

Minutes of the Design Review Committee meeting held on June 28, 2018, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: C.J. Kulp, Vice Chair
Fredy Pimentel
Mo Myers
Jared Hall, Community Development
Zac Smallwood, Associate Planner
Jamie Mencia, OKSI, L.L.C
Kyle Coons, Ice Haus

Excused: Jay Bollwinkel, Chair
Ray Black

Mr. Hall welcomed all to the meeting and C.J. Kulp joined by a conference call in route to the meeting.

1. APPROVAL OF MINUTES

Mr. Hall asked for approval of minutes from June 14, 2018. Mr. Pimentel made a motion to approve the minutes as presented. Seconded by Mr. Meyers.

The minutes were approved unanimously (4-0).

2. CONFLICT OF INTEREST

There were no conflicts of interest.

3. OSKI, LLC - Exterior and Interior Renovation to Building and Parking Lot Layout- 134-140 East 4700 South - Project # 18-58

Jared Hall stated that the applicant is requesting a Certificate of Appropriateness for a major alteration of a multi-tenant building located on the property addressed 134-140 E. 4800 South in the MCCD. The applicant proposes both interior and exterior remodeling of the building in addition to site improvements on the property. The site encompasses two separate pieces of property that have a barber shop, clothing shop and dentist office on the street frontage and an attached apartment complex in the rear of the building. During the daytime hours the multiple business all have access to the 25 shared parking spots.

Mr. Pimentel asked if there are any easements that grant parking rights. Mr. Mencia answered that they do have easements in the title report that grant parking on both properties. The easements state that OSKI not only has parking rights but they have legal access to the rear of the buildings.

Mr. Hall continued that this application must provide at least one permanent parking stall per apartment unit and parking stalls for the commercial uses, the site plan shows 2 permanent, 24-hour, parking stalls per residential unit and 14 standard spaces for the commercial including the 2 ADA stalls. The east side of the parking lot abuts a cement wall and the proposed landscaping plan will include several planters and a tree well. The tree well is located outside of the OSKI property and will require the authorization of the

adjacent property owner to allow the landscaping. Mr. Mencia commented that the adjacent property owner has already been notified and they are in negotiations to allow the landscaping. Mr. Hall commented that the approved landscaping agreement would be a suggested condition of approval. Mr. Mencia replied that the parking plan that is currently in place is the finalized parking plan with the exception of removing one parking stall to create an accessibility alley for the ADA parking stalls. Mr. Hall commented that the proposed landscaping plan is a good design but will need the sign off of the property owner.

Mr. Hall stated that the basement units could be used for apartments after they show the backing distances are available. Although ground floor residential is not allowed in the MCCD, there is an existing non-conforming ground level unit that will stay.

Mr. Mencia stated that they will have 3 bicycle racks that could hold 6 bicycles. The existing access ramp will need to be updated to a more permanent structure and the new ramp will have more commercial look to it with a concrete pad, steel handles and a landscape planter for aesthetic purposes.

Mr. Hall acknowledged Mr. Kulp's arrival.

Mr. Hall explained the main floor plan will have some cosmetic remodeling and interior upgrades. Mr. Mencia added that the changes are intended to bring the building up to code, add ADA restrooms, widen interior travel lanes, mechanical upgrades, additional ADA entrance, and utility services.

Mr. Meyers made a motion to send a positive recommendation to the Planning Commission to allow a Certificate of Appropriateness for the proposed remodel and site redevelopment located at 134-140 East 4800 South with the following conditions:

1. The applicant shall provide a landscaping plan including irrigation and proposed plant materials to meet the requirements of Section 17.170.160.
2. The project shall comply with the design standards outlined in Chapter 17.170 for the Murray City Center District and the MCCD Design Guidelines.
3. The applicant shall obtain Murray City Building Permits for all work associated and supply complete plans prepared by appropriate design professionals at the time of permit application.
4. The applicant shall provide the additional two (2) parking spaces and an appropriate backing distance for them on-site, and shall demonstrate that the easement for parking will satisfy all parking needs and comply with the requirements of Section 17.170.140(B).
5. In addition to the prepared elevations, the applicant shall provide color and material boards for the Planning Commission's review and approval.
6. The owner must obtain written agreements for the continuance of the parking access easement.

Seconded by Mr. Pimentel.

A Mr. Myers
A Mr. Pimentel
A Mr. Kulp

Motion passed, 4-0.

