



NOTICE OF MEETING
Murray City Center District Review Committee Meeting
4646 South 500 West
MURRAY, UT 84123

Meeting Date: July 28, 2022
Meeting Place: Public Services Conference Room
Meeting Time: 5:30 p.m.

This meeting is open to the public. You may attend the meeting in person at the Murray City Public Works Building.

AGENDA:

1. Approval of Minutes from April 28, 2022.

DESIGN REVIEW

2. Murray City Theater
4959-4963 South State Street
Theater Renovation

Project #: 22-122

OTHER BUSINESS

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may choose to participate via telephonic communication or teleconferencing so that all other Committee members and all other persons present in the room will be able to hear all discussions.

On the 20th day of July 2022 before 5 pm, a copy of the foregoing Notice of Meeting was posted in accordance with Section 10-9a-201 through 209 and Section 52-4-202, U.C.A.

Jared Hall, Director
Community & Economic Development Department

The Murray City Center District (MCCD) Review Committee met on Thursday, April 28, 2022, at 5:30 P.M. for a meeting held at the Public Services Conference Room.

Present: David Hunter, Vice Chair
Daniel Hays
Kiersten Davis
Jared Hall, Community and Economic Development Director
Zachary Smallwood, Senior Planner
Excused: Andy Hulka, Chair
Ray Beck
Public in attendance: Jonathan Oliver, applicant
Wyatt Oliver, applicant
Kim Anderson, architect
Michael Todd
Janice Strobell
John Belcher
Dani Potter
Todd Bradford
Kenneth Fairchild

Mr. Hunter welcomed all to the meeting.

1. APPROVAL OF MINUTES

XXX motioned to approve minutes from March 31, 2022, and XXX seconded. Motion passed 3-0.

2. THE WYATT – 4930 & 4938 South Center Street – Project #22-061

Mr. Smallwood reviewed The Wyatt application for Design Review approval to allow the construction of a new residential building. New construction within the zone requires Design Review Approval by the Planning Commission after obtaining a recommendation from the MCCD Review Committee. The subject property is located on the west side of Center Street, north of Vine Street. There are currently two single family dwellings and a duplex on the site. The applicant proposes to demolish these buildings and construct a new residential building. The applicants are proposing a three and a half (3.5) story residential building at the subject property. The applicant states their intention to build twenty-six (26) for-sale condominium units. Section 17.170.050 of the Land Use Ordinance states that main entries to a building should provide a strong connection to the street. Building setbacks in the MCCD Zone are measured as distance from the back of curb. Buildings are required to be located between 12' and 25' of the back of curb. The result is an effective setback from property line between 0' and 13'. The setbacks are measured in this way to reinforce the importance of the public, pedestrian improvements and the necessity of the building's proximity in creating that environment. The applicants have shown the installation of the MCCD requirements of five feet (5') of park strip and seven feet (7') of pedestrian sidewalk. The City Engineer has asked the applicant to shift the building back to allow for the doors to the lobby space to not swing into the public right of way. This has offset the entrance to the building approximately nine feet (9') back. This meets the ordinance requirement that 80% of the building is located within twenty-five feet (25') from

the back of curb. The applicants will need to install city standard street furniture such as benches and garbage collection containers that have been previously installed on other projects. The applicant will need to provide a plan showing where they propose to include the street furniture. The applicants have decided to allow for additional on-street parking. They acknowledge that Center Street is a narrow road and they intend to install additional space for on-street parking in front of their building. It will meet the city standards for on-street parking. The applicants are required to have functional entries at seventy-five feet (75') on average. The applicant shows an entry at approximately sixty feet (60') on average. Staff does not have any concerns with the location of the entry for this building.

Functional entries must be oriented towards the street. Staff does not see any concerns with the way the building is oriented. The building faces Center Street as the primary street and all access both pedestrian and vehicular will come from Center Street.

The Land Use Ordinance requires that blank walls not occupy over 50% of the principal frontage and that windows not be tinted to such a degree that block visibility. Staff has reviewed these requirements with the applicant and they have stated that the windows will not be tinted to disallow visibility. For buildings that are located within sixty feet (60') of a residential district height is limited to fifty feet (50'). With the addition of on-street parking and dedication of a wider sidewalk, the applicant would be outside the sixty-foot height restriction. Staff and the applicant have worked together to provide a lower building regardless of the height allowed. At its tallest point, the height of the structure is forty-nine feet ten inches (49' 10"). The majority of the building is approximately thirty-seven feet (37'). This is about the same height that a residential structure in the R-1-8 zone would be allowed to build to.

Based on the number of units proposed there is a parking need of thirty-nine (39) spaces. The applicant has provided thirty (30). There are fourteen (14) mechanical stacked parking which totals twenty-eight (28) spaces and two (2) ADA accessible spaces. The applicant will need to address the additional parking need before proceeding to Planning Commission approval.

Within the MCCD Zone there is a bike parking requirement. 5% of the total number of spaces required must also be provided for bicycles. This results in two (2) required spaces. Staff encourages the applicant to provide additional bicycle parking within the structure to facilitate a more bike and pedestrian friendly atmosphere. Landscaping and amenity space is required at 15% of the total site area. The applicants show the total lot square footage of 14,374 ft². This requires 2,156 ft² of open and amenity space. The applicant has provided a total of 1,986 ft² (13.8%). The applicant will need to work with staff prior to being placed on a Planning Commission agenda to the 15% or greater required space. The applicant's proposal, which is located east of State Street, is in a unique area close to established single-family homes and other multi-family homes. There has been a mix of development types in this area. The applicant's goal of providing a smaller scaled project fits within the surrounding neighborhood. With some additional changes as outlined below, the proposed condominiums can fit into the area nicely.

This proposal is unique in that they are for-sale units. This would be a first of its kind in the downtown area. Allowing for condominium ownership in the downtown would allow for a different type of resident and increase the mix of housing types in the area. This project is developed at a scale that lends itself to walking and biking for the residents both in and

around the neighborhood. The proposal is being developed at a smaller scale to accurately reflect the neighboring single-family homes. With plenty of openings in the front façade to allow for neighborly connections, this project has the potential to grow the downtown in unique ways with the smaller scale, and for-sale nature.

Staff recommends that the Review Committee review the following for discussion on this project:

Walkability:

Staff has concerns about access to the bicycle storage area. It seems to be placed behind the building with little to no access. This will need to be addressed. There may be potential for bicycle storage in units or in common space. Bicycle parking should also be integrated into the street improvements as well as provided near the entrance to the building to encourage the use of bikes for multiple, quick back and forth trips. The applicant should consider differentiating the pedestrian crossing of the parking structure. This would allow for pedestrians and vehicles to be alerted to potential conflicts. Staff agrees with the addition of on-street parking as part of this proposal. It will help mitigate future issues with Center Street.

