

Minutes of the Design Review Committee meeting held on November 26, 2013, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Ned Hacker, Acting-Chair
Jim Allred
C.J. Culp
Chad Wilkinson, Community Development Planner
Brad McIlrath, Assistant Planner
Jade Paulsen, Office Administrator
Citizens

Excused: Jay Bollwinkel
Ray Black

I. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from July 27, 2013. Mr. Culp made a motion to approve the minutes as presented. Seconded by Mr. Allred. The minutes were approved unanimously (3-0).

II. BOARD REPORTS

There were no board reports.

III. BUSINESS

A. DESERT STAR THEATER – 148 E 4800 S – Project #13-189

The applicant is requesting a Certificate of Appropriateness. Brad McIlrath reviewed the request for a Certificate of Appropriateness for site modifications to the site improvements and the parking lot serving a significant building located at 4861 S. State Street. The applicant proposes to refurbish an existing parking area including repaving and formally striping an area that is currently un-striped and providing additional landscaping along the perimeter of the property. The application also includes installation of new parking lot lighting and a trellis. The application was previously approved by the design review committee on February 22, 2011 and by the planning commission on March 17, 2011. The approval expired on March 31, 2013. Therefore the applicant has reapplied for a Certificate of Appropriateness in order to move forward with the project. New landscaping areas are proposed at the south side of the site along the property line and at the north entrance to the parking area. A trellis and landscaping is also proposed along the east side of the building. The proposed trellis and landscaping are consistent with the design guidelines which encourage the use of landscaping to enhance parking areas. Locating the parking at the rear of the building is consistent with the design guidelines which call for parking to be located to the rear of buildings where possible. The proposed parking lot lighting consists of 14-foot high Hadco historical lighting (See attached application materials). This proposed lighting is consistent with the historic district and the proposed lighting for the MCCD. The submitted plans show new signage that could be included in the current Certificate of Appropriateness review provided that additional details related to color and sign materials are included. Staff

recommends that the applicant provide additional details related to the color of the proposed signage in order to eliminate the need for an additional Certificate of Appropriateness review in the future. Based on analysis of the design review guidelines staff recommends that, with conditions, the overall design is consistent with the design guidelines and recommends that the Design Review Committee recommend approval of the new construction proposed to the Planning Commission.

Tom Sachoski, 10969 Topview Rd. Mr. Sachoski reviewed the plans and explained the project. Mr. Sachoski stated that during construction there will only be access off of 4800 South.

Mr. Hacker asked a question regarding landscaping. Mr. Wilkinson stated that this project is about ready to have permits issued; this has already been approved once. There was a misunderstanding from staff that the permit had expired, this was appealed by the neighboring property owners and could be appealed again to the Board of Adjustment.

Mr. Allred made a motion to send a positive recommendation to the Planning Commission. Seconded by Mr. Culp.

A Mr. Culp

A Mr. Allred

A Mr. Hacker

Motion passed, 3-0.

B. MCCD BLDG HEIGHT – Project #13-190

Chad Wilkinson presenting. Murray City is proposing modifications to Sections 17.08.020, 17.170.050, 17.170.080 and 17.170.120 of the Murray City Municipal Code. The changes to the Murray City Center District section of the zoning ordinance are being proposed after concerns from recent proposals in the district and input from the Design Review Committee, and City Council. The following are the proposed changes:

17.08.020 – Outside Storage – Staff proposes to define outside storage and prohibit outside storage of certain materials in the Murray City Center District. Staff has concerns from recent applications that outside storage may negatively impact the purpose of the district of providing “*physical, social and economic connections*” and detracting from “*pedestrian oriented designs*”. 17.170.050 B – Demolitions of Non-Significant Structures – staff proposes eliminating the requirement that demolitions of non-significant structures be reviewed by the Design Review Committee. This is proposed after input from the Design Review Committee on a recent application of demolition of a non-significant structure proposed to be demolished. The Committee members communicated that it was unnecessary to have the additional step in the process and suggested that applications be forwarded directly to the Planning Commission for their review.

17.170.120 – Height Regulations – The City Council communicated to Administrative and Development Services staff their desire to see modifications of height requirements adjacent to Center Street due to concerns identified by property owners in adjacent residential neighborhoods. Staff proposed changes that restricts height to 35 feet on properties adjacent to Center Street and north of Court Avenue and allows for additional

one (1') foot in height for (4') additional feet of setback, similar to current wording in the C-D-C zoning district. ADS Staff recommends approval of the proposed modifications to the Murray City Center District ordinance and desires to obtain the Design Review Committee's input and recommendation that will be forwarded to the Planning Commission and City Council.

