

Minutes of the Design Review Committee meeting held on April 30, 2020, at 5:30 p.m. in the City Hall Council Chambers, 5025 South State Street, Murray, Utah.

Present: C J Kulp, Chair
Andy Hulka, Vice-Chair
David Hunter
Daniel Hayes
Jared Hall, Community Development Supervisor
Zac Smallwood, Associate Planner

Excused: Ray Beck

Mr. Hulka welcomed all to the meeting.

1. APPROVAL OF MINUTES

Mr. Kulp made a motion to approve the September 26, 2019 minutes as discussed. Seconded by Mr. Hunter.

The minutes were approved unanimously (4-0).

2. Design Guidelines Workshop

Zac Smallwood said in November 2019, the Murray City Council adopted revisions to the MCCD (Murray City Center District) Zone. One of the revisions was a clarification of the role that Design Guidelines should play in the review of development applications in the MCCD. The guidelines should provide guidance, direction, and options that further the purpose of the MCCD. The Design Guidelines apply to the entire MCCD District which goes from approximately 4800 South down to Vine Street, over to Center Street and down to the west Trax line. Mr. Smallwood went through a few of the projects that have been done in the MCCD Zone, noting that the new City Hall will also be in that Zone.

Mr. Smallwood went over some of the proposed concepts. He said the District-Wide Guidelines for the MCCD include creating smaller block sizes, street walls and having green infrastructure. The Guidelines for Public Spaces and Streetscapes apply to plaza spaces and the street. Some of those concepts include providing open areas in the middle of a plaza, installing seating spaces in open areas, and providing some enclosed spaces as well. The Guidelines for Development Sites introduce guidelines that relate to the fabric of the city. Each property can support open space and circulate pedestrian traffic. The city would like development sites to be more people focused with on-street parking and crossings in the middle of the block. Parking for these sites would be in the middle of the block and the buildings pushed out to the street. The Guidelines for Buildings recommends that buildings be designed for change.

Mr. Hunter stated he has studied these concepts a little bit in the past. All of these concepts are valid because the issue is about scale and the sense of containment. Salt Lake City has huge blocks that are not pedestrian friendly. One of the things that makes developments and revitalizations successful is a sense of critical mass. Fireclay is visually successful because of the sense of scale, the street wall and the pedestrian layout. State Street is a wide road

with islands. Those islands are no longer green and are concrete now because maintenance was an issue.

Mr. Hulka asked if the City is getting rid of the existing guidelines and starting from scratch.

Mr. Hall replied yes. He explained that he and Mr. Smallwood have been looking at the guidelines the City currently has. Those guidelines are adjacent to the City Code. The City Council has asked staff to simplify and make those guidelines more user friendly because the MCCD Code now says the guidelines will be consulted during the application process. Simplifying the guidelines will also help staff better explain them to applicants. Staff is looking to have strongly written but simple guidelines so problems can be corrected as they occur. Staff has looked at the current guidelines and determined it may be better to create new guidelines instead of trying to update the existing ones.

Mr. Smallwood asked the Committee if there were things in the current guidelines that they liked or did not like that they do not want staff to look at.

Mr. Hunter asked Mr. Smallwood and Mr. Hall how successful they thought Fireclay was.

Mr. Hall replied esthetically, Fireclay is great. However, the Design Guidelines that were put in place for the Transient Oriented District (TOD), where Fireclay is, are about 50% as restrictive as the current Design Guidelines in the MCCD Zone. This is an opportunity to clarify the principles of the MCCD Design Guidelines.

Mr. Hunter asked if Murray could anticipate the kind of growth and mass of population that would be able to generate life in critical mass spaces. Mr. Smallwood said that is what the hope is. The City Code allows for the potential of critical mass in the entire MCCD area. He explained that people who live directly outside the MCCD Zone would potentially spill over into the MCCD Zone. Mr. Hunter said a big barrier to this is State Street because it is not a pedestrian friendly street. It would be nice if the Design Guidelines could address what could be done to State Street to get an east west pedestrian crossing.

Mr. Hulka said he likes the direction staff is taking and he likes the concepts. He advised staff to keep working on the guidelines. His preference would be to keep as much from the old guidelines as possible. He feels like if there is more in the guidelines, it helps the City have more specific direction. He knows there should be a lot of flexibility on the streetscape for buildings and site plans, but there should be uniformity on things such as benches, trash cans, and street lights.

Mr. Hunter said he agrees with Mr. Hulka. He does not think the current MCCD Guidelines need to be totally discarded. There are a lot of principles such as street furnishings and scale that are very strong and very valid.

Mr. Kulp stated in order to have a simplified document of guidelines, the intent needs to be made very clear.

Mr. Smallwood said he will continue to work through the Design Guidelines. Mr. Hall told the Commission if they have concepts come up for the new guidelines to let staff know so they can incorporate them into the new guidelines.

3. OTHER BUSINESS

There was no other business discussed.

Meeting adjourned.



Jared Hall, Planning Division Manager