3. ICE HAUS – Expansion of Outdoor Patio Area– 7 East 4800 South - Project # 18-68

Jared Hall stated that the applicant is requesting a Certificate of Appropriateness for a Major Alteration, allowing the expansion of an outdoor patio dining area. The applicant owns and operates the Ice Haus Bar & Grill at 7 East 4800 South in the MCCD. On October 1, 2015, the Planning Commission granted a Certificate of Appropriateness to allow the addition of an outdoor dining area in front of the building. The applicant has now requested approval to expand the outdoor area from 750 square feet to 1,500 square feet. The outdoor area approved and constructed in 2015 is 25' wide by 30' long. The proposed expansion is also 25' wide by 30' long. Currently the seating on the existing patio is provided by benches and long tables and the patio area is covered with a trellis and enclosed by a small wrought iron fence, both features would be continued with the expansion.

Access to the patio is provided directly from the interior of the building, and through a proposed gate on the east side where an existing interior sidewalk connects to the public sidewalk on 4800 South.

Mr. Hall reviewed the requirements of the MCCD zone to locate new buildings within 12 to 18 feet of the back of the curb in order to promote an association of the building with street improvements including 12 feet of pedestrian sidewalk and public space for benches, tree-wells, and other street furnishings. Mr. Hall pointed out that these improvements do not currently exist in this area of the MCCD zone, and the current front setback for the building is between 30 and 75 feet from the curb. The setback requirements in the MCCD zone are very different from previous commercial and industrial zones under which the subject property was developed and many aspects of this site that do not conform to current MCCD requirements and guidelines. Mr. Hall stated that the staff felt that the changes the applicant is proposing align with the intent of the MCCD zone, and that no change to the public improvements is recommended at this time.

Mr. Hall stated that there is a landscaped area between the parking lot and the sidewalk along 4800 South, including lawn and several trees. The applicant has also used planters to enhance the outdoor patio, and set it apart from the parking lot and intended to continue that pattern with the expansion. Mr. Hall stated that the proposed expansion will not impact the existing landscaping, and that staff was not recommending changes to landscaping in connection with this project.

Mr. Hall reviewed the parking. There are 22 parking spaces on site. The proposed addition reduces the existing parking to 19 spaces, which still exceeds the requirement of the MCCD zone. The 3 parking stalls eliminated by the expansion had limited backing

space. Some space will still be available, which the applicant proposes to use for bicycle parking. The 12 proposed bicycle parking spaces meet the requirement for bicycle parking and further reduce the vehicle parking requirement from 14 to 13 spaces. Mr. Hall indicated that the city staff had asked the applicants to try to secure some additional off-site parking nearby even though the parking requirement for the zone was met. The DRC members agreed that it would be a good idea. Mr. Coons stated that he and his partner Mr. Morris had been talking with the owner of the surface parking lot on the corner of Hanauer Street about the possibility of leasing some spaces for employees to free up more parking. Mr. Hall stated that based on analysis of the design review guidelines, Staff recommends approval subject to conditions.

The DRC members discussed the materials that have been used for the patio area. The DRC felt that materials were appropriate. Mr. Pimental asked if the canvas shade covering was intended to be permanent. Kyle Coons indicated that it was a temporary solution for shade, and that the business owners were considering other awnings or more permanent solutions to provide additional shade.

Mr. Meyers asked if the bicycle racks were used very often. Mr. Coons said they were used quite a bit, and that they had included more in this plan because people often chained their bikes to the wrought iron fence when the racks were full.

Based on analysis of the design review guidelines staff recommends that the proposed remodel and site redevelopment is consistent with the design guidelines and requirements of the MCCD zone and Staff recommends approval subject to conditions.

Mr. Pimental made a motion to send a positive recommendation to the Planning Commission to allow a Certificate of Appropriateness for the proposed remodel and site redevelopment located at 7 East 4800 South with the following conditions:

1. The applicant shall obtain the appropriate Murray City Building Permits necessary for all proposed remodeling work associated with the patio expansion.
2. The proposed addition shall meet all requirements identified within the staff report.

Seconded by Mr. Meyers.

 A Mr. Myers
 A Mr. Kulp
 A Mr. Pimental

Motion passed, 5-0.

5. OTHER BUSINESS

Mr. Hall mentioned the Boards and Commission dinner coming up on August 1st, and that there will likely need to be a DRC meeting again in August on the 28th with upcoming agenda items.

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Meeting adjourned at 6:40 p.m.



Jared Hall,
Community & Economic Development Supervisor