Sustainability:

The applicant has expressed a desire to place solar panels on the top of the building. Staff supports that goal and encourages the applicants to work towards that end. The utility plans that need to be provided can include plans for the solar panels.

Streetscape:

In the standards review, staff mentioned utilizing the on-street parking for loading/unloading. This should be used for deliveries, moving vehicles, and ride sharing.

Public Space:

The applicant should consider some sort of artwork on the building to help make the area stand out. Perhaps on the south or west elevations of the building see examples of this on page 26 of the Design Guidelines.

Open Space:

The amenity space that is provided for the future residents allows for it to be private without the perception of it being open to the public. It is placed on the rooftop area and facing west. The applicant will need to work to bring the open/amenity space into conformance with the Land Use Ordinance.

Parking:

The use of stacked mechanical parking is unique in this project. It allows the parking area to be smaller than what would normally be required in the zone. However, the number of parking spaces is still inadequate according to the requirements of the MCCD Zone. The applicant will need to work with staff to address this. A bike rack is required on site; staff recommends placing it near the entrance to the building for ease of use.

Neighbor Awareness:

Though the applicant is able to go higher in their design, they elected for a lower project to be more sensitive to the context of the neighborhood, which includes single-story

residential homes to the east. The building utilizes balconies to modulate the façade. Additionally, very strong structural relief gives the appearance of two buildings.

Light:

Proposed lighting of the building will need to be reviewed prior to being placed on a planning commission agenda.

Connection to the ground:

This proposed project has a material distinction connecting it to the ground and on the south side has sunken residential units that can see out and a lower second level that residents will be able to see out of clearly. This allows for the community to see what is happening on the street, and very directly connects the activity and living space of two floors to the street frontage and the neighborhood. The applicant has accentuated the primary entrance with a brick veneer. Staff suggests that the Review Committee discuss the potential addition of more brick and additional differentiation, perhaps with wood siding.

Connection to the Sky:

Staff feels this could be expanded on, with full ornamentation and a hard edge along the top of the building. If solar panels are not installed, sky lights, green roof, or other elements could be implemented to accentuate the connection.

Fenestration and Porosity:

The applicant has provided balconies for all units to allow for natural light and air to flow into the homes. The only blank wall on the project is for the parking garage opening. Staff does not have any concerns here.

Express a Clear Organizing Idea:

The applicant is proposing a mix of materials and a modern aesthetic. Staff suggests that the addition of more brick may help to better tie the project with its surroundings. Staff suggests this be a topic for the Review Committee to discuss.

Private Space:

The applicant has provided private balconies and operable windows across the project. The applicant may want to look into additional passive solar shading throughout the project.

Materiality:

As discussed in previous sections, the applicant has provided a pronounced entry. Staff thinks perhaps the materiality of the building could help this stand out more. Staff believes that there could be additions to the building to give it a more pedestrian and human scaled appearance. This could include more architectural banding, or canopies added to help enclose the space. Staff strongly suggests that the applicant look at the roof termination of the building. This could easily be expanded on to give more of a finality to the building. Visually, this will help incorporate the building into the neighboring homes.

Based on deficiencies outlined in the Staff Report; at this time Staff cannot recommend that the Review Committee forward the application to the Planning Commission.

3. OTHER BUSINESS

No other updates or business was discussed.

Motion to adjourn made by XXX and seconded by XXX. Motion passed 3-0.

Meeting adjourned at 7:30 p.m.

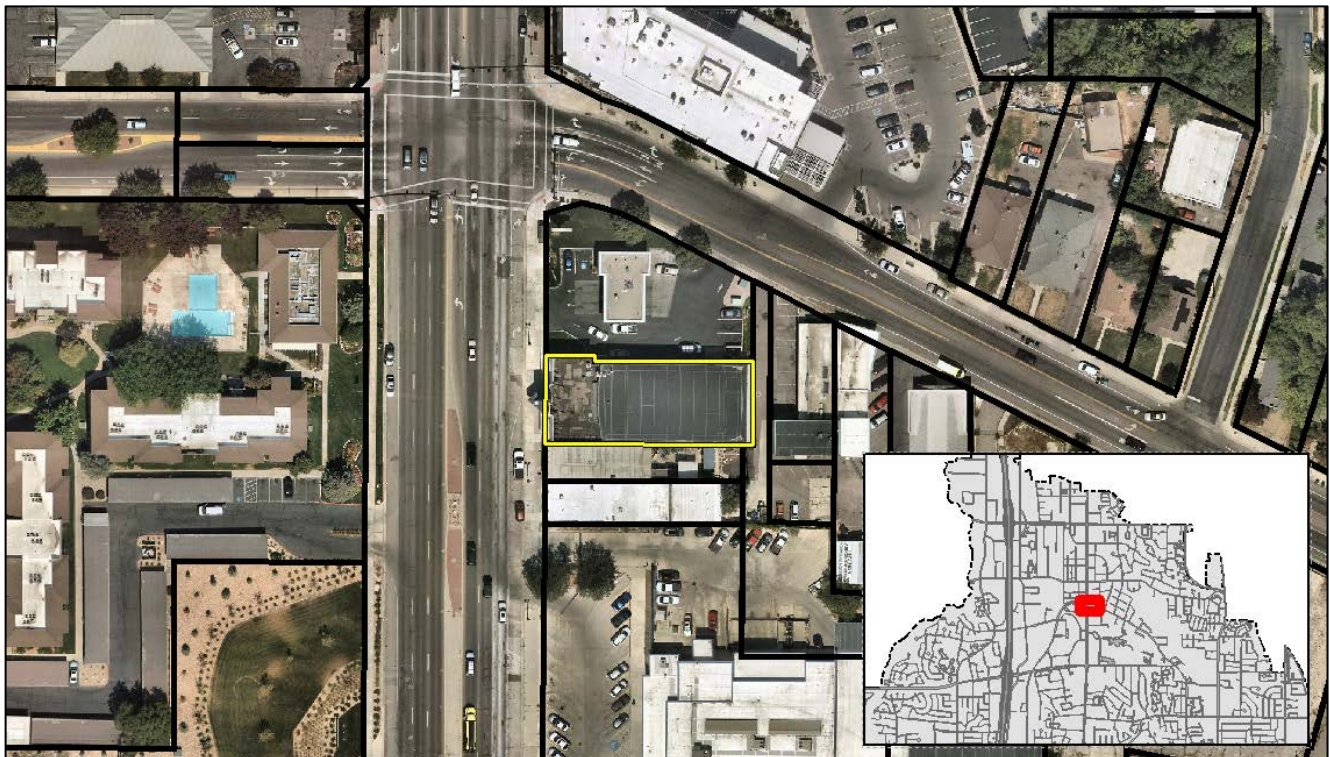
A handwritten signature in black ink, appearing to read "Jared Hall", is written over a horizontal line.

