



NOTICE OF MEETING
Murray City Center District Review Committee Meeting
4646 South 500 West
MURRAY, UT 84123

Meeting Date: April 28, 2022
Meeting Place: Public Services Conference Room
Meeting Time: 5:30 p.m.

This meeting is open to the public. You may attend the meeting in person at the Murray City Public Works Building.

AGENDA:

1. Approval of Minutes from March 31, 2022.

DESIGN REVIEW

2. The Wyatt
4930 & 4938 South Center Street
New Residential Building (26 homes)

Project #: 22-061

OTHER BUSINESS

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may choose to participate via telephonic communication or teleconferencing so that all other Committee members and all other persons present in the room will be able to hear all discussions.

On the 22nd day of April 2022 before 5 pm, a copy of the foregoing Notice of Meeting was posted in accordance with Section 10-9a-201 through 209 and Section 52-4-202, U.C.A.

Jared Hall, Director
Community & Economic Development Department

DRAFT

The Murray City Center District (MCCD) Review Committee met on Tuesday, March 31, 2022, at 5:30 P.M. for a meeting held at the Public Services Conference Room.

Present: Andy Hulka, Chair
 David Hunter, Vice Chair
 Ray Beck
 Kiersten Davis
 Jared Hall, Community and Economic Development Director
 Zachary Smallwood, Senior Planner
 Susan Nixon, Associate Planner
 Seth Rios, Planner I
Excused: Daniel Hayes

Mr. Hulka welcomed all to the meeting. Everyone introduced themselves and gave a brief background synopsis. Mr. Smallwood acknowledged that Jared Hall is the new Community and Economic Development Director.

1. APPROVAL OF MINUTES

David Hunter motioned to approve minutes from March 25, 2021 and Ray Beck seconded. Motion passed 4-0.

2. ELECTION OF CHAIR AND VICE-CHAIR FOR 2022

Mr. Hulka called for a nomination of a chairperson. David Hunter nominated Andy Hulka to serve as Chairperson and Andy Hulka nominated David Hunter to serve as Vice Chair. Ray Beck seconded. Motion passed 4-0.

3. REVIEW OF DESIGN GUIDELINES

Mr. Smallwood presented the Design Guidelines of the Murray City Center District (MCCD) which is the area from Vine Street to 4800 South and State Street to Box Elder Street as well as Center Street and is about 100 acres. It is considered the downtown for Murray City. The MCCD is intended to be the commercial, civic, and cultural center for the community and the hope is to become the physical, social, and economic connection for redeveloping the downtown. He explained the regulations and design guidelines are intended to promote mixed use development, encourage pedestrian oriented design, promote development opportunities, and increase residential and commercial densities. The anticipated development model promotes sustainable mixed-use transit-oriented uses with neighborhood oriented commercial, restaurant civic, cultural and residential spaces to promote street life and activity. The development standards are the setbacks, height restrictions, uses, and density. Design Guidelines are applied to design projects to enhance the visual appearance of the street and district in which they are located. The guidelines have been informed by the General Plan. The goals are city centered district, office and employment centers, livable and vibrant neighborhood, linking centers districts to surrounding context and a city geared toward multi-modality. The five initiatives were used to create five shared values. Mr. Smallwood highlighted each of the five values and the eighteen guidelines. He emphasized a few of the area's such as sustainability, public spaces and streetscape, parking, architectural, fenestration and porosity. The role of the


committee is to use the guidelines to make a project better than what may have been initially presented. Once a project is brought forward, the process will include a formal meeting with planning staff then the committee reviews it against the standards and makes their recommendation to the Planning Commission. Mr. Hunter asked after the pre meeting with staff when does it come to the MCCD. Mr. Hall explained there may be two different steps, coming from staff or from the applicant. Ms. Davis asked about the timelines. Mr. Hall explained it can vary widely depending on the project and recommendations made by the different departments and committee. Mr. Hunter added if adhered to the standards and guidelines it should turn out a handsome project. Mr. Hall projected that there may be some additional architectural requirements coming for the MCCD Zone. He asked for the committee's input on how far you go design wise without dictating what it looks like. Mr. Hunter stated it doesn't go beyond their scope if they ask for more surface articulation and whether it needs contextual balance. Materiality, fenestrations, and proportions are quantified and can be measured. Mr. Beck clarified having guidelines rather than strict standards could be a benefit. Mr. Hunter added it may be better as a guideline where we use it as the spirit of the law rather than the letter of the law. Mr. Hunter suggested permanents and materials is a good way to define stone, masonry, concrete as opposed to stucco. Staff discussed the survey that will be done to determine what Murray Citizens are wanting to see in the downtown area and that will help inform the guidelines as well, the survey may take a few months. Mr. Hunter asked if there were any notable changes made along the approval process of the guidelines. Mr. Smallwood verified there was one change made by a council member who wanted to change the last sentence in value one of the authentic portion. He added there is still some education needed for the City Council to understand the difference between the development standards and design guidelines. It's thought of as code and not guidelines. The committee members asked to have the guidelines sent to them digitally.

4. UPDATES AND OTHER BUSINESS

No other updates or business was discussed.

Motion to adjourn made by David Hunter and seconded by Ray Beck. Motion passed 4-0.

Meeting adjourned at 6:49 P.M.

