighbors during their stay. Ms. Zuckerman also shared that most of her guest are there for one night and are looking for more affordable places to

stay.

Lauren Havens– Read into the record by Jennifer Kennedy

I am unable to attend tomorrow in person but wanted to send in my comments to be considered.

Short-Term Rentals create an influx of high-quality individuals for the area. They frequently bring in a high-quality traveling workforce. And allow for impeccably kept for homes. Guests expect the rental unit to look exactly the same as the pictures as it does when they book. There, however, can be owners that mismanage rentals short-term or long term leading to over occupied properties, and poor neighborhoods. For those reasons I'd like to suggest a permitting process that would require those who would like to rent to have a sales and use tax license, to ensure tax remission, a parking plan to prohibit cars parked inappropriately.

Examples of great guests that have come in the last year that need a rental option in a neighborhood for less than 30 days:

Traveling nurses, to support IMED seek a home-like environment and are greatly beneficial to our community

Traveling Engineers for water treatment facilities and refineries

People needing a temporary living environment between homes, while remodeling. The real estate schene in the Murray area is busy and offering these options allows high-quality individuals to live nearby before buying in Murray.

For those concerned about "party houses" I suggest a process of better hosting, not banning an industry that is clearly supporting good people and offers tax funding for the city.

If I can be of help in any way by providing additional insight, please let me know! We manage short-term rentals and hotels units across the state.

Ken Atkins– Read into the record by Pattie Johnson

Thank you for your continued service and advocacy on the behalf of the residents of Murray. I am a supporter of any ordinance which allows for the short-term rental of owner-occupied dwellings. The rental of these spaces, in a responsible and regulated manner, would be a significant advantage for those who are currently struggling to pay their mortgages due to the COVID-19 pandemic. People in our community need every advantage possible to sustain us during this time.

Thank you for your consideration and service.

Bryan Muriel– Read into the record by Jennifer Kennedy

Hello I won't be able to speak in through zoom since I will be at work but here are my comments:

If hotels chains & their partners disguised as "neighbors" get their way with not allowing the mom & pop shop to benefit from Utah's attracting tourism, you are allowing a kind of monopoly that stunts internal community economic growth.

Short-term rentals benefit the city because there is a vetting process that hotel chains don't do.

The short-term rental community reviews & holds each guest & host accountable for a pleasant & respectable experience.

(I have turned down guests because I didn't feel comfortable with them being in our neighborhood).

We as hosts nurture the growth of filling Murray city with the right kind of people who are coming in from different states to purchase homes or simply spend their dollars in Murray based businesses during their visit (as I send a "local business recommendation" list during their stay).

Responsible short-term hosts do not impose on the freedoms of Murray residents.

Hosts are more inclined to beautify their property to have a more attractive listing, which in turns increases the value of Murray. A detail long-term landlords tend to no longer pay attention to because there isn't a need to, since they have renters paying for what is & not for what could be.

Plus with short term rentals the city makes more in tax revenue compared to those landlords who rent long-term & even worse, rent without disclosing some or all earnings, cutting Murray out of a tax portion that is difficult to do with shortterm rental sites as they are in compliance with the law to report & collect tax on their end. (For example one site adds 11-12% on the bookee to pay the city occupancy tax & only 3% gets added to the site's revenue).

Thank you for listening & allowing your community participate in the wealth of tourism that we, Murray are experiencing.

Charmaine Barrett– Read into the record by Pattie Johnson

I have lived in Murray for nine years. I have paid my taxes, kept up my property and been a productive and good citizen of my neighborhood.

I went through a divorce 5 years ago and needed to bring in additional income even though I work a full time job. I discovered the demand for short term housing through some friends and since I was an empty nester, I decided this would be a perfect way to bring in some additional income.

I had no idea that this might be against the city ordinances since it is MY property, I own it and as long as I am responsible and don't cause my neighbors problems, I should be able to allow whomever I want to stay in my home. So I started renting on Airbnb.

Airbnb is very good at requiring ID and background checks and there are also references from Hosts that the applicant has stayed with in the past, so as a single woman who wants to stay safe, I felt secure that the people who apply to stay with me would be "good" people. They had references from past stays and I could even call their current landlords and references if i needed to.

I can tell you that in the past nine months all but one of my guests have stayed for 30 days or longer and I have had no problems at all.

I have met an Ultra sound tech who got a 3 month contract at the VA and needed an affordable but nice place to stay. I have met a woman that came to ski for a month and has traveled all over the world and had wonderful stories about her life and travels.

I met a commercial airline pilot from Brazil and a very nice young man who worked in a laboratory in Midvale and I have had medical interns that needed a place to stay while they finished their internship to graduate.

The point is that there can be a lot of hysteria whipped up when people are afraid. When people are faced with the unknown they become afraid and are willing to give up their own rights for a sense of safety and security.

I'm not willing to give up my rights to do what I will with my property and I'm not willing to take others rights away to do what they will with their property just because one or two neighbors have some irrational fears or have been annoyed. Sometimes when your neighbor uses his leaf blower too much, you just have to put ear buds in with your favorite music and solve the problem yourself instead of expecting your neighbor to accommodate your every demand.

There has to be a middle ground here where property owners can reserve their constitutional rights and assuage the fears of those who don't have all the facts but are crying out because they have been annoyed somehow.

I would like to see short term rentals allowed in the city limits. I would be ok with a requirement that says " the owner must live in the house that they are renting the space in to qualify her property for short term rental." Then unruly parties wouldn't be an issue because the owner is always on the premises.

Please consider the rights of ALL property owners when considering this issue.

Anonymous "Utah Man"— Read into the record by Jennifer Kennedy

I am a Murray city resident for 10 years and I have seen so much growth that keeps happening in Murray. The intersection of 4800 S. and Atwood Boulevard need a actual traffic light. That particular intersection is dangerous as there is no end occasion of

traffic control and I continuous Lee see people speeding with no regard or knowledge as to what the flashing yellow light means. It's time to install one.

Consent Agenda

None scheduled.

Public Hearings

- 1. Consider an ordinance amending Section 17.12.070 of the Murray City Municipal Code related to Planning Commission Compensation.**

Presentation: Melinda Greenwood
Attachment A: Text Amendment 17.12.070

Melinda Greenwood shared that in fiscal budget year 2018/19, the City Council approved an increase to the Planning Commission compensation rate from \$25 per meeting to \$40 per meeting, but the codification of the change did not occur. This proposed Text Amendment is intended to update Section 17.12.070 of the Land Use Ordinance to reflect the change from \$25 to \$40.

The meeting was open to public comments. No public comments were received.

The meeting was open for discussion with the council. The council declined to discuss.

MOTION: Councilmember Cox moved to approve the Joint Resolution. The motion was SECONDED by Councilmember Hales.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox, Councilmember Dominguez, Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

- 2. Consider an ordinance relating to land use; amends the Zoning Map from R-1-8 to R-1-6 for the property at 344 East 5600 South; amends the Zoning Map from R-M-15 to R-1-6 for a portion of the property located at 404 East 5600 South; and amends the Zoning Map from R-1-8 to R-M-15, and amends the General Plan from Low-Density Residential to Medium Density Residential for a portion of the property located at 404 East 5600 South, Murray City, Utah.**

Applicant: Monterey Properties LLC

Applicant's Representation: Paxton Guymon, Managing Partner at York Howell & Guymon

Presentation: Melinda Greenwood
Attachment B: Short Term Rental

Melinda Greenwood shared that to facilitate the development of a single-family subdivision, Alan Prince of Monterey Properties, LLC. has requested a General Plan Amendment and a Zone Map Amendment for the properties at 344 East and 404 East 5600 South. The requests are a bit complex in that it involves a land exchange between neighbors and those properties are currently in several different zones. To summarize, the request is for:

- Zone Map Amendment from R-1-8 to R-1-6 for the property at 344 East 5600 South.
- Zone Map Amendment from R-M-15 to R-1-6 for a portion of the property at 404 East 5600 South.
- Zone Map Amendment from R-1-8 to R-M-15 for a portion of the property at 344 East 5600 South.
- Corresponding Future Land Use Designation Amendment for a portion of the property at 344 East 5600 South from Low-Density Residential to Medium Density Residential.

