



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

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.

A handwritten signature in black ink that reads "Zachary Smallwood". The signature is written in a cursive style with a long, sweeping underline that extends across the width of the name.

Zachary Smallwood, Planning Manager
Community & Economic Development Department