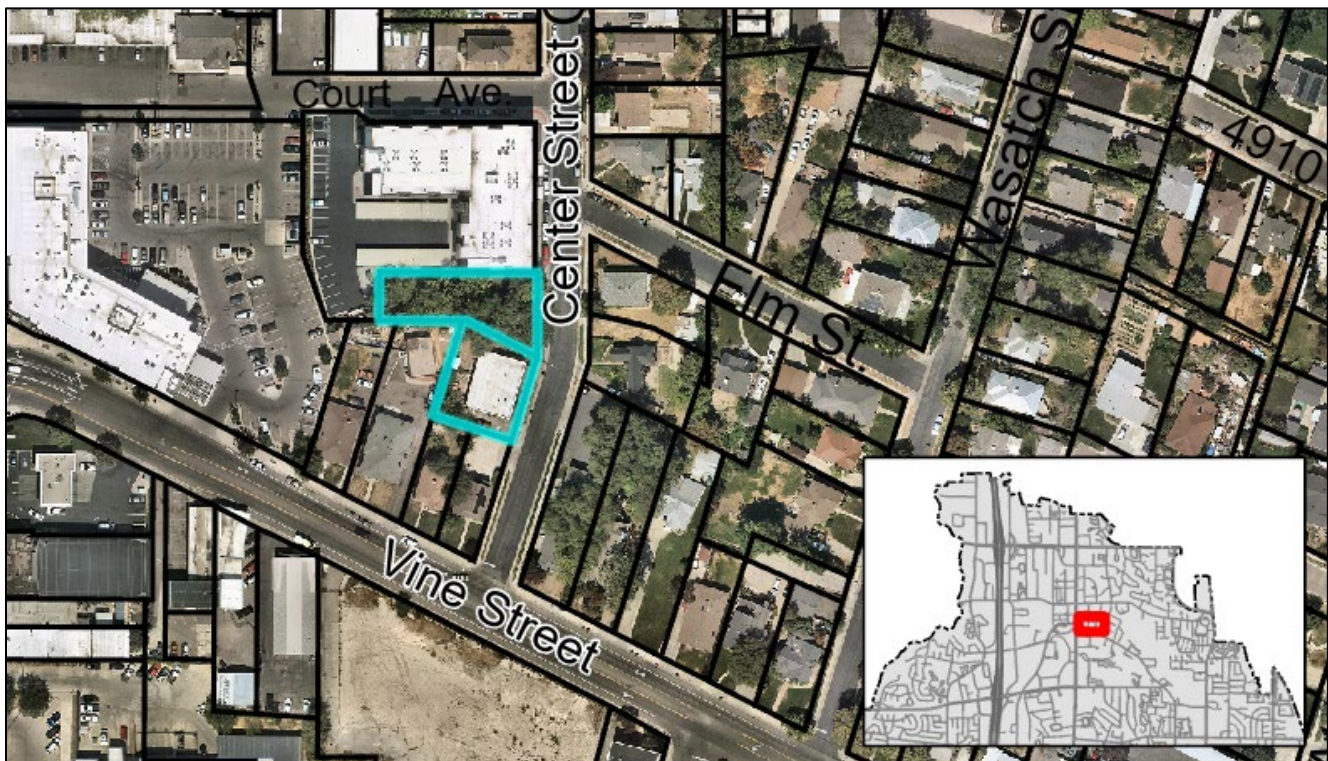


Jared Hall, Community & Economic Development Director



AGENDA ITEM # 2 - The Wyatt

ITEM TYPE:	Design Review to allow a residential building		
ADDRESS:	4930 & 4938 South Center Street	MEETING DATE:	April 28, 2022
APPLICANT:	Jonathan Oliver, New Development and Consulting	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	22-07-111-010 and 22-07-111-015	PROJECT NUMBER:	22-061
ZONE:	MCCD, Murray City Center District		
SIZE:	.33 Acre Site 50,412 ft ² Building 26 homes		
REQUEST:	The applicant is requesting Design Review approval to allow the construction of a new residential building.		



I. LAND USE ORDINANCE

Section 17.170.040 of the Land Use Ordinance outlines the process for review of applications located within the Murray City Center District (MCCD). New construction within the zone requires Design Review Approval by the Planning Commission after obtaining a recommendation from the MCCD Review Committee.

II. BACKGROUND & MCCD STANDARDS REVIEW

Project Location

The subject property is located on the west side of Center Street, north of Vine Street. There are currently two single family dwellings and a duplex on the site. The applicant proposes to demolish these buildings and construct a new residential building.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi Family Residential	MCCD
South	Commercial	MCCD
East	Residential	R-1-8 & R-M-15
West	Commercial	MCCD

Project Description

The applicants are proposing a three and a half (3.5) story residential building at the subject property. The applicant states their intention to build twenty-six (26) for-sale condominium units.

Area, Width, Frontage and Yard Regulations

Section 17.170.050 of the Land Use Ordinance states that main entries to a building should provide a strong connection to the street. Building setbacks in the MCCD Zone are measured as distance from the back of curb. Buildings are required to be located between 12' and 25' of the back of curb. The result is an effective setback from property line between 0' and 13'. The setbacks are measured in this way to reinforce the importance of the public, pedestrian improvements and the necessity of the building's proximity in creating that environment. The applicants have shown the installation of the MCCD requirements of five feet (5') of park strip and seven feet (7') of pedestrian sidewalk. The City Engineer has asked the applicant to shift the building back to allow for the doors to the lobby space to not swing into the public right of way. This has offset the entrance to the building approximately nine feet (9') back. This meets the ordinance requirement that 80% of the building is located within twenty-five feet (25')

from the back of curb.

Public Improvements and Street Character

As stated above, the applicants have shown the installation of the required public right-of-way improvements. The applicants will need to install city standard street furniture such as benches and garbage collection containers that have been previously installed on other projects. The applicant will need to provide a plan showing where they propose to include the street furniture.

The applicants have decided to allow for additional on-street parking. They acknowledge that Center Street is a narrow road and they intend to install additional space for on-street parking in front of their building. It will meet the city standards for on-street parking.

Building Design, Scaling and Density

The applicants are required to have functional entries at seventy-five feet (75') on average. The applicant shows an entry at approximately sixty feet (60') on average. Staff does not have any concerns with the location of the entry for this building.

Functional entries must be oriented towards the street. Staff does not see any concerns with the way the building is oriented. The building faces Center Street as the primary street and all access both pedestrian and vehicular will come from Center Street.

The Land Use Ordinance requires that blank walls not occupy over 50% of the principal frontage and that windows not be tinted to such a degree that block visibility. Staff has reviewed these requirements with the applicant and they have stated that the windows will not be tinted to disallow visibility.

Residential density in the Murray City Center District east of State Street is allowed up to 80 units per acre. The subject site is approximately 0.33 acres resulting in an allowed 26 units. The applicants have proposed a single building with 26 condominiums.

Height Regulations

Section 17.170.120 prescribes height requirements for the MCCD Zone. For buildings that are located within sixty feet (60') of a residential district height is limited to fifty feet (50'). With the addition of on-street parking and dedication of a wider sidewalk, the applicant would be outside the sixty-foot height restriction.

Staff and the applicant have worked together to provide a lower building regardless of the height allowed. At its tallest point, the height of the structure is forty-nine feet ten inches (49' 10"). The majority of the building is approximately thirty-seven feet (37'). This is about the same height that a residential structure in the R-1-8 zone would be allowed to build to.

Parking Regulations

Residential parking is calculated based on the number of bedrooms that a home has. The table below shows the minimum required.

	Required	Units	Required	Provided
Studio	1.0	0	0	0
1-bedroom	1.05	0	0	0
2-bedroom	1.5	26	39	30
3-bedroom +	2.5	0	0	0

Based on the number of units proposed there is a parking need of thirty-nine (39) spaces. The applicant has provided thirty (30). There are fourteen (14) mechanical stacked parking which totals twenty-eight (28) spaces and two (2) ADA accessible spaces. The applicant will need to address the additional parking need before proceeding to Planning Commission approval.

Within the MCCD Zone there is a bike parking requirement. 5% of the total number of spaces required must also be provided for bicycles. This results in two (2) required spaces. Staff encourages the applicant to provide additional bicycle parking within the structure to facilitate a more bike and pedestrian friendly atmosphere.

Loading and Service Areas

A utility plan was not included in the submittal for design review. This will need to be submitted prior to Planning Commission review.

Planning staff suggests that loading and unloading areas be accommodated by designating the on-street parking for short time periods such as a maximum of thirty (30) minutes for most of the day (perhaps between 7:00 a.m. and 9:00 p.m., when deliveries are still likely to occur.)

Open Space & Landscaping

Section 17.170.160(A) states that there be a system of pedestrian walkways and sidewalks that

provide access to building entrances. The building faces Center Street and has great access to that street. There is side access on the south of the property that provides for additional pedestrian access.

Landscaping and amenity space is required at 15% of the total site area. The applicants show the total lot square footage of 14,374 ft². This requires 2,156 ft² of open and amenity space. The applicant has provided a total of 1,986 ft² (13.8%). The applicant will need to work with staff prior to being placed on a Planning Commission agenda to the 15% or greater required space.

Signage

The applicant has shown preliminary signage for the project. Staff does not have any concerns with the size of the signage at this time. The signage will need to go through the building permitting process.

III. MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES REVIEW

According to the purpose statement for the Murray City Center District “..The regulations and design guidelines of the MCCD are intended to promote mixed-use development, encourage pedestrian oriented design, promote development opportunities, and increase residential and commercial densities. The anticipated development model promotes sustainable, compact, mixed-use, transit-oriented uses with neighborhood oriented commercial, restaurant, civic, cultural, and residential spaces to promote street life and activity”.

The Design Guidelines have been adopted to be used by the MCCD Review Committee to consult during the review of proposed developments in order to provide guidance, direction, and options which will further the purposes of the MCCD. Where practical, development should adhere to the objectives and principles of the Design Guidelines.

Shared Values (principles)

Authentic:

The applicant’s proposal, which is located east of State Street, is in a unique area close to established single-family homes and other multi-family homes. There has been a mix of development types in this area. The applicant’s goal of providing a smaller scaled project fits within the surrounding neighborhood. With some additional changes as outlined below, the proposed condominiums can fit into the area nicely.

