

Minutes of the Design Review Committee meeting held on August 31, 2017, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Ned Hacker, Committee Member
Fredy Pimentel, Committee Member
Ray Black, Committee Member
Jay Bollwinkel, Committee Member
Jared Hall, Community & Economic Development Supervisor
Jim McNulty, Development Services Manager
Tony Hladek, Wasatch Affordable Ventures, LLC, Applicant

Excused: C.J. Kulp, Committee Member

Mr. Hacker welcomed all to the meeting.

1. Approval of Minutes

Mr. Hacker asked for approval of minutes from July 27, 2017. Mr. Bollwinkel motioned to approve the minutes. Seconded by Mr. Pimentel.

The minutes were approved unanimously (4-0).

2. Board Reports

There were no board reports from Staff.

Mr. Hacker updated the group about the passing of Mayor Eyre and stated he was a great inspiration to Murray City.

3. Land Use Text Amendment – Requirements for Non-Residential uses on ground floors in the MCCD Zone - Project # 17-130

Jared Hall reviewed the request for an amendment to the text of Section 17.170.080(B) of the Murray City Land Use Ordinance which prohibits residential development of the ground floor in multi-family residential projects within the MCCD zone. Mr. Hall explained that the MCCD has specific requirements for ground floors of Multi-Family Residential units and high-rise apartments which in turn limit the ground floors from having any residential uses in them. Some of the current uses that are prohibited are club houses, leasing offices, pools, exercise rooms, etc. Mr. Hall stated the Text Amendment that was proposed by the applicant was to simply add some language to the definition that would provide some allowances to operate using up to 15 percent of the ground floor for non-residential uses supporting or relating to residential on the upper floor. These uses would include leasing offices, clubhouses or other similar common areas, but not residences. This language would be applied to the text in the Land Use Category #'s 1130 and #1150.

Mr. Hall further explained that City Staff is heavily invested in the success of the MCCD with the mixed uses to develop a vibrant street frontage. Therefore, Staff is concerned about some of the proposed language but does see some ideas that support the

residential use such as a lobby with street level access to the commercial uses or a leasing office.

Mr. Hall explained that a concern is with the 15 percent residential allowance on the ground floor, it could result in significantly large residential use areas overall. In order to address these concerns Staff proposes to add language in item Q stating: "Residential uses are not permitted on the ground floor of multi-story residential buildings with the exception of a leasing office or lobby allowing access to the upper floors. Such uses shall not occupy more than 15% of the ground floor and no more than 1,000 square feet, whichever is less". In summary the City would like to allow the 15 percent or a maximum of 1,000 square feet, leasing office and lobby.

Mr. Hall presented pictures of other high-rise apartment buildings from nearby cities with ground floor leasing offices and simple lobbies. Mr. McNulty stated that the small lobby areas in the pictures are very classy and feels they could easily accommodate a leasing office of 1,000 or less.

Mr. Black stated that he has a project located in Salt Lake City that is a six-story residential building and the lobby and business office are also going to be located on the ground floor, the exercise room and other amenities will be located on the 2nd level which is very similar to the proposed Murray language. Mr. Bollwinkel added that he developed a similar project in Sandy near the 106th South Street TRAX station and they allow residential use on the ground floor, but only until it is filled and then commercial uses come in and replace the residential uses. He asked if Murray would allow something similar. Mr. McNulty stated that the manner in which the ordinance is written it would not be allowed. He also stated that if it is allowed, would the residential use really move out and replace it with commercial because the building codes are different. The MCCD has less than 100 acres in it and this is not something that we need to test to make sure it works. We want to stay with the smaller allowances and then maybe consider making additional changes in the future if it is all going well. Staff does not feel comfortable making large changes so early in the MCCD development. Mr. Hall added that currently the Murray City ordinance states that no residential uses are allowed on the ground floor, but this new text does add some allowances. Mr. Hall was asked if storage units for the people that live in the apartments would be allowed on the ground floor, and he answered, no they are not allowed in the MCCD zone.

Mr. McNulty stated the City has purchased the remaining properties in the downtown area and will be going to the Planning Commission on September 21, 2017 for a Certificates of Appropriateness. Some of these will include the demolition of buildings that are not on the historic register. The Murray Mansion has been purchased by the City as well and it will become a museum. A meeting will be held with an architect and Mary Ann Kirk to go over the building code requirements for the change of occupancy for the Murray Mansion.

Mr. Hladek stated the proposed language states there is an exception for a leasing office or lobby and wondered if it should instead say leasing office and lobby. Mr. Hall replied that the proposed language would not preclude somebody from having both a lobby and leasing office. Mr. Hladek asked if he would be allowed to have a mail box area as he has seen in other developments in nearby cities. Mr. Hladek stated the proposed

language was written to be a more generic description of non-residential uses related to the apartments, and proposed that it might make more sense to specifically add mail boxes to the text if it also spells out lobby and leasing area. Mr. Hall stated from his point of view if there were mailboxes in that lobby it would not seem out of place. Mr. McNulty stated that the mail area could be separated from the leasing office and mail boxes could be located in the hallway area to the elevators.

Mr. Hladek asked if the mailbox area would be included into the 1,000 square foot allowance since it would technically be in a hallway. Mr. Hall stated that when the City calculates area such as these we tend to not include hallways, so it may not be counted toward the 1,000 square foot totals. Mr. McNulty stated he also would not count a hallway as part of the 1,000 square feet lobby or leasing area based on the way hallways in other parts of this development are also not counted. The reason we as a City have limited the allowances in the proposed text is because we are basing it on a level of comfort, we don't have many active examples of how these types of developments are working in our City yet.

Mr. Bollwinkel made a motion to forward a recommendation of approval to the Planning Commission for a text amendment to Section 17.170.110 of the Murray City Land Use Ordinance as proposed by the Community Development Staff below:

"Q. Residential uses are not permitted on the ground floor of multi-story residential buildings with the exception of a leasing office and lobby allowing access to the upper floors. Such uses shall not occupy more than 15% of the ground floor and no more than 1,000 square feet, whichever is less".

Seconded by Mr. Pimentel

A Mr. Hacker
A Mr. Pimentel
A Mr. Black
A Mr. Bollwinkel

Motion passed, 4-0.

5. Items from Staff

No additional items from staff.

Meeting adjourned.



Jared Hall
Community & Economic Development Supervisor