

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

Present: Ned Hacker, Chair  
Ray Black  
Fredy Pimentel  
Jay Bullwinkle  
C.J. Kulp  
Jim McNulty, Development Services Manager  
Jared Hall, Community Development Supervisor  
Tony Hladek, Wasatch Affordable Ventures, LLC  
Kip Sheppard, Wasatch Affordable Ventures, LLC  
Guillaume Belgique, Architecture Belgique Inc.  
Erick Balls, Architecture Belgique Inc.

Excused: None

Mr. Hacker welcomed all to the meeting.

#### 1. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from October 26, 2017. Mr. Black made a motion to approve the minutes as presented. Seconded by Mr. Kulp.

The minutes were approved unanimously (5-0).

#### 2. BOARD REPORTS

There were no board reports.

#### 3. Excused

All were present.

#### 4. WASATCH AFFORDABLE VENTURES, LLC – 4906-4958 South Box Elder Street– Project # 17-164

Jared Hall reviewed the location and request for a Certificate of Appropriateness to allow for construction of a new mixed-use development consisting of a 5-story senior apartment building with ground floor commercial space located at 4906, 4916, 4926 & 4936, 4958 South Box Elder Street in the MCCD zone. Mr. Hall reviewed the staff report and stated the proposed Multiple Family housing development on the 3-acre property is allowed in the MCCD zone, but does not allow the ground floor to be residential. Instead the ground floor must be used for commercial purposes with the exception that up to 1,000 square feet could be used as a leasing office or lobby entrance. Mr. Hall reviewed the building structure and stated the 62 and older senior apartment building will consist of 5 stories, the ground floor will be split up between the 1<sup>st</sup> and 2<sup>nd</sup> story because of a drop in elevation from Box Elder Street to the rear of the property. The ground level will be at the north end of Box Elder and the 2<sup>nd</sup> story becomes residential to the rear and south of the building. Mr. Hacker asked if there will be any commercial under the structure. Mr. Hall answered no,

all the commercial will be at ground floor level, only the club room and exercise room will be at sub-level. Mr. Hall reviewed the residential unit proposal and stated the building will consist of 5 studio apartments, 57 one-bedroom units, and 22 two-bedroom units for a total of 86 units. Mr. Sheppard stated that there is discrepancy in the plans submitted to Staff that stated 8 studio apartments for a total of 86 units but it is actually 5 studio apartments for a total of 84 units. Mr. Sheppard added that the future plans to be submitted will have the corrected number of units. Mr. Hall addressed the prior issues that needed to be corrected and brought back to the DRC. Firstly, the principal entrance to the building needs to be relocated from the private street to a public street. Mr. McNulty asked where a second access could be located. Mr. Hall answered a second access could be connected to Box Elder Street but would require the street to be at a rise. Mr. Sheppard asked if they could instead loop the driveway and if it would be a wide enough access for Fire Department access. Mr. Hall answered it is questionable if there is enough room to loop an access as the Fire Department needs a 20-feet of access around the building and suggested that the applicant consult the Fire Department to see if it would be allowed. Secondly, the proposed improvements on Box Elder show the sidewalk on the street frontage narrowing to accommodate on-street parking. The sidewalk must be increased to meet the standards of the MCCD and still allow enough space for the proposed parking. Thirdly, the site plan should show improvement dimensions that are measured to scale and show the side walk meets a minimum of 6 feet wide, 4 feet of furnishing for landscaping and a minimum of 10 feet overall. Mr. Hall addressed the landscaping and stated the MCCD zone requires the site plan to show storm drainage, treatment of the storm drainage within the landscaping, bio swales, native planting materials, irrigation plans and water sensitive plantings. The level of detail on the landscaping plans needs to be increased and reflect that the correct percentages are being used for the native plants and water wise plants. Mr. Hall asked if the back property is owned by the applicant and if it will be used for detention. Mr. Sheppard answered yes, it will be used for detention. Mr. McNulty stated the detention area will need to be shown on the plan as well. Mr. Hall addressed the architectural colors and materials and stated the two lower levels use full brick veneer with masonry work and framed storefront windows that mirror the old State Street downtown look very well. There is a nice and clear distinction between the commercial space and the residential space as well. Mr. McNulty asked that the color schemes and materials boards be submitted to the City for review, as well as renderings be prepared to be presented to the Planning Commission. Mr. McNulty asked that any balconies on upper levels of the building be enclosed underneath to the porch area. Mr. Hladek stated the balconies may be recessed but is unsure. Mr. Hall address the parking and stated the site plan shows parking requirements are met at the lowest level, the City would like to have the parking amounts increased. Mr. Sheppard commented that their firm has done many quality senior living communities and found that most of the communities are parked at a .67 to .75 to one. Most two bedroom apartments are occupied by a single resident with one car. This property is income restricted housing, meaning lower income housing and most residents don't have a car. Mr. Sheppard stated he would like to keep the proposed 1 to 1 ratio for parking and feels it will be very adequately parked. Mr. McNulty asked if this 62 plus housing facility will have 20 percent opened to the general public. Mr. Sheppard answered that the entire development will be 62 and older but 20 percent of it will be opened at market rate. Some unit requirements are as low at 25 percent of median income. Mr. McNulty asked if the facility will have a shuttle to take residents around. Mr. Sheppard answered they don't have one, this is independent living and the residents should be mobile. Usually a shuttle is utilized when the facility is not close to public transportation. Mr. Pimentel asked if the