Active:

Providing activity slightly below and above street level allows for more eyes on the street and overall will increase the neighborhood safety compared to current circumstances.

Inclusive:

This proposal is unique in that they are for-sale units. This would be a first of its kind in the downtown area. Allowing for condominium ownership in the downtown would allow for a different type of resident, and increase the mix of housing types in the area.

Multi-Modal:

The requirement for bicycle parking within the downtown area provides greater opportunities for alternative modes of transportation. This project is developed at a scale that lends itself to walking and biking for the residents both in and around the neighborhood.

Connected:

The proposal is being developed at a smaller scale to accurately reflect the neighboring single-family homes. With plenty of openings in the front façade to allow for neighborly connections, this project has the potential to grow the downtown in unique ways with the smaller scale, and for-sale nature.

Design Guidelines (objectives)

The following section provides opportunities for discussion and improvement of the proposed project. Staff recommends that the Review Committee use this review as a jumping off point to begin discussions on this proposal.

Walkability:

Staff has concerns about access to the bicycle storage area. It seems to be placed behind the building with little to no access. This will need to be addressed. There may be potential for bicycle storage in units or in common space. Bicycle parking should also be integrated into the street improvements as well as provided near the entrance to the building to encourage the use of bikes for multiple, quick back and forth trips.

The applicant should consider differentiating the pedestrian crossing of the parking structure. This would allow for pedestrians and vehicles to be alerted to potential conflicts.

Staff agrees with the addition of on-street parking as part of this proposal. It will help mitigate future issues with Center Street.

Sustainability:

The applicant has expressed a desire to place solar panels on the top of the building. Staff supports that goal and encourages the applicants to work towards that end. The utility plans that need to be provided can include plans for the solar panels.

Streetscape:

In the standards review, staff mentioned utilizing the on-street parking for loading/unloading. This should be used for deliveries, moving vehicles, and ride sharing.

Public Space:

The applicant should consider some sort of artwork on the building to help make the area stand out. Perhaps on the south or west elevations of the building see examples of this on page 26 of the Design Guidelines.

Open Space:

The amenity space that is provided for the future residents allows for it to be private without the perception of it being open to the public. It is placed on the rooftop area and facing west. The applicant will need to work to bring the open/amenity space into conformance with the Land Use Ordinance.

Parking:

The use of stacked mechanical parking is unique in this project. It allows the parking area to be smaller than what would normally be required in the zone. However, the number of parking spaces is still inadequate according to the requirements of the MCCD Zone. The applicant will need to work with staff to address this.

A bike rack is required on site; staff recommends placing it near the entrance to the building for ease of use.

Neighbor Awareness:

Though the applicant is able to go higher in their design, they elected for a lower project to be more sensitive to the context of the neighborhood, which includes single-story residential homes to the east.

The building utilizes balconies to modulate the façade. Additionally very strong structural relief gives the appearance of two buildings.

Light:

Proposed lighting of the building will need to be reviewed prior to being placed on a planning commission agenda.

Connection to the ground:

This proposed project has a material distinction connecting it to the ground and on the south side has sunken residential units that can see out and a lower second level that residents will be able to see out of clearly. This allows for the community to see what is happening on the street, and very directly connects the activity and living space of two floors to the street frontage and the neighborhood.

The applicant has accentuated the primary entrance with a brick veneer. Staff suggests that the Review Committee discuss the potential addition of more brick and additional differentiation, perhaps with wood siding.

Connection to the Sky:

Staff feels this could be expanded on, with full ornamentation and a hard edge along the top of the building. If solar panels are not installed, sky lights, green roof, or other elements could be implemented to accentuate the connection.

Fenestration and Porosity:

The applicant has provided balconies for all units to allow for natural light and air to flow into the homes. The only blank wall on the project is for the parking garage opening. Staff does not have any concerns here.

Express a Clear Organizing Idea:

The applicant is proposing a mix of materials and a modern aesthetic. Staff suggests that the addition of more brick may help to better tie the project with its surroundings. Staff suggests this be a topic for the Review Committee to discuss.

Private Space:

The applicant has provided private balconies and operable windows across the project. The applicant may want to look into additional passive solar shading throughout the project.

Materiality:

As discussed in previous sections, the applicant has provided a pronounced entry. Staff thinks perhaps the materiality of the building could help this stand out more.

Staff believes that there could be additions to the building to give it a more pedestrian and human scaled appearance. This could include more architectural banding, or canopies added to help enclose the space.

Staff strongly suggests that the applicant look at the roof termination of the building. This could easily be expanded on to give more of a finality to the building. Visually, this will help incorporate the building into the neighboring homes.

IV. DESIGN REVIEW STANDARDS REVIEW

Section 17.170.040(2)(c) outlines the following standards for review for Design Review Approval.

A. The project is in general conformance with the current Murray City General Plan.

With compliance to city regulations, the proposed use is desirable and will be in conformance with the current Murray City General Plan.

B. The project is in general conformance with the specific area plan, if any, adopted for the area.

There are no specific area plans in effect for the subject property.

C. The project conforms to the requirements of the applicable sections of the Land Use Ordinance.

The applicant will need to work with the Planning Division staff to bring some aspects of the proposed design into conformance with the requirements of the Land Use Ordinance. These items can be addressed at a staff level and review by the MCCD Review Committee at this time is acceptable.

D. The project does not jeopardize the health, safety, or welfare of the public.

With conditions the proposed building will not jeopardize the health, safety, or welfare of the public.

E. The Project is in harmony with the purpose of the MCCD zone and adheres to the principles of the design guidelines.

With minor changes, staff believes that this project will be in harmony with the purpose of the MCCD Zone and will adhere to the principles of the design guidelines.

V. CONCLUSION & RECOMMENDATION

Based on deficiencies outlined in the Staff Report; at this time Staff cannot recommend that the Review Committee forward the application to the Planning Commission.

MURRAY CITY CENTER DISTRICT APPLICATION

Project # 22-061

Type of Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Minor Alteration | <input type="checkbox"/> Significant Building |
| <input type="checkbox"/> Major Alteration | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Change of Use |

Subject Property Address: 4930, 4938 & 4940 S. Center St. Murray, UT 84017

Parcel Identification (Sidwell) Number: #s 22-07-111-010 & 015-0000

Parcel Area: .33ac. Current Use: Duplex & SFH Zoning Classification: MCCD

Floor Area: 3,180 Retail/Office/Storage Area: N/A

Applicant Name: Jonathan Oliver

Mailing Address: 1400 Morning Vista Rd. R187

City, State, ZIP: Lehi, UT 84043

Daytime Phone #: 801-458-4111 Fax #: _____

Email: jonathan@newdevelopmentconsulting.com

Business or Project Name (If applicable): The WYATT

Property Owner's Name (If different): Kyle Pierce & Donald Hollister

Property Owner's Mailing Address(es): 2837 W. Bear Ridge Way / 4930 S. Center St.

City, State, Zip: Lehi, UT 84043 / Murray, UT 84017

Daytime Phone #: 435-313-6777 #: 801-637-6978

Email: standouthomebuyers@gmail.com

Describe your request in detail (use additional page if necessary): To demolish

the existing structures & build 26 condo units on their parcels.

Authorized Signature: [Signature] Date: 4/14/22

Property Owners Affidavit

I (we) Kyle Pierce, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature]

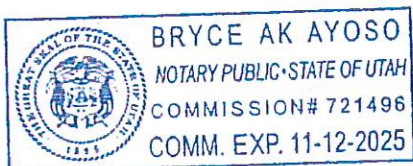
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 1st day of March, 2022.