Jared Hall, Community & Economic Development Director



AGENDA ITEM # 2 - Murray Theater

ITEM TYPE:			
ADDRESS:	4959 – 4963 South State Street	MEETING DATE:	July 28, 2022
APPLICANT:	Murray City Parks & Recreation	STAFF:	Jared Hall, CED Director
PARCEL ID:	22-07-157-011	PROJECT NUMBER:	22-061
ZONE:	MCCD, Murray City Center District		
SIZE:	.21 acre		
REQUEST:	Murray City is requesting design review approval for the planned renovation of the Murray Theater.		



I. LAND USE ORDINANCE

Section 17.170.040 of the Land Use Ordinance outlines the process for review of applications located within the Murray City Center District (MCCD). Section 17.170.060(C) states that any renovation of all or part of a historically significant building is considered a major alteration under this code. Major alterations are subject to design review approval by the Planning Commission and must first receive a recommendation from the MCCD Review Committee. The Murray Theater is listed as a historically significant building in the MCCD Zone, and the renovation project is therefore subject to the design review process described here.

II. BACKGROUND & MCCD STANDARDS REVIEW

Project Location

The subject property is located on the east side of State Street, just south of Vine Street. Murray City plans to renovate the historic building for use as a theater again.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial (Jiffy Lube)	MCCD
South	Commercial/Retail	MCCD
East	Commercial/Retail	MCCD
West	Multi-Family Residential	MCCD

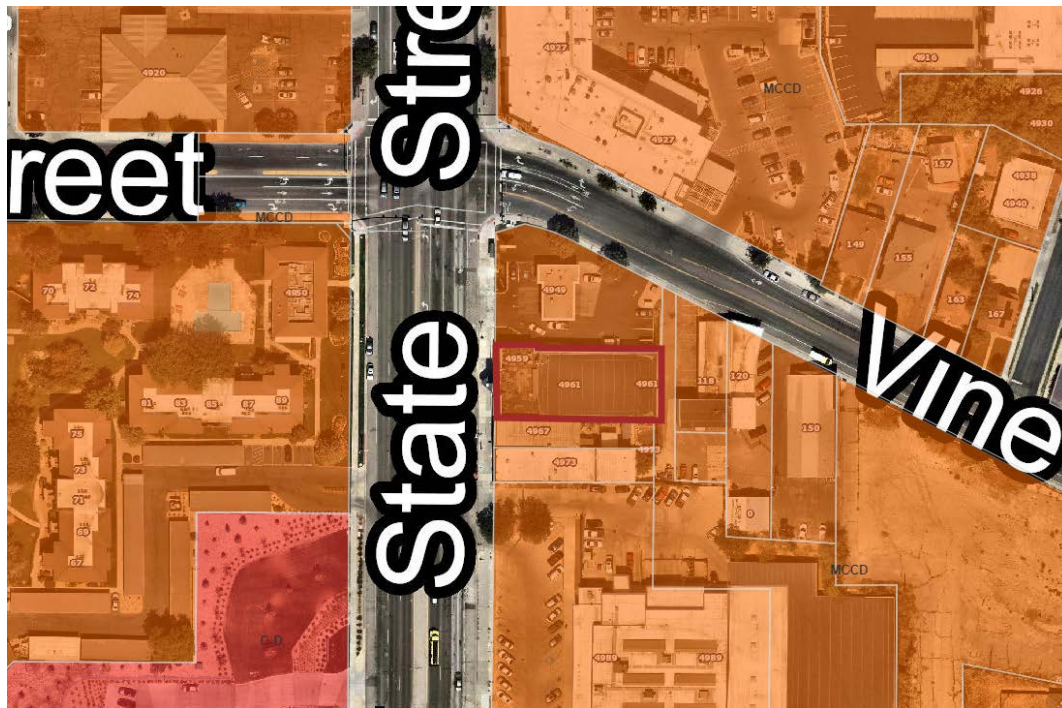


Figure 1 - Zoning and surrounding uses

Project Description and Review

The city's proposed renovation will include exterior finishes consistent with the historic building, renovation of the signage, and updates to the interior which include restoring the theater space itself, with the sloped auditorium floor and providing 300 fixed seats for the venue. The restored Murray Theater will accommodate film projection but will also include a stage for live performance of theater and music.



Figure 2 - Rendering of the proposed theater interior

Area, Width, Frontage and Yard Regulations. Section 17.170.050 of the Land Use Ordinance requires that main entries to a building provide a strong connection to the street, with building setbacks measured as distance from the back of curb: no more than between 12 and 25 feet. The Murray Theater building is located on the property line, approximately 12' 7" from the back of curb on State Street. The entrances are recessed, located beneath and behind the marquee and signage, which project over the sidewalk. The proposed restoration of the marquee entrance and the historic neon sign will provide a strong connection to the street and meets the intent and requirements of the current zoning. No changes impacting setbacks are proposed.

Public Improvements and Street Character. Section 17.170.100(A) requires the installation of the MCCD standard public improvements which include adjacent sidewalks, park strips, curb + gutter, lighting, and street furniture for new construction. Those improvements are also required for renovations of existing buildings where the "the cost of improvements or renovations to a property or site exceeds fifty percent (50%) of the assessed value of the buildings on the property." Staff believes that the proposed renovation project will trigger the requirement for public improvements.

The existing 12' 7" setback accommodates the required 7' wide pedestrian or "through" zone and the 5' wide required furnishings zone. MCCD standard streetlights have already been installed, and the area is fully paved with concrete functioning as a wide sidewalk.



Figure 3 – MCCD required improvements include: 7' pedestrian zone, 5' furnishings zone

The historic marquee and vertical neon sign are unique and overhang the sidewalk area. Considering that and recognizing the limitations of only 63' of linear frontage to provide improvements, Staff recommends furnishings be limited to landscape planters in the 5' furnishing zone to soften the street view and buffer the pedestrians from State Street traffic without interfering with the historically significant signage.



Figure 4 - Staff recommends planters and furnishings to buffer State Street impacts

Parking Regulations. The analysis of parking for the Murray Theater should be considered in two parts:

1) Existing Parking: Traditionally, the Murray Theater has not had parking on-site. The city is currently exploring options to provide at least some on-site parking and better access to the property, but currently no on-site parking exists, and all parking will need to be provided off-site.