The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.

The requested zone change has been carefully considered based on the characteristics of the site and surrounding area that support the policies and objectives of the 2017 Murray City General Plan.

The proposed Zone Map Amendment from R-1-8 to R-1-6 and from R-M-15 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property. The proposed General Plan Amendment and Zone Map Amendment for the portion of property {6,489 ft²} at 404 East 5600 South do not adversely affect the existing majority of the parcel that will remain R-M-15 and staff supports this request.

Based on the background, analysis, the findings in this report, and the Planning Commission recommendation, staff recommends the City Council approve the Zone Map Amendments.

Paxton Guymon, a real estate and land use attorney, represents Monterey Properties and its representative, Alan Prince. Mr. Guymon and shared that the request is resolving boundary problems, allowing fence lines to be maintained and honored instead of survey lines. Also, the land swap is to preserve the integrity of the existing land use for the multi-family area to the east. Mr. Prince was able to work out arrangements with all of the property owners in the area to support this project and allow land, which has been previously neglected to be developed into a new seven (7) lot single-family subdivision.

Councilmember Dominguez asked Ms. Greenwood to clarify the Conditional Use differences are between R-1-6 and R-1-8.

Ms. Greenwood explained that the permitted uses are lots that need to be a minimum of 6,000 square feet.

Councilmember Dominquez asks what the next steps are for the applicant if this request is approved.

Ms. Greenwood answered that the units requested would be subject to the lot size at 6,000 square feet (minimum) plus about 20% of land dedicated to public infrastructure. If the general and planning amendment is approved, then the subdivision request would go before the planning commission for approval through a public hearing request.

Mr. Guymon clarifies that this is just to amend the general plan and rezone the property. With this property, because this is a small piece of land, they have done all the engineering for the property and it is not possible to get more than seven single-family homes on this property based on the current city code.

The meeting was open to public comments.

Daniel (resident who asked a question through Zoom Chat) - Melinda Greenwood read the comment into the Record

Do the neighbors need to buy portions 1-3? (highlighted in the map regarding the land swap)

Mr. Guymon responded that the land is not being sold. The adjacent landowner will be granted the property, free of charge. Mr. Prince will be honoring the current fence line of the adjacent property owner through the land swap.

MOTION: Councilmember Hales moved to approve the ordinance. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox, Councilmember Dominguez, Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

Business Item

- 1. Consider confirmation of the Council's appointments to the Diversity and Inclusion Ad-Hoc Task Force.**
 - a) Mindy Ball**
 - b) Katie Gardner**
 - c) Daniel Haas**
 - d) Josceline Mascarenhas**
 - e) Jessica Miller**
 - f) Justin Powell**
 - g) Sara Pickett**

- h) Brian Prettyman**
- i) Jaleel Roberts**

Presentation: Kat Martinez

Councilmember Martinez shared the purpose for the Diversity and Inclusion Ad-Hoc committee. The appointments to the Diversity and Inclusion Ad-Hoc Task Force will be from April 20, 2021, until the Task Force is disbanded upon the final submission of its recommendations to the City.

Diversity: Who makes up our community

Inclusion: Who has a voice

Equity: Achieving Equal access, treatment, opportunity and advancement for all people.

These terms and ideals are key in crafting communities, workplaces and governments that are purposefully designed to fairly serve and protect everyone they impact.

This task force aims to ensure that regardless of race, color, gender, sexual orientation, age, religion, or disability that anyone who lives in, works in or visits Murray City have equal access to all of the benefits of community life our city has to offer.

As a task force, we'll be tackling subjects such as the accessibility of our meetings both online and in person, the membership of our boards and commissions, how we recruit new employees, and ADA accessibility of community events - just to name a few.

Murray is an incredible city and a place I'm proud to call home. And I feel compelled to reiterate for the sake of those who misunderstand the work we seek to do. This task force does not exist to undermine or insult our city's history or the people who are already working daily to make Murray a welcoming place to work and safe place to live. But inequality is systemic and purposeful. For hundreds of years in this country practices were put in place strategically to elevate some and oppress others. The physical infrastructure of our city, like the city hall we sit in tonight, was built brick by brick, similarly our government was created policy by policy. Some of those policies were intended to exclude certain members of our community.

Those of us who work in this city hall right now are not responsible for the possibly uneven bricks of this building's foundation or harmful policies that were put in place long before we arrived. But when you know better you do better. And just like we are building a new city hall, that is more structurally sound than this current one - it's time to evaluate the policies that guide and govern us. We

must ensure our policies deliberately include and welcome those that were for so long excluded by design.

Thank you to the council for supporting this task force. Thank you to Councilmember Dale Cox for assisting me with the interview process. Thank you to the many community members who applied. Reading all of their applications was an absolute honor. I feel so fortunate to live in a community with so many individuals who are willing to volunteer to be a part of this work.

With that it is my pleasure introduce to the council Murray City's Diversity and Inclusion task force members for your approval.

Members of the Ad-hoc Task Force introduced themselves to the Council and shared that they look forward to serving the community.

Councilmembers expressed thanks to the committee volunteers and appreciation for the new committee. They also expressed thanks to Kat Martinez and Jennifer Kennedy for leading this task force.

MOTION: Councilmember Hales moved to approve the Interlocal Cooperation Agreement. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox, Councilmember Dominguez, Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider a resolution authorizing the execution of an Interlocal Cooperation Agreement between Murray City and Salt Lake County for the sharing of election services for the City's 2021 Municipal Election.

Presentation: Brooke Smith

Ms. Smith shared that the resolution allows the city to enter into an Interlocal Cooperation Agreement with Salt Lake County for the 2021 Municipal Elections. The not to exceed cost the County has quoted the city is \$57,888 for traditional voting or if the council decides to do Rank Choice Voting for General Elections only it would cost \$35,042 plus an additional fee of \$10,000* for the annual licensing software. Some of the services the County provides are ballot preparation, machine programming, delivering supplies and equipment, coordinating, vote centers and poll workers, and preparing canvass reports.

* The \$10,000 fee would be shared with all municipalities that select Rank Choice voting in 2021.

City Attorney, G.L. Critchfield, clarifies that this motion is only to agree that the County will help our city conduct the 2021 municipal elections. After this consideration, the council will determine what type of elections we will conduct in 2021.

MOTION: Councilmember Dominguez moved to approve the Motion for an Interlocal Cooperation Agreement with the County. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

Ayes: Councilmember Hales, Councilmember Martinez, Councilmember Cox, Councilmember Dominguez, Councilmember Turner.

Nays: None

Abstentions: None

Motion passed 5-0

- 3. Consider a resolution approving the City's participation in the Municipal Alternate Voting Methods Pilot Project for the 2021 Murray City Municipal Election and authorizing written notice of the City's intent to participate to be provided to the Lieutenant Governor and the Salt Lake County Clerk.**

Presentation: Jennifer Kennedy

Jennifer Kennedy shared that Stan Lockhart did a presentation two weeks ago about Rank Choice Voting (RCV). Salt Lake County Clerk's office has the capability of processing RCV ballots in 2021. RCV is a Pilot Project allowing voters to rank candidates in order of preference and tabulation proceeds in sequential rounds where last-place candidates are defeated and the candidate with the most votes in the final round is elected. The city could be responsible for education and the legislature has allocated 200,000.00 dollars to assist agencies who do decide to go forward with RCV to assist them with education outreach. In Salt Lake County, Draper, Riverton, and Bluffdale have elected to join the pilot program and conduct RCV in 2021. RCV only kicks in if there are three (3) or more candidates. If the City is interested in utilizing RCV, the Election Officer will need to notify Salt Lake County by May 10, 2021.

The floor was opened to questions.

Councilmember Hales thinks that the city should wait until next year to see how it's run. He wants Murray's voting residents to have a voice and feels like there is limited information out there. Before the council decides to approve RCV, he would like the software to be tested and get more citizen input.

Councilmember Turner concurs with Councilmember Hale's opinion. She has concerns that this decision is rushed, and it lacks citizen participation.

