MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

Murray City Planning Commission Meeting
Notice of Meeting and Agenda

Thursday, August 21st, 2025
Pre-Meeting: 6:00 p.m. (Poplar Room #151, Public Welcome)
The pre-meeting is to briefly review the agenda items and ask any questions to staff.

Meeting Time: 6:30 p.m.
Murray City Hall, 10 East 4800 South, Council Chambers

The public may view the Murray Planning Commission meeting via live stream at www.murraycitylive.com or https://www.facebook.com/Murraycityutah/. You may submit comments via email at pc@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be entered into the meeting record. Please include your name and contact information.

Supporting materials are available at https://www.murray.utah.gov/779/Agendas-Attachment.

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Approval of Minutes
   a. July 17th, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
   a. Automotive Addiction Museum – Amended Conditional Use Permit
   b. AJ HVAC & Property Services – Major Home Occupation

DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

4. 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

ANNOUNCEMENTS AND QUESTIONS
ADJOURNMENT

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

Those wishing to have their comments entered into the record may send an email by 5:00 p.m. the day prior to the meeting date to pc@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

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.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

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 and the state noticing website at http://pmn.utah.gov.

MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

July 17, 2025

6:30 P.M. MDT

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

DRAFT

CALL MEETING TO ORDER

MEMBERS PRESENT

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

Vice Chair Hristou called the meeting to order at 6:35 p.m.

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

There were no minutes to be approved for this meeting.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Hacker made a motion to approve the findings of fact for Seyed Auto conditional use permit, La Rana Auto Sales conditional use permit, Holy Protection Orthodox Church site plan review, and Murray Tower Plaza master site plan review. Seconded by Commissioner Klinge. A voice vote was made, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Automotive Addiction Museum - Project #25-069 - 158 East 4500 South - Request for conditional use permit to allow a car storage facility/museum in the C-D zone

Iyar Koren was present to represent the request. Ruch Ruach presented the application for a conditional use permit approval to allow an automotive storage facility and museum on the subject property in the C-D zone. Ms. Ruach discussed the location, site plan, floor plan, landscaping details, parking and property access. Notices were sent to surrounding properties, with no comments being received. Staff recommends that the Planning Commission approve a conditional use permit to allow an automotive storage facility and museum.

Iyar Koren approached the podium. Vice Chair Hristou asked the application if he had read and could comply with the conditions. Mr. Koren said he could.

Commissioner Klinge asked Mr. Koren to describe the nature of the business. Mr. Koren said that he and his partner, Eugene Kim, will have a car museum with about 100 cars for display. He said they intend to store vehicles and have a car museum. He said they already operate at other locations.

Commissioner Klinge asked if they sell cars. Mr. Koren said they don't sell cars in the typical sense. He said they'd like to buy and sell cars on consignment, which would include storage of the cars.

Commissioner Hacker noted that the application stated they may have as many as 1,000 visitors and expressed concern for the volume of visitors due to parking issues. Mr. Koren said that the number was just a place holder, and they are willing to put whatever number the commission recommends.

Commissioner Klinge asked if the museum will be open to the public. Mr. Koren said, yes. They discussed potential business hours. Mr. Koren said they would only be open a few nights of the week, such as Friday through Monday, and for special events or auto club meetings. He said they get around 250 visitors a night through the museum. They'd like to rent the space for outside events when they aren't using the space.

Commissioner Hacker asked about other tenants in the building. Mr. Koren said there are two other tenants.

Commissioner Klinge asked if parking will be an issue with other tenants of the building. Mr. Smallwood recommended that a condition should be added to the application, limiting the number

of visitors to 250, until staff can conduct a full review to determine potential parking issues. Mr. Koren said that they could work with that condition.

Commissioner Hacker asked if they will be storing vehicles outside in parking spaces. Mr. Koren said, no vehicles will only be stored inside. He said they will store up to 78 vehicles inside.

Vice Chair Hristou opened this agenda item for public comment.

Leanne Parker Reed said she's concerned about a parking conflict with one of the churches that shares the lot. She knows that the church uses the lot during other time of the week besides Sunday. She is also concerned about the use of the exit on 4600 South.

Vice Chair Hristou closed the public comment period.

Commissioner Hacker asked if Mr. Koren has spoken with the church. He said he hasn't. He does not believe they will have a high volume of traffic during museum hours. He said they plan on having events, but those will be in the evening. If they plan on large events, they'll apply for a special permit.