Notary Public

Residing in

My commission expires:

Lehi, Utah
11/12/25

Agent Authorization

I (we), Kyle Pierce, the owner(s) of the real property located at 4938 S Center St., in Murray City, Utah, do hereby appoint

Jonathan Oliver, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Jonathan Oliver to appear on my (our) behalf before any City board or commission considering this application.

[Signature]

Owner's Signature

Owner's Signature (co-owner if any)

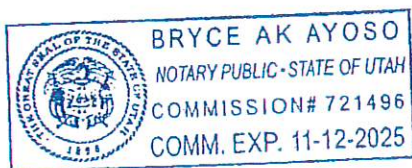
State of Utah

County of Salt Lake §

On the 1st day of March, 2022, personally appeared

before me Kyle Pierce the signer(s) of the above Agent

Authorization who duly acknowledge to me that they executed the same.



Notary public

Residing in

My commission expires:

Lehi, Utah
11/12/25

OWNERS CERTIFICATION FORM
(To Be Complete and Signed by Property Owner)

Property Owner Name: Kyle Pierce Phone: 435-313-6777
Property Address: 4938 S Center St. Murray, UT _____
Name of Organization/Business: Standout Home Buyers LLC
Contact Person: Kyle Pierce Phone: 435-313-6777
Email address: standouthomebuyers@gmail.com
Address: 2837 W Bear Ridge Way City: Lehi UT Zip UT, 84043
Project Description: _____

Additional information or comments:


Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature:  Date: 3/1/2022

Murray City Corporation
Community & Economic Development Department
4646 South 500 West
Murray UT 84123
(801) 270-2420

Property Owners Affidavit

I (we) Donald Hollister, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature] Owner's Signature
[Signature] Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 3 day of March, 20 22.

[Signature]
Notary Public
Residing in South Jordan 104
My commission expires: 11/10/2025

Agent Authorization

I (we), Donald Hollister, the owner(s) of the real property located at 4930 S. Center St., in Murray City, Utah, do hereby appoint Jonathan Oliver, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

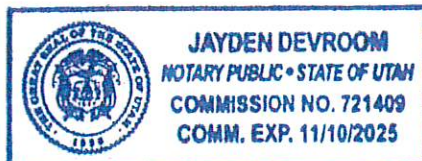
Jonathan Oliver to appear on my (our) behalf before any City board of commission considering this application.

[Signature] Owner's Signature
[Signature] Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

On the 3 day of March, 20 22, personally appeared before me Donald Hollister the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



[Signature]
Notary public
Residing in South Jordan 104
My commission expires: 11/10/2025

OWNERS CERTIFICATION FORM
(To Be Complete and Signed by Property Owner)

Property Owner Name: Donald Hollister Phone: _____

Property Address: 4930 S. Center St. Murray, UT 84107

Name of Organization/Business: _____

Contact Person: Donald Hollister Phone: _____

Email address: tjnh47@gmail.com

Address: m City: _____ UT Zip _____

Project Description: Murray Townhomes

Additional information or comments:


Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

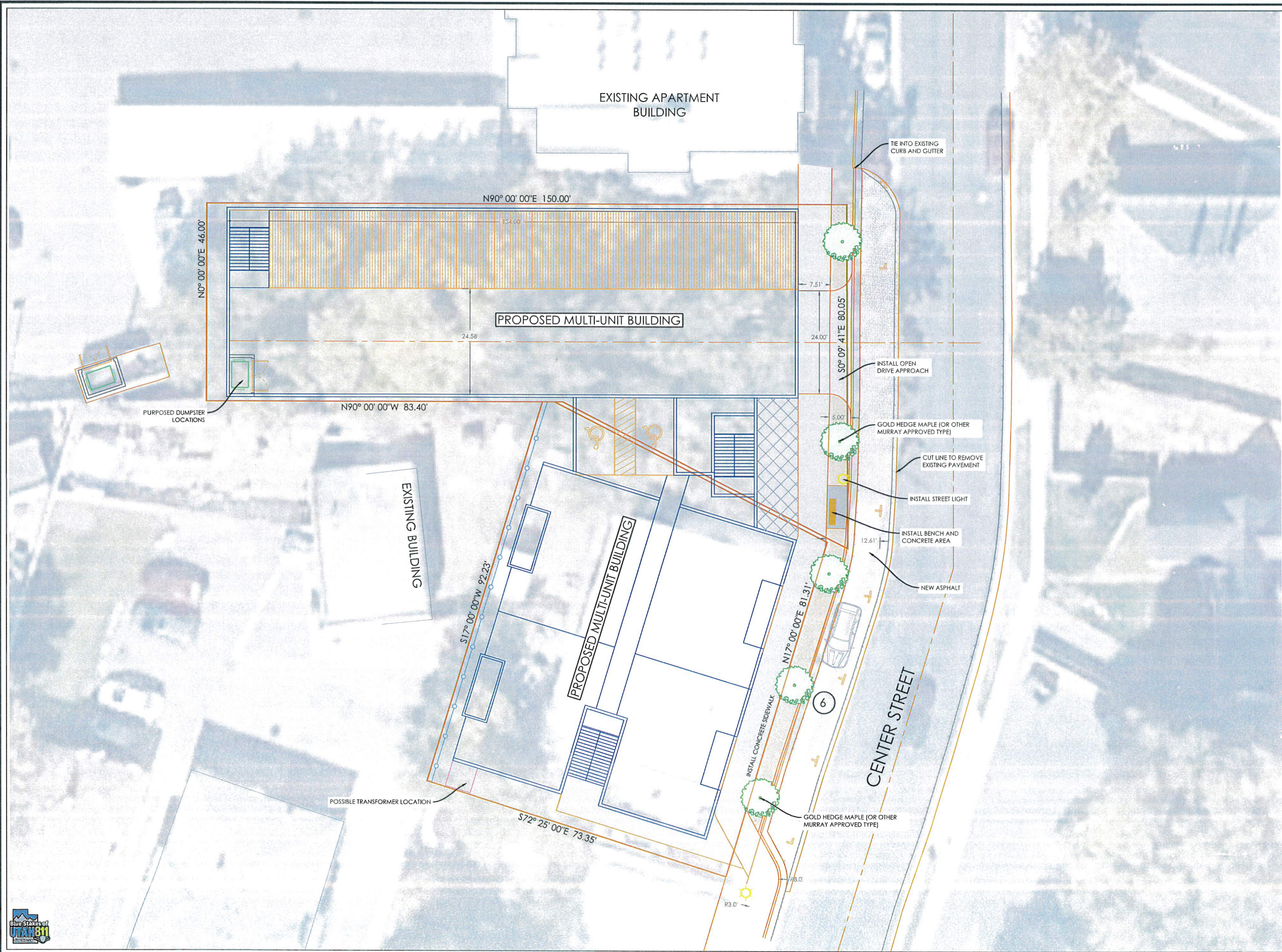
1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature:  Date: 3/3/22

Murray City Corporation
Community & Economic Development Department
4646 South 500 West
Murray UT 84123
(801) 270-2420



DRAWING TITLE

SITE PLAN

CLIENT

NEW DEVELOPMENT
CONSULTING LLC
JONATHAN OLIVER

COMPLETION STATUS

PRELIMINARY PLANS

PROJECT

THE WYATT
4930, 4538 and 4940 S CENTER ST.
MURRAY UT.

GENERAL

LEGEND

	PROPERTY BOUNDARY
	PROPERTY SETBACK
	EXISTING ROADWAY EDGE OF PAVEMENT
	EXISTING BUILDINGS
	PROPOSED EDGE OF ROADWAY
	PROPOSED APARTMENT BUILDING
	EXISTING SIDEWALK / CURB GUTTER
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
	EXISTING FIRE HYDRANT

N

S

10 0 5 10 20

Scale (24" x 36") 1 in. = 10 FT.