2) Parking Requirement: Parking requirements in the MCCD Zone are distinct, because it is anticipated that mixed-use development will provide better access to transit, support more pedestrian activity, and that the long term outcome will be reduced demand for on-site parking over time. Section 17.170.140(B) states: “The required parking numbers correspond to broad categories, not specific uses, in response to this long term emphasis.” There is no category for theaters in the table of MCCD parking standards, however; uses that are not listed can be required to provide parking “as determined by the Planning Commission based on comparable standards.” Chapter 17.72 of the Murray City Land Use Ordinance (Parking Requirements) establishes the parking standard for “Sports arenas, auditoriums, theaters and other similar places of public assembly” as 1 parking space for each 4 seats of capacity. If this section is used as a comparable standard, the parking requirement for the Murray Theater’s 300 seats is 75 spaces.

3) Parking Provided: The MCCD Zone allows off-site parking to fill the requirements of a development if approved by the Planning Commission. Off-site parking should be located within 300 feet. The majority of the parking at Murray City Hall is located between 450 and 650 feet from the Murray Theater. Parking for the theater can generally be available, especially at the times most likely to be peak demand by theater patrons. When the property at the current City Hall site is redeveloped, shared parking to accommodate the theater will be included in the development.

4) Downtown Parking Exception: Section 17.72.080(A) of the Murray City Land Use Ordinance provides exceptions for “historic downtown parking” in recognition of the existing buildings that were developed with little or no parking in that area. The area is defined as being bounded by “Poplar Avenue on the west, Center Street on the east, 4800 South on the north, and Vine Street on the South.” The theater property is located within this area. Subsection A provides an exception to parking requirements for cases like the renovation application, stating that “No additional motor vehicle parking spaces are required for a new land use which does not expand the existing structure; provided, the owner or operator can accommodate the needs of patrons and employees.” The theater renovation project does not expand the footprint or parking demand of the existing structure.

5) Parking Conclusion: In conclusion, Staff recommends that the Murray Theater renovation application is eligible for the exception in 17.72.080(A) based on the

project parameters and location, and in consideration of the city's plans to provide nearby parking, and to keep that parking available for the theater in the future.

Loading and Service Areas: There are rear docks and accesses for the theater on the east side of the building which are accessible by means of an easement over the U.S. Post Office property that extends to Vine Street. No changes to the access are proposed at this time.

Signage. The signage in question for the Murray Theater is an integral part of the renovation. While they will be replaced as new, the vertical neon sign and marquee are being restored as replicas of the original versions but up to modern codes for safety and construction. They should be approved as part of the Design Review for the renovation of this historically significant building.

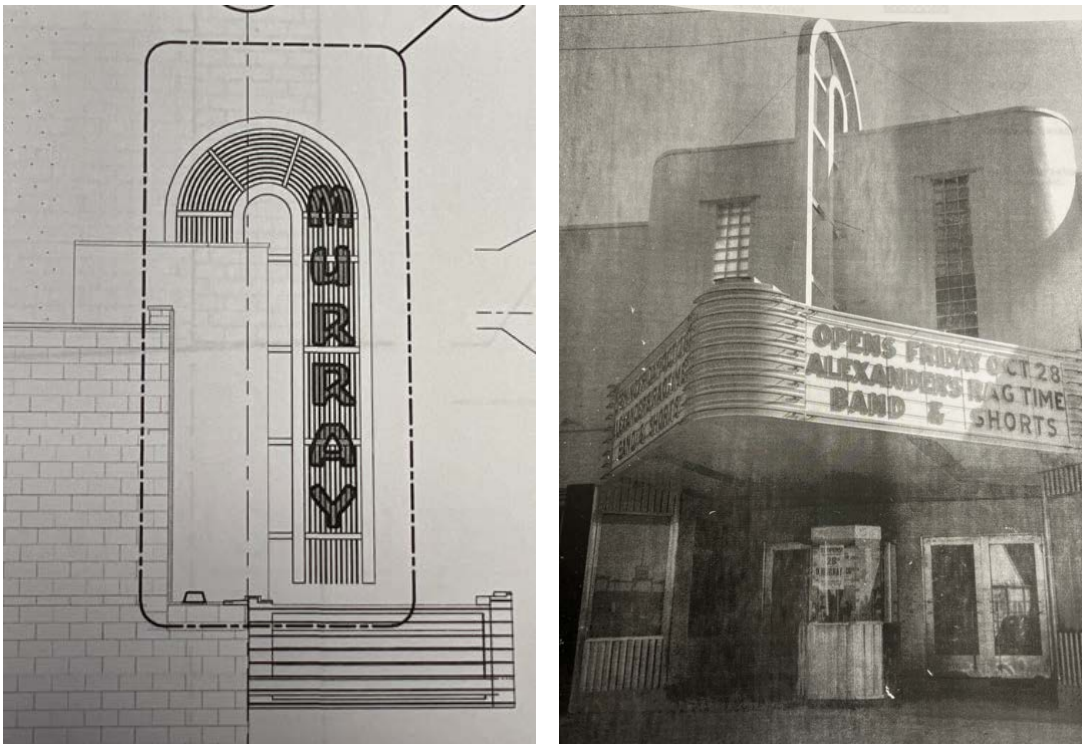


Figure 5 - The marquee and original form of the neon sign will be brought back in the renovation

III. MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES REVIEW

The purpose statement of the Murray City Center District states that “...The regulations and design guidelines of the MCCD are intended to promote mixed-use development, encourage pedestrian oriented design, promote development opportunities, and increase residential and commercial densities. The anticipated development model promotes sustainable, compact, mixed-use, transit-oriented uses with neighborhood oriented commercial, restaurant, civic, cultural, and residential spaces to promote street life and activity”.

The adopted Design Guidelines are intended to be consulted by the MCCD Review Committee during the review of proposed developments. Where practical, development should adhere to the objectives and principles of the Design Guidelines. The Murray Theater project will restore the historic building, and to the extent possible meets the intent of the guidelines. The Design Guidelines begin with five stated “Shared Values” that represent principles that every project in the MCCD area should promote and support.

Shared Values (principles)

Authentic. The applicant’s proposed renovation will restore the use of a historic, smaller scale, local theater in the downtown.

Active. A functioning theater will bring activity to the neighborhood, increasing the area’s safety compared to current circumstances.

Inclusive. The Murray Theater was in operation for many decades, spanning several generations of area residents and families. Film and live performance theaters bring many different people together and make them aware of other activities and services that are available in the area.

Multi-Modal. The renovation project is located in the heart of the historic downtown area, and at a scale that will lend itself to walking and biking for the residents both in and around the neighborhood.