residents get any visitors. Mr. Sheppard answered yes, they do, on weekends and holidays. Mr. Sheppard stated that the two facilities in Midvale called Tuscany Villas and Kempton Square fill up about half of the parking. Mr. McNulty added that they will have to do a phase 1 and 2 environmental study, because the City is required to do one near this site as well. Mr. Hacker asked if the parking on the street is included in the count. Mr. Hall answered that the City does not count on-street parking towards the parking requirements. Mr. Belgique stated he studied what would happen if they have to get rid of the North entrance and explained the commercial entrance would be located on the south end and then a gated access would get you to the inner residential parking area. Mr. Hall asked if the residential parking needs to be gated. Mr. Sheppard replied no, but experience shows that seniors want to have security and the gate provides it from the commercial traffic. Mr. Hacker asked if they have considered covered parking, as it has been a recent topic for other senior living facilities in the City. Mr. Hladek answered the site plan does not show it but, the residential portion requires it as part the of the agreement with Utah Housing Corporation for this project. Mr. Hall replied that he is unaware of the commitment they have agreed upon but, the City has some restrictions on covered parking and explained that covered parking as an accessory structure can cover up to 25 percent of the footprint of the building. Other parking would have to be structured in order to be covered. Mr. McNulty stated, recently another group tried to propose a Text Amendment change to increase the allowed amount of covered parking in the DRC. The Planning Commission and City Council were not in favor of a change in the MCCD for carports. Mr. Hall stated that they would be allowed to cover about 37 stalls under this ordinance, it also does not matter if the parking is in the rear of the building or in the front. Mr. McNulty stated that on the back side underneath the building there could be some covered parking or possibly decked parking in the sloped area. Mr. Sheppard stated that parking is going to be a big issue as they have already committed to covering all 84 stalls. Mr. Pimentel asked Mr. Hall to clarify that sustainability is not required but is encouraged. Mr. Sheppard stated they have committed in the application to use Energy Star, and Enterprise Green standards which have been registered already. LEED standards are not being used. Mr. Hall stated public buildings have to use LEED standards but private buildings are only encouraged to use them. Private buildings still have to use water sense fixtures, and light fixtures.

Mr. McNulty stated the next step would be for revisions to be made to the plans and come back to meet again. Mr. Sheppard asked if they could make all the need changes what would be the next meeting date. Mr. Hall answered the MCCD meets once a month on the last Thursday of the month, the next meeting would be on December 28<sup>th</sup>, if that can't be organized than the next meeting would be the 25<sup>th</sup> of January or possibly as early as January 11<sup>th</sup>. Mr. Sheppard asked if they make the December 28<sup>th</sup> MCCD meeting could they make the January 2<sup>nd</sup> Planning Commission meeting. Mr. Hall answered no, that it would be the first Planning Commission meeting in February. Mr. McNulty stated staff needs time to sort through all the information once the changes are submitted and that's why they go to the latter PC meeting. Staff could meet on December 14<sup>th</sup> but is not confident that all the changes could be made in time. Mr. Hall stated if we meet on January 11<sup>th</sup>, plans need to be submitted by December 28<sup>th</sup> and we could go to Planning Commission in February.

Mr. Bollwinkle made a motion to continue the discussion to the next meeting. Seconded by Mr. Black.

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A Mr. Hacker

A Mr. Black

A Mr. Kulp

A Mr. Pimentel

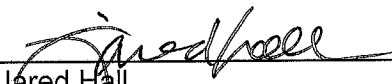
A Mr. Bullwinkle

Motion passed, 5-0.

5. Items from Staff

No additional items from staff.

Meeting adjourned.

  
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Jared Hall,  
Community & Economic Development Supervisor