REVISIONS:		
REV #	DESCRIPTION	DATE

WEBC
WEBER ENGINEERING
COLLECTIVE

CIVIL · PLANNING · SURVEYING

SALT LAKE CITY, UTAH
PHONE (385) 229-9663

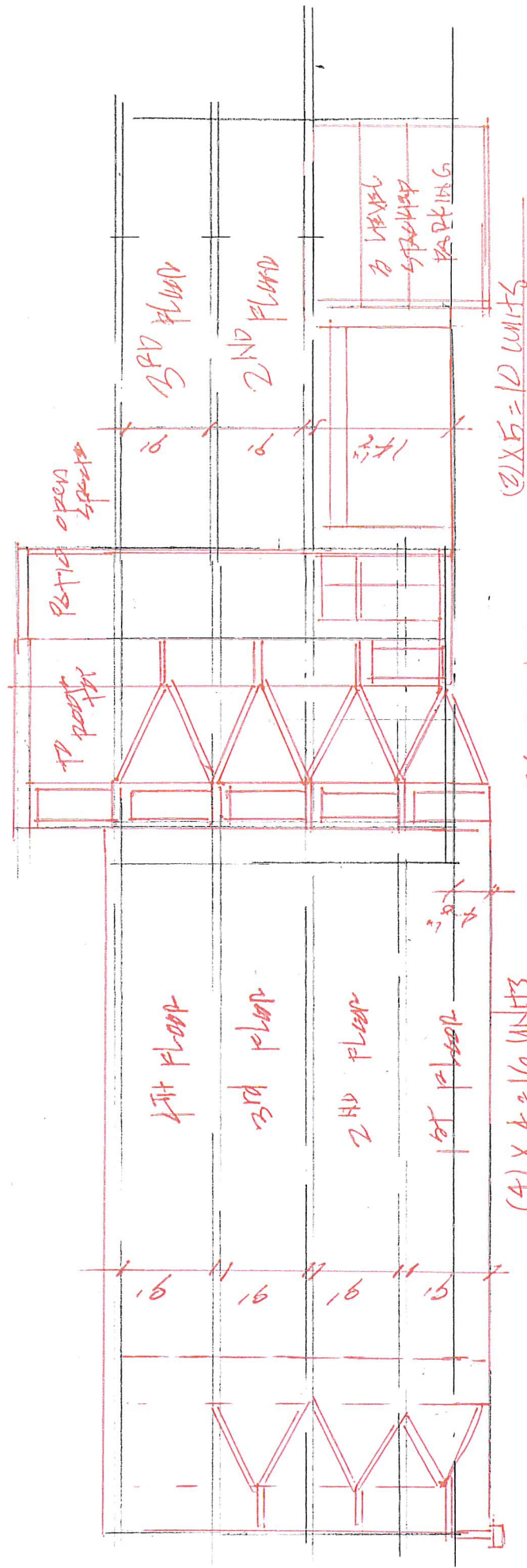
COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF WEBER ENGINEERING COLLECTIVE AND SHALL NOT BE USED WITHOUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP	PROJECT NO. W-22-11
DATE	04/14/22
DRAWN BY	JACOB WEBER, P.E.
CHECKED BY	
SHEET NUMBER	C-01





THE HYATT: 1st Level Floor Plan/Parking G.