Connected. The renovation of the theater has the potential to draw people to the downtown and create opportunities and support for new, unique development.

IV. REVIEW STANDARDS

Section 17.170.040(2)(c) outlines the following standards of review for Design Review Approval.

- A. **The project is in general conformance with the current Murray City General Plan.** With compliance to city regulations, the proposed use is desirable and will be in conformance with the current Murray City General Plan.
- B. **The project is in general conformance with the specific area plan, if any, adopted for the area.** The Murray Central Station Small Area Plan (MCSSAP) includes the Murray Theater property within the plan’s area of influence. The proposed theater renovation is in conformance with the goals and objectives of the MCSSAP related to providing pedestrian improvements which can further the connections between available transit and the downtown.

C. The project conforms to the requirements of the applicable sections of the Land Use Ordinance.

The project does comply with the requirements of the MCCD Zone, and other applicable sections of the Land Use Ordinance for parking.

D. The project does not jeopardize the health, safety, or welfare of the public.

The proposed building renovation will not jeopardize the health, safety, or welfare of the public.

E. The Project is in harmony with the purpose of the MCCD zone and adheres to the principles of the design guidelines.

Staff finds that this project is in harmony with the purpose of the MCCD Zone and will adhere to the principles of the design guidelines.

V. FINDINGS

Based on the analysis of the application, the MCCD regulations and guidelines, and a survey of the surrounding area, staff finds the following:

1. The proposed renovation of the Murray Theater is allowable in the MCCD Zoning District subject to Design Review by the Murray City Design Review Committee and Planning Commission.
2. With conditions as outlined in the staff report, the renovation and use will comply with the standards of the Murray City Land Use Ordinance and the MCCD Zone.
3. The proposed use is in harmony with the goals and objectives of the Murray City General Plan and the Murray City Center District Zone.

V. CONCLUSION & RECOMMENDATION

Staff recommends that the MCCD Review Committee forward a recommendation of APPROVAL to the Planning Commission for the Design Review application for renovation of the Murray Theater located at 4959 and 4963 South State Street, subject to the following:

1. The project shall include landscaped planters in the five-foot furnishings zone to meet the requirements of Section 17-170-100(A) of the Murray City Land Use Ordinance.
2. The project shall include agreements for shared parking to accommodate up to 75 parking spaces during evening and weekend hours on Murray City Hall property located at 5025 South State Street.
3. The applicant shall obtain all necessary building permits and sign permits for the renovation before work begins.

MURRAY CITY CENTER DISTRICT APPLICATION

Project # _____

Type of Application (check all that apply):

- ☐ Minor Alteration ☒ Significant Building
☒ Major Alteration ☐ New Construction
☐ Demolition ☐ Change of Use

Subject Property Address: 4959 - 4963 South State Street

Parcel Identification (Sidwell) Number: 22-07-157-011

Parcel Area: 0.21 Current Use: Theater Zoning Classification: MCCD

Floor Area: _____ Retail/Office/Storage Area: _____

Applicant Name: Murray City Corp (Kim Sorensen)