Commissioner Pehrson asked if car sales should be added to the conditional use permit. Mr. Smallwood said that was overlooked in the original application process. He said the applicant will need to come back before the Planning Commission when they are ready to move forward with that process.

Eugene (Chihan) Kim said it's not a traditional auto sales. He said they are consigning the vehicles. Mr. Smallwood said that it is still considered an auto sales use.

A discussion was had regarding the process for the applicant to add auto sales. The Planning Commission agreed to pass the current conditional use permit and to have the applicant return with an amendment to the application. They also agreed to add the condition limiting the capacity to 250 visitors.

Chad Wilkinson spoke regarding the amendment to the application. He said because this was a staff oversight, they will move quickly and present the request at the next meeting.

Commissioner Klinge made a motion that the Planning Commission approve a conditional use permit to allow an automotive storage facility and museum at the property addressed 158 East 4500 South subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. Prior to business license approval, the applicant and/or property owner shall install additional landscaping along 4500 South so that the property is in compliance with Chapter 17.68 Landscape Requirements.
3. The applicant shall obtain a building permit prior to any remodeling that may occur.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

6. Prior to approval of the business license, the applicant and/or property owner must stripe parking and ensure the required number of parking stalls are installed as specified in the staff report.
7. The applicant shall ensure that all gatherings or events held on the subject property maintain an occupancy level not exceeding two hundred fifty (250) individuals.

Seconded by Commissioner Hildreth. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Pehrson

Motion passes: 5-0

Legacy Materials - Project # 25-023 - 4300 South Commerce Drive - Consider a request to revoke the Conditional Use Permit for Legacy Materials

The applicant was not present to respond to staff's request to revoke the conditional use permit. David Rodgers presented the request. Mr. Rodgers shared a timeline, starting with the original application of a conditional use permit. He said that staff has previously made multiple attempts to contact the applicant over the past couple of years. Mr. Rodgers said the applicant was granted a 90-day extension to comply with conditions. He said he spoke with the business owner to inform him of what needed to be done. None of the required items were completed. Notice was sent to them of tonight's review for revocation. He listed the unfulfilled conditions. Mr. Rodgers said the Planning Commission has the option to continue to modify conditions, to take no action and dismiss the complaint, or to revoke the conditional use permit. Staff recommends that the Planning Commission revoke the conditional use permit for Legacy Materials.

Vice Chair Hristou opened the agenda item for public comment.

Craig Cook, president of the Humane Society of Utah, spoke. They are located next to Legacy Materials. He expressed frustration with the mess created by the poor handling of materials on the property. He and his staff have observed the business is still operating without permission. He supports the termination of the business and hopes the materials and equipment can be removed from the property promptly.

Vice Chair Hristou closed the public comment period for this agenda item.

Commissioner Klinge asked if the city can force the applicant to clean up the property. Mr. Smallwood said that nuisance ordinances are applicable. He recommended that Mr. Cook file a report of concern regarding the piles of dirt and the dust created as a result.

Mr. Wilkinson said that the applicant must remove anything that's part of the business within 30 days. He said they are not allowed to store anything on the property after that.

DRAFT

Commissioner Hacker made a motion that the Planning Commission revoke the conditional use permit for Legacy Materials, located at 4300 South Commerce Drive.

Seconded by Commissioner Hildreth. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Pehrson

Motion passes: 5-0

SUBDIVISION(S) – ADMINISTRATIVE ACTION

1151 East Subdivision - Project #25-061 - Request for a subdivision of a residential lot in the R-2-10 zone

Kenneth Kitt was present to represent the request. David Rodgers presented the application for preliminary and final subdivision approval in the R-2-10 zone. Mr. Rodgers described the property details. He provided details for a landscape grading plan, stating that the property will be divided into two lots. He showed the utility plan for the new lots. He said the existing ditch will be relocated as part of the subdivision. Notices were sent to property owners and affected entities, including Tanner Ditch Company, who will need to relocate the ditch. Staff received one phone call with questions about the subdivision. They received an email from Tanner Ditch Company with comments. Staff recommends the Planning Commission approve preliminary and final subdivision approval.

Kenneth Kitt approached the podium. Vice Chair Hristou asked if he had read and could comply with the conditions. Mr. Kitt said he could.

A discussion was had regarding the previous use of the home on the property. Mr. Kitt said it's currently a rental. He said once the subdivision is complete, the divided home will be for rent or sale.