Councilmember Cox shares similar concerns, and wonders if changing the elections process in 2021 is the right time to do it. He would like more time to educate and get input from the citizens.

Councilmember Martinez shared that she has heard from four residents who support RCV and had one phone call from a resident who had additional questions about RCV. She likes that other cities are electing to conduct RCV and there would be increased momentum for educational outreach. Also, RCV would discourage negative campaigning and provides more choices for voters.

Councilmember Dominguez says the decision feels rushed. She is wondering why the Legislature didn't pass RCV for the entire state and instead elected to run a pilot program. She has participated in RCV and it was very easy to understand but feels that the education piece and public input needs to be there before the council decides.

MOTION: Councilmember Martinez moved to approve the resolution. The motion was not SECONDED.

The Motion did not pass.

Councilmember Hales expressed that this decision does not mean the city won't participate in RCV in the future. He just feels like more education and community input is needed before they move forward.

Mayor's Report and Questions

Mayor Camp shared the following updates:

- There is a shortage of containers for residential garbage cans and recycling containers. The Public Works Department is working on a solution and will get supplies delivered to residences in the next few weeks.
- Utah Department of Transportation (UDOT) has scheduled a virtual public meeting to discuss their proposal to install four new traffic signals at the 4500 South and Atwood Boulevard intersection. The Meeting is scheduled for Tuesday, May 4, 2021, at 5:30 pm. Information to join the meeting can be found on the City Facebook and website page: https://www.murray.utah.gov/DocumentCenter/View/11809/18863---4500-S-Atwood_Mailer_Online-Public-Meeting-002?bidId=. Formal comments can be submitted from May 4th to May 14th or shared during the meeting on May 4, 2021.
- Brenda has budget books for the city council, and they will be available for the council at the end of the meeting.

The meeting was open for questions to the Mayor.

Councilmember Dominguez asked how much the recycling increased for additional containers.

Mayor Camp said he would find out.

Councilmember Turner mentioned that the council meeting scheduled on May 4th has been canceled so anyone from the council who is interested in attending the UDOT meeting will be able to attend.

Adjournment

The meeting was adjourned at 8:06 p.m.

Brooke Smith, City Recorder

Attachment A: Text Amendment 17.12.070

Attachment B: Short Term Rental

Attachment A: Text Amendment 17.12.070

Text Amendment: 17.12.070

Planning Commission Compensation

Current Language

Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of twenty-five dollars (\$25.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.

Proposed Language

Compensation: The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of ~~twenty-five~~ forty dollars (\$~~25~~40.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.



Planning Commission Compensation Comparison

City	Compensation
Cottonwood Heights	\$ 25
Draper	\$ 100
Herriman City	\$ 100
Holladay City	\$ 25
Lehi	\$ 96
Midvale	\$ 50
Millcreek	\$ -
Murray City	\$ 40
Riverton City	\$ 100
Salt Lake City	\$ -
Sandy City	\$ 80
So Salt Lake	\$ 35
South Jordan	\$ 50
Taylorsville	\$ 40
West Jordan	\$ 75
West Valley	\$ 33
Average	\$ 53

Planning Commission

January 21, 2021

- Public notices mailed to affected entities
- No public comments were received
- 7-0 vote to recommend approval to City Council

Findings of Fact

1. The proposed text amendment to compensate planning commission with reimbursement for expense incurred in the performance of their official duties is reasonable.

Staff Recommendation

Staff recommends that the City Council **APPROVE** the request to update Section 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance to state:

“The members of the planning commission shall serve without compensation except for reasonable expenses. Planning and zoning commission members shall receive a maximum of forty dollars (\$40.00) per meeting as reimbursement for expense incurred in the performance of their official duties. Reimbursement for expenses shall be paid to the members on a semiannual basis.”

Attachment B: Short Term Rental

Discussion: Short Term Rentals

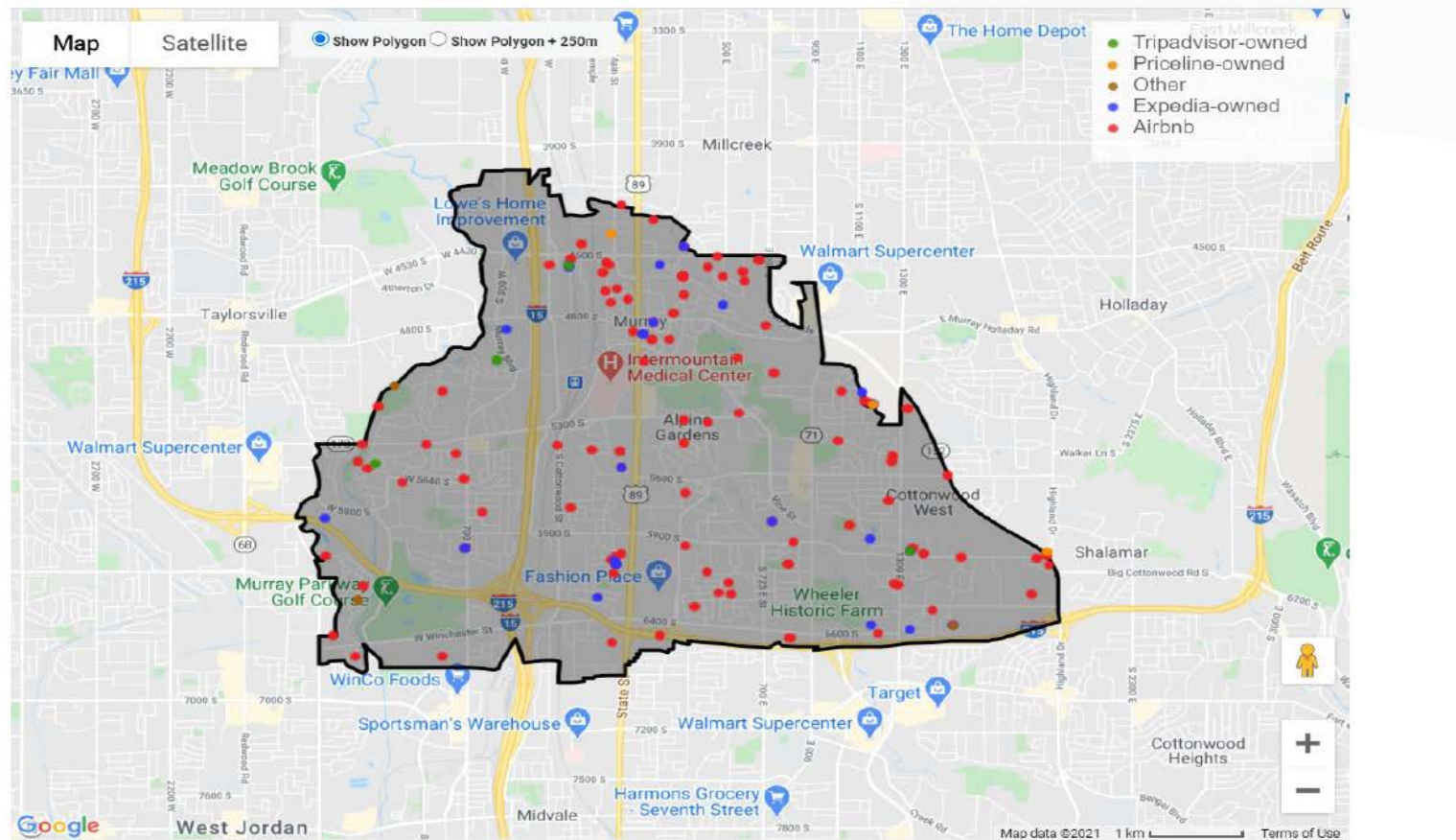
What is a Short-Term Rental?