Mailing Address: 5025 South State Street

City, State, ZIP: Murray UT 84107

Daytime Phone #: 801 264-2619 Fax #: _____

Email ksorensen@murray.utah.gov

Business or Project Name (If applicable): Murray Theater Renovation

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

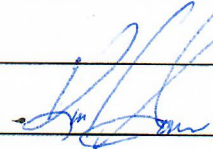
City, State, Zip: _____

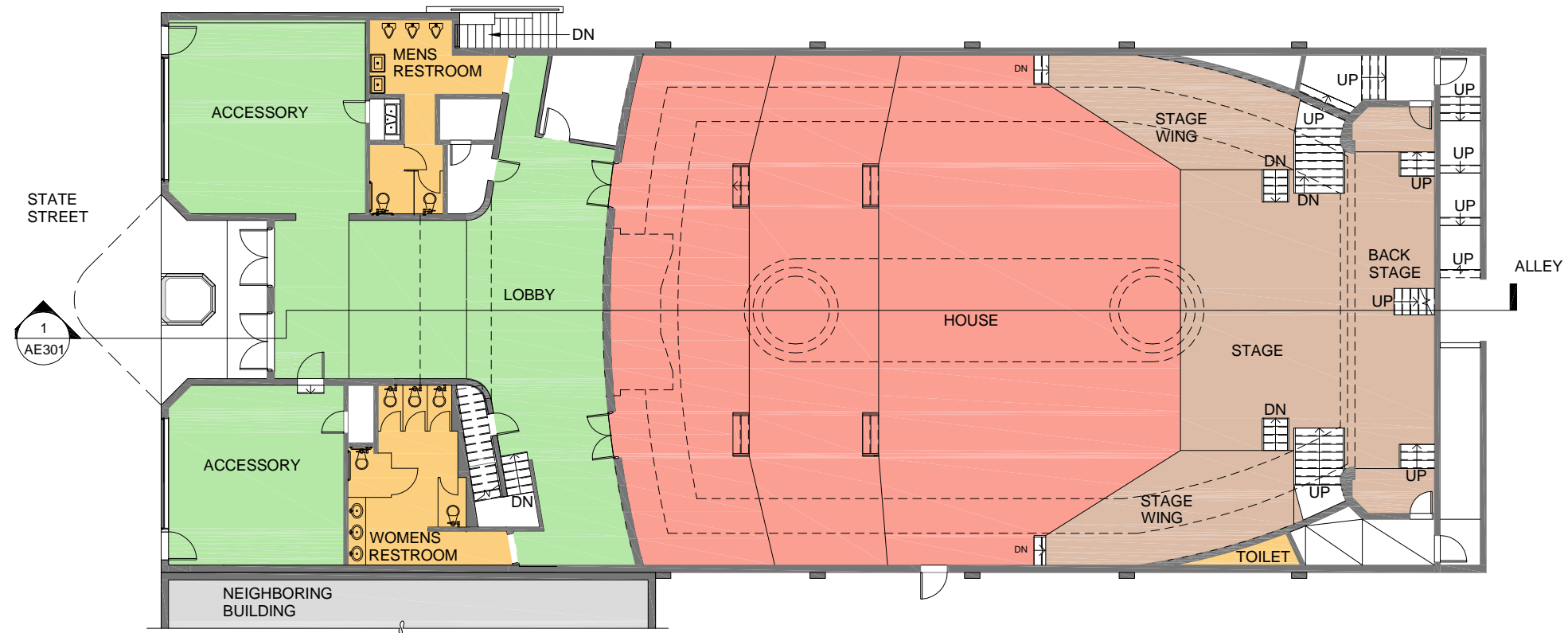
Daytime Phone #: _____ Fax #: _____

Email _____

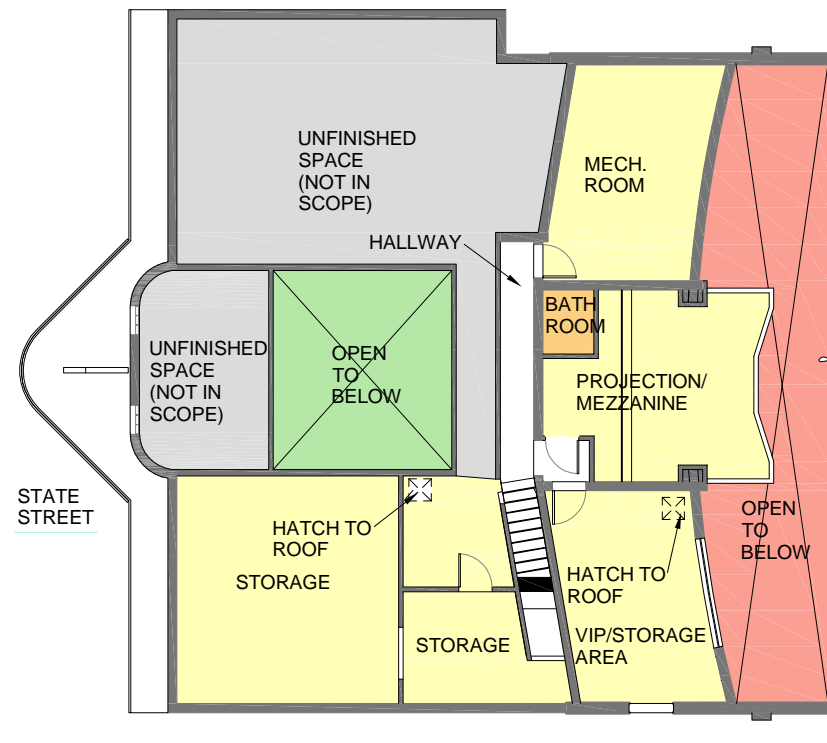
Describe your request in detail (use additional page if necessary): _____

Renovation of interior & exterior of the Murray Theater

Authorized Signature:  Date: 7/11/2022



2 LOBBY LEVEL PLAN (EXISTING)
AE101 SCALE: 1/8" = 1'-0"

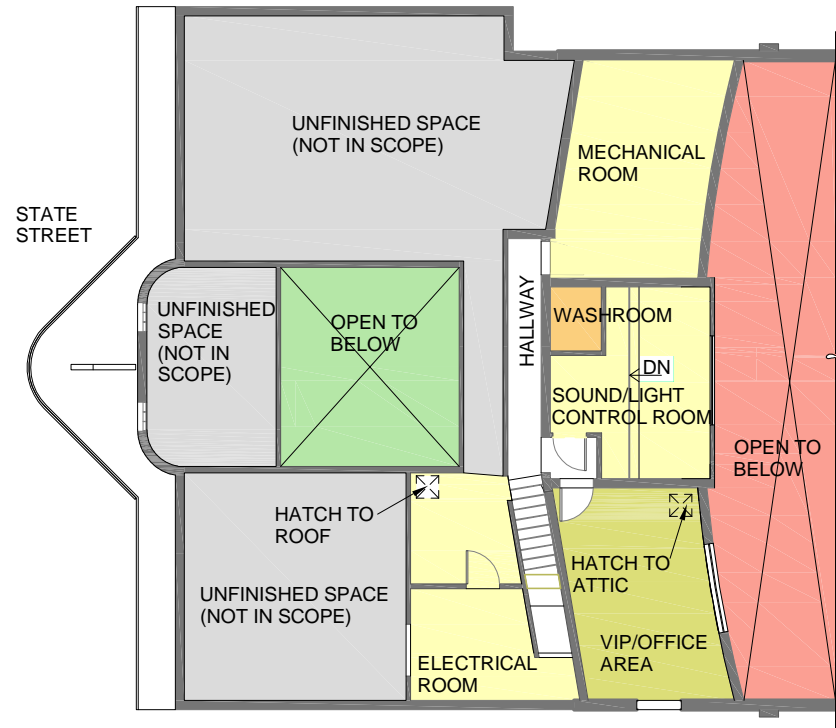


1 LEVEL 2 PLAN
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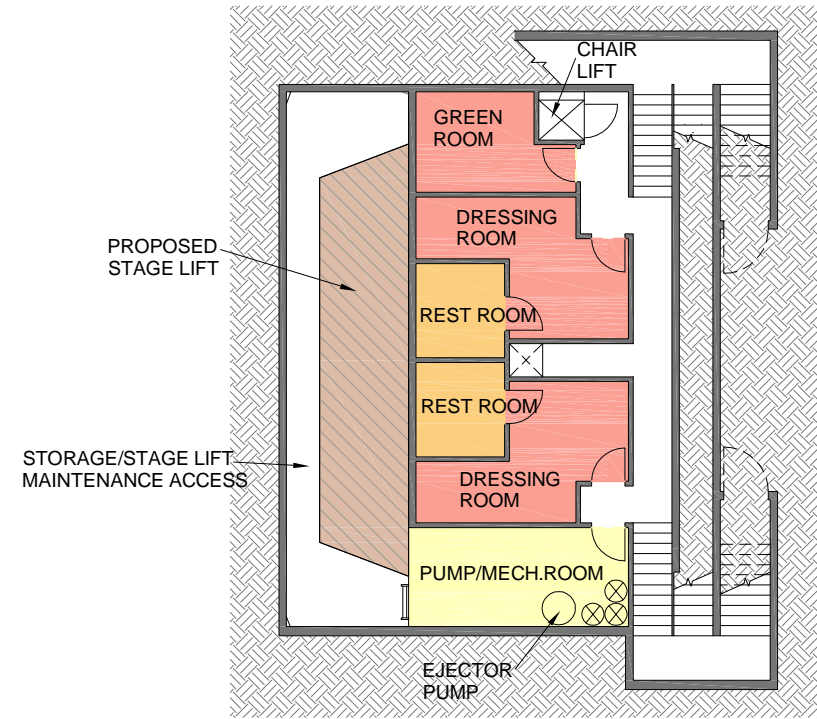
MURRAY THEATER REPURPOSING STUDY
EXISTING CONDITIONS

