

Minutes of the Downtown Historic Overlay District Design Review Committee meeting held on February 22, 2011, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Jim Allred, Chair
Ned Hacker
Steven Burt
Chad Wilkinson, Community Development Planner
Tim Tingey, Director of Community & Economic Development
Citizens

Excused: Greg Soffe
Darrell Jones

Jim Allred opened the meeting. Steven Burt participated by telephone.

I. APPROVAL OF MINUTES

Ned Hacker stated that there are some changes to the minutes of the past meeting. He said that the Culver's applicant names need to be corrected. With that correction, Ned Hacker made a motion to approve the minutes of January 27, 2011. Seconded by Steven Burt.

A voice vote was made. The minutes were approved unanimously, 3-0.

II. BOARD REPORTS

No report was given.

III. BUSINESS

A. DESERT STAR PARKING MODIFICATION – 4861 S. State Street – Project #11-14

Jay Bollwinkel was present to represent this request on behalf of property owner Michael Todd. Chad Wilkinson reviewed the request for a Certificate of Appropriateness for modifications to the site improvements and the parking lot serving a significant building located at 4861 South State Street. He said that the applicant is proposing to refurbish an existing parking area, including repaving and formally striping an area that is currently unstriped, and providing additional landscaping along the perimeter of the property. The application also includes installation of new parking lot lighting and a trellis. Mr. Wilkinson said that the Design Guidelines encourage landscaping as a buffer around parking lots. He said that landscaping is also encouraged to break up large expanses of parking, although there is some flexibility in the guidelines about the extent and location of this type of landscaping. He stated that staff is recommending approval with conditions as outlined in the staff report, and that this application will be presented to the Planning Commission for site plan review. Mr. Wilkinson said that there is also some signage reflected in the plans and that staff needs to review the proposed colors as part of the approval process.

Jim Allred asked where the landscape islands will be located within the expanse of the asphalt. Mr. Wilkinson stated that there are two areas that islands are being proposed; one is in the existing area that will be refurbished, and the other is in an area that will not be refurbished but will have lighting erected. Ned Hacker asked if there is anything specific regarding the amount of interior landscaping required per number of parking stalls. Mr. Wilkinson responded that there is nothing specified in the code. He said that the existing code contains a percentage of landscaping for a commercial zone that must be met, but that includes frontage landscape, the interior perimeter and parking lot landscaping. He said that in this situation, it is the Design Guideline that is requesting additional landscaping and not the underlying zone. Mr. Hacker asked about drainage requirements for a parking lot of this size. Mr. Wilkinson responded that drainage will be addressed as the application goes through the site plan review process.

Jay Bollwinkel stated that there is an existing storm drain that runs along the rear of the building. He said that the current parking lot has storm catch drains and they intend to add a few more. He stated that the lot is quite flat and so basin drains work best. He stated that the lot is not currently striped and that the property owner wants to stripe it in order to create a more orderly parking lot and accommodate more cars.

Steven Burt asked if there is any concern about the lamp pole in the parking lot being struck by a vehicle. Mr. Bollwinkel said that there will be a concrete base that is approximately 3 feet high. Mr. Burt asked if the landscape areas could be moved further to the east in order to help channel traffic into the driveway. Mr. Bollwinkel said that the property owner has considered installing tree diamonds because parking islands take up 4 or 5 parking stalls. Mr. Wilkinson asked about the dimensions for the tree diamonds. Mr. Bollwinkel responded that they are between 3 by 5 feet up to 5 by 5 feet. Mr. Wilkinson said that staff is open to the idea of tree diamonds. Ned Hacker said that the light poles on the east side help to guide drivers coming into the parking lot.

Mr. Bollwinkel stated that the new sign will be a duplicate of an existing sign in the back. He said that the sign has pan letters with red neon lighting and the rest of the sign is wood. Mr. Allred asked if the trellis is already installed. Mr. Bollwinkel stated that it is not installed right now. He said that the property owner would like to have an eating area at the back near the trellis structure. He stated that he is working on the plans for the eating area.