Mr. Hacker asked if the height restriction was talked about with the hotel going in and being close to Center Street. Mr. Wilkinson replied that it wasn't a concern and the neighbors didn't have a concern. Mr. Hacker clarified that it wasn't a concern but was there more of a discussion of that building being higher and closer to the residential area. Mr. Wilkinson answered saying that there is currently a 50ft height limitation within a 150 feet of this residential zone, this is beyond 150 feet, and there is no restriction on the height. The structure that is under construction is 50 feet, it meets the standard. That building would not meet these new standards; however, it does not need to meet them as it has already been approved. Mr. Wilkinson stated that they would like to have a recommendation from the Committee to take back to the Planning Commission and City Council.

Mr. Hacker asked the Committee if there was any discussion regarding Outside Storage or Demolitions of Non-Significant Structures. The Committee did not have anything to discuss. There was discussion regarding Height Regulations.

Mr. Allred stated that five to six years ago he was opposed to the height restrictions in the area as he was looking at the redevelopment of the downtown area. Mr. Allred stated that he wanted to have a more height capability for the people trying to redevelop this area, he felt that the initial plan was a good one to allow people to get up to 50 feet and he understands the City's point of view wanting to eliminate the height to 35 feet. Mr. Allred stated that 35 feet is the height of a residential home with a high pitch on it. In a commercial area where hotels and development or restaurants are encouraged, Mr. Allred stated that 50 feet does not seem unreasonable. Mr. Hacker asked if it is possible to build a full three story building in 50 feet. Mr. Allred responded in the affirmative. Mr. Allred stated that you could go 10 to 12 to 13 foot floor to floor and try to get where you could be. The problem with that is that you start to lower the floor to floor requirement because everyone is trying to maximize the density they can achieve but, the current trend in housing is to go with taller ceilings, lofts, that sort of thing, and so Mr. Allred stated he would like to encourage the development of those kinds of downtown lofts as the goal is a walkable community. Mr. Allred stated that he would love to see this sort of thing happen in Murray City, however, it will be awhile before this happens, but with the current developments that are going on in this area, there could be some neat projects in this area. If you limit it to 35 feet, you are limited. Mr. Hacker asked how many residents this area really impacts. Is that only on Center Street? Mr. Wilkinson answered as far as the properties that would be impacted by the ordinance are right along Center Street to the north of Court. But the residents that are concerned about this are East of Center street; they are only concerned about the transition. Mr. Wilkinson gave some background regarding the MCCD Ordinance. When the MCCD Ordinance was being considered, the original ordinance had no height limits on that area, it was the same as the area to the West of State Street where there was a minimum height requirement. The buildings had to be at least 40 feet high, it was taken to the City Council as there were concerns with neighbors. Consultants from Portland were contacted and Mr.

Wilkinson was taken on a trip to the Avenues in Salt Lake and compared a Single Family Home and a 50 plus foot building and they didn't find them incompatible. Mr. Wilkinson stated that the City feels like this is a good transition standard and it was proposed to the City Council and approved. The 50 foot was the transition standard that staff had proposed, there still was concern from the neighboring property owners and they have been very vocal and involved with the City Council. Mr. Hacker asked if the City's Master plan have the residents along Center Street being there forever. Mr. Wilkinson answered that on the East side of the street they will be but the West side of the street has been zoned Commercial for at least 50 years. Mr. Hacker asked that since it is a redevelopment area the residents could sell their homes, and if the City or some other commercial organization would be interested in buying those homes or putting some of these together could a project like what has been talked about actually be done? Mr. Allred expressed that he thinks the residential on the East will remain that way as it is zoned that way. And across the street to the West is what will change, that is where the 50 foot requirement was in place, which he feels is reasonable. There are quite a few homes along there that are rented and some that have ownership. But as you look at the redevelopment to go to 35 feet from 50 feet it's not going to be a big deal because the opportunity is given to have some different looking buildings. Mr. Hacker agreed with Mr. Allred. Mr. Allred stated that if you buy a home you should first find out what it is zoned and what is going to occur. This has been an empty field with a duplex on it for years; to have something new go in here is great. We have watched it go through transitions of ownership, the initial owners wanted to put townhomes there and go with standard housing, that didn't work out and now that has been sitting there.

Mr. Culp stated that he agrees that 50 feet is compatible across the street from this and doesn't think that the setback, the 1:4, is begging for parking lot to be right up against the street and he would rather look at a building on the street.

Mr. Allred made a motion to accept the components but send a recommendation to the Planning Commission to keep the Height Requirements at 50 feet. Seconded by Mr. Culp.

A Mr. Culp

A Mr. Allred

A Mr. Hacker

Motion passed, 3-0.

IV. Items from Staff

Meeting adjourned.

Chad Wilkinson, Community Development Division Manager