American Planning Association's Planners Dictionary:

Any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

Short Term Rentals in Murray

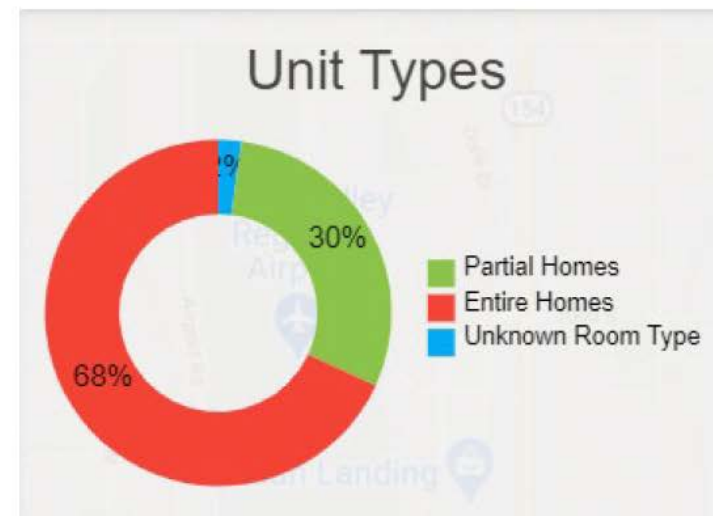
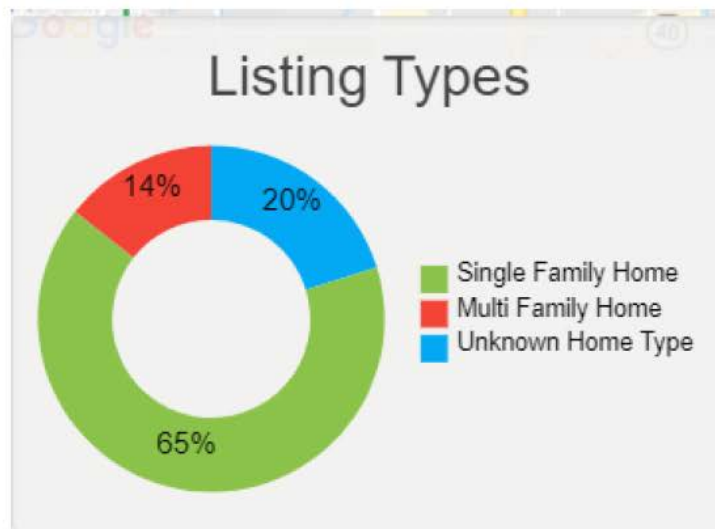
- January 2021: 126 unique rental listings on short-term rental websites



* Granicus Host Compliance's pricing is based on the count of listings and rental units that would need to be analyzed and monitored for compliance. In terms of listings, this number is 188 as we will expand our search area by several hundred yards beyond the borders of Murray to capture all relevant listings. Source: Granicus Host Compliance Proprietary Data

Short Term Rentals in Murray

Additional January 2021 data

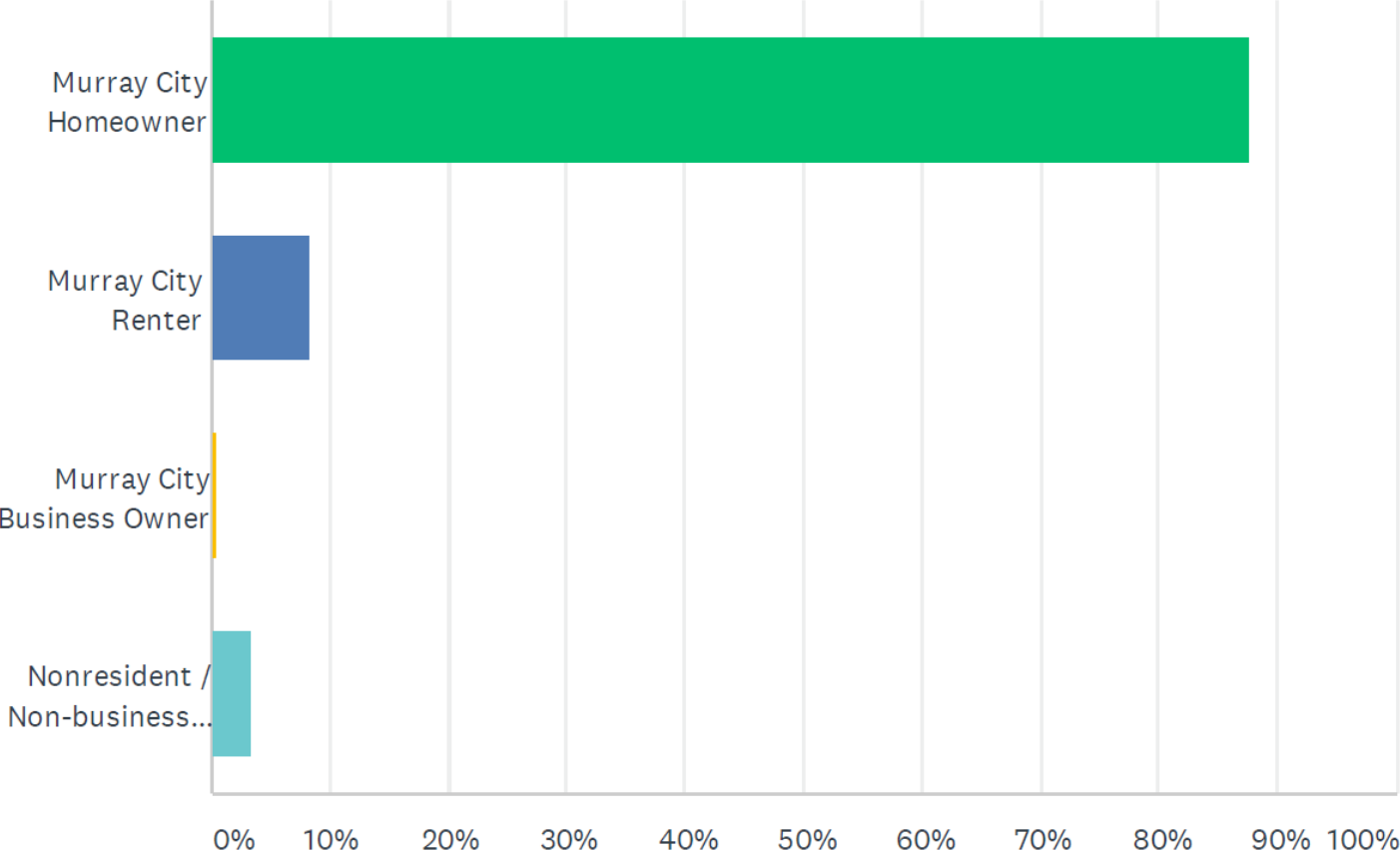


Citizen Survey

- CED conducted an online survey to gauge opinions regarding short-term rentals
- Survey ran from December 10, 2020 to December 31, 2020
- Included 12 questions
- Over 600 responses were collected

Q1 Please select the option that best describes you.

