

Minutes of the Design Review Committee meeting held on June 26, 2012, 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
Jay Bollwinkel
Ned Hacker
Darrell Jones
Chad Wilkinson, Community Development Manager
Tim Tingey, Admin & Development Services Director
Members of the History Board:
Ted McBride
Ian Wright
Peter Steele
Mary Ann Kirk, Staff

Jim Allred opened the meeting.

I. APPROVAL OF MINUTES

A motion was made by Mr. Hacker to approve the minutes for April 26, 2012.

Mr. Jones seconded the motion.

Mr. Bollwinkel abstained.

A voice vote was made. Motion passed 3-0.

II. BOARD REPORTS

No report was given

III. BUSINESS

IV. ITEMS FROM STAFF

Mary Ann Kirk, a Staff member on the History Advisory Board made note that the function of the MCCD (Murray City Center District) Design Review Committee is not to make recommendations for the buildings in that zone to look historical, but rather to preserve the physical historical qualities of the MCCD. The Design Review Committee should not be discussing cost to rehab, but providing recommendations to the Planning Commission and Staff on design guidelines.

Mr. Wilkinson reiterated that Staff and Planning Commission do seek out recommendations from the Design Review Committee on compliance with design guidelines and historical information from the Historical Advisory Board. Changing the exterior of a building entails three different things; alteration, relocation or demolition. Owners can request exemptions from the design guidelines. Relocation of historic structures is anticipated to happen as the downtown develops (i.e. Murray Mansion).

Demolition of a historic structure is discouraged and applicants are encouraged to preserve first. In order for a structure in the MCCD to be demolished the applicant must show; extreme hardship, the value of the property has substantially diminished and the building is unsafe and/or unstable. In addition, they must show immediacy of the project by; providing security equal to 125% of the project to ensure the completion, get a building permit for the new structure before the old structure is demolished, the project has to provide significant increase in value to the property, must be a mixed use development (commercial/residential), must have a public benefit and must provide jobs. There are also design guidelines that need be adhered to.

Ms. Kirk wanted affirmation that it is important to understand the applicant shall not create the hardship. Mr. Wilkinson stated that the language in the code is standard to that effect. Ms. Kirk asked if something is changed without permission, it is then considered to be created by that business or individual and therefore they are responsible to make it right. Mr. Wilkinson acknowledged in the affirmative. Mr. Wilkinson reiterated that the idea is to repair historic features, not get rid of them.

Mrs. Kirk mentioned that there are financial incentives to help applicants achieve and preserve the historic significance of a building. Mr. Wilkinson added that there are some façade renewal programs available through Murray City as well.

Mr. Wilkinson made note that the process goes as follows; the applicant must prove an extreme hardship, at which point a recommendation comes in from the Design Review Board and the History Advisory Board, then after showing the evidence a final decision as to whether or not there is a hardship will come from the Planning Commission.

Ms. Kirk mentioned that there will be another historic district added to Murray City just east of Hillcrest High.

Meeting adjourned.

Chad Wilkinson, Manager
Community & Economic Development