Steven Burt mentioned that it may be appropriate to use a light pole that is not traditional or historic looking like the ones on the street. He said that it may be a better use of material to use a modern looking pole that directs light down to the ground instead of spreading it. Mr. Bollwinkel said that a cut off fixture can be used inside the globe that shields the light down. Mr. Allred stated that he thinks this is a good recommendation and would be considerate of neighbors nearby. Mr. Bollwinkel said that the property owner would like to stay with the historic theme of the area. Mr. Allred said that he agrees that having a traditional pole on a 3-foot concrete base detracts from the historic nature of the light pole. Mr. Hacker stated that instead of putting the lights on concrete bases that they might work within the tree diamonds. Mr. Bollwinkel said that he doesn't think that the light pole would be protected enough in a tree diamond. Mr. Allred clarified that the Design Review Committee is recommending that the lights could be of a simpler design that is not so obvious, although it is at the applicant's discretion. He said that as

for landscaping to break up the parking lot, it seems that having two islands isn't sufficient. He stated that he is more in favor of the tree diamond proposal, or moving the landscape islands closer to the building. Mr. Bollwinkel stated that the back of the building will be covered with ivy and that there are trees along the back. Mr. Allred said that he thinks the landscape islands should be eliminated.

Mr. Bollwinkel asked if another application would have to be made to add a vinyl fence along the property line. Committee members and staff reviewed the location of the fence. Mr. Wilkinson said that the Design Review Committee can make the fence part of their recommendation. He asked Mr. Bollwinkel to provide revised drawings prior to the Planning Commission meeting.

Steven Burt made a motion to send a positive recommendation to the Planning Commission for the parking lot renovations, with the option for the applicant to alter the light fixtures as discussed, and to add a fence as discussed, and to eliminate or move the island landscape as shown on the drawing. Mr. Wilkinson asked if the motion also includes approval of the signage as described. Mr. Burt confirmed that it does. Seconded by Ned Hacker.

A voice vote was made. The motion passed, 3-0.

IV. ITEMS FROM STAFF

A. MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES DISCUSSION AND RECOMMENDATION

Chad Wilkinson stated that the Committee reviewed the ordinance at the previous meeting and tonight he is presenting the Design Guidelines for the Murray City Center District (MCCD). He stated that the existing ordinance contains Design Guidelines that are tied to the Downtown Historic Overlay District (DHOD) and that there are similarities with the proposed guidelines as they will provide the Design Review Committee with information to base decisions on in the MCCD. He said that the Design Guidelines have shifted the focus of the area from historic preservation to redevelopment. Mr. Wilkinson stated that there are also sustainability explanations and information pertaining to LEED certification. He said that LEED was discussed in detail at the prior meeting and that the Planning Commission and City Council has been advised of the recommendations from the Design Review Committee. He said that a property owner came forward at the Planning Commission meeting and requested additional LEED certification requirements, so there are a number of different opinions on this issue.

Mr. Wilkinson said that there are five chapters in the new Design Guidelines. The first chapter talks about sustainability and explains how LEED ties into the vision for this district. The second chapter provides neighborhood guidelines and includes a few pages on historic rehabilitation and reconstruction and discusses open space and the creation of park blocks. Mr. Wilkinson provided additional detail on park blocks and the open space that would be created between Poplar Street and another proposed street. He said that historic structures are currently located in this area and would be relocated in the future to preserve the historic element of the downtown. He said that the Cahoon Mansion would be the focal point of the area at the center of the park blocks. He stated

that there will be some other historic structures that could be relocated to this area as it develops. Mr. Wilkinson said that chapter three of the guidelines discusses natural features, pre-treatment of storm water, and how to use bioswales in parking lot developments. He said that this chapter also reviews parking, landscaping and lighting. Chapter four focuses on the character of buildings in the area and contains information on building entrances, materials, colors and screening. He stated that there are a number of pictures provided in the guidelines to provide examples of these features. Mr. Wilkinson said that chapter five is specifically about signage. He said that some types of signs are prohibited in the area. He stated that a copy of the Design Guidelines was e-mailed to the Design Review Committee members and invited them to make comments.

