

Minutes of the Design Review Committee meeting held on June 26, 2014, 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
Ray Black
C.J. Kulp
Jared Hall, Community Development Manager
Brad McIlrath, Assistant Planner
Citizens

Excused:

I. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from January 30, 2014. Mr. Kulp made a motion to approve the minutes as presented. Seconded by Mr. Black.

The minutes were approved unanimously (3-0).

II. BOARD REPORTS

There were no board reports.

III. BUSINESS

A. PROMPT CAR WASH – 4756, 4774 & 4780 S. State Street & 67 East 4800 South – Project #14-108

The applicant is requesting a Certificate of Appropriateness. Brad McIlrath reviewed the request for a Certificate of Appropriateness for an addition to the car wash and detailing business along with the combining of the subject properties addressed 4756, 4774 & 4780 S. State Street and 67 East 4800 South. The applicant proposes to remodel the existing car wash and detailing business building by expanding the detailing area and constructing a new lobby and office area. The new lobby and office space will have a total floor area of 1,050 square feet with two offices, two restrooms and a lobby area. That addition will be constructed on the east side of the existing building and will be contiguous to the building to the north. The detailing area of the building will expand by 630 square feet to the southeast. Four new doors will be installed along the southeast building façade and a new overhead door for the existing bay. The applicant proposes to construct a canopy over the drive lane for the dry cleaner area and widen the drive exit for the cleaners by two feet (2') to the south. The applicant also proposes to remodel the parking area for this business in order to provide nineteen (19) self-service vacuum stations. The proposed building additions will include materials consistent with the design guidelines of the MCCD. The applicant proposes to construct the additions with a stucco exterior painted with earth tone colors. The existing masonry facades will remain with but will match the style and characteristic of the proposed additions. A proposed canopy for the dry cleaner area is designed to minimize water and snow falling on the customers and employees. The roof of the canopy and the car wash will be covered with white TPO. The canopy will be constructed of galvanized steel or aluminum and will be

painted black which is consistent with the design guidelines. All other building materials, colors, and signs must comply with the standards and design guidelines for the MCCD. The applicant proposes a sixty foot (60') wide landscape area within the ten foot (10') front setback area along the 4800 South frontage. There is an existing fifty-five foot (55') wide landscape area within the ten foot (10') front setback area along the State Street frontage. The submitted plans show an existing tree within the State Street landscaping and three (3) proposed trees within the 4800 South landscape area. According to the landscape standards outlined in Section 17.68.040.A for front setback areas, the landscaping along the 4800 South and State Street frontages should include two (2) trees, three (3) 5-gallon shrubs and six (6) 1-gallon shrubs. The front setback area and all other non-parking areas within the subject properties must be planted at fifty percent (50%) landscape bed coverage at time of planting. The existing and proposed landscaping will need to be modified in order to comply with the landscape standards of the Murray City Land Use Code. 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 new construction proposed to the Planning Commission with the following conditions:

1. Parking for this business shall be restriped and provided with appropriate signage meeting the standards of Chapter 17.72 of the Murray Municipal Code. One (1) van accessible ADA parking stall shall be provided within the customer parking along the State Street property frontage.
2. Landscaping shall be installed meeting the standards of Section 17.68 of the Murray Municipal Code.
3. The subject properties shall be combined by plat or quit claim deed and be recorded with the Salt Lake County Recorder's Office prior to construction. A copy of the recorded plat or quit claim deed shall be provided to Murray City Community Development Staff.
4. The proposed additions including the dry cleaning canopy shall be constructed of materials which are consistent with the design guidelines of the Murray City Center District.
5. The applicant shall obtain approval by the Murray City Hearing Officer for the expansion of the non-conforming car wash use.
6. The applicant shall obtain a Murray City Building Permit prior to the commencement of construction.

