



# MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE Meeting Minutes

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The Murray City Municipal Council met on Tuesday, June 15, 2021 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Turner, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

### **Council Members in Attendance:**

Diane Turner – Chair	District #4
Brett Hales – Vice Chair	District #5
Kat Martinez	District #1
Dale Cox	District #2

### **Excused:**

Rosalba Dominguez	District #3
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### **Others in Attendance:**

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin
Doug Hill	Chief Administrative Officer	Kim Fong	Library Director
Briant Farnsworth	Deputy Attorney	Brooke Smith	City Recorder
Kim Sorensen	Parks and Recreation Director	Jaren Hall	CED Supervisor
Brenda Moore	Finance Director	Melinda Greenwood	CED Director
Zac Smallwood	CED Associate Planner	Mike Brodsky	Hamlet Development
Jared Hall	CED – Division Supervisor		

Ms. Turner called the meeting to order at 4:35 p.m.

**Approval of Minutes** – Ms. Turner asked for corrections or comments on the minutes from the Committee of the Whole – May 18, 2021 meeting. Seeing none, Ms. Martinez moved approval. Mr. Cox seconded the motion. Approved 4-0.

### **Discussion Items**

Discussion on an ordinance amending sections 17.92.090, 17.96.090, 17.100.090, 17.104.090, 17.108.090, 17.112.090, 17.116.060, 17.120.060, 17.124.060, and 17.128.060 of the Murray City Municipal Code relating to the height of residential zone accessory structures. Mr. Hall explained that Murray resident and applicant Brad Lambert requested the text amendment that would allow the height for residential zone accessory structures to be increased to 20'. Mr. Hall reviewed all zones that would see impact and discussed the differences between what exists and what is proposed. Current City Code allows a maximum

height of 16' to the peak of the roof if the primary dwelling is less than 20' tall. If the primary dwelling is more than 20' an accessory structure of 20' to the peak of the roof is allowed. The change would mean that an accessory structure may consist of only a one-story building and may not exceed 20' to the peak of the roof. It was noted that accessory structures are considered sheds or garages, so other regulations still remain in place. For example, how far structures are located from property lines or how large a structure can be.

City staff believes the amendment makes sense because it creates a simpler way for residents to understand what they are able to do. There is no requirement to know the height of a house on a lot to determine how high a structure can be. Mr. Hall shared a list of what surrounding cities allow to compare what Murray is proposing, which fell in line with the proposed 20'. He confirmed that no public comments were received during the public hearing on May 6, 2021, and the Murray Planning Commission voted 7-0 to forward a recommendation of approval.

Discussion on proposed STR (Short-term Rental) ordinance – Mr. Smallwood presented information about Citywide residential properties being used as STR housing that would be listed with entities like TripAdvisor, HomeAway, VRBO, and Airbnb. Because the City received numerous requests to look into the matter, the planning division crafted potential regulations.

Mr. Smallwood provided the draft ordinance, discussed proposed regulations, and recapped that a STR is a residential dwelling used as lodging for guests to use no longer than 30 days at a time. He noted the December 2020 citizen survey was conducted to gauge citizen opinion about STRs, which was helpful in determining regulations; the online questionnaire resulted in over 600 responses. He reviewed three types of possible STRs: Hosted, Un-hosted, and Dedicated Vacation rentals. He confirmed Murray staff decided that Dedicated Vacation rentals should not be allowed in Murray. Therefore, only *Host Sharing* that requires a host on site 365 nights per year; and *Unhosted Sharing*, where guests utilize properties no longer than six months or 182 nights without a host are being proposed.

Descriptive regulations were discussed for parking, urgent response, resident nameplates, and a welcoming notice/guest information packet. Mr. Smallwood spoke about enforcement and infraction fines should any regulation be violated in any way. The most extreme infraction being revocation of a permit for two years and a Class B misdemeanor/fine of \$1,000 if the revocation is violated. The process to obtain a *Hosted* and *Unhosted* STR permit was listed in detail, including an outline for how STRs should be operated. He highlighted that individual bedrooms within a dwelling could not be rented out or listed as separate STRs.

Mr. Hales asked if other nearby cities allow STRs. Mr. Smallwood said Sandy City allows various STRs and North Salt Lake has similar regulations to what is being proposed for Murray, but most cities are not addressing the issue at all and do not allow them. He anticipated the topic would come forward during the next Legislative Session. Ms. Turner felt if regulations are well-organized Murray could operate STRs successfully. Ms. Martinez wondered if the reason for not allowing Dedicated Vacation rentals was due to survey results. Mr. Smallwood confirmed staff wanted to discourage large businesses like Marriott and Hilton from buying up Murray homes to be used as rental units. Mr. Hales believed the practice was prevalent. Mr. Cox agreed and most favored *Hosted-Sharing*. A brief discussion occurred about the adequate parking. Mr. Smallwood noted the Murray Planning Commission would first consider the proposed recommendations before a decision is requested of the Council.