03/14/18

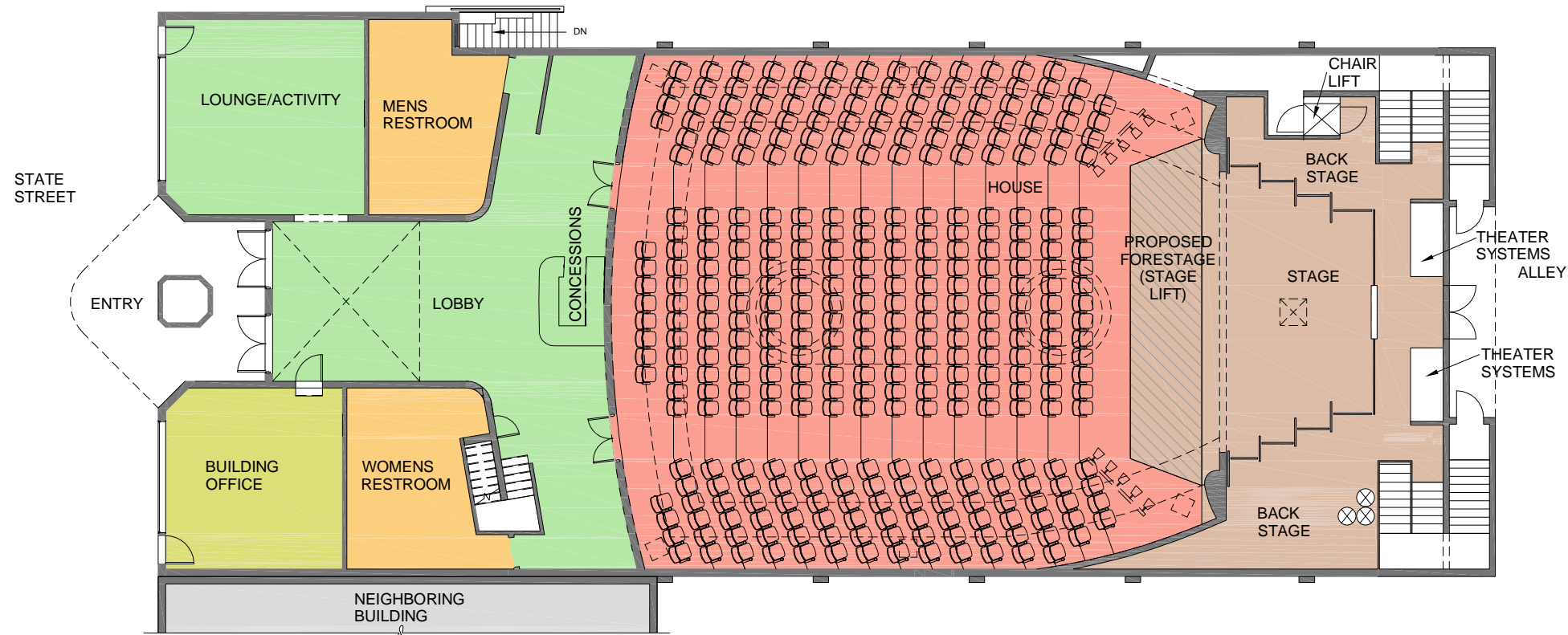
MJSA
357 West Pierpont Avenue Salt Lake City, Utah 84101
Telephone 801 384 5181 Facsimile 801 384 5187
ARCHITECTURE INTERIOR DESIGN



