

Murray City History Advisory Board Minutes for February 27, 2019

Attendance: Mildred Horton, Rebecca Santa Cruz, Sara Roach, Pam Benson

Staff: Lori Edmunds, Katie Lindquist, Jennifer Broschinsky

Excused: Wendy Parsons Baker

Guests: Gloria Hayley, Dave Hansen, Melinda Greenwood, Zach Smallwood

1. The minutes from January 23, 2019 were voted on and passed as written.
2. Melinda Greenwood, Murray City Community & Economic Development Director, gave the board an update on the following:
 - a. Fire Station – 4800 S. Box Elder Dr. – estimated time to be finished is November 2019. The building will be designed through LEED Silver standards (Leadership in Energy and Environmental Design) which is a green building rating system and has annual fees and can be expensive. Staff is sure that it can be built with LEED standards without being an actual LEED Certified building. It will accomplish the sustainability goals and still be cost efficient.
 - b. New City Hall – concept designs are being reviewed from GSBS Architects and Layton Construction. There is an established a city hall committee to help with the pre-design. The new structure will be built on 4800 east of Box Elder and west of Hanauer Street.
 - c. MCCD zone – requires sustainable practices and the city will be amending the ordinance to incorporate the State of Utah High Performance Building Standards to capture the spirit of the sustainability without going for a LEED certification.
 - d. Ore Sampling Mill – Murray City does not own the property and are is still talking with a developer. They are recognizing how expensive it is to remediate the contaminated soil. Some of the contaminated soil can be encapsulated, capped off and buried. Other soils need to be hauled off site. The ideal situation for his property would be someone with a great project and a lot gumption to come along and turn it into a viable property. EPA would not let any developer build homes on that site which is what most developers are interested in doing at this time. The board was shown an air image of the structure and Melinda reminded us it was an odd shaped lot. Dave Hansen (visitor) commented that it would be a perfect place for something for millennial's as it is close to the Trax lines.
 - e. There is a Staff Historic Building Walk in the downtown area on March 8th that Janis Strobel has initiated with Roger Roper of the state agency of Preservation Utah. The Mayor's office and City Council have been invited. Melinda said that she would ask Janice if the board members were invited. It will be the block from State to Poplar, the Townsend House, etc. MCCD (Murray City Center District) ordinance has listed addresses that will be visited. Melinda showed the board a map of the sites and showed the board the properties that RDA/City owns and a few that are still owned by other owners.

- f. Melinda told us American Cell Tower will be moved to Think Architecture Design building which is just south of the new fire station. City will be working with them to make sure their building will be compatible with the new City Hall. The building will be 3 stories with an underground garage.
- g. Murray City Associate Planner Zach Smallwood introduced Gloria Haley as the owner of her own architectural design company. She is purchasing the historic Carnegie Library and would like to restore it back to its original structure. May 1st is when she closes on her loan for the property. Zach prepared blueprints for the board to refer to. Gloria shared her vision of what she wanted the structure to look like. She is working with Allen Roberts who is an Historical Architect. She plans to tear down the vestibule. The roof will be taken off and will be designed to look like the original historic Carnegie Library roof. elevator, ADA, air, staging in the lower level.
- She will be using the “WELL” building standard accompany her needs. Wanted to know of any tax credits, any money, resources to help her.
3. She will look for state funding and will likely refurbish in stages and will be putting \$500K into the property. Meredith Baer another prominent interior designer, talked to Gloria about doing a High Mountain collection in the extra space. Gloria said she would love to see this part of town turn into an arts hub. She would like the space to be walkable and is excited to see the City support a historic cultural district. She would love to be part of the RDA district. Dave Hansen, Gloria’s partner, would like to have a masterplan done for the area making the building and surrounding properties, including the park, an historical “hub”. Lori told Dave about the new masterplan the City is developing and that the group we chose, MIG, was the only applicant that mentioned arts and history. Dave mentioned again that he was it seemed a natural thing impressed with all the ease of access to Trax, Frontrunner, and I-15 to the area.
- Gloria shared that she is on the board of the Institute of Classical Architecture and Arts national Utah chapter. They would like to work with Murray to do some urban planning and she voiced her concern that she does not want to see any of the historical building torn down. David Ammott, the Director of Preservation Utah has been talking to Gloria. The library is not eligible anymore because of all the many changes. The [WELL Building Standard®](#) is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind.

Rebecca wondered about the future of Margaret’s (Margaret Cahoon) house. Lori told her that the city is not sure what the future of the block will be.

Sara adjourned the meeting.

The next meeting will be held on March 27, 2019 at 6:00 P.M.