



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, August 21, 2018 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Diane Turner, Chair	District #4
Dave Nicponski, Vice-Chair	District #1
Dale Cox	District #2
Jim Brass	District #3
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Jennifer Heaps	Comm. & Public Relations Director	Pattie Johnson	Council Office
Danny Astill	Public Works Director	Joey Mettelman	Fire Department
Trong Lee	IT Department	Doug Hill	Chief Admin Officer
Kim Sorensen	Parks and Recreation Director	Michael Gray	Resident
Jenelle Klingler	Resident	Alan Barsult	Resident
Brent Barnett	Resident	Orden Yost	Resident
Emily Strobell	Resident	Jim Strobell	Resident

Ms. Turner called the Committee of the Whole meeting to order at 5:45 p.m. and welcomed everyone.

1. Approval of Minutes - Ms. Turner asked for comments or a motion on the minutes from:

- Neighborhood Meeting – July 19, 2018

Mr. Brass moved approval. Mr. Hales seconded the motion. (Approved 5-0)

2. Discussion Items

2.1 Preserve Murray (PM) Presentation – Jim Brass and Janice Strobell

Mr. Brass introduced Ms. Strobell, who gave the presentation, and acknowledged the presence of Kirk Huffaker, Director of Preservation Utah.

PM originated a year ago, which is a growing group that cares about Murray and firmly believes in restoring all historic landmarks. PM wants to assist the city in finding solutions to restore and find adaptive reuse for historic buildings, by integrating them as vibrant and core facilities in the downtown redevelopment.

Ms. Strobell shared enthusiasm about preserving historic structures in the city – particularly the Murray First Ward. She said the chapel was charming, elegant and the most significant historic building in the city because of its tower, unique architecture, and location; which was the very definition of a landmark and could become a focal point for the downtown area as a natural center piece. She pointed out Gerding Edlen, the nationally recognized development firm that assisted the city years ago in designing redevelopment guidelines for the MCCD, also suggested restoring the building.

The chapel, which is for sale, has many potentials uses but Ms. Strobell said her hope is to see it become something that is missing from the city - a cultural arts center. With the city's many arts and performing organizations she said groups have no place to rehearse or perform year-round and such a center located downtown would be a major catalyst to Murray's continued development - by providing:

- Entertainment and rich cultural experiences - increasing business to local eateries.
- Close cultural options for employees of future businesses - located in the downtown.
- A new cultural district- to be included with the restoration of the Murray Theater.

Ms. Strobel and PM are confident the project can be achieved based on consultations they've had with experts in historic preservation. In closing she asked the council to lend their imaginary attention to hear a creative description of the Murray First Ward chapel – as an arts center. A lengthy narrative was given to convey sights and sounds throughout the facility that imagine:

- Yoga classes.
- Music lessons and children's choirs.
- Choral concerts, orchestras and intimate chamber performances.
- Dramatic and dance productions, lectures and various presentations.
- Banquets, weddings, and receptions including a catering kitchen.
- Classrooms and dance rehearsal studios.
- Wide-open skylight galleries for artists and national geographic exhibits.
- Meeting spaces and administrative offices for the facility.
- A warm exterior with natural lighting through stain glass windows.

Ms. Strobell requested the city participate in a partnership with PM, which she said would be beneficial for all parties involved in developing the vision. For example, a government partner would add invaluable legitimacy to this type of venture, which was essential for them as they move forward.

Ms. Turner asked Ms. Strobell what exactly PM wanted the city to do, and what the cost was for reconstructing the building into an arts center.

Ms. Strobell said they would like to ask the city council to support them in achieving the vision, by suggesting ideas in continued dialog to create a plan that would be amenable to the city. She explained the current cost to purchase the 20,000 square foot chapel is \$750,000, or approximately \$40 per square foot (sq. ft.). However, including renovation estimates made by Architect, Allen Roberts, she said square foot pricing would be an additional \$100 per sq. ft. Therefore, the cost would be approximately \$2 million dollars for purchasing and total renovation at \$140 per sq. ft. Comparatively, she stated new construction costs would be \$200 per square foot.

Mr. Hales asked Ms. Strobell if she was raising money to purchase the building.

The group is working to raise funding, but Ms. Strobell stressed their efforts would be more fruitful if potential foundations and donors knew the arts center was a project the city wanted in the downtown. And, approaching the county for funding would be more productive if the city would support PM efforts. She said because the building was for sale – time was critical.

Mr. Brass said the estimated renovation costs Ms. Strobell provided seemed very low. He noted the hard cost of \$7 million to renovate the Murray Theater, for which the city was already obligated to repurpose; that was much smaller in size and not as complex as the Murray First Ward. He said the chapel has multiple levels, therefore, accessibility would be critical, and as a government agency, the city is held to a higher standard.

Ms. Strobell agreed a feasibility study was necessary but only a formal purchase offer would allow them to conduct such a study, to provide more concrete numbers. She noted unlike the Murray Theater, the chapel has a productive and efficient working HVAC system, which provided a savings, compared to the cost for installing a new one at the Murray Theater.

