

Minutes of the Design Review Committee meeting held on January 11, 2018, 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
Jay Bollwinkel
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
Kevin Hobbs, Robert Tuttle Architects

Excused: Fredy Pimentel

Mr. Hacker welcomed all to the meeting.

1. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from November 30, 2017. Mr. Black made a motion to approve the minutes as presented. Seconded by Mr. Kulp.

The minutes were approved unanimously (4-0).

2. CONFLICT OF INTEREST

There were no conflicts of interest.

3. 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 stated this project has been continued from November 30, 2017, it is back for review to address the prior issues and the redesigning of the layout. Mr. Hall highlighted the changes and stated the design of the main building now shows an arm as opposed to the U shape it was previously. Parking has been reconfigured, the north entrance has been removed, and the commercial parking is now more accessible to the ground floor space. There are now 11 commercial parking spaces out in front of the building on Box Elder Street. The residential portion of the parking is located to the west, with a gated access. The single point of access to the site will be to the south which will be reviewed by the Murray City Fire Department in the future. The commercial component on Box Elder Street will have residential storage units located below it and has a grade change from north to south. The west side of the building looking east will have a leasing office and walkout basement to a patio with a fire pit for the residents to use, and a walkup access to the commercial area on the box elder frontage. Mr. Hall reviewed the materials used and the conditions of approval related to them and stated the commercial will use a lot of brick, have a storefront look with taller windows, window treatments, lintels over the windows on both floors. These features show a clear

1. The applicants shall submit a landscaping plan demonstrating compliance with all requirements of Section 17.170.060 of the MCCD zone for water conservation, percentage of indigenous ground covers and native trees stamped by a licensed Utah Landscape Architect for the Planning Commission's review of the Certificate of Appropriateness.
2. The applicants shall work with the Community Development Division and the Murray Power Department representatives to attach lighting details to the plans which conform to MCCD standards in preparation for the project's review by the Planning Commission.
3. The project shall comply with standards for sustainability outlined in Section 17.170.090 of the Murray Land Use Ordinance.
4. The applicant shall provide plans for the provision of utilities and drainage, and shall demonstrate that all requirements for on-site treatment of storm water can be met.
5. The applicants shall make application for the consolidation of the parcels into a single development parcel.
6. The applicant shall work with Community Development staff to address all outstanding issues identified within this report prior to Planning Commission review.
7. The applicants shall make revisions to the building and site as recommended by the MCCD DRC prior to Planning Commission review.
8. Rooftop equipment must be screened or placed adjacent to parapet walls to allow for appropriate screening.

A Mr. Hacker

A Mr. Black

A Mr. Kulp

A Mr. Bullwinkle

Motion passed, 4-0.

4. ELECTIONS

Mr. Black nominated Mr. Bollwinkel as Chair.

Mr. Kulp Seconded the motion.

Mr. Bollwinkel accepted graciously.

A Mr. Hacker

A Mr. Black

A Mr. Kulp

A Mr. Bullwinkle

This amount will meet City ordinance. Some funding for this project is provided by The Utah Housing Authority and they required all the parking to be covered in order to grant money to subsidize the building costs. The way the funding is calculated is by a system of points for each element that is provided on site, such as covered parking. The points that were lost by losing some covered parking were made up by providing storage facilities for the residents underneath the commercial section on the north end of the buildings.

Mr. Shepard stated the covered parking and storage units are all under the same point category and the Utah Housing Authority will allow the project to proceed and still provide some funding.

Mr. Bollwinkel pointed out that the north access that was through the UTA property has been eliminated on the new plans. Mr. Hall agreed.

Mr. McNulty reviewed the parking proposal and stated they have 84 spaces and 84 units, and within the 84 spaces 34 are covered and 34 uncovered. The commercial use has 50 onsite spaces on the ground floor, and 11 spaces off site in the front of the building. Mr. Hall added this site is over requirement by 2 stalls, although we are not exceeding any maximums. Residentially this site is parked at 1 to 1, which Staff allowed due to the fact that residents of this particular project won't all have vehicles.

Mr. Hacker asked on the east elevation how far to the north does the commercial extend and is there ADA access along the steps. Mr. Hall answered the steps are not a part of the clear sidewalk access, the steps are on the private plaza side. Mr. Hacker asked if the sidewalk is considered the ADA access. Mr. Hall answered the sidewalk is not at a grade that would not be ADA accessible. Mr. Hacker asked if there is access from the sidewalk into the building at a wheelchair accessible grade. Mr. Shepard answered, yes at each one of the suites. Mr. Hall stated this does not quite hit the grade that would require a ramp with a hand rail, it's just a slope. The proposed handicapped entrances for this project are all at grade entrances.

Mr. Shepard asked about the condition of approval that requires them to consolidate the parcels and what is the process. Mr. Hall answered there are not platted lots, just parcels of land. Under Utah State Code they can combine them without recording a new Subdivision Plat. This won't hold anything up, prior to building permits can be issued, we need to process a Lot Line Adjustment administratively in the Community and Economic Development department. Mr. McNulty stated it will be a condition of approval at Planning Commission. Mr. Black added this is State Law requirement.

Mr. Hall stated they will be on the Planning Commission schedule on February 15, 2018.

Mr. Hacker called for a motion.

Mr. Bollwinkel made a motion to send a positive recommendation to the Planning Commission subject to the conditions in the request. Seconded by Mr. Black.

The Conditions were:

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8. Rooftop equipment must be screened or placed adjacent to parapet walls to allow for appropriate screening.

A Mr. Hacker

A Mr. Black

A Mr. Kulp

A Mr. Bullwinkle

Motion passed, 4-0.

4. ELECTIONS

Mr. Black nominated Mr. Bollwinkel as Chair.

Mr. Kulp Seconded the motion.

Mr. Bollwinkel accepted graciously.

A Mr. Hacker

A Mr. Black

A Mr. Kulp

A Mr. Bullwinkle

Motion passed, 4-0.

Mr. Bollwinkel nominated Mr. Kulp.

Mr. Black seconded the motion.

Mr. Kulp accepted graciously.

A Mr. Hacker

A Mr. Black

A Mr. Kulp

A Mr. Bullwinkle

Motion passed, 4-0.

5. OTHER BUSINESS

Mr. Hall mentioned that Mr. Hacker will retire from the MCCD and has been appointed to the Planning Commission. Mr. Hacker stated he has enjoyed working with staff and they do a good job on these projects.

Mr. McNulty stated that Mo Meyers has been selected to fill the empty seat on the DRC and that the Council is expected to appoint him.

Meeting adjourned.



Jared Hall

Community & Economic Development Supervisor