Mr. Kitt asked if he could put in the easement for the ditch company before recording the final plat. Mr. Smallwood said that would be fine and the engineering staff will assist with that when the time comes.

Vice Chair Hristou opened the agenda item for public comment. Seeing no comments, Vice Chair Hristou closed the public comment period.

Commissioner Pehrson made a motion that the Planning Commission grant preliminary and final subdivision approval for the 1151 East Subdivision on the property addressed 1151 East 6600 South subject to the following conditions:

1. The project shall meet Murray City Engineering requirements.
2. The project shall meet all applicable fire code standards.

3. Both lots within the subdivision shall comply with the standards for twin-home lots in the R-2-10 Zone as outlined in Chapter 17.112 of the Murray City Land Use Ordinance.
4. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
5. The applicant shall meet all Wastewater Department requirements.
6. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Commissioner Klinge. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Pehrson

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood said that he and Mr. Rodgers will be attending the Brownfields conference in Chicago. They will not be at the next Planning Commission meeting. A discussion was had regarding what the Brownfield grant covers and the affected areas in Murray City.

Commissioner Hacker asked for an update regarding the Fashion Place West Station Area Plan. He asked if funding was received from WFRC (Wasatch Front Regional Council). Mr. Smallwood said they have.

The next scheduled meeting will be held on August 7, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Klinge adjourned the meeting at 7:32 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.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department

DRAFT

MURRAY CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Automotive Addiction Museum

PROJECT NUMBER: PZ-25-082

APPLICANT: Automotive Addiction LLC

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting a Conditional Use Permit Amendment to allow auto sales on the property located at 158 East 4500 South

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows an automotive storage facility and museum (LU#7110) and allows for auto sales (LU#5511) within the C-D, Commercial Development zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.

B. The minutes of the public meeting held by the Planning Commission on August 7, 2025 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed ancillary use of auto sales is permitted within the C-D Commercial Development Zoning District, subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and

property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed amendment is not contrary to the goals and objectives of the Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for an auto sales use on the property. The vote was 6-0 with Commissioners Hildreth, Klinge, Pehrson, Rogers, Hristou, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall comply with all previously approved conditions from the original Conditional Use Permit for the automotive storage facility and museum (Project #25-069).
2. The applicant shall obtain a Murray City Business License that includes auto sales prior to beginning operations.
3. The applicant shall comply with all applicable city ordinances, building codes, and fire codes related to the operation of auto sales.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 21st DAY OF August, 2025.

_____
Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: AJ HVAC & Property Services

PROJECT NUMBER: PZ-25-081

APPLICANT: Adrian Jimenez

APPLICATION TYPE: Major Home Occupation

I. REQUEST:

The applicant is requesting approval for a Major Home Occupation to allow an office for a heating, ventilation, and air conditioning (HVAC) and property services business for the property located at 1512 East Greenfield Avenue.

II. MUNICIPAL CODE AUTHORITY:

Section 17.24.050 of the Murray City Land Use Ordinance identifies and provides regulations for in-home businesses labeled as “Major Home Occupations”. Major Home Occupations include those businesses that either require a client to come to the residential location, or that have other potential impacts that could affect the nature of residential neighborhoods if not properly managed.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission’s decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.

B. The minutes of the public meeting held by the Planning Commission on August 7, 2025 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use is allowed as a Major Home Occupation business in the R-1-8 Zone.

2. With conditions as outlined in the staff report, the proposed business will not significantly impact the surrounding neighbors.
3. With conditions, the proposed use as a Major Home Occupation will not be contrary to the goals and objectives of the Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a major home occupation on the property. The vote was 6-0 with Commissioners Hildreth, Klinge, Pehrson, Rogers, Hristou, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall not have clients at the residence after 6:00 p.m.
2. All materials shall be located within the primary dwelling, no accessory structures may be used.
3. The applicant shall work with Planning Staff to ensure that the area for the home occupation is less than 25% of the main dwelling area.
4. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
5. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
6. The applicant shall obtain the necessary home occupation business license.