Reports from City Representatives on Interlocal Boards and Commissions:

- Association of Municipal Councils – Ms. Dominguez was excused.
- ULCT Legislative Policy Committee – Ms. Martinez reported:
  - The passing of HB (House Bill) 1003 that is related to government building regulations.
  - The veto of HB-98 regarding building codes and permits in terms of what design elements municipalities can and cannot regulate. The bill was reorganized with adjustments related to FEMA and later passed.
  - The passing of SB (Senate Bill) 1007 - A cleanup bill related to public notices.
  - Police, Affordable Housing, Transportation, Water, Infrastructure, Homelessness, and COVID-19 Recovery are all subjects Interim Committees are analyzing.
- DITF (Diversity and Inclusion Task Force) – Ms. Martinez reported the first online meeting was introductory. The second meeting was in person and conversations were had about the ADA (American Disabilities Act) and current best practices for it. They reviewed various elements related to meetings; for example how to access committees, commissions, and public meetings in general within the City. They discussed barriers people face, possible recommendations and reviewed available best practices. The DITF will continue to analyze more City issues in future meetings.
- WFWRD (Wasatch Front Waste and Recycling District) – Ms. Turner read the attached report. (Attachment #1)
- Murray Chamber of Commerce – Mr. Cox said with an excellent board and great ambassadors the Murray Chamber is doing well and continues to grow. He is impressed with what they have accomplished over the last six months. He noted the following information and coming events:
  - *Women in Business* - Thursday, 6-17-21 at 11:30 at Hidden Valley Country Club.
  - *Lunch and Learn* with newsLINK, Thursday 6-24-21 at 11:30 at the Murray Crystal Inn. Grant writing and non-profits will be discussed.
  - The Murray Chamber has supported newsLINK in giving out over \$25,000 in scholarship funding.
  - The Chamber continues to support the Murray Youth Chamber with more than \$15,000 in scholarships; largely supported by K Real Estate Utah, (The Give Back Brokerage) Foundation.
  - Other upcoming events include the Murray City July Fourth Parade, a summer golf tournament and the annual Gala will be held in November 2021.
- Murray City Library – Ms. Fong said the library is now open for business. Book shelves are available for browsing, however, patrons are invited to stay for no longer than one hour where computers are also available for use. She said popular programs like story time and others held in Murray Park have drawn large crowds ready to participate. The summer reading challenge started where prizes can be earned; and a tie-dye party will be held at the library on June 26 by reservation. The library is doing well, and the hold/pick up service is still functioning for those who desire to use that service.
- JRC (Jordan River Commission) – Mr. Sorensen said the JRC continues to meet virtually due to a number of members who must travel great distances to attend. He reported that all cities and counties with a trail section continue to see trail use in high numbers. He discussed the following:
  - The annual budget was approved last month, which increased slightly to \$355,400. Member donations from all member cities increased 5% due to a member dropping from the commission. Murray would pay \$3,000 this year for its annual membership fee, instead of \$2,800 paid last year.
  - After a recent study was completed about trail and bridge design, new guidelines were received. Updated guidelines include distances for benches and restrooms, length and width of trails and bridge developments, and areas that do not meet current guidelines. Murray has a number of trails and bridges that are 9-foot wide and do not meet the new 12-foot guideline, but the City

will not have to reconstruct them due to the costly expense. New design guidelines are only for those cities moving forward with new trail and bridge developments.

- The JRC board will be voting next month to consider adding a new advisory committee that Mr. Sorensen supports. The committee would oversee and organize annual events and help member cities organize activities. The JRC does not have authority over each trail section but can provide information for approvals of activities like 5K races passing through cities' sections.
- *Get to the River* event will be held this year in September – date pending.
- NeighborWorks – Ms. Greenwood provided the following information from the last six months.
  - January - One \$20,000 down payment assistance loan was given. Leverage = \$299,000
  - Current pending loans: One home improvement loan = \$25,000; and one down payment assistance loan for \$25,000 that would leverage a \$295,000 loan.
  - February – Youth Works completed two volunteer projects for the Murray Children's Food Pantry.
  - March – Staff attended a ribbon cutting for the Murray Chamber of Commerce, and a planning commission meeting.
  - May – Flyers were distributed at the Murray Senior Center for a June presentation.
  - June – Home improvement loan information will be shared at the Senior Center on the 23<sup>rd</sup>; and the *Paint your Heart Out* program will be scheduled.
  - Tripp Lane subdivision update – The preliminary subdivision was approved in July of 2020, which expires in July 2021. The Murray Planning Commission will extend the approval for another year during the June 17, 2021 meeting. Next steps will occur depending on what future decision is made by the City Council.

**Announcements:** Ms. Turner announced that the next Committee of the Whole meeting would be held in person in the City Center conference room with public attendance.

**Adjournment:** 5:32 p.m.

**Pattie Johnson**  
**Council Office Administrator III**

ATTACHMENT #1

**Wasatch Front Waste & Recycling District**  
**Report June 2021**  
**Highlights**

**Annual Budget**

WFWRD approved their annual budget which included two additional administrative positions – an HR/Payroll Specialist and an Administrative Manager.