Ms. Turner wondered if cost estimates included seismic retrofit. Ms. Strobell confirmed the chapel had wall coring, which was different from the seismic retrofit at the Murray Theater. Mr. Huffaker said this methodology was used for the St. George Tabernacle building.

Mr. Brass wondered what seismic level of protection was provided with wall coring. Mr. Huffaker said wall coring meets code compliances for attaining a mass occupancy permit, which is required for Murray's seismic zone.

Mr. Nicponski did not want to encourage a scenario that would lead PM on - into thinking the city had available funding to support the project. The city currently has several projects on schedule, therefore, he hesitated to offer his support.

Ms. Turner agreed and asked exactly what PM hoped to gain from the city.

Ms. Strobell said because cultural arts help generate a strong base of sales tax revenue, she wanted the council to see PM efforts as valuable for downtown redevelopment and agree that an arts center would draw strong businesses and residents to area. She said employees consider these entertaining benefits when making occupational choices. And, businesses in turn, want to relocate to entertaining and cultural areas - because it attracts good employees by having these amenities close by.

Mr. Brass said he favored the idea of having a performing arts district in the city but as the council stressed on more than a few occasions, the city does not have funding to support another project – particularly the Murray First Ward arts center. The city must first construct a new fire station and city hall because both facilities are falling apart at costly rates, and the city must act now before both buildings become unsafe and uninhabitable. He noted the rising cost of steel and said necessary city buildings must take priority because all construction costs are consistently increasing the longer these projects are delayed. He stressed the request to support the arts center was not something the city could jump on board with, because frankly, there was no spare change to offer them.

Ms. Strobell asked the council to reconsider and look further at the idea of how the city could help fund the project.

Ms. Turner closed the discussion item and thanked Ms. Strobell and Mr. Huffaker for the presentation.

Mr. Huffaker interceded and said he understood financial support from the city would be difficult but wondered if the council would be interested in entertaining other ways of supporting their efforts. He suggested that he, Ms. Strobell and PM reevaluate their needs and return to the council with more specifics to have another conversation and seek further guidance from the council.

Ms. Turner said that would be helpful because she initially requested such a list.

2.2 Proposed General Plan Amendment 770 West Applegate Drive – Tim Tingey

The council would consider the proposed amendment and rezone of the property during a public hearing scheduled for September 18, 2019, which is in District #3 and currently zoned as R-1-8 – a residential zone. Mr. Tingey explained R-1-8 does not accurately match what exists there - because condominiums are considered a legal non-conforming use.

The inaccurate zone label should have been reconciled in the past, which was an oversight until now. Therefore, the General Plan would need to be changed from R-1-8, to residential medium density (R-M-15).

A map was noted to pin-point the residential area. He explained the legal non-conforming use requires modifications made to any buildings situated on the property, even a small deck expansion project, could only occur after full public process and approval from a hearing officer - for each individual building modified. The R-1-8 zone does not make sense in this area, especially due to the

location of Applegate adjacent to the arterial roads, Murray Boulevard and 5300 South. The R-M-15 use was more fitting for the medium density that is already there.

There has been much controversy related to the zone change, recommended by the planning commission. Mr. Tingey noted there is a future desire to develop a portion of the property, however, the proposal presented on September 18, 2018 was not related to any new construction, which would be a separate issue. He said from a planning perspective staff recommended the zone change to the existing use that has been in place for many years.

Ms. Turner clarified the council would consider only the zone change and not new construction. Mr. Tingey confirmed.

Mr. Brass reported a visit to the area when he received a phone call from a constituent. His initial thought about the 40-year-old Applegate complex, constructed in 1974, was the property should have never been zoned R-1-8. He thought the zoning assignment of R-1-8 for condominiums - was a clerical error, which needed correcting regardless of possible future construction. He thought the complex was not well-built initially and while visiting viewed collapsing decks, as well as, other exterior concerns in need of costly repair. He noted such repairs would be difficult, due to the legal non-conforming use and thought future expansion was not relevant because the complex is in desperate need of improvements. He said the complex was a multi-family dwelling, always had been, long before anything else was developed around it.

Mr. Nicponski agreed the zone change would aide in getting improvements started.

Mr. Tingey added, if the proposed zone change is approved, higher density would not be allowed in the area. If units are demolished and new construction occurs, a high-rise apartment complex would never be allowed. Only low-rise facilities are allowed, which according to City Code means a minimum of one-story or nothing above 40 feet high. He stressed R-M-15 is medium density and a six to seven story apartment complex is not allowed. It is likely new development would occur in the future, however, there is no specific development proposal currently.

Mayor Camp noted the map and thought the same zone error might have occurred at the Glendon Cove Condominium complex. Mr. Tingey agreed and noted the proposed zone change for Applegate was not city initiated, however, he would investigate Glendon Cove zoning.

3. **Announcements:** Ms. Lopez made several announcements related to coming events for the council members.
4. **Adjournment:** 6:19 p.m.

Pattie Johnson
Council Office Administrator II