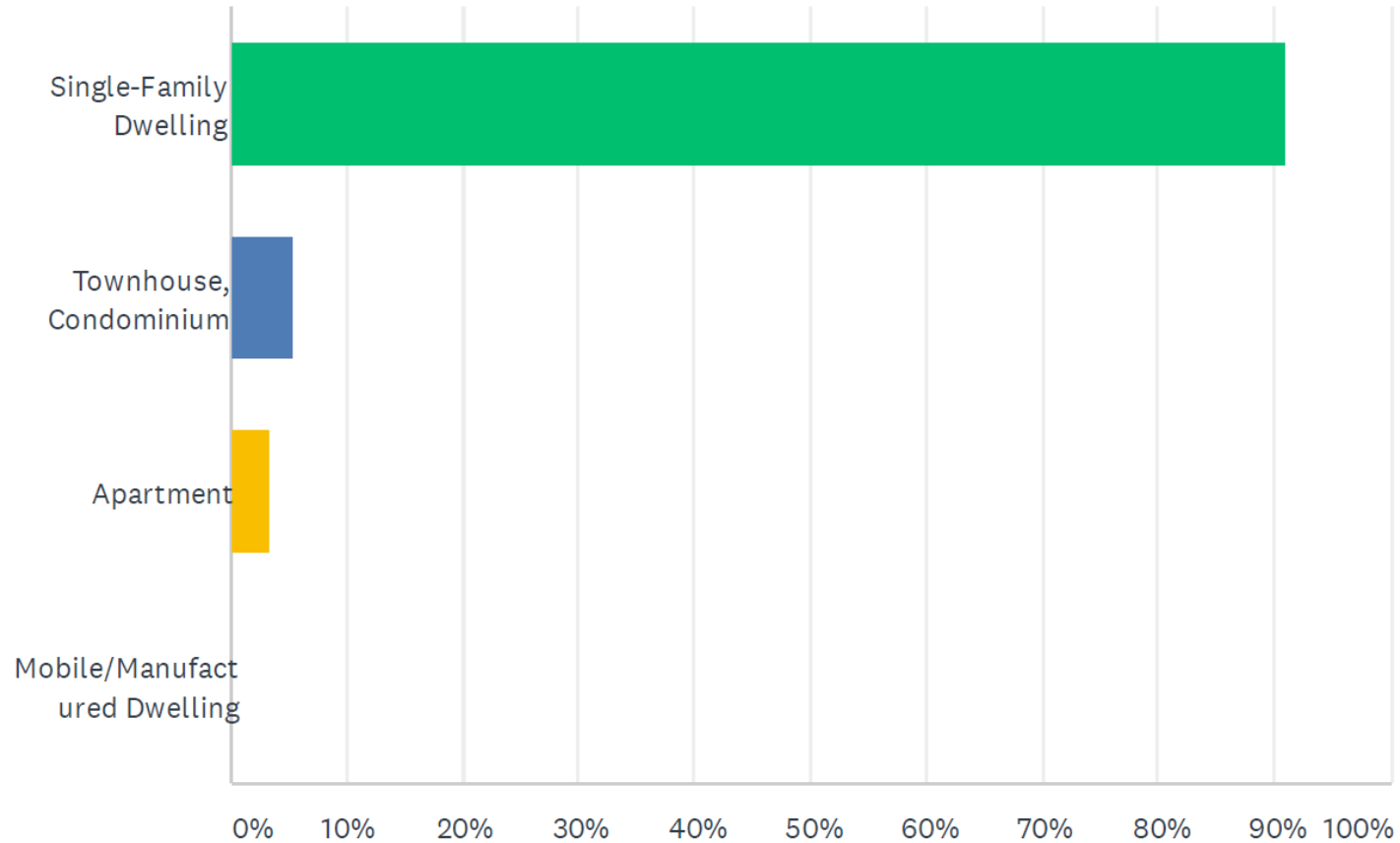
Answered: 611 Skipped: 0



Answer Choices	Number	Percent
Murray City Homeowner	536	87.73%
Murray City Renter	51	8.35%
Murray City Business Owner	3	0.49%
Nonresident / Non-business Owner	21	3.44%
TOTAL	611	

Q2 What type of home do you live in?

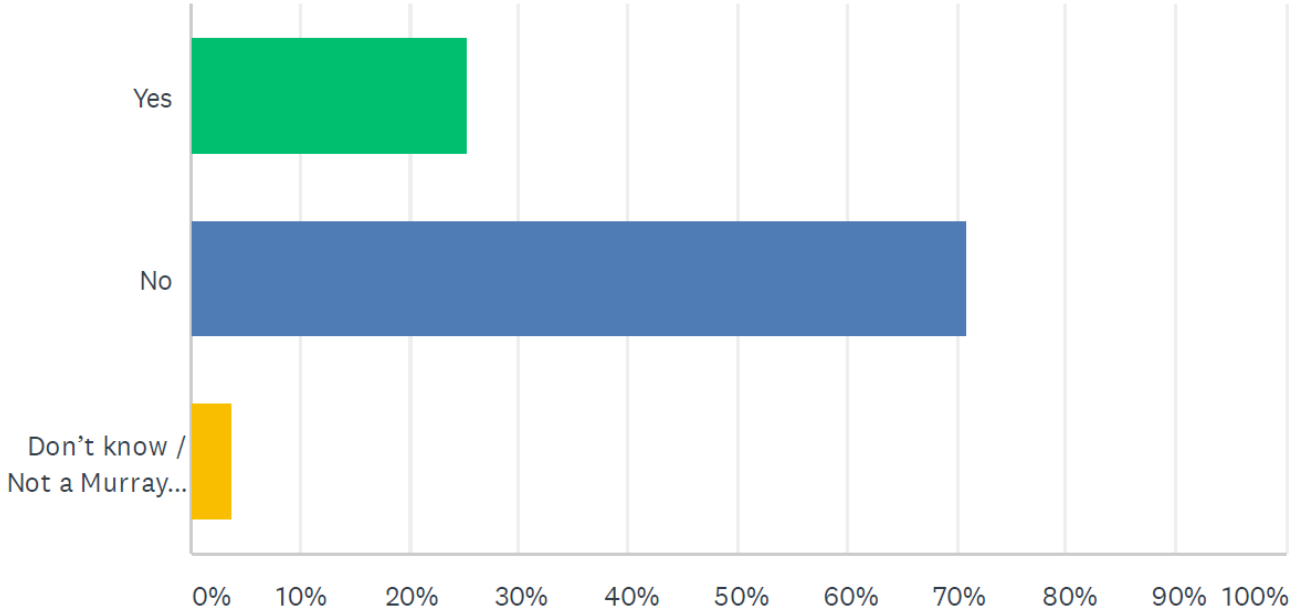
Answered: 610 Skipped: 1



Answer Choices	Number	Percent
Single-Family Dwelling	555	90.98%
Townhouse, Condominium	33	5.41%
Apartment	21	3.44%
Mobile/Manufactured Dwelling	1	0.16%
TOTAL	611	

Q3 As a resident of Murray City, are you aware of short-term rentals operating in your neighborhood?

