

The Murray City Center District (MCCD) Design Review Committee met on Tuesday, December 29, 2020 at 5:30 P.M. for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Emergency Executive Order 20-02 issued by the Mayor on April 1, 2020.

Present: C.J. Kulp, Chair
Andy Hulka, Vice Chair
David Hunter
Ray Beck
Daniel Hayes
Melinda Greenwood, Economic & Community Development Director
Jared Hall, Planning Division Manager
Zac Smallwood, Associate Planner

Applicants Present:
Gary Knapp
Lee Haueter
Joe Johnsen
Jono Hampshire

Mr. Kulp welcomed all to the meeting.

1. APPROVAL OF MINUTES

There were no minutes to be approved.

2. THE VINE APARTMENTS – 184 E Vine Street – Project # 20-110

Zac Smallwood reviewed the application. The applicant is requesting Design Review approval to allow the construction of a new mixed-use building. The subject property is located east of State Street along the south side of Vine Street. It was the location of the Murray First Ward building and the Murray Carnegie Library. The buildings have been removed by the property owner. The applicants are proposing a seven (7) story mixed-use building at the subject property. It would include retail uses on the ground floor along Vine Street with multi-family residential on floors three through seven. The second floor will be used for the mechanical area and bike storage. The parking is largely provided within the envelope of the building and includes a second level of structured parking.

Mr. Smallwood gave a synopsis of the application and the requirements of the MCCD Zone. Section 17.170.050 of the Land Use Ordinance states that main entries to a building should provide a strong connection to the street. Proposed developments must be set back a minimum of twelve feet (12') from the property facing curb and gutter. The applicants have shown the installation of the MCCD requirements of five feet (5') of park strip and seven feet (7') of sidewalk along Vine Street. The City Engineer has asked the applicant to shift the building back to allow for the doors to the commercial and lobby space to not swing into the public right of way. This has set the building back approximately five additional feet. The 17' setback proposed meets the ordinance requirement that 80% of the building is located within twenty-five feet (25') from the back of curb. The applicants have

not shown the improvements to the Arlington Avenue frontage. These improvements are required and are listed as a condition of approval.

Mr. Hulka asked to go back to the beginning starting with the frontage to address a few questions. He would like the landscape to mimic the surroundings and be consistent with the landscaping and improvements that are there now. Mr. Hall concurred that public improvements on this site should match those on the hotel site.

Mr. Hulka asked about Arlington and if they would need to make improvements there. Mr. Hall replied that the 12' public improvements are needed, even though it may mean 1-2 parking spots are lost. Mr. Kulp asked about the vehicle path from Arlington to Vine and if that has come through. Mr. Smallwood stated it hasn't yet, but it will be coordinated with Fire Department.

Mr. Smallwood displayed the open and amenity space. Mr. Hunter wanted to know what would be in the space moved back from the sidewalk to accommodate the doors that swing out. Mr. Smallwood pointed out that they are showing planted material. Mr. Hulka asked about retention area and asked if all the trees can be the same height for consistency. Mr. Beck would also like know if the trees are the same as the hotel side. Mr. Hall and Mr. Smallwood said they will check into it to make sure the trees were the same. The meeting was then opened to the applicants.

The applicants Gary Knapp, Lee Haueter and Joe Johnsen all introduced themselves as present. Mr. Smallwood wanted to begin with the building materials. Mr. Knapp stated the front side will have the aluminum paneling and wood with gray stucco and the base will be brick. Mr. Johnsen mentioned that they want the project to stand the test of time and blend with the community, so they have kept with the earth tone color scheme. Mr. Hunter mentioned the white stucco might stand out too much and asked about the closed guard rails because of the accumulation of items. He wondered if all open guard rails would be better. Mr. Knapp explained that aesthetically the applicant wanted to give more interest to the exterior by having a mix of open and closed guard rails. He explained that at the rear of building they added more wood where it faces the Arlington side. On the east side there is more brick. The applicant mentioned more white stucco which they may want to reconsider to keep the brightness down.

Mr. Smallwood asked about the front landscape and the applicant said they have looked at all the surrounding landscaping to blend with other landscaping. The applicant does not want to lose any parking on Arlington. Mr. Hall reiterated that the 12' set back is required.

Mr. Kulp asked about the mechanical room. Mr. Knapp mentioned that the units will be screened by an extended parapit wall on the roof and any other units will not be visible from the ground level. Mr. Hulka asked to explain the lower level as some of it looked open and looked like different heights. Mr. Knapp said they wanted to a mix of open space. Mr. Hulka recalled there being some guidelines that floors should be 12' for various commercial activities and asked if they were at the maximum height for the building. Mr. Knapp said the height is at the maximum for international building code but not the zone. Mr. Smallwood stated the intent of the guideline was meant to allow for the conversion of

residential space to commercial. Mr. Hunter mentioned that changing the height would require changing building materials.

Mr. Hulka asked to discuss any historic preservation and if there is any possibility to commemorate previous historic buildings that were there. Mr. Knapp said even though there are no requirements by code that they wanted to do some sort of preservation. Mr. Johnsen mentioned wanting to use the smelting brick from the smoke stacks but is unable to locate the brick. Jono Hampshire asked what was in that location for point of reference. Mr. Smallwood said there was a Carnegie Library with an addition on it and old LDS ward and then Mt Vernon School. Mr. Hall mentioned a pillar and plaque in that pocket park would be a nice addition. Mr. Hall and Mr. Smallwood mentioned speaking to the History Advisory board and Lori Edmonds who chairs that board.

Mr. Hulka brought up that the floor plans look like studio 1 & 2 beds but nothing larger but proposed some larger units since Murray is a family city. Mr. Knapp said there are 18% studios and 50% 1 bed and then 33% are 2 bed units. Applicants would consider a better percentage of larger units. Mr. Hall mentioned that 3 and even 4 bedrooms are filling up fast in other buildings, but parking could be an issue if there is an increase in bedrooms.

Mr. Hulka brought up the traffic report and asked to add another through lane going west. Mr. Smallwood stated that because it is far enough away it may not be something that needs to be addressed with this project. Mr. Hulka asked if there was any sustainability with this project. Mr. Knapp said at this point we are not actively planning on anything but it has been a discussion. They will provide electric car chargers. Mr. Smallwood asked if there were any other questions or concerns. Mr. Hunter motioned to move to planning commission and was seconded by Ray Beck. All 5 voted in favor

4. OTHER BUSINESS

Mr. Hall mentioned there are a few other business items to address. Mr. Kulp has been on the committee for 8 years and his term will be completed in January. We will need to change some seats for chair and vice chair, he added that Mr. Kulp will be missed.

Mr. Smallwood advised driving by the new City Hall location which is starting to rise up out of the ground.

Motion to adjourn made by Mr. Beck and seconded by Mr. Hulka.

Meeting adjourned at 7:25 P.M.



Mr. Hall, Planning Division Manager