



**Murray City Center District Architectural Review Committee  
Notice of Meeting and Agenda**

**Thursday, January 29th, 2026**

**Meeting Time: 5:30 p.m.**

**Murray City Hall, 10 East 4800 South, Poplar Conference Room #151**

Please contact the Planning Division at 801-270-2430 or [planning@murray.utah.gov](mailto:planning@murray.utah.gov) with any questions regarding any of the items on the agenda.

**CALL MEETING TO ORDER**

**BUSINESS ITEMS:**

1. Approval of Minutes
  - a. June 26, 2025
  - b. July 31, 2025
2. Election of Chair and Vice Chair for 2026

**ANNOUNCEMENTS, UPDATES, AND QUESTIONS**

**ADJOURNMENT**

The next scheduled meeting will be held on Thursday, February 26th, 2026, at 5:30 p.m. MST in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.



# MURRAY CITY CENTER DISTRICT REVIEW COMMITTEE

## MEETING MINUTES

June 26, 2025

5:30 P.M. MDT

Poplar Conference Room #151, 10 East 4800 South, Murray, Utah

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### CALL MEETING TO ORDER

### PRESENT

Matthew Givens, Chair  
Kiersten Davis, Vice Chair  
Ray Beck  
Andy Hulka  
Zach Smallwood, Planning Manager

### EXCUSED:

Samuel Ingram

Chair Givens called the meeting to order at 5:30 p.m.

### BUSINESS ITEM(S)

### APPROVAL OF MINUTES

The committee members were not able to view the minutes prior to the meeting, due to technical issues. Mr. Hulka made a motion to postpone approving the February 27<sup>th</sup>, 2025 minutes. Seconded by Ms. Davis. A voice vote was taken, with all in favor.

### DISCUSSION

#### Discussion on change to form-based code architectural review committee

Zachary Smallwood explained to the committee that the MCCD zone no longer exists as of June 17, 2025. It has been replaced with the Form-Based code. The new code applies to the same area as the MCCD code did but also includes three additional properties taken from the Commercial Development zone. He showed the boundaries, including the new properties on a map. He said that committee members from the MCCD Review Committee are being transitioned to the Form-based

Code Architectural Review Committee (with the acronym ARC). Mr. Smallwood said that the change will be voted on during the next City Council meeting. He also said he is removing the requirement from the bylaws that they must meet once a quarter. He said their roles on the new committee will be expanded. Mr. Smallwood said there are three levels of approval for applications, based on certain criteria. The first level of approval can be completed by staff. The next level must go before the committee. The committee will have to interpret the code and determine why the application should be granted an exception. The third level of application is for large projects, which the committee will have the role of making a recommendation that they will forward to the Planning Commission for approval.

Mr. Hulka expressed concern about the fact that the committee will only be reviewing development projects for the area and not the actual code. In the future, he'd like to ensure that proposed amendments to the code are brought to the committee for review before being adopted. He wanted to have the opportunity to give feedback on the code as it was being developed. Mr. Smallwood apologized for the oversight in not presenting them with the code sooner, stating that he made a commitment to City Council to the code drafted within six months. He said there will be ample opportunities moving forward for this committee to review amendments.

A discussion was had regarding how often the new committee will meet. Mr. Smallwood said it really depends on the number of applications they receive.

A discussion was had regarding which night of the week is best to have future meetings.

#### ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, July 31st, 2025, at 5:30 p.m. MDT in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

#### ADJOURNMENT

Chair Givens adjourned the meeting at 5:58 p.m. MST.

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](mailto:planningcommission@murray.utah.gov).

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Zachary Smallwood, Planning Division Manager  
Community & Economic Development Department



# CITY CENTER FORM-BASED CODE ARCHITECTURAL REVIEW COMMITTEE

## MEETING MINUTES

July 31, 2025

5:30 P.M. MDT

Poplar Conference Room #151, 10 East 4800 South, Murray, Utah

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### CALL MEETING TO ORDER

### PRESENT

Matthew Givens, Chair  
Kiersten Davis, Vice Chair  
Andy Hulka, Committee Member  
Ray Beck, Committee Member  
Samuel Ingram, Committee Member  
Zachary Smallwood, Planning Manager  
David Rodgers, Senior Planner

Chair Givens called the meeting to order at 5:30 p.m. MDT.

### BUSINESS ITEM(S)

### APPROVAL OF MINUTES

Chair Givens made a motion to approve minutes for February 27, 2025. Vice Chair Davis seconded. A voice vote was made with all in favor.

### DESIGN REVIEW

Before this agenda item was presented, Ray Beck disclosed that he represents clients who are located in adjacent properties to the applicant, within the CC-FBC (City Center Form-based Code) district in a legal (non-financial) capacity.

Murray Downtown Block One - Project # 25-076 - 4800 South State Street - Mixed-used development in the Boulevard and Civic Center form districts

Zachary Smallwood presented this request from Rockworth Companies for the design review of Block One, located in the CC-FBC. He said the development agreement with Rockworth is through the RDA (Redevelopment Agency). He described the buildings and parking structures proposed for the project. Some existing buildings on State Street will need to be torn down for the new development. He walked through renderings of the multi-family housing, mixed-use commercial, and the parking structure. He mentioned a request for two sides of the building on the corner to meet with a chamfered edge, as well as a pedestrian passthrough on both sides of the corner. Mr. Smallwood discussed the building materials. He discussed parking access points.

A discussion was had regarding the access points and walk-throughs of the parking structure.

Vice Chair Davis and Mr. Smallwood discussed dumpster pickup for the apartments. She expressed concern about the size of the dumpster for the number of apartments. Mr. Smallwood said there will be valet service to pick up garbage.

Mr. Hulka asked about horizontal and vertical articulations. Mr. Smallwood said that the current design meets the code for the residential building and the intent of the articulation.