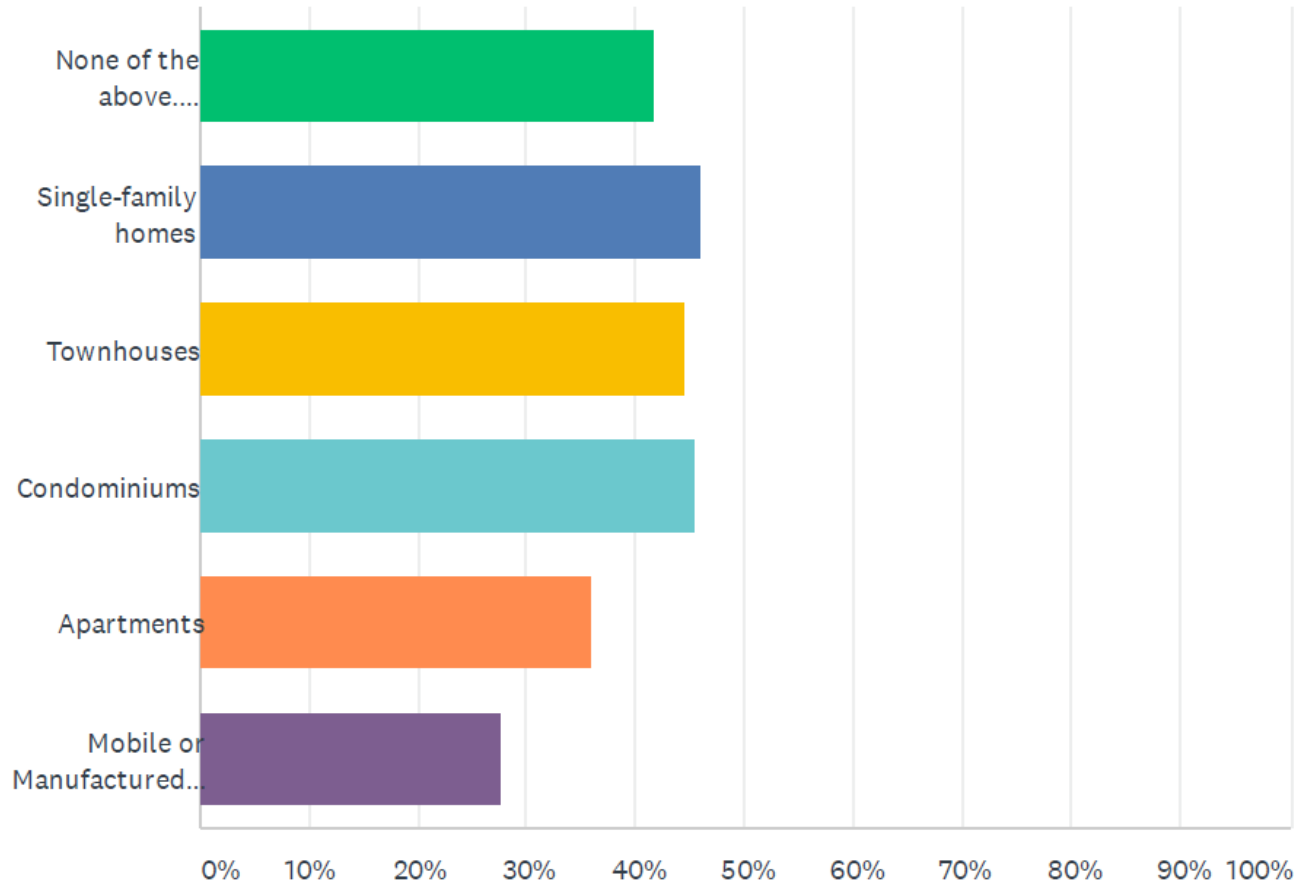
Answered: 610 Skipped: 1



Answer Choices	Number	Percent
Yes	155	25.41%
No	432	70.82%
Don't Know / Not a Murray resident	23	3.77%
TOTAL	610	

Q4 Murray City should allow short-term rentals in (select all that apply):

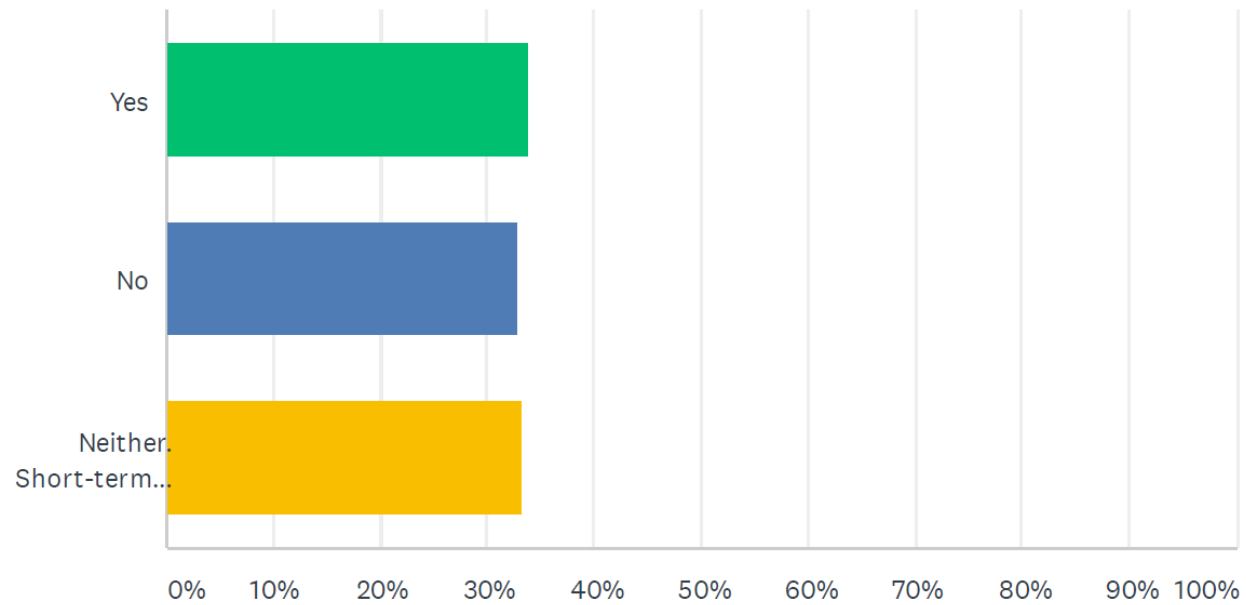
Answered: 609 Skipped: 2



Answer Choices	Number	Percent
None of the above. Short-term rentals should not be allowed.	253	41.54%
Single-Family homes	280	45.98%
Townhouses	272	44.66%
Condominiums	277	45.48%
Apartments	219	35.96%
Mobile or Manufactured dwellings	168	27.59%
TOTAL	609	

Q5 Should short-term rentals only be allowed if they are owner occupied?

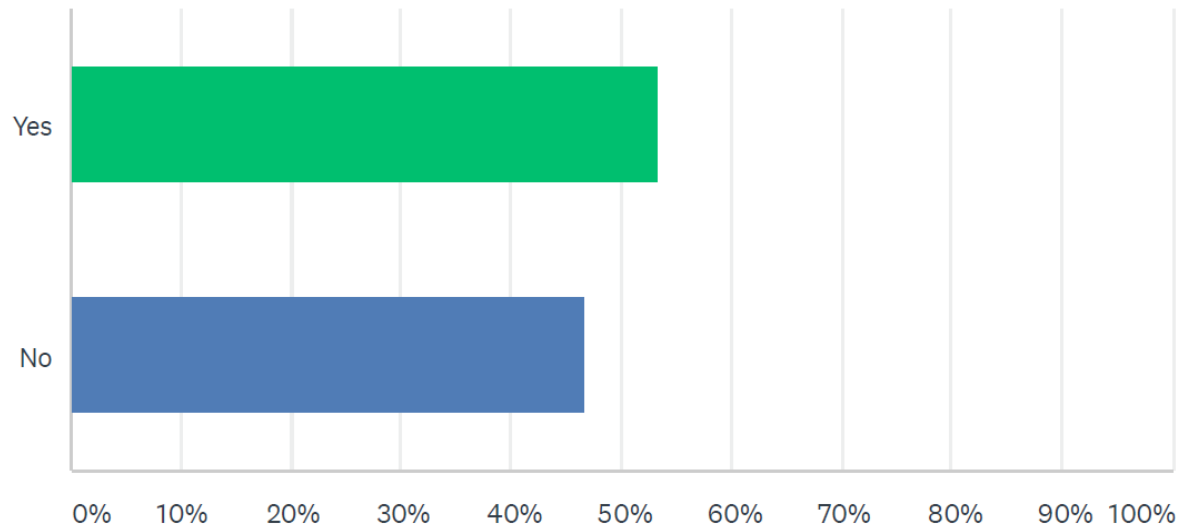
Answered: 608 Skipped: 3



Answer Choices	Number	Percent
Yes	206	33.88%
No	200	32.89%
Neither. Short-term rentals should not be allowed	202	33.22%
TOTAL	608	

Q6 Should Murray City limit the maximum number of nights per year a dwelling may be rented as a short-term rental?

