

Minutes of the Design Review Committee meeting held on January 30, 2014, 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, Acting Chair
Jay Bollwinkel, By Phone
C.J. Kulp
Chad Wilkinson, Community Development Planner
Brad McIlrath, Assistant Planner
Citizens

Excused: Ray Black
Ned Hacker

I. APPROVAL OF MINUTES

Mr. Allred asked for approval of minutes from November 26, 2013. Mr. Kulp made a motion to approve the minutes as presented. Seconded by Mr. Bollwinkel. The minutes were approved unanimously (3-0).

II. BOARD REPORTS

There were no board reports.

III. BUSINESS

A. 4901 LLC / AFFORDABLE SIGN SERVICE – 4901 S State Street – Project #14-14

The applicant is requesting a Certificate of Appropriateness. Brad McIlrath reviewed the request for a Certificate of Appropriateness for a master sign plan for the property addressed 4901 S. State Street. The applicant proposes a sign master plan to construct two directory signs for the businesses located at this property. According to design guidelines for the M-C-C-D zoning district, directory signs may be considered and specifically, "secondary way-finding signs are a critical component of the neighborhood identity signage program." These types of signs are smaller and are pedestrian-oriented, which contributes to the overall design and character of the M-C-C-D zoning district. The design guidelines also outline that a master sign plan should be developed for entire properties and that the signage must add to the unified character of the district. A master sign plan shall only be approved with the submittal for a certificate of appropriateness as a major alteration as outlined in section 17.170.180C of the Murray Municipal Code. Signage which complies with the overall design and materials of the master sign plan will not require an additional certificate of appropriateness. The proposed master sign plan consists of two directory signs with a color scheme that matches the colors of the building's exterior façade. The two signs will be located at the southwest corner of the building. Both signs will include the corporate logos for each business as a master tenant sign. According to code section 17.170.180.G4, "signage shall not be permitted on the exterior facades of buildings or lease space that is not occupied by the business being promoted by the signage." However because the proposed signs are part of the master sign plan for this property they would be allowed as directory signs with the approval of the certificate of appropriateness. The sign that is proposed for the State

Street façade will have a sign area of thirty two (32) square feet. Both signs will have a steel square tube frame with an aluminum face mounted to the frame. The sign that is proposed along the Court Avenue façade will have a total sign area of sixteen (16) square feet. Each tenant section of the directory sign will have a unified black and white color scheme with a brown background. The sign materials will consist of a steel square tube frame with an aluminum face mounted to the frame. Each tenant portion of the directory sign will have an aluminum face. The sign design, colors and materials are consistent with the design standards of the M-C-C-D zoning district which encourage flush-mounted wall signs that are simple in design and use materials such as galvanized or rusted metal. Such “sign materials should be compatible with that of the building façade” which also “honor and respect the historic industrial/ commerce of the district.” The proposed master sign plan has designated places for a total of twelve tenant signs. Murray City Staff have made the observation that there are currently a total of ten (10) tenant spaces. The approval of this master sign plan will not constitute an approval for additional tenant spaces. Any approval for additional tenant spaces will need to be reviewed on a separate basis. The number of tenants in the development may be limited by parking available on site. Based on analysis of the design review guidelines staff recommends that the overall design is consistent with the design guidelines and recommends that the Design Review Committee recommend approval of the master sign plan proposed to the Planning Commission with one condition, sign permit shall be obtained by the Murray City Building Division prior to installation of each sign.

Mr. Bollwinkel asked staff what the process would be for the signage if tenants were to move out and new tenants were to move into the building. Would they have to go through this same process? Mr. Wilkinson responded that as this is a master sign plan, approval of a new sign would not need to be approved. The sign would have to be the same color scheme and have to be consistent with the master plan. Mr. McIlrath stated that the master sign plan has designated places for a total of twelve tenant signs, but there are currently only ten spaces out there any approval of this master sign plan doesn't grant any approval from the city to have twelve spaces that is what is just shown on the plans. Mr. Wilkinson added that the number of signs could change, but that would be based on having enough parking. Mr. Kulp asked if there will be a change in the address sign. Mr. Furhman stated that they could take it down and replace it with a new sign if needed. Mr. Kulp stated that he wasn't suggesting that. Mr. Wilkinson stated that it isn't being required to take the sign down.

Mr. Kulp made a motion to approve the Certificate of Appropriateness. Seconded by Mr. Bollwinkel.

A Mr. Kulp

A Mr. Allred

A Mr. Hacker

Motion passed, 3-0.

IV. Items from Staff

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Mr. Wilkinson recognized Mr. Allred's service on the Design Review Committee, Mr. Allred was one of the first member's on the Committee when it was the Downtown Overlay District and one of the things that has been accomplished during Mr. Allred's ten year on the committee is the change over from the DHOD to the current Murray City Center District. Mr. Wilkinson expressed his appreciation to Mr. Allred for all his work. Mr. Bollwinkel thanked Mr. Allred for his service.

Meeting adjourned.

Chad Wilkinson, Community Development Division Manager