

Minutes of the Design Review Committee meeting held on August 27, 2015, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Ned Hacker, Chair
Jay Bollwinkel
C.J. Kulp
Ray Black
Freddy Pimentel
Jared Hall, Community Development Manager
Susie Petheram, CRSA Consultants
Citizens

I. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from April 30, 2015. Mr. Black made a motion to approve the minutes as presented. Seconded by Mr. Kulp.

The minutes were approved unanimously (4-0).

II. BOARD REPORTS

There were no board reports.

III. BUSINESS

Mr. Pimentel joined the meeting.

A. ICE HAUS -- 7 East 4800 South -- Project #15-112

The applicant is requesting a Certificate of Appropriateness. Jared Hall reviewed the request for a Certificate of Appropriateness for outdoor dining to be added to the existing operations on the property addressed 7 East 4800 South. The Ice Haus is a bar and grill operating under recently changed ownership. The owners have requested a Certificate of Appropriateness to allow an outdoor seating area for dining, situated just in front of the existing building in an unused portion of the parking lot. The area would be separated from the parking lot by a small wrought iron fence, and house three long tables with attached benches (see that attached plans) for seating. Neither the building nor the façade are being modified as a part of this proposal. The only change proposed is the addition of the seating area, which would be 27 feet wide by 27 feet long. The area is open to the sky and can be accessed from the interior of the business. The site plan indicates the addition of 3 wood posts to support a removable overhead covering. The floor area is proposed as stamped patio concrete and is surrounded by a 42 inch high wrought iron fence. Also located in this area is an exterior stair case leading to a second floor entrance accessing the stage inside the business.

No changes to the landscaping have been proposed. The property frontage on 4800 South is currently buffered by a landscaped park strip containing several trees. Three small planter boxes are proposed on the west line of the seating area to form a barrier/buffer to the parking lot. There are no other landscaped areas on site. The MCCD requires that the property conform to the "applicable standards" of Section 17.68 and to the design guidelines of the MCCD. The MCCD guidelines promote relation to

the street and pedestrian experience which would not be served by providing additional landscaping adjacent to 4800 South frontage. The planter boxes are an appropriate addition in order to provide a small, effective area of interior landscaping on site. The subject property is one of four businesses located on this parcel, sharing access and parking. Access is provided from an alley off 4800 South, which is indistinguishable from the adjacent parking lots on the west and east. One parking stall is eliminated in the area proposed for outdoor dining, leaving a total of 29 parking stalls on site, including two ADA accessible stalls. The overall parking and site flow for vehicles is not impeded proposed outdoor seating area. There is no parking lot lighting on site. There is no parking lot lighting on site, but there are several wall-mounted lights on the building itself. No additional outdoor lighting has been proposed in connection with the outdoor seating. Based on analysis of the design review guidelines staff recommends that the overall design is consistent with the design guidelines and recommends that the Design Review Committee recommend approval of a Certificate of Appropriateness allowing the addition of an outdoor seating area on the property located at 7 East 4800 South subject to the Planning Commission with the following conditions:

1. Any exterior lighting and parking lot lighting should be shielded and should not spill onto adjacent properties.
2. The applicant shall remove any illegal temporary signs from the property and right of way.

Mr. Pimentel made a motion for forward a recommendation of approval to the Planning Commission for a Certificate of Appropriateness for outdoor dining to be added to the existing operations on the property addressed 7 East 4800 South, subject to conditions. Seconded by Mr. Culp.

A Mr. Hacker
A Mr. Kulp
A Mr. Black
A Mr. Pimentel
A Mr. Bollwinkle

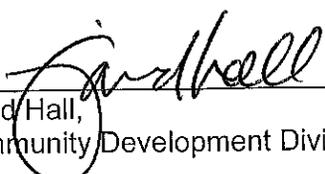
Motion passed, 5-0.

B. Downtown and TOD Focus Group Workshop Follow up Presentation given by CRSA

Susie Petheram from CRSA presented an update regarding the downtown and TOD area focus group discussions. The focus group discussions were in regards to the Murray City General Plan Update.

IV. Items from Staff

Meeting adjourned.



Jared Hall,
Community Development Division Manager