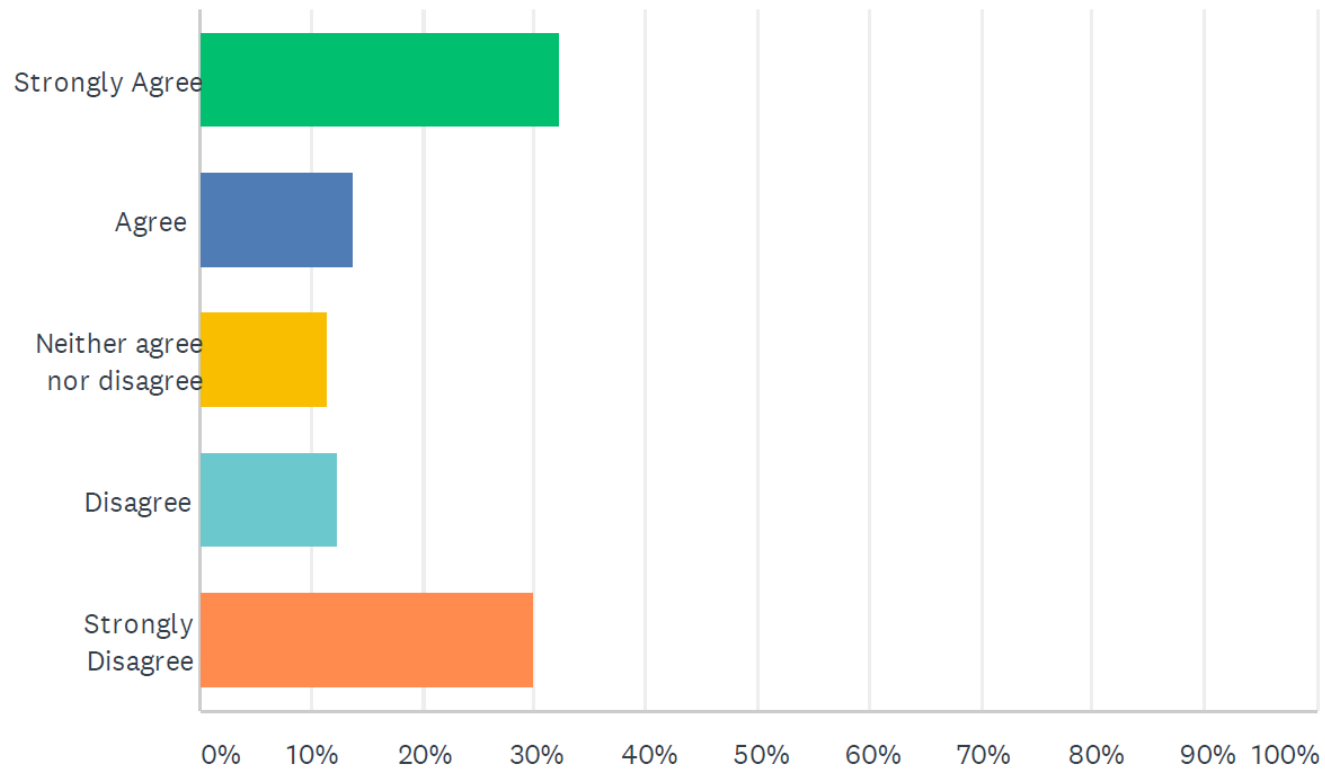
Answered: 595 Skipped: 16



Answer Choices	Number	Percent
Yes	317	53.28%
No	278	46.72%
TOTAL	595	

Q7 Short-term rentals should be allowed, but the city should require a permit.

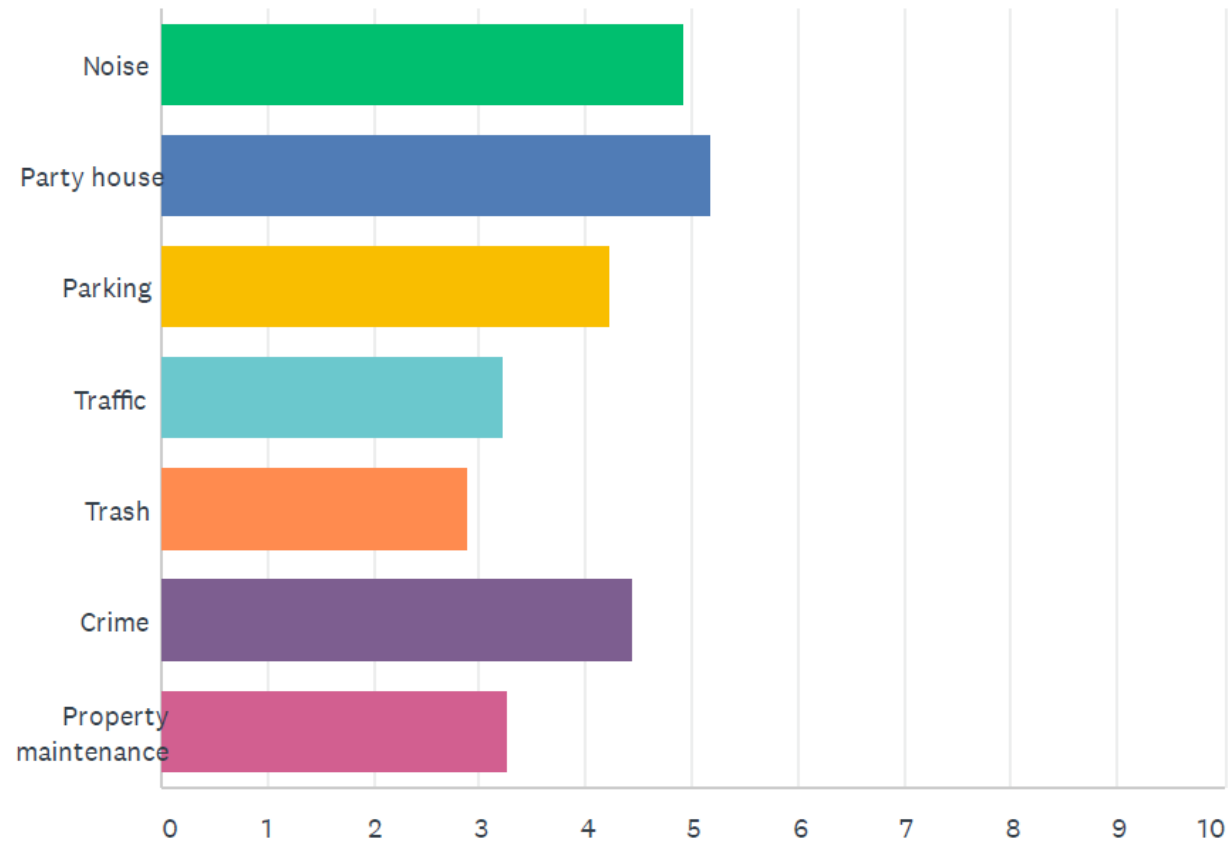
Answered: 604 Skipped: 7



Answer Choices	Number	Percent
Strongly Agree	195	32.28%
Agree	83	13.74%
Neither agree nor disagree	70	11.59%
Disagree	75	12.42%
Strongly Disagree	181	29.97%
TOTAL	604	

Q8 With 1 being most important and 7 the least important, please rate each potential short-term rental related issue based on how you perceive them to affect your quality of life.

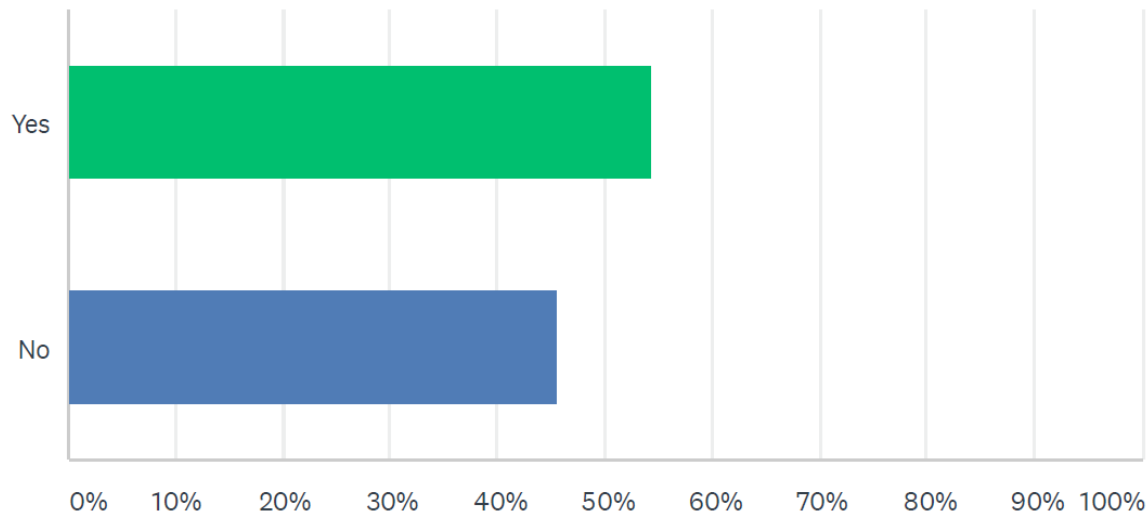
Answered: 603 Skipped: 8



Answer Choices	Highest Number	Total Score out of 10
Noise	2	4.92
Party house	1	5.16
Parking	3	4.22
Traffic	5	3.23
Trash	6	2.89
Crime	1	4.44
Property maintenance	7	3.27
TOTAL RESPONSES	603	

Q9 Would having contact information for an owner/manager who would be available 24 hours a day, and on-site within one hour, ease your concerns about short-term rentals?