Vice Chair Davis asked about fire hydrants. Mr. Smallwood said the fire department will review and ensure that code is met.

Mr. Hulka and Mr. Smallwood had a discussion about the design of the buildings and the materials used. They discussed the use of fiber cement, brick and stone. They will allow the applicant to elaborate on what will be used.

Mr. Smallwood talked about the building on the other corner, providing design details. He said there will be a second floor with demising walls. He said the applicant will need to make some adjustments on the vertical articulations, as they don't meet the width requirement. He noted that the use of different types of brick helps the buildings look different, while still maintaining consistency.

Vice Chair Davis asked if any of the bricks from the old buildings can be used in new construction. Mr. Smallwood said he'd look into that.

Chair Givens and Mr. Smallwood had a discussion regarding the building in the Boulevard district. Mr. Smallwood said that this district has a minimum of two stories and a maximum of three stories.

Mr. Ingram and Mr. Smallwood had a conversation regarding stairwell and elevator access in buildings one and two.

Mr. Smallwood provided design details for building three. He said it's similar to the other two buildings but may need some refinement. He said that they will keep the existing trees and the brick pavers. Staff would like to have Rockworth relocate trees that are currently in the parking area.

Vice Chair Davis expressed that she'd like to see them reuse some of the removed brick from State Street along the exterior of the buildings.

Mr. Ingram and Mr. Smallwood had a conversation regarding setbacks and their uses for form-based code.

A discussion was had regarding the requirements for parking lot landscaping. Mr. Hulka asked if the islands in the parking lot are large enough for trees. Mr. Smallwood said that staff is looking into the feasibility of this.

Mr. Smallwood discussed the height requirements for parapets and the areas where they need to be extended.

Mr. Smallwood addressed ground floor transparency. He said they added larger window openings to help with that.

He then talked about the build-to-zone area and the landscaping requirement along the primary frontage, as well as the parking for that area. He said they need to find places to add bike parking along frontages.

Staff recommends that the CC-FBC ARC grant the requested alternatives, as described in the staff report, and discuss potential amendments to plans, and to forward a recommendation of approval to the Planning Commission.

A discussion was had regarding bike lanes. Mr. Smallwood showed where bike lanes are along 4800 South. He said that they don't have much control over installing them on State Street. Mr. Hulka asked about future plans for bike lanes on State Street. Mr. Smallwood said that UDOT (Utah Department of Transportation) is not interested in that, but they are willing to install bulb-outs and other street treatments. Mr. Beck asked about bike lanes on Hanauer. Mr. Smallwood said that the city has more control over that area but is up to engineering staff.

A discussion was had regarding the need to improve bus stops and shelters in the area. Mr. Smallwood said they can work with UTA (Utah Transit Authority).

Serra Nemelka (from Rockwork Companies), Taggart Harris and Kellie Horrocks (from Richardson Design Partnership) came up to answer questions.

Mr. Hulka asked about adding more brick to the multi-family building. Ms. Nemelka pointed out some design concerns with replacing stone with the brick but will take the recommendation into consideration. Mr. Harris mentioned some benefits to using the fiber cement. Vice Chair Davis mentioned a variation on design breaks for the materials that will be taken into consideration.

Ms. Nemelka addressed landscaping concerns. She said that this is a high-density development, which is why they put in more landscaping. She said they will implement bike parking and entrances.

Chair Givens said that he'd like to see each unit have a more open feel. Ms. Nemelka said that they can look into installing individual gates for each unit but need take setbacks into consideration. Mr.

Taggart said they want to keep privacy in mind as well. Ms. Nemelka said they could elevate the gates for added privacy.

A discussion was had regarding the exterior staircases. Ms. Nemelka said what works best is a staircase that is perpendicular from the building. Mr. Harris said they need to be strategic about the landings and pathways. Mr. Smallwood said the staircases are not on the front of the building.

Mr. Beck asked what the target profile is for commercial tenants. Ms. Nemelka said they are targeting local and regional tenants. They are trying to create spaces that feel very engaging and would draw people in. Ms. Nemelka encouraged the committee to provide feedback on potential tenants. Mr. Smallwood said he will collect suggestions to present to Rockworth Companies.

A discussion was had regarding the clock tower. The committee expressed concerns about not wanting the clock to look cheap.

Mr. Harris addressed the topic of architectural glazing. He said this is an important feature for consideration that would tie into the Murray Mercantile building. Mr. Smallwood said they can discuss it, but he needs to adhere to the code.

Mr. Hulka left the meeting at 6:33 p.m. He noted that, if he had stayed, he would have cast a nay vote, citing objections he brought up during the meeting. Mr. Ingram excused himself from the meeting at 6:35 p.m.

Ms. Nemelka addressed the topic of dumpsters. She said they manage the dumpsters directly and they usually arrange for daily pickup.

A discussion was had regarding the reuse of the brick on State Street. Mr. Harris said that it loses integrity over time and can't be used for structural purposes. He suggested it could be used for planters.

Ms. Nemelka addressed landscaping on top of parking structures. She advised against this idea due to water drainage issues. She also said that if they extend the landscaping islands, they will lose parking. She said that less trees are better in this parking scenario. Vice Chair Davis suggested bushes in planters. Mr. Smallwood said they will take that suggestion into consideration.

Mr. Beck moved to recommend approval of the proposed development to the Planning Commission. Vice Chair Davis seconded. A voice vote was taken with all in favor.

#### ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, August 28, 2025, at 5:30 p.m. MST in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

#### ADJOURNMENT

Chair Givens adjourned the meeting at 6:40 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](mailto:planningcommission@murray.utah.gov).

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Zachary Smallwood, Planning Manager  
Community & Economic Development Department

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