



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

August 21, 2025

6:30 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

Present: Michael Richards, Chair
Pete Hristou, Vice Chair
Aaron Hildreth
Peter Klinge
Jake Pehrson
Katie Rogers
Mark Richardson, Deputy Attorney
Chad Wilkinson, CED Director
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Members of the Public (per sign-in sheet)

Excused: Ned Hacker

Chair Richards called the meeting to order at 6:30 MDT.

STAFF REVIEW MEETING

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Klinge made a motion to approve the minutes for July 17, 2025. Seconded by Commissioner Rogers. A voice vote was made, with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Vice Chair Hristou made a motion to approve the findings of facts for Automotive Addiction Museum for an amended conditional use permit and for AJ HVAC for a major home occupation. Seconded by Commissioner Hildreth. A voice vote was made, with all in favor.

DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

Block One – Rockworth Companies - Project #25-076 - 4800 South to 5th Avenue & State Street to Hanauer Street - Design Review for a Horizontal Mixed-Use Project in the City Center Form-based Code

Serra Nemelka was present to represent the request. Zachary Smallwood presented the application for design review for a horizontal mixed-use project in the City Center Form-based Code on the properties of Block One. Mr. Smallwood noted this was the first project in the new form-based code to be reviewed. He indicated this was a collaborative effort, including David Rodgers and Ruth Ruach. He showed the area include in Block One property on a map. He said that the property spans two subdistricts – the Boulevard District and the Civic Center District. The residential portion will be in the Civic Center District. He showed the site plan indicating how the project is laid out. He said that applications in the City Center Form-based Code that are greater than one acre, or buildings that are more than 20,000 square feet, require review from the Planning Commission, after a recommendation from the Form-based Code Architectural Review Committee. He said there are three commercial mixed-use buildings and one multi-family building. He provided details regarding each type of building and its location. He discussed details of the parking garage. He said portions of the parking are allocated for Murray City employees and the remaining are for residents of the apartments. Mr. Smallwood reviewed specifications of each building type, including height standards for the zone. He showed floor plans for the ground floor, including frontages. He discussed landscaping and open space requirements. He discussed plans to build a plaza as part of the development. He discussed elevations and building materials, stating that the goal is for a traditional look. Mr. Smallwood talked about building articulation. Mr. Smallwood discussed the mixed-use buildings on the corner of 4800 South and State Street. He talked about the building materials, floor plans, articulation, and elevations. A feature he called out was the replica of the Mercantile Building façade on one of the buildings. He said that Rockworth will be dedicating some the property back to Murray City for sidewalk and traffic improvements. Mr. Smallwood said a bike lane will be installed in the existing turn lane on the corner. He said they are limited with what they can do on State Street because it is owned by UDOT (Utah Department of Transportation). He discussed the landscaping plan, which includes the preservation of existing trees, planters, benches and trash receptacles. He discussed the plaza landscaping and lighting.

Commissioner Klinge asked about the results and recommendations of the traffic study. Mr. Smallwood said the intersections will continue to operate at acceptable levels. He described how a traffic study works and that it is reviewed by the city engineer. He said that the intersection at 5th Avenue and State Street will continue to fail. He pointed out that Murray City does not have control over streets in the area because they are controlled by UDOT. He said that some recommendations

came out of the study that the city engineer will take into consideration. Public notices were sent to surrounding properties, with one email being received in favor of the project. Staff and the Architectural Review Committee recommends that the Planning Commission grant the design Review Approval subject to the nine conditions.

Commissioner Hildreth asked if above ground parking would be available for commercial use only or for residents as well. Mr. Smallwood said it's intended for use by the residents. Commissioner Hildreth expressed concern that there won't be enough parking for businesses. Mr. Smallwood said there is ample parking. He also said they are trying to encourage pedestrian traffic.

Commissioner Hildreth asked if there will be issues with wastewater routing. Mr. Smallwood said he doesn't anticipate any issues. Rockworth will work closely with that department to work out any issues that arise.

Commissioner Klinge asked if there's designated parking for the theater and what would keep a restaurant patron from parking there. Mr. Smallwood said the city won't regulate that. He said there should be more than enough parking.

Serra Nemelka approached the podium. Chair Richards asked if she had read and could comply with the conditions. She said yes, she could.

Ms. Nemelka answered questions from Mr. Smallwood's presentation. She said that there will be ten stalls to every 1,000 square feet in the evening, which is more than enough. She said the daytime parking is four stalls to every 1,000 square feet. She said they won't let residents use the surface level of parking, that it will only be for commercial use. She said they are actively working with UDOT regarding issues with State Street and traffic management. Ms. Nemelka spoke about her desire to build affordable condos instead of apartments, but said they were unable to due to issue with liability and insurance.

Commissioner Klinge asked if market economics was another reason for building apartments instead of condos. Ms. Nemelka explained that the pricing is driven by the capital gains taxes on the sale of condos the developer has to pay. Developers can't charge enough to recoup those costs. There are also specific liabilities that developers can be sued for, such as building defects for years after the condos are built. Developers aren't willing to take that risk.

Commissioner Klinge asked if Rockworth will be the property manager. Ms. Nemelka said yes.

Commissioner Klinge asked about rental demographics. Ms. Nemelka said they anticipate college graduates with roommates, young couples, older people looking to downsize, and people who want the city lifestyle.

Commissioner Klinge asked about the flexibility in allocating the space for various commercial uses. Ms. Nemelka said they've planned for ultimate flexibility. She said every space will be restaurant capable.

Commissioner Pehrson asked if they have a completion target date. She said it depends on the outcome of this meeting and future reviews. The next step is a 90-day drawing period. She hopes to break ground in Spring 2026. She said the buildings are modest and anticipates a 24-to-28-month construction period.

Chair Richards opened the agenda item for public comment. Seeing no comments, the public comment period was closed.

Commissioner Pehrson made a motion that the Planning Commission grant design review approval for the Block One Mixed-Use Project on the properties located between 4800 South to Fifth Avenue and State Street to Poplar Street, subject to the following conditions:

1. The applicant shall meet all Murray City Engineering Division requirements.
2. The applicant shall meet all Murray City Water and Wastewater Requirements.
3. The applicant shall meet all Murray City Fire Department Requirements.
4. The applicant shall meet all Murray City Power Department Requirements.
5. The applicant shall obtain the appropriate building permits prior to construction on the properties.
6. The applicant shall consolidate the multiple properties and record an amended subdivision plat prior to certificate(s) of occupancy.
7. The applicant shall work with Staff to ensure that all standards in the Form Based Code are addressed.
8. The applicant shall construct the project as depicted in this staff report.
9. The applicant shall ensure that any new business obtains a Murray City Business License prior to conducting operations.

Seconded by Commissioner Klinge. Roll call vote:

A Hildreth
A Hristou
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

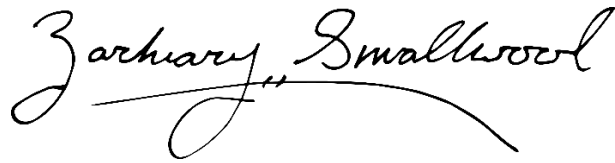
The next scheduled meeting will be held on September 4, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 7:14 p.m. MDT.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

A handwritten signature in black ink that reads "Zachary Smallwood". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the name.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department