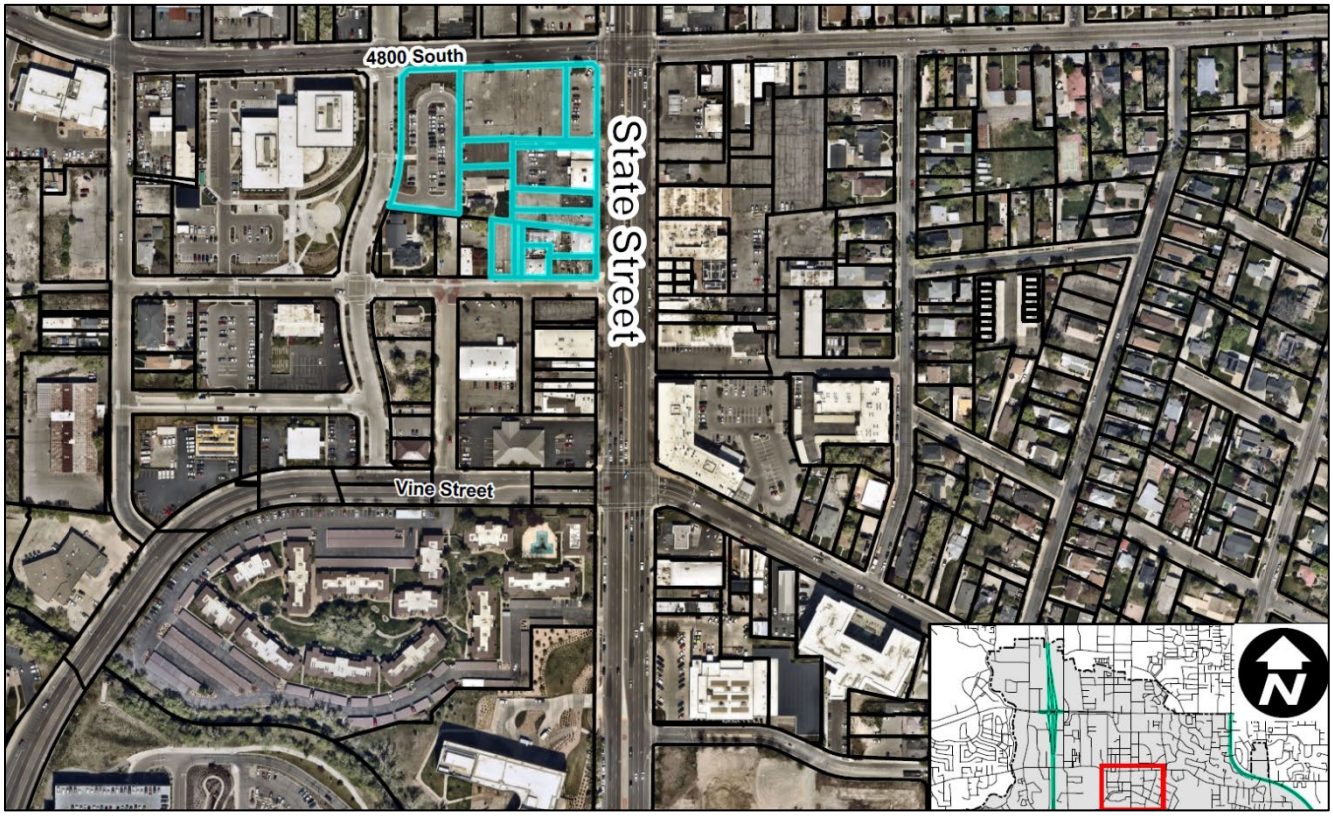
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 21st DAY OF August, 2025.

_____
Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

AGENDA ITEM # 4 Murray City Center - Block One			
ITEM TYPE:	Design Review		
ADDRESS:	4800 South State Street	**MEETING DATE:**	August 21st, 2025
APPLICANT:	Richardson Design Partnership & Rockworth Companies	**STAFF:**	Zachary Smallwood David Rodgers Ruth Ruach
PARCEL ID:	Multiple	**PROJECT NUMBER:**	25-076
ZONE:	CC-FBC, City Center Form Based Code		
SIZE:	3.519 acres | 45,444 sq ft of commercial and 140 Multifamily Units		
REQUEST:	The applicant is requesting design review approval for a horizontal mixed-use development on the properties that are known collectively as block one.		



I. LAND USE ORDINANCE

Section 17.171.100 of the Land Use Ordinance outlines the process for review of applications located within the City Center Form Based Code District (CC-FBC). New construction within the Boulevard and Civic Center districts greater than 1 acre or buildings greater than 20,000 square feet requires approval by the Planning Commission after obtaining a recommendation from the Architectural Review Committee.

II. BACKGROUND & FBC STANDARDS REVIEW

Project Location

The subject properties are located approximately between 4800 South to the north and Fifth Avenue on the south and from State Street on the east to Hanauer Street on the West.