Mr. Black mentioned that he was surprised that Wingers was willing to give up the parking stalls that they were leasing from Prompt Car Wash, as he has built buildings and used as much of the property for the building and used the rest for parking. Usually within two years the business wants more parking stalls. Mr. Arvanitis stated that the owner of Winger's did lease the parking stalls in order to meet requirements with the City. Roughly a year after Wingers opened, the owner submitted a letter to Mr. Arvanitis stating that because business is slow, and they would not need all of the parking stalls.

Wingers has not come back and asked for those parking stalls back. Mr. McIlrath explained that when Wingers was approved, they were in the CDC Zone. With Wingers losing those 13 parking stalls, staff did the research to see if they would still be in compliance. There is a reduced requirement for stalls in the MCCD Zone and they will meet the minimum requirements. Mr. McIlrath explained that the expansion with Prompt Car Wash will not put Wingers into nonconformance. Mr. Hacker stated that this parking lot could be re-striped for more parking, as there is room for more parking if need be. Mr. McIlrath stated that staff is recommending approval subject to conditions with one recommendation being to combine those properties so that it will be easier to manage in the future. There was more discussion on parking stalls and the availability of more parking spaces. Mr. Arvanitis stated that during peak hours of business, there will be roughly ten employees. On the dry cleaners side, most of the customers use the drive through. Some do come in to the lobby, but most of the time, they do use the drive through to drop off and pick up. Mr. Kulp asked if the canopy will go away in the new plan. Mr. Arvanitis answered that the canopy will stay; it is not in these plans shown as it would be harder to see what else is going on with the electrical plans if the canopy was shown. Mr. Kulp asked what material the canopy will be made out of. Mr. Arvanitis answered that it will be framed in as wood and stucco and the roof will probably be the white TPO rubber that is on the Cleaner's side roof. Within the project, it is intended to change the Car Wash roof to the same TPO roof because it has minimal shrink and because of the color, it helps reflect heat and keeps the heat of the building down in the summer time. There will also be some poles, stainless or galvanized, that could be used to support the canopy. There is a possibility of putting a sign on the face of the building as well. There was discussion regarding the expansion of the lobby for the dry cleaner side of the business and how the canopy will be constructed and located. Mr. Kulp clarified that all the construction will be under one building permit. Mr. McIlrath answered in the affirmative. Mr. McIlrath stated that when it comes to colors and the architectural materials, there are materials that are called out in the code that will need to be met. Mr. Hacker asked Mr. Arvanitis to clarify how the process will work for customers to walk through the parking lot and how will the noise from the vacuums effect the adjoining neighborhoods. Mr. Arvanitis explained how the operations will work with the changes and stated that the vacuums would make about as much noise as the current vacuums and only during operating hours. Mr. Arvanitis explained how the business got started and when the business was opened, carwashes were allowed in the MCCD zone. Mr. McIlrath stated that currently carwashes are not allowed in the MCCD zone but as the business was approved before the code changed, it's a non-conforming use. Mr. Hall stated that Mr. Arvanitis went before the Hearing Officer to receive a Certificate of Appropriateness for an expansion of the non-conforming use. Mr. McIlrath stated that upon approval from the Hearing Officer, Mr. Arvanitis will be able to continue to onto the Planning Commission to the Certificate of Appropriateness. Mr. Hacker asked if the entrance on 4800 South will stay the same. Mr. Arvanitis answered in the affirmative. Mr. Arvanitis explained how the lanes work.

Mr. Black made a motion to approve the Certificate of Appropriateness for an addition to the car wash and detailing business along with the combining of the subject properties addressed 4756, 4774 & 4780 S. State Street and 67 East 4800 South subject to conditions. Seconded by Mr. Kulp.

A Mr. Kulp

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A Mr. Black
A Mr. Hacker

Motion passed, 3-0.

IV. Items from Staff

It was determined that Mr. Hacker would be the Chair of the Committee and that Mr. Black would be Vice Chair.

Meeting adjourned.

Jared Hall, Community Development Division Manager