The Murray City Center District (MCCD) Review Committee met on Thursday, July 25, 2024, at 5:30 P.M. in the Cottonwood Conference Room (#250), 10 East 4800 South, Murray Utah.

Present: Zach Smallwood, Planning Manager
Andy Hulka, Chair
Ray Beck, Vice Chair
Matthew Givens, Committee Member
Adrian Brewer, Applicant

Members of the public per sign-in sheet

Excused: Kiersten Davis, Committee Member
Samuel Ingram, Committee Member

CALL MEETING TO ORDER

Mr. Hulka called the meeting to order at 5:35 P.M.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Mr. Beck moved to approve the May 30, 2024, MCCD Minutes. Seconded by Mr. Givens. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflict(s) of interest.

DESIGN REVIEW

The NOAH - 149, 155-157, and 163 East Vine Street - Vertical Mixed Use Project with 40 - Multifamily Units and 2,846 sq ft of Commercial - Project #24-078

Zachary Smallwood showed the property location on a map. He reminded the committee that they had previously reviewed this application in March of 2023. Since that time, changes have been made to the proposal and the original recommendation has expired. He discussed the nature of the proposed buildings and presented the site plan. He indicated that one of the changes is that the previously proposed commercial building will be removed. All commercial will be incorporated into the building itself. This change helps to reduce the commercial requirement, reduces parking requirements, and allowed for additional off-street surface parking. This change fulfilled the requirements from the first submittal that the MCCD recommended. He discussed an added putting green and landscaping space. He also discussed changes to the proposed sidewalks and tree planters which will mimic The Vine across the street. He discussed the building materials and architecture. He talked about the floor plans, which include parking and retail space on the first floor, as well as commercial and office space on the second floor and a fitness center on the third floor. The plan still includes the stacked parking that was proposed originally. He mentioned that the applicant will work with staff to develop curbside management for rideshares. He stated the application is currently for 40 units. The applicant may wish to amend the plan for 41 units if it can be approved by the Building Department.

Mr. Smallwood, Mr. Anderson (the project's architect) and the committee had a discussion about the logistics of the additional unit.

Staff is recommending that the MCCD review committee forward the recommendation of approval to the planning commission.

Mr. Beck and Mr. Smallwood discussed the fire access. Mr. Smallwood said that the applicant will be subject to the IFC 2021 guidelines and conditions set forth by the Murray City Fire Department.

Mr. Hulka, Mr. Anderson and Mr. Smallwood discussed ensuring that there will be a space for a loading/unloading zone and emergency services. Mr. Smallwood said that the new plan will be more accommodating for this option. He suggested that the applicant designate temporary surface parking spaces.

Mr. Givens and Mr. Beck asked Mr. Anderson about the nature of the housing that will be available and asked if it will be condominiums for sale versus rental units.

Mr. Anderson said their goal is for them to be 60% owner occupied. The other 40% could be targeted at doctors in residency that need a temporary living space next to the hospital. The condominiums will contain full amenities. He feels Murray is well positioned for this development. He says they are working to gather community feedback on the property and proposed name.

The committee members, Mr. Smallwood and Mr. Anderson discussed the landscaping amenities. Some suggestions included a putting green and pet amenities. Mr. Smallwood said this would put them at meeting 30% of the landscaping requirements, which is good.

Mr. Hulka asked about the options they considered for building placement, noting that it's preferred (in a downtown setting) to bring the building close to the street front and have rear parking. Mr. Anderson said that's not feasible on the property because there isn't sufficient room to back out and the electrical distribution boxes are in the back, which require a ten-foot clearance. This would impact the usable space for parking.

A discussion was had regarding the logistics of using the loading/unloading zone. Mr. Anderson said the vehicle would access parking from the side, then the elevators could be easily accessed. Mr. Smallwood suggested providing a designated temporary space, ensuring that the garage isn't blocked. He said that Engineering would require that space to be red stripped. He also suggested cutting into the adjacent landscaping to provide enough space for larger utility vehicles and moving trucks. He said that Mr. Anderson should indicate the loading/unloading zone on either the site plan or landscaping plan.

Mr. Hulka asked about the signage for the property. Mr. Anderson said they'd like to have an illuminated sign. Mr. Smallwood said that Engineering will have some input on the signage.

Mr. Hulka commented that he isn't concerned with the property having an extra unit because it doesn't affect the design of the building.

Mr. Hulka commented that, although he doesn't have specific recommendations, he wants to make sure that the pet amenities will be landscaped.

Mr. Beck made a motion to forward a positive recommendation to the Planning Commission, as submitted.

Mr. Givens Seconded. A voice vote was made with all in favor.

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood informed the committee that the old city hall project has slowed down. He said it has taken a bit longer for Triumph Construction to finalizes some of the details.

Mr. Smallwood provided an updated on the Form Based Code. He said that the process is moving quickly, with an open house slated for September. He invited the committee to attend the event (details to be determined).

The next meeting is scheduled for Thursday, August 29th, 2024, at 5:30 P.M MST. That meeting will most likely be cancelled, due to lack of applications.

ADJOURNMENT
Mr. Hulka adjourned the meeting at 6:19 P.M.

Philip J Markham

Community Development Director