Project Review

The applicant is proposing a horizontal mixed-use project that includes the following elements:

- Three mixed-use buildings (total of approximately 45,444 ft^2)
- One four (4) story residential building (140 units) that fronts onto 4800 South and Hanauer Streets.

The applicant is under contract to purchase the subject properties from Murray City and the Murray City Redevelopment Agency (RDA). The applicant has entered into a development agreement with the City with the understanding that the project will be meeting the form based code and has been working diligently with city staff for many months in preparation for review.

The following review provides an overview of applicable standards and modifications approved by the Architectural Review Committee. The applicant is largely meeting the requirements of the CC-FBC and staff is comfortable recommending approval of the project subject to conditions as reviewed below.

Form Districts

The development spans between two form districts. The commercial buildings along State Street are along the Boulevard Form District and the residential building is within the Civic Center Form District. Staff has reviewed the requirements for each of the form districts and finds that the applicant is largely meeting the applicable standards for each building and form district.

Building Heights

The project's three commercial buildings are located in the Boulevard District. This district requires a minimum of two (2) story buildings and a maximum of three (3) stories (there is an

allowance for an additional two stories (2) in height if the building's upper floors are stepped back past three stories). The residential building is within the Civic Center District; this district requires a minimum of three (3) stories and a maximum of six (6) stories. Below is a table reviewing the minimum and maximum number of floors, height, and what the applicant has proposed.

Building	Form District	Minimum Floors and Height	Maximum Floors and Height	Proposed
Mixed Use 1	BD	2 floors – 21'	3 floors – 52'	2 floors – 36'
Mixed Use 2	BD	2 floors – 21'	3 floors – 52'	2 floors – 36'
Mixed Use 3	BD	2 floors – 21'	3 floors – 52'	2 floors – 33'
Residential	CC	3 floors – 40'	6 floors – 100'	4 floors – 51'

During discussion and negotiation of the project between the applicant and the Redevelopment Agency there was a desire to retain a lower building height to ensure that the project does not negatively impact the historic look and feel of State Street. Staff reviewed all the buildings and finds that the project is within the allowed heights.

Parking and Traffic

Section 17.171.080 of the form based code regulates parking. Staff has provided a table that reviews the requirements for each use type.

Building	Use	Minimum Parking	Area or Units	Required Spaces
Mixed Use 1	Retail	1.25 space per 300 ft^2	9,125 ft^2	38 spaces
Mixed Use 1	Office	1 space per 250 ft^2	9,292 ft^2	37 spaces
Mixed Use 2	Retail	1.25 space per 300 ft^2	9,057 ft^2	38 spaces
Mixed Use 2	Office	1 space per 250 ft^2	9,756 ft^2	39 spaces
Mixed Use 3	Retail	1.25 space per 300 ft^2	4,059 ft^2	17 spaces
Mixed Use 3	Office	1 space per 250 ft^2	4,145 ft^2	17 spaces
Residential	Studio/1bd	1 space per unit	100 units	100 spaces
Residential	2 bedroom	1.5 spaces per unit	40 units	60 spaces
Total				346 spaces

Based on the calculations above the applicant is required to provide a total of 346 spaces. This is based on the most intensive parking uses. Because the project does not have specific tenants yet the actual number may change depending on the use type. The applicant has proposed a total of 408 parking spaces for the project. Staff counted 165 surface parking spaces and 243 below grade structured parking. The applicant has indicated that the below grade parking is reserved for the tenants in the multifamily housing and approximately thirty (30) spaces are reserved for city use. The applicant is exceeding the required number of parking spaces required for the project.

Per the City Engineer's request, the applicant has provided a traffic impact analysis. The

report was conducted by Focus Engineering a reputable engineering firm that regularly provides traffic analysis across the Wasatch Front. The analysis reviewed six (6) intersections and the three (3) proposed vehicular accesses to the site.

Intersection

- Hanauer Street & 4800 South
- State Street & 4800 South
- Hanauer Street & 5th Avenue
- State Street & 5th Avenue
- Hanauer Street & Vine Street
- State Street & Vine Street

Accesses

- Hanauer Street & Access 1
- Access 2 & 5th Avenue
- State Street & Access 3

Five of the six intersections currently operate with acceptable levels of service (LOS) with the intersection at State Street and 5th Avenue at a level of service "f" in the peak PM.

