

Minutes of the Design Review Committee meeting held on August 30, 2018, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Jay Bollwinkel, Chair
Ray Black
Mo Myers
Jared Hall, Community Development
Jim McNulty, Development Services Manager
Susan Nixon, Associate Planner
Cory Billings, Club 48
Frank Diana, Club 48

Excused: C.J. Kulp, Vice Chair
Fredy Pimentel

1. APPROVAL OF MINUTES

Mr. Bollwinkel asked for approval of the minutes from June 28, 2018. Mr. Myers made a motion to approve the minutes as presented. Seconded by Mr. Black.

The minutes were approved unanimously (3-0).

2. CONFLICT OF INTEREST

There were no conflicts of interest.

3. Redevelopment Agency of Murray City – 3 West 4800 South, 18 & 24 West 5th Avenue, 33 & 35 East 5th Avenue -- Demolition of Existing Structures - Project # 18-103

Jared Hall stated that the Redevelopment Agency of Murray City (RDA) is requesting a Certificates of Appropriateness to allow demolition of existing structures on the subject properties in the MCCD zone. Mr. Hall stated that the RDA owns all of the subject properties in this proposal. As far as historic value, the 7 buildings are old but none of them are identified as historically significant. The demolition of any building in the MCCD zone requires Certificate of Appropriateness for each property that is proposed for demolition. Mr. Hall explained each property and stated that the vacant building at 3 West 4800 South was built in 1924 and was once known as a business called Frankie & Johnny's. The building located at 18 West 5th Avenue was built in 1950 was overgrown with vegetation and currently vacant. The building located at 24 west 5th Avenue was built in 1969 and was previously a fencing company. The buildings located at 33 & 35 East 5th Avenue are currently contract appliance businesses and will remain in the buildings for approximately one more year. Ms. Nixon stated that all of the buildings are proposed to be demolished, but some will be demolished sooner than others and that it is more convenient to ask for demolition approval for all the buildings at once to avoid being presented in separate hearings. Ms. Nixon added that when buildings are vacant they have the possibility to be used by trespassers for transient living. It is not feasible for the City to keep maintaining these properties or sublet to a new use because of the short term they would be allowed to stay before eventual demolition of the buildings they would be operating in. Based on analysis of the guidelines for demolition of non-significant historic structures in the MCCD

zone, staff has determined that the applications are consistent with the requirements, and recommends that the Design Review Committee forward a recommendation of approval to the Planning Commission for the proposed Certificates of Appropriateness to allow the demolition of non-significant, historic structures located on the properties addressed 3 West 4800 South, 18 & 24 West 5th Avenue, and 33 & 35 East 5th Avenue.

Mr. Pimentel asked what will happen to the cell tower that is currently located in the center of all of the properties. Ms. Nixon answered that the cell tower will be relocated behind the new Murray City Fire Station. Mr. McNulty stated that the negotiation process is lengthy to move the cell tower and could take 12 to 14 months to complete.

Mr. Hall stated that the demolition of the buildings will remove liability from Murray City. One of the properties has been broken into several times and the buildings have the potential to be a fire hazard. Mr. Black added that leaving the vacant buildings in place could be a real hazard because he has had personal experience with a similar situation and it was a full-time job to keep people out of the buildings and to clean up after them. It would be terrible if somebody gets hurt and the City gets sued.

Mr. Myers asked how the grounds will be kept after the buildings are demolished. Mr. Hall replied that the city will still have to maintain the grounds and remove any building foundations or building remnants if they are present. Mr. McNulty added that the site will be stripped, flattened and upkept as needed. In some cases, the demolition of buildings will be an improvement over how the site currently looks.

Mr. Black made a motion to send a positive recommendation to the Planning Commission to allow a Certificate of Appropriateness for the proposed demolition of non-significant, historic structures located on the properties addressed 3 West 4800 South, 18 & 24 West 5th Avenue, and 33 & 35 East 5th Avenue.

Seconded by Mr. Meyers.

A Mr. Myers

A Mr. Black

A Mr. Bollwinkel

Motion passed, 3-0.

3. Club 48 –Outdoor Patio Area– 16 West 4800 South - Project # 18-122

Jared Hall stated that the applicant is requesting a Certificate of Appropriateness for a Major Alteration to allow the addition of an outdoor patio dining area to the existing building, to update the exterior of the building facing 4800 South, and to install a new wall-mounted sign. Mr. Hall explained that the applicant owns and operates Club 48 located at 16 West and 4800 South in the MCCD. The building is non-conforming to the standards of the MCCD zone because ordinance requires each building to be between 5 and 8 feet from the property line, the Club 48 building is about 70 feet from the property line. To alter the exterior of the building in anyway requires the applicant to obtain approval for expansion of a non-conforming use. This item was previously present to the Hearing Officer in June of 2018 and was successful in obtaining approval of expansion of a non-conforming use for

the addition of an outdoor patio. Mr. Hall explained the site plan and stated that the proposed patio will be 28' X 36' feet and will enclose two of the four doors that provide public access into the building. The tables for the outdoor seating will be custom made from heavy wood. The seating area will be enclosed with some corrugated steel and roof materials. Mr. Hall explained the materials that will be used for the exterior of the building will be comprised of corrugated metal and block to match the existing building. A back lit, wall mounted sign will replace the existing roof sign. Based on analysis of the design review guidelines staff recommends that the proposed exterior remodel, outdoor patio, and sign are consistent with the design guidelines and requirements of the MCCD zone and recommends that the Design Review Committee forward a recommendation of approval to the Planning Commission for the requested Certificate of Appropriateness subject to conditions.

Mr. Myers commented that it is not to his liking when a patio has asphalt all around it as proposed. Mr. Diana stated the patio will be landscaped and have big cement planters on each corner of the patio. Mr. Billings add that the planters will be very large and would help to stop vehicles from entering the patio area as well as provide some nice aesthetics. Mr. Hall suggested that he could to add wording to the Staff report that states the patio should show the landscaping for the benefit of the Planning Commission. Mr. Bollwinkel suggested that a complete site plan ready for the Planning Commission.

Mr. Myers asked if there is access to the patio from outside. Mr. Diana answered no, the access will only be available from the interior of the building.

Mr. Black asked what the current awning is constructed of. Mr. Diana answered it is made of fabric, and aluminum, but will be removed and replaced by the proposed patio. The Design Review Committee Members agree that the new patio will freshen and update the exterior of the street frontage of the building.

Mr. Myers made a motion to send a positive recommendation to the Planning Commission to allow a Certificate of Appropriateness for the proposed exterior remodel, outdoor patio, and sign located at 16 West 4800 South with the following conditions:

1. The applicant shall obtain the appropriate Murray City Building Permits necessary for all proposed exterior remodeling work, outdoor patio, and sign.
2. The applicant shall restripe the parking lot including two (2) ADA compliant stalls, one of which must be van accessible.
3. The applicant shall provide bicycle parking adjacent to the building or proposed outdoor patio area.
4. The proposed exterior remodel, outdoor patio, and sign shall meet all requirements of the Land Use Ordinance, MCCD zone, and all items as identified within the staff report.
5. The exterior doorways and landscaping planters be incorporated into the plans.

Seconded by Mr. Black.

A Mr. Myers
A Mr. Black
A Mr. Bollwinkel

Motion passed, 3-0.

5. OTHER BUSINESS

There was no other business.

Meeting adjourned at 6:00 p.m.



Jared Hall,
Community & Economic Development Supervisor