2 LEVEL 2 PLAN
 AE102 SCALE: 1/8" = 1'-0"

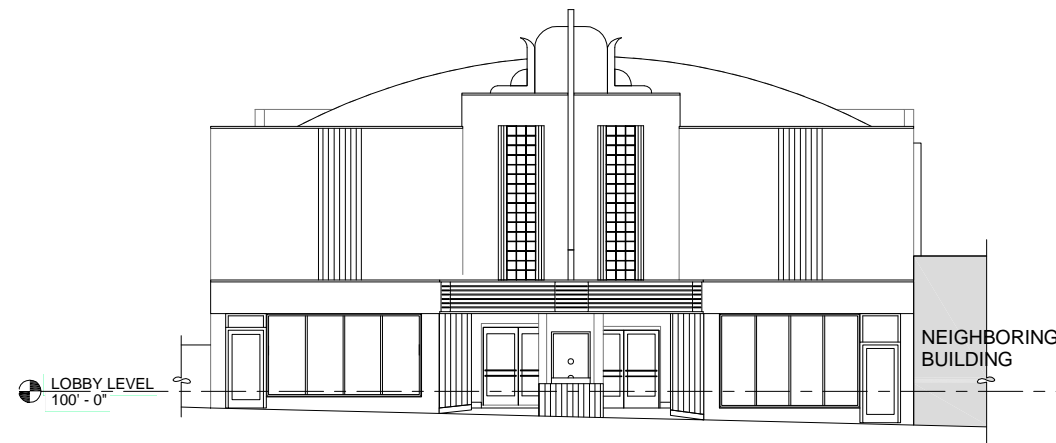


3 SUB LEVEL PLAN
 AE102 SCALE: 1/8" = 1'-0"

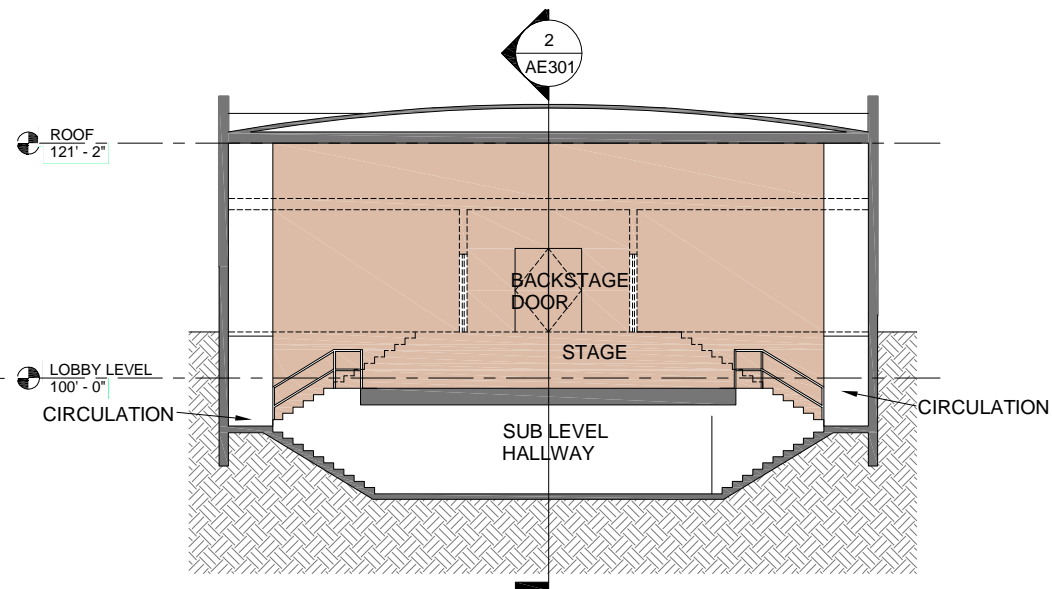


1 LOBBY LEVEL PLAN - STAGE LIFT
 AE102 SCALE: 1/8" = 1'-0"

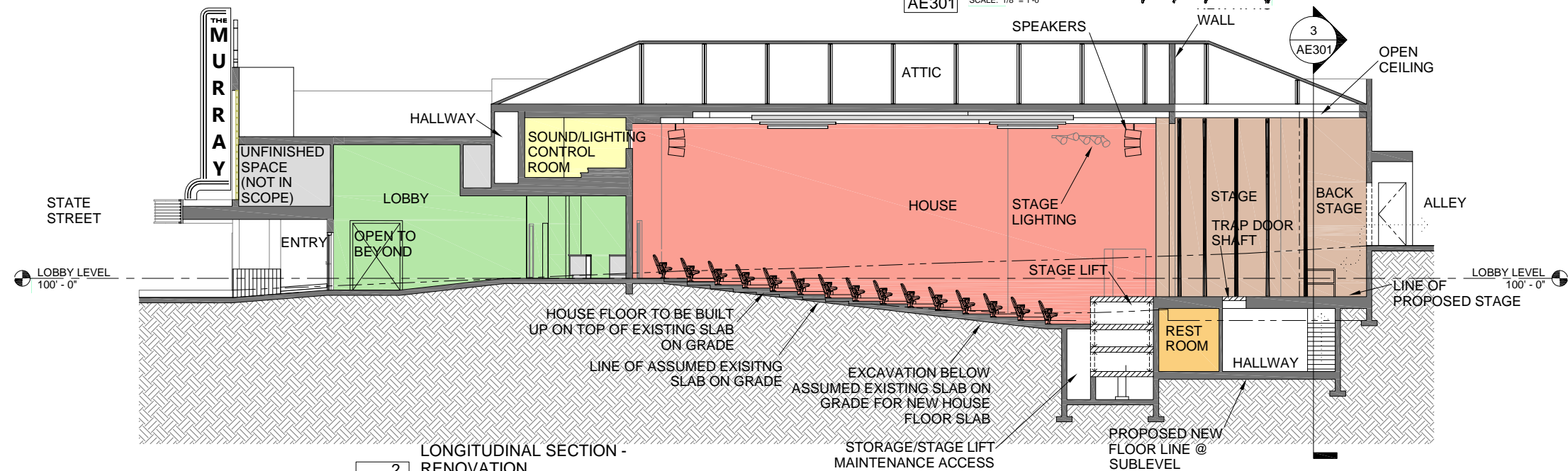
MURRAY THEATER REPURPOSING STUDY
 RENOVATION



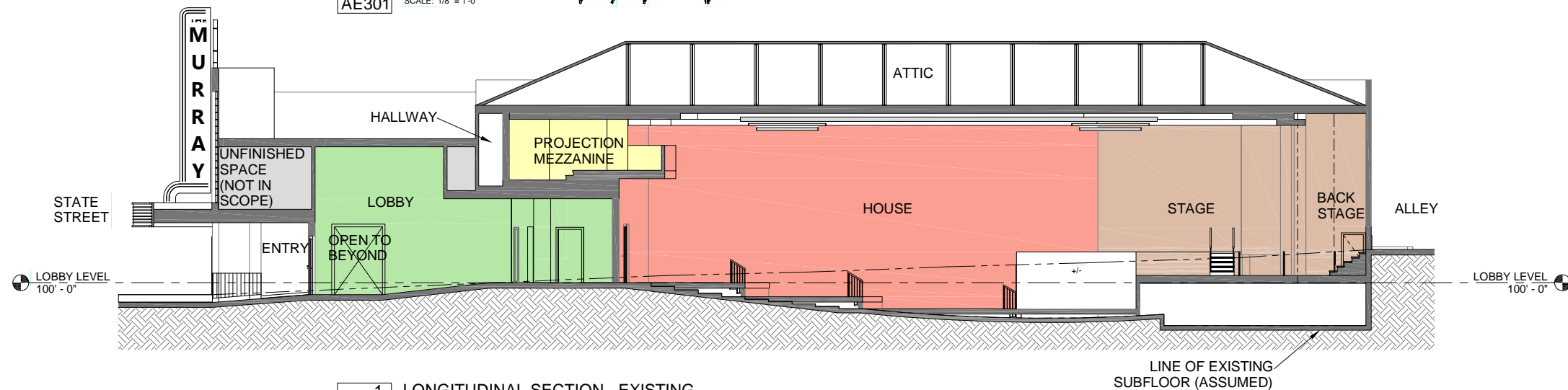
4 WEST ELEVATION - RENOVATION
AE301 SCALE: 1/8" = 1'-0"



3 CROSS SECTION - RENOVATION
AE301 SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION - RENOVATION
AE301 SCALE: 1/8" = 1'-0"



1 LONGITUDINAL SECTION - EXISTING
AE301 SCALE: 1/8" = 1'-0"

5" RISE PER ROW OPTION:

ATTRIBUTES:

- UNOBSTRUCTED SIGHT LINES FOR SEATING MEETS CURRENT DESIGN STANDARDS FOR THEATER LAYOUT
- MINIMAL COST OF CONSTRUCTING MATERIALS/METHODS FOR HOUSE FLOOR (STABILITY, ACOUSTICS)
- 23'-6" FROM STAGE TO CEILING FOR LIGHTING, RIGGING, ETC.

FORESTAGE SYSTEM OPTIONS:

1- SPIRALIFT/LINKLIFT STAGE LIFT SYSTEM

ATTRIBUTES:

- ABILITY TO RISE/LOWER STAGE TO VARIOUS LEVELS (STAGE LEVEL, HOUSE LEVEL, ORCHESTRA PIT LEVEL, OR SUB LEVEL)
- SINGLE OPERATION FOR CONTROLS/MOVEMENT
- ABILITY TO LOAD STAGE SETS, INSTRUMENTS, AND OTHER ITEMS FROM STATE STREET THROUGH LOBBY

MURRAY THEATER REPURPOSING STUDY
BUILDING SECTIONS/ELEVATION

03/14/18

MJSA

357 West Pierpont Avenue Salt Lake City, Utah 84101
Telephone 801 384 5151 Facsimile 801 384 5157
ARCHITECTURE INTERIOR DESIGN



WELCOME TO
MURRAY THEATER

ALEXANDER'S
RAGTIME BAND



