

Minutes of the Design Review Committee meeting held on July 27, 2017, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Ray Black, Committee Member
C.J. Kulp, Committee Member
Jay Bollwinkle, Committee Member
Jared Hall, Community & Economic Development Supervisor
Jim McNulty, Development Services Manager
Briant Stringham, Citizen

Excused: Ned Hacker
Fredy Pimentel

Mr. Black welcomed all to the meeting.

1. Approval of Minutes

Mr. Black asked for approval of minutes from April 13, and March 23, 2017. Mr. Kulp motioned to approve the minutes. Seconded by Mr. Bollwinkle.

The minutes were approved unanimously (3-0).

2. Board Reports

There were no board reports.

3. Murray City Fire Station – 4822 South Box Elder Street - Project # 17-118

Jared Hall reviewed the request for a Certificate of Appropriateness to allow for construction of a new fire station. This includes relocating Station 81 from the property addressed 40 East 4800 South to the subject property addressed 4822 S. Box Elder Street. The existing fire station property will be part of the larger downtown redevelopment area and the fire station must be relocated to accommodate future road dedication and downtown development.

The proposed overall building height is 28 feet. The MCCD requires a minimum height of 40 feet or 4 stories, for properties west of State Street and south of 4800 South; however, Section 17.170.120(E) exempts public buildings and structures from this requirement. Therefore, the proposed building height meets the requirements of the MCCD zone.

As outlined in Section 17.170.100, buildings in the MCCD are to be designed so that fifty percent of the building façade is contiguous to the sidewalk. However, if setbacks are proposed as outlined under Subsection 17.170.100.B.2, "all street facing building facades are to be designed so that eighty percent of the building facades are within 25 feet of the back of curb and gutter; or... so that fifty percent of the total linear feet are within 18 feet from the back face of curb and gutter." The proposed building is close to meeting the second standard for having fifty percent of the building within 18 feet from the back face of the curb. The emergency vehicle bays of the building are setback

further from the street to provide sufficient site distance for emergency responders when existing the station. The building location and design will need to be modified slightly to meet the maximum setback of 18 feet for the portion of the building at the corner of 4800 South and Box Elder Street. Staff will work with the project architect to meet this regulation.

The MCCD requires that the primary entrance be clearly identifiable, have a pedestrian scale, and be oriented to the street, plaza or pedestrian way. The main entrance is located on the south side of the building and faces a plaza with flag poles and landscaping. Entries will be provided along both street frontages with a pedestrian scale which complies with ordinance requirements. As required by ordinance, parking will be located to the side and rear of the building with sufficient size to accommodate the ingress of a fire engine or ambulance to the service bays. As encouraged by the MCCD Design Guidelines, the proposed building provides a variation in building design, scale, and form with minimal blank walls, recessed areas, and projecting bays.

The MCCD zone requires the use of traditional building materials that reflect the design traditions of Murray City and the Salt Lake Valley. The proposed building incorporates brick work, metal paneling, blended CMU, painted steel, mono and metal paneling. The plans show a brick veneer, however, Staff recommends that a full brick be used. The proposed building requires public access improvements along Box Elder Street and 4800 South. As outlined in Subsection 17.17.170.B.2, a minimum 12 foot pedestrian sidewalk which includes an eight foot wide pedestrian zone and a four foot wide furnishing or landscaping strip between the sidewalk and edge of curb is required. The 8 foot wide pedestrian zone must include benches, street lighting, and street trees. The four foot wide proposed furnishing zone will need to be modified to comply with these standards. The applicant will be required to work with staff to meet this requirement.

Vehicular access will be provided with one access driveway located along the 4800 South Street frontage and west of the building, and a second along the Box Elder Street frontage and south of the building. Emergency vehicle egress will be provided by a large driveway on 4800 South. Pedestrian access is provided by functional entries along each street frontage, and an interior plaza connecting the public sidewalk and main entrance on the south side of the building.

Based upon a preliminary review, the proposed site appears to provide sufficient parking for this use. A more detailed review of the parking standards will need to be addressed by the Planning Commission. The proposed facility includes offices, sleeping quarters for firefighters, and a community training room. The minimum parking standard for office uses is 1 space for every 500 net usable square feet with a maximum of 1 space for every 350 square feet of net usable area.

With the exception of required improvements within the 4 foot wide furnishing/landscaping zone between the sidewalk and the back of curb, the proposed site is designed to meet the open space/landscaping standards of the Murray City Center District.

The Murray City Center District includes specific goals and standards in order to address the sustainability of future development. All new public buildings must be LEED certified

at a silver level as outlined in Section 17.170.090 of the Murray Land Use Ordinance. The MCCD Design Guidelines provide additional information regarding energy efficiency and green building practices. These guidelines should be encouraged by the Design Review Committee and would be enforced with the application for a building permit. Building permit application materials must demonstrate compliance with these and other standards. Based upon a preliminary review of the propose facility and development site, many of the sustainability standards of the MCCD zone are being addressed.

Lighting must conform to MCCD standards, including pedestrian scale lighting associated with all public areas and pedestrian pathways provided in the site plan. Lighting will need to be provided at the base of the American Flag as well.

Mr. Bollwinkle made a motion to forward a recommendation of approval to the Planning Commission for a Certificate of Appropriateness to allow the construction of a new fire station on the property located at 4822 South Box Elder Street with the following conditions:

1. The building plans must comply with the sustainability requirements as required for the MCCD.
2. Landscaping plans must adhere to all standards of chapter 17.68 and the MCCD zone requirements. The furnishing/landscaping zone between the sidewalk and back of curb shall be modified to comply with MCCD Ordinance and Design Standards.
3. Street lighting and site lighting shall comply with the standards of the MCCD zone.
4. Building setbacks from Box Elder Street and 4800 South must be adjusted to comply fully with the standards of Section 17.170.100(B).
5. The applicants shall receive approval for and record a final subdivision plat for the property prior to issuance of a building permit.
6. The architect will work with Staff to address outstanding issues prior to Planning Commission review.
7. Roof top equipment must be screened, or placed adjacent to a parapet walls to allow for appropriate screening as viewed from the front of the building along 4800 South and Box Elder Street.

Seconded by Mr. Kulp

A Mr. Kulp

A Mr. Black

A Mr. Bollwinkle

Motion passed, 3-0.

5. Items from Staff

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No additional items from staff.

Meeting adjourned.



Jared Hall,
Community Development Division Supervisor