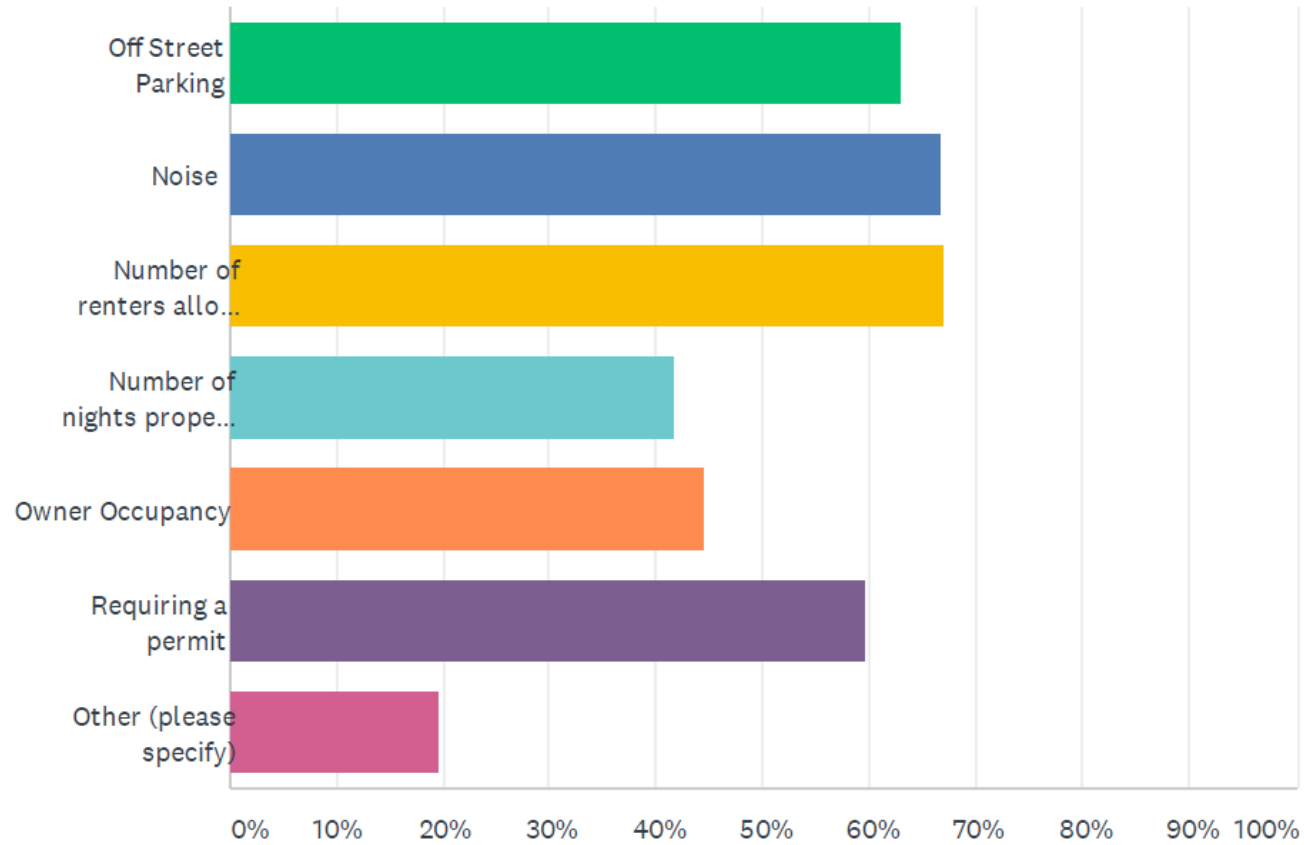
Answered: 607 Skipped: 4



Answer Choices	Number	Percent
Yes	330	54.37%
No	277	45.63%
TOTAL	607	

Q10 When drafting regulations for short term rentals, what issues should Murray City focus on? (select all that apply)

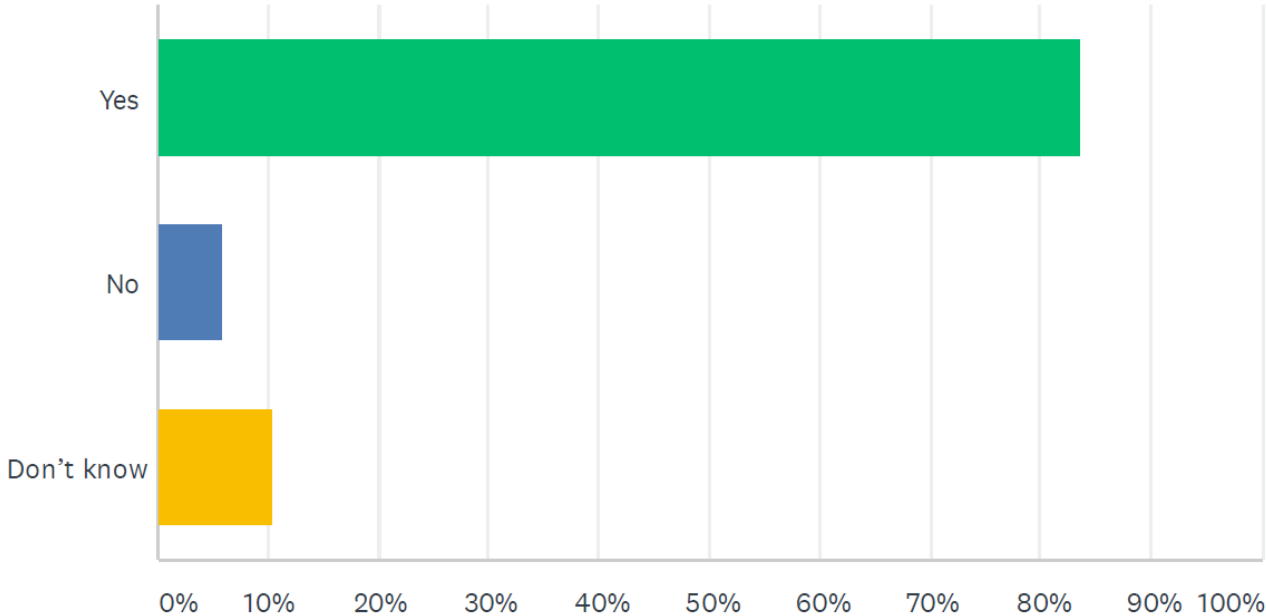
Answered: 608 Skipped: 3



Answer Choices	Number	Percent
Off Street Parking	383	62.99%
Noise	406	66.78%
Number of renters allowed at a time	407	66.94%
Number of nights property is rented	253	41.61%
Owner Occupancy	271	44.57%
Requiring a permit	362	59.54%
Other (please specify)	119	19.57%
TOTAL RESPONSES	608	

Q11 If the City receives a certain number of valid code complaints about a permitted short-term rental unit, should the owner have their permit revoked?

Answered: 601 Skipped: 10



Answer Choices	Number	Percent
Yes	503	83.69%
No	35	5.82%
Don't know	63	10.48%
TOTAL	608	

Ordinance Topics

1. Parking
2. Owner Occupancy
3. Number of nights (in certain cases)
4. Host responsiveness to complaints

Short Term Rentals Pros and Cons

Pros

- Able to track and monitor
- Provides a path for people wanting to list their property
- Income generation for property owners
- Increase in TRT revenues

Cons

- Reduction in housing stock
- Reduces affordable housing
- Impact to community cohesion
- Competition with Hotels



Additional Considerations

1. Application Processing

- a. Additional staff time to develop and implement a permitting process
- b. Staff time in processing potential applications
- c. Staff time in processing business licenses

2. Enforcement

- a. Will need to be contracted out and have a cost associated with it
- b. Cost would be offset by business licensing fees

3. State Preemption

- a. Possible state legislation