Mr. Hacker said that article four contains goals and objectives for the area, but there was nothing mentioned about economic growth or vitality. He said that it seems like economic development should be a goal. Tim Tingey said that there are some statements pertaining to increased opportunities for growth and attracting and keeping people in Murray. Mr. Allred asked if LEED certification is being required by the guidelines. Mr. Wilkinson said that the ordinance requires LEED certification and the guidelines reiterate the issue. He said that LEED certification, which only applies to public buildings, will be discussed in more detail with the City Council. Mr. Tingey said that there are sustainability elements that will also apply. Mr. Wilkinson said that even if the City Council does not require LEED certification that staff will recommend retaining the sustainability elements of the guidelines. He said that energy and water efficiency standards will likely be codified in the near future and are sensible to have in the guidelines. Mr. Allred stated that he is not opposed to LEED standards, but is opposed to requiring LEED certification. He suggested that a recommendation be made to the City Council to be economically responsible in addressing LEED certification. He said that he is in favor of utilization of materials and resources, but that there must be financial responsibility. Mr. Hacker asked why LEED certification is considered so important for public buildings. Mr. Wilkinson said that the City Council is interested in becoming a LEED-ND certified neighborhood, which requires at least one LEED certified building, and that there is some strong support for LEED certification.

Mr. Wilkinson explained that the guidelines have been evolving for the past two years, and have been evaluated by a number of different groups. He said that the City Council and Redevelopment Agency have been involved in shaping the direction of the area. He stated that staff has worked with consultants, GBD Architects, to draft the guidelines. He stated that originally the document was 100 pages, and that staff has worked to reduce the guidelines to a manageable level. Mr. Tingey stated that Salt Lake County has also had an influence on the Redevelopment Agency side and that they are encouraging LEED. Mr. Wilkinson stated that staff has had a number of discussions regarding LEED certification and have studied other communities that have addressed the issue. He said that there are other certifications available besides LEED. Mr. Allred said that there are over 60 sustainability certifications available. He said that he wants to ensure that Murray City is practical in implementing these requirements. Mr. Burt stated that he is not against LEED standards, but that he has concerns about the process because it is designed around a point based system. He said that he is in favor of building sustainable but that LEED is not the only option, especially when it is so expensive for taxpayers. He stated that LEED is a third-party, for profit business. Mr. Allred agreed.

Mr. Hacker brought up the neighborhood guidelines section in relation to the historic structures in the area. He said that at some point in time, it becomes cost prohibitive for an owner to maintain a historical structure, especially when the land is extremely valuable. He said that this is an economical issue to consider and will likely come up in the future. Mr. Wilkinson responded that this situation is addressed in the new ordinance, which includes a process for obtaining approval to demolish a significant building. He said that there are specific requirements that must be met, including entering into a development agreement that will guarantee that the project will move forward within two years. He stated that staff would not want to lose a historic building and then have a vacant lot with no development. Mr. Allred stated that he likes the park block concept and creating a zone where historic buildings can be relocated.

Mr. Hacker asked if building numbers are considered signage. Mr. Wilkinson responded that signage refers to the name of the business, however there are some standards related to building numbers and lettering. Mr. Allred reiterated his position related to LEED certification necessity and expense, particularly when there are various other options available that will produce the same end result. Mr. Burt stated that if the ordinance adopts a LEED certification requirement, then every time the LEED guidelines change it will have an impact on the ordinance. Tim Tingey stated that it would have an effect on public buildings. Mr. Burt stated that LEED was intended to be an innovative standard, but was not intended to be a building code.

Mr. Hacker made a motion to send a positive recommendation to the City Council to approve the Design Guidelines as written, with the recommendation to strike the requirement for LEED certification and instead encourage green building. Seconded by Jim Allred.

A voice vote was made. The motion passed, 2-0, with Mr. Burt abstaining.

V. OTHER

A. ELECTION OF VICE CHAIR

Steven Burt made a motion to elect Ned Hacker as vice-chair. Seconded by Jim Allred.

A voice vote was made. The motion passed, 2-0 with Mr. Hacker abstaining.

Meeting adjourned.

Chad Wilkinson
Community Development Planner