(4) X 4 = 16 UNITS

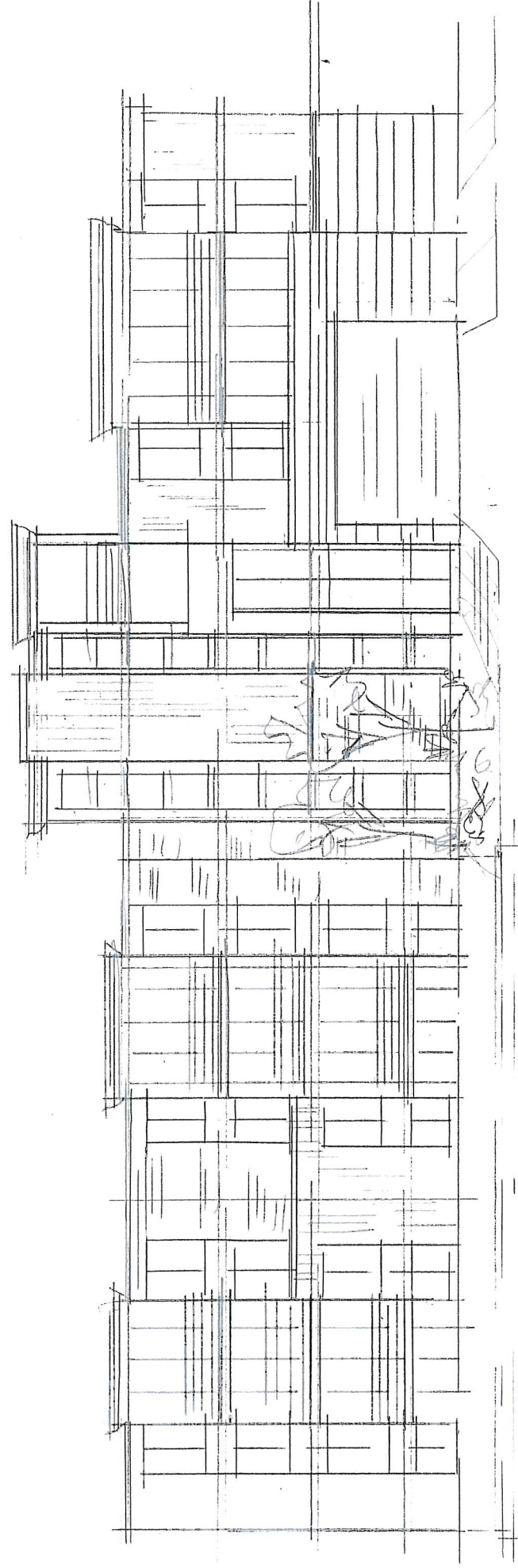
26 UNITS

CROSS SECTION

(2) X 5 = 10 UNITS



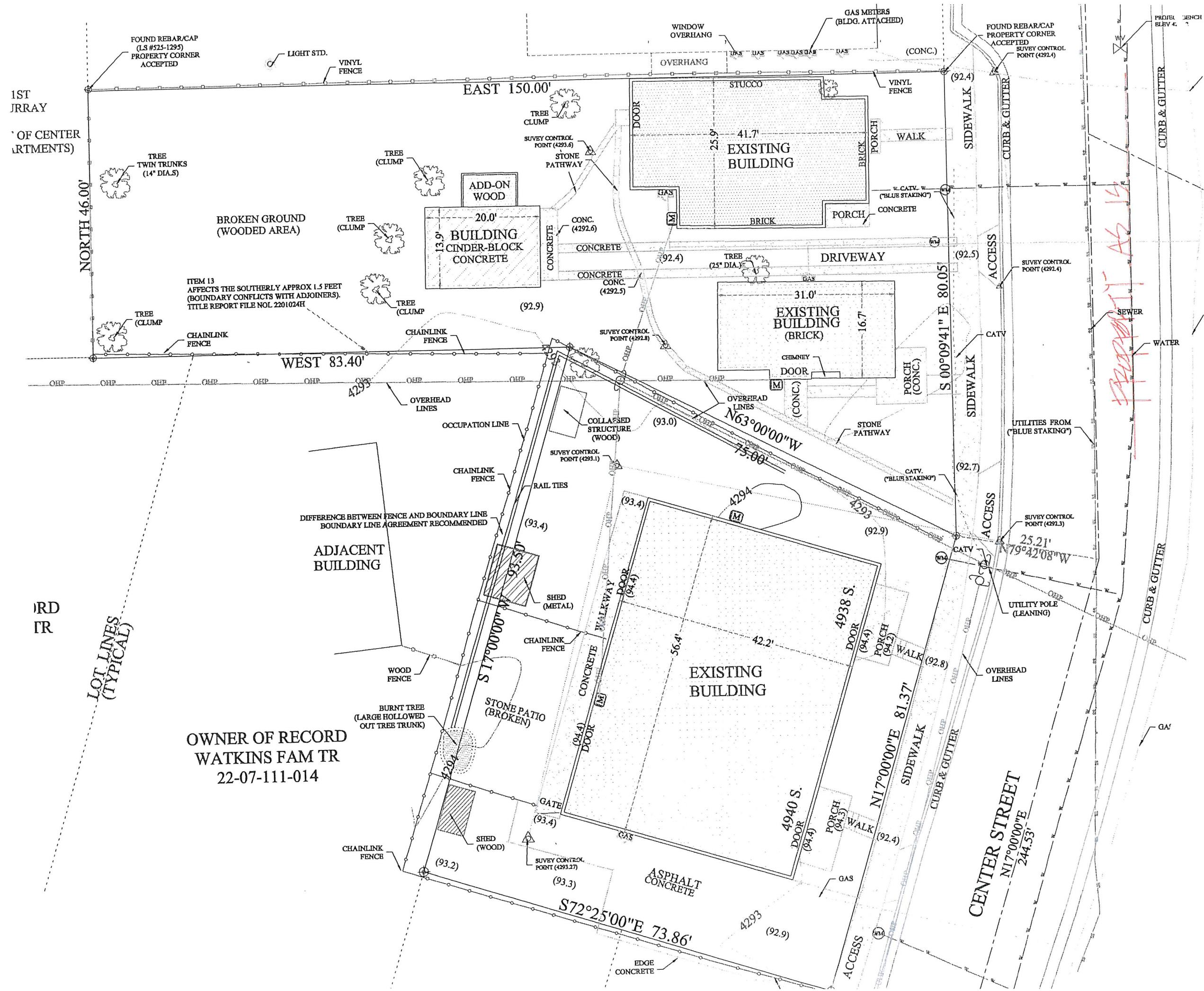
3RD, 2ND, 1ST, 2ND LEVEL NO.
(4) 1000 sq. ft. 2 BR
(5) 1000 sq. ft. 2 BR



4th level no. 2nd level no.

[illegible][illegible]

For plot, game as 4th & 3rd level w/ section





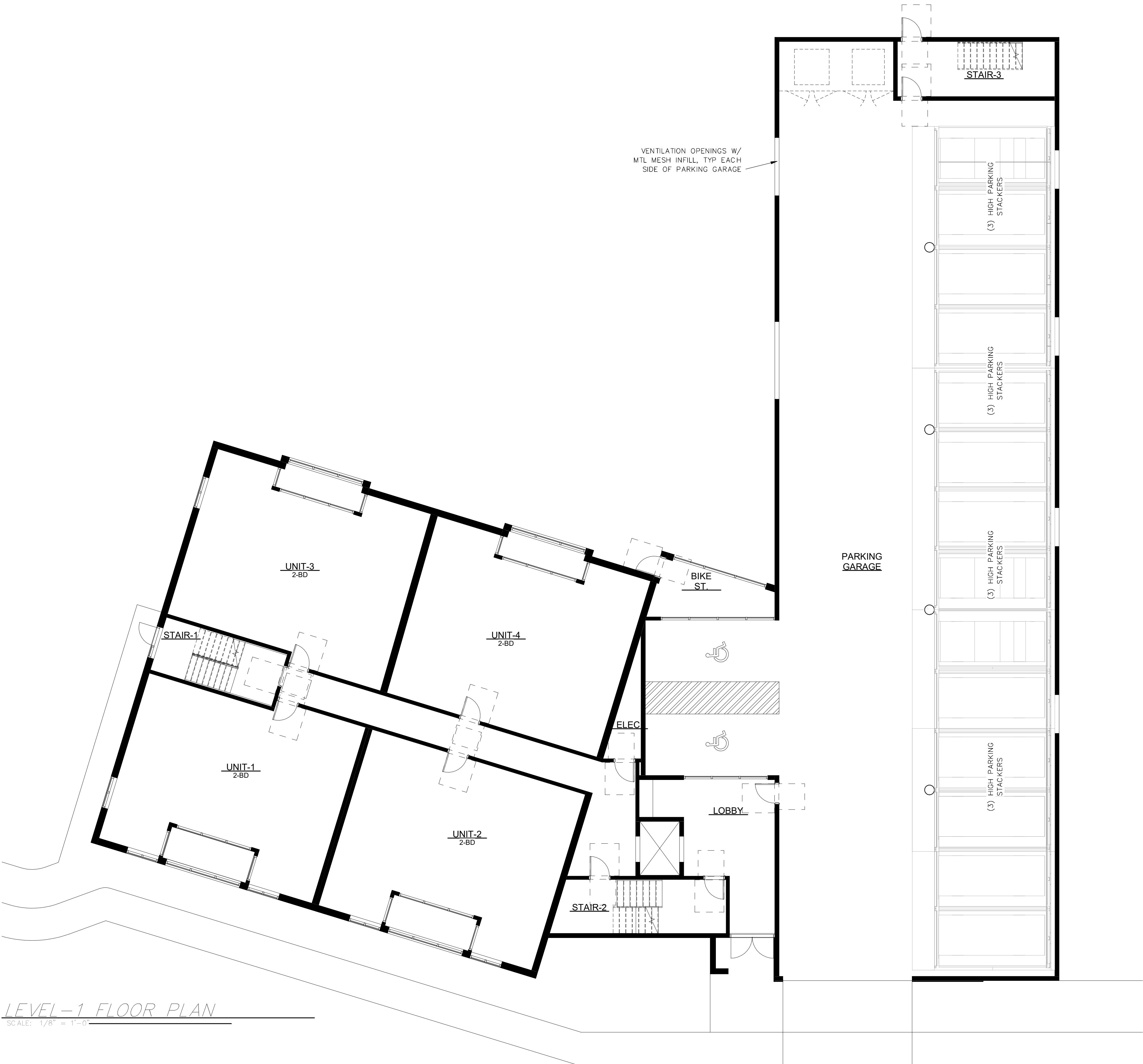
STREET ELEVATION

SCALE: 1/8" = 1'-0"



STREET VIEW

SCALE:



LEVEL -1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

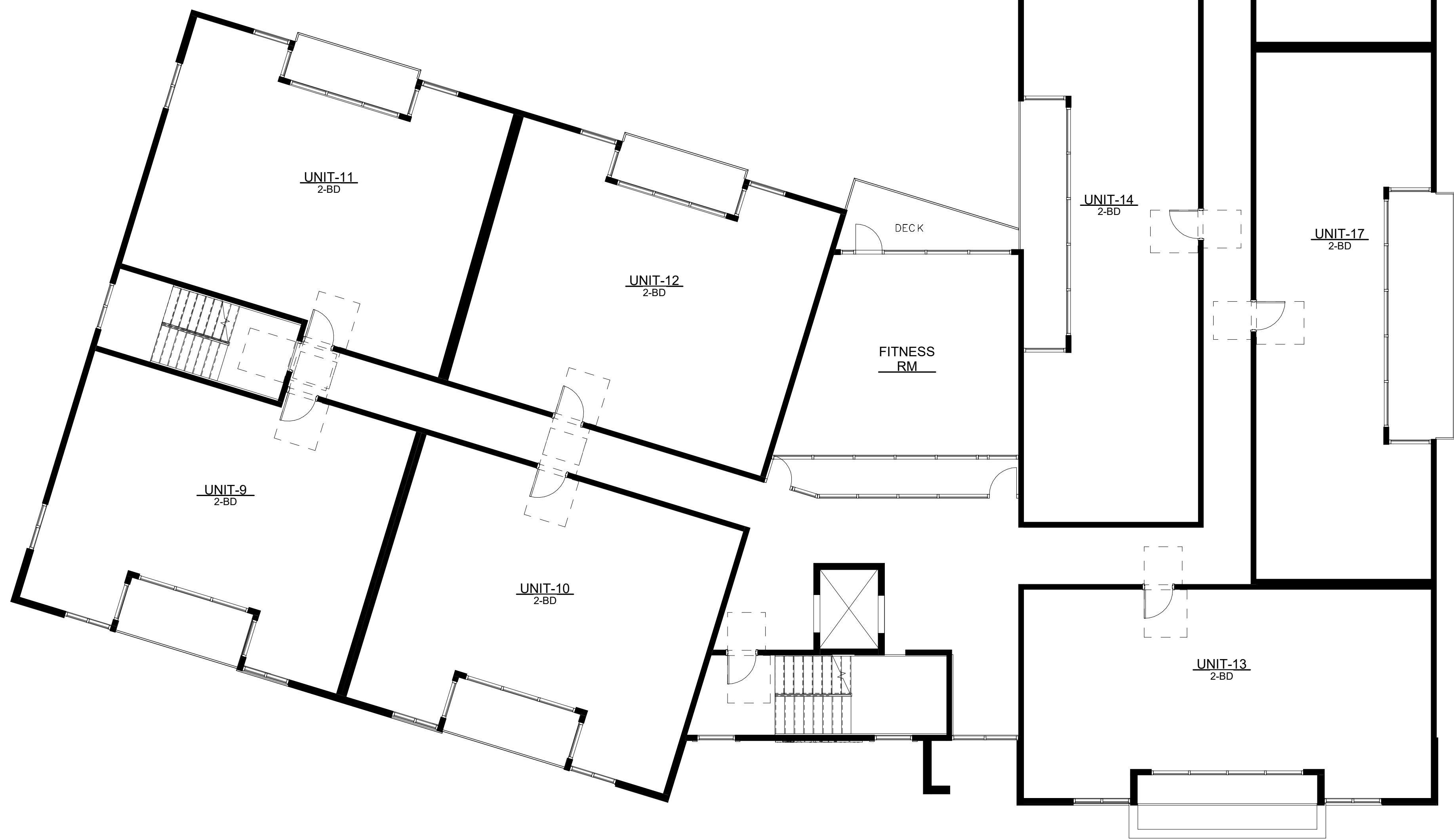
THIS DOCUMENT AND THE DESIGNS INCORPORATED HEREIN
REMAINS THE PROPERTY OF GREG M. LARSEN DESIGN GROUP,
AND IS NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT THE
WRITTEN AUTHORIZATION OF GREG M. LARSEN DESIGN GROUP.

DKA DKA ARCHITECTS

380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



LEVEL -2 PLAN
SCALE: 1/8" = 1'-0"



LEVEL-3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEVEL-4 FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF LEVEL

SCALE: 1/8" = 1'-0"



STREET ELEVATION

SCALE: 1/8" = 1'-0"

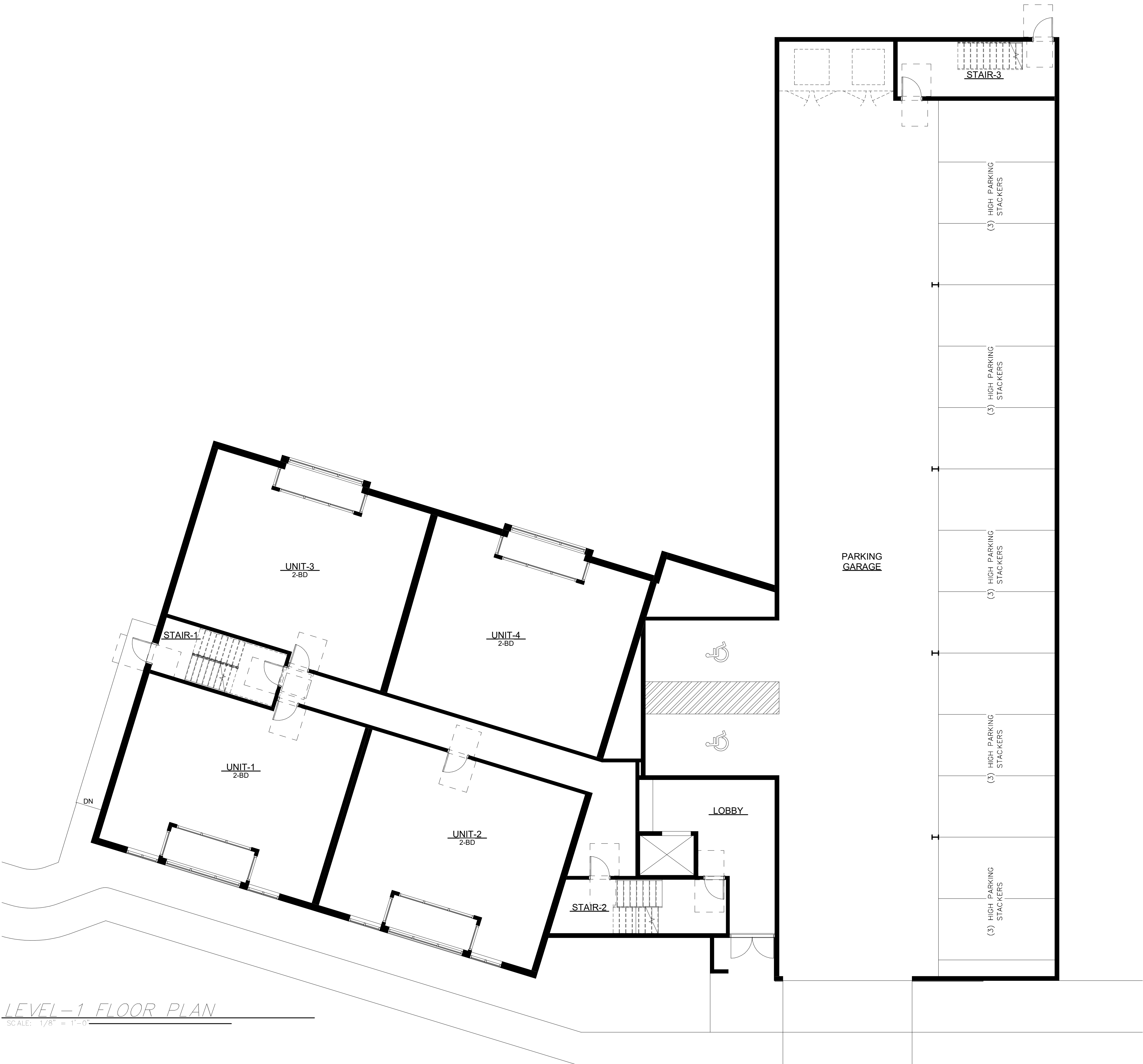


STREET VIEW

SCALE:

DKA DKA ARCHITECTS

380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



LEVEL -1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

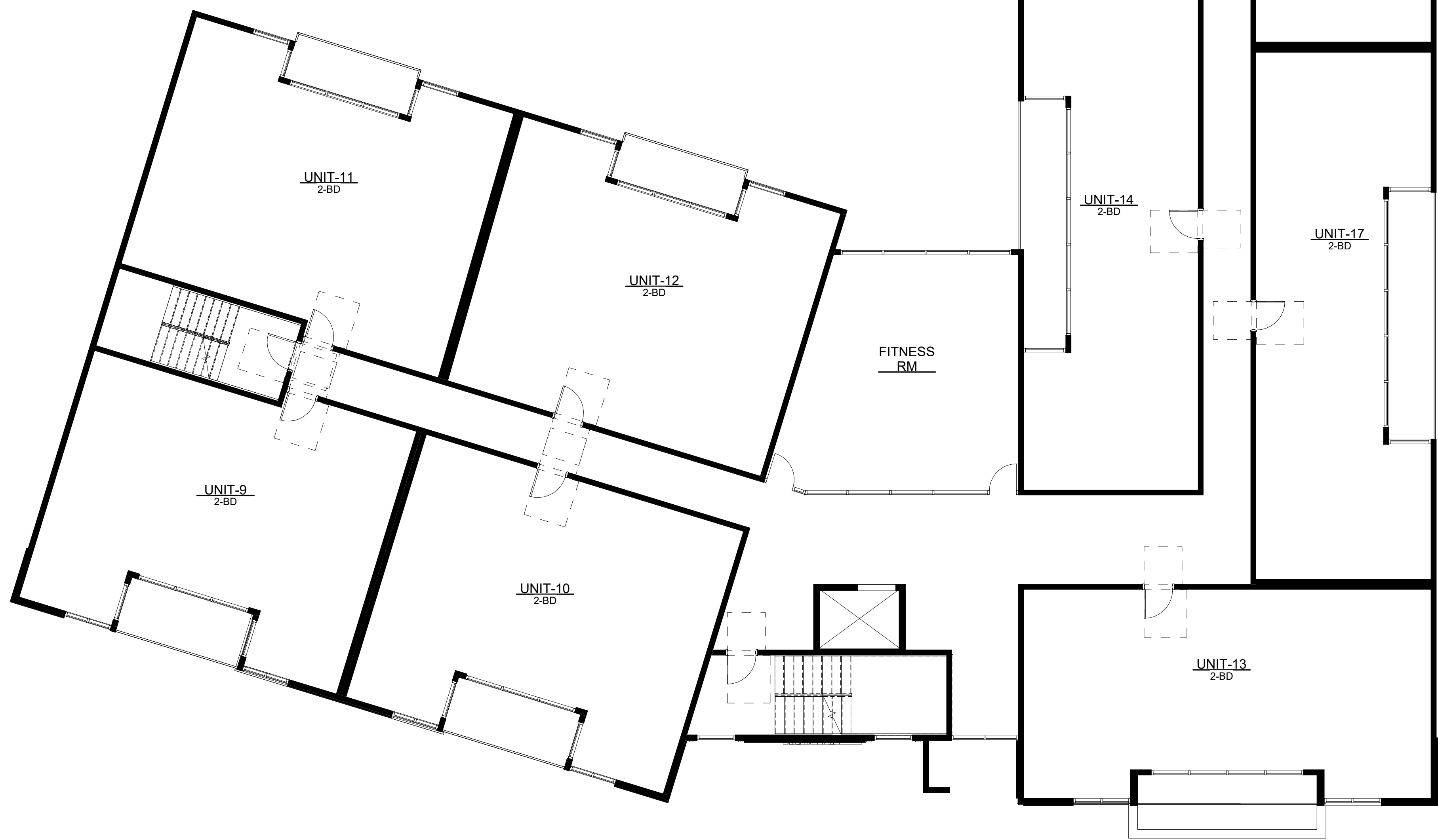
THIS DOCUMENT AND THE DESIGNS INCORPORATED HEREIN
REMAINS THE PROPERTY OF GREG M. LARSEN DESIGN GROUP,
AND IS NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT THE
WRITTEN AUTHORIZATION OF GREG M. LARSEN DESIGN GROUP.

DKA DKA ARCHITECTS

380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



LEVEL -2 PLAN
SCALE: 1/8" = 1'-0"

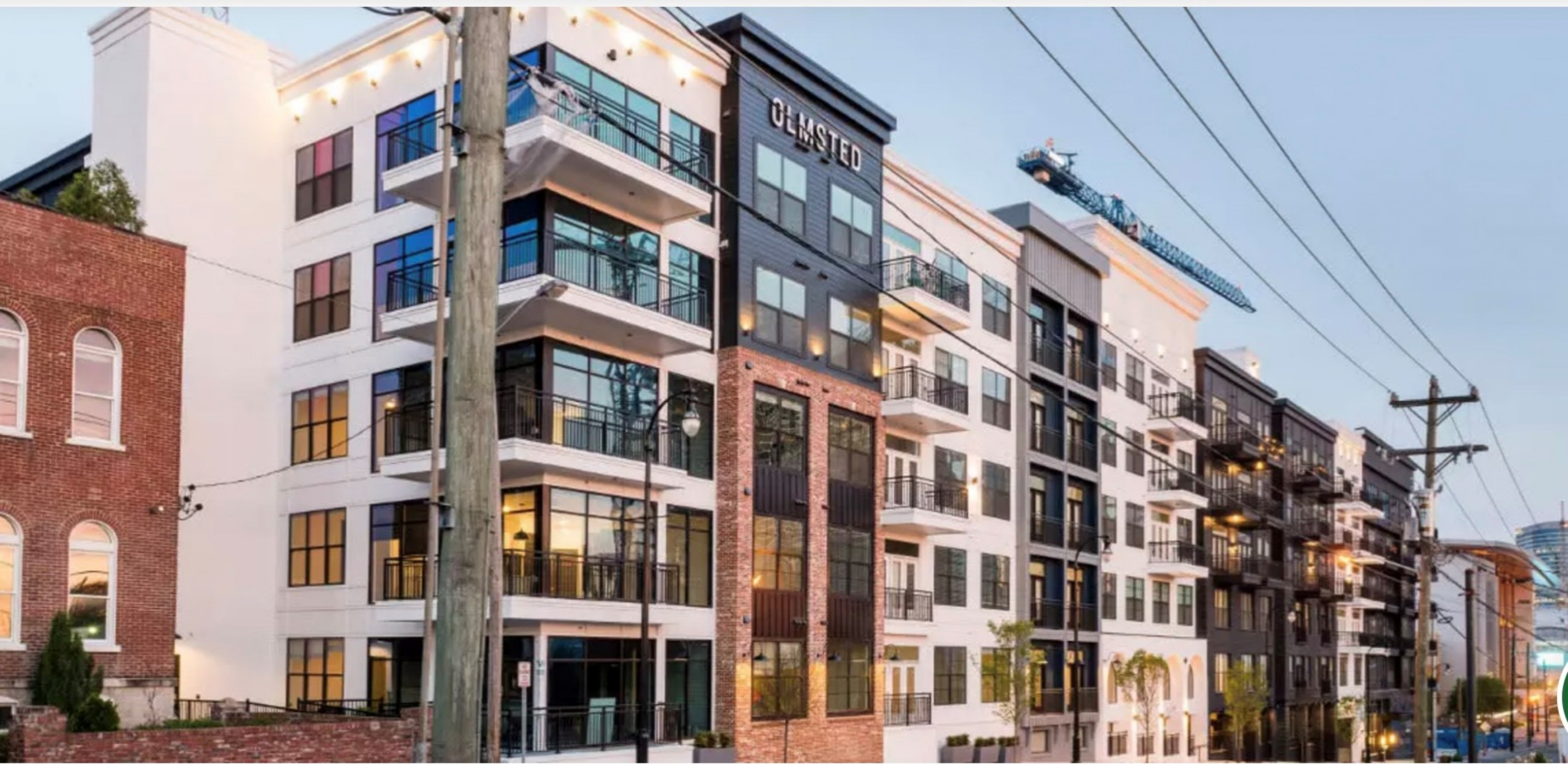


LEVEL-3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEVEL-4 FLOOR PLAN

SCALE: 1/8" = 1'-0"



OLMSTED