**WFWRD Reorganization as a Local District results.**

All municipalities have either passed a supportive resolution or given their verbal support. The only entity left to approve it is Salt Lake County.

**Recycling Contamination/Clean Rates and Tonnages**

- Recycling Tonnages by Municipality

City	January	February	March	April*	Total Tons
Copperton	5.71	5.23	5.88	Pending	<b>16.82</b>
CW Heights	200.51	183.44	205.65	120.06	<b>709.66</b>
Emigration	11.60	10.61	11.90	13.85	<b>47.96</b>
Herriman	223.26	204.54	230.02	134.51	<b>792.33</b>
Holladay	181.79	166.23	186.47	58.54	<b>593.03</b>
Kearns	201.07	183.92	206.32	151.33	<b>742.64</b>
Magna	151.28	138.49	155.57	111.90	<b>557.24</b>
Millcreek	311.25	284.70	319.15	195.64	<b>1110.74</b>
<b>Murray</b>	<b>56.01</b>	<b>51.24</b>	<b>57.50</b>	<b>32.50*</b>	<b>197.25</b>
Sandy City	9.94	9.09	10.19	Pending	<b>29.22</b>
Taylorville	276.40	252.86	283.52	180.46	<b>993.24</b>
White City	36.97	33.80	37.92	Pending	<b>108.69</b>
Unincorporated	44.77	40.95	45.88	Pending	<b>131.60</b>
<b>Total Tons</b>	<b>1710.56</b>	<b>1565.10</b>	<b>1755.97</b>	<b>998.79</b>	<b>6030.42</b>

\*April's data was not final at the time of this report

**Average Recycling Pounds per Home**

- Every home is averaging 40 pounds of recycling each month across the district.

**Recycling Contamination Rates:**

Materials	Murray	Average
OCC (Cardboard)	44.16%	45.03%
Mixed Paper	26.34%	18.82%
HDPE Nat	.95%	1.08%
HDPE Color	1.10%	1.39%
PET	2.37%	3.23%
Alum. Cans	1.42%	1.85%
Tins Can/Metal	.79%	1.23%
Plastics 3-7	.79%	1.91%
Fines/Trash	22.08	25.48%

Murray City is below the average contamination in every category except for mixed paper.

**Recycling Market Update**

Over the past year, there has been a constant fluctuation in material pricing, but the general trend suggests that many of the materials are leveling out or going up. Materials like paper, natural HDPE, and corrugated containers have seen a consistent increase in value over the past year.

Materials like A grade film and polypropylene have seen a decline in recent months. As always, markets can change unexpectedly and fluctuate from positive to negative in a couple of months. However, from the data WFWRD has gathered, pricing shows that at the most any decrease in value have been a dollar or less.

### Future Projections for Recycling

WFWRD has found that there are a couple factors over the next couple years that will influence the recycling markets. One of these factors include the Biden Administration’s focus on combating climate change which SWANA (Solid Waste Association of North America) believes will lead to the EPA taking a more aggressive approach to recycling and supporting the legislation that SWANA is lobbying for.

- Paper and Corrugated Packaging (OCC) – paper and OCC pricing will purely be dictated by the supply and demand. With the increase of online shopping and OCC packaging, as well as people returning to work/school, we will see an increase of these materials being used and, more importantly, being needed.
- Plastics – plastic consumption is expected to increase between 2021 – 2028 as a lot of automotive and construction companies are utilizing plastics as substitutes for metals like aluminum and steel. Specifically, they expect to see an increased demand for polyethylene in coming years because of the increase in food packaging. Polypropylene, on the other hand, has seen an all-time low due to 80% of US plants being shut down from a polar storm. However, industry experts believe this will rebound because demand is still strong and as these plants begin to reopen, we may see prices increase
- Scrap Metals – the metal market is booming so far in 2021 with prices reaching \$80 per ton. However, due to a lack of scrap metal recycling throughout the US, experts are unsure if the market for these materials will increase, decrease, or stay the same. We will just have to keep our eye on the market.

Material Breakdown	End of 2020	Early 2021	Difference
Corrugated Containers	\$66.00	\$76.00	+\$10.00
Mixed Paper	\$32.00	\$32.00	\$0.00
Sorted Residential Papers	\$44.00	\$43.00	-\$1.00
Sorted Office Paper	\$83.00	\$93.00	+\$10.00
Steel/Tin Cans	\$80.31	\$80.31	\$0.00
Natural HDPE	\$0.64	\$0.70	+\$0.06
Color HDPE	\$0.17	\$0.19	+\$0.02
Aluminum Cans	\$0.49	\$0.53	+\$0.04
Beverage Bottles & Jars	\$0.66	\$0.86	+\$0.20
Polypropylene	\$0.70	\$0.18	-\$0.52
Grade A Film (95% LDPE)	\$0.94	\$0.11	-\$0.83
Grade B Film (80% LDPE)	\$0.36	\$0.44	+\$0.08
Grade C Film (50% LDPE)	\$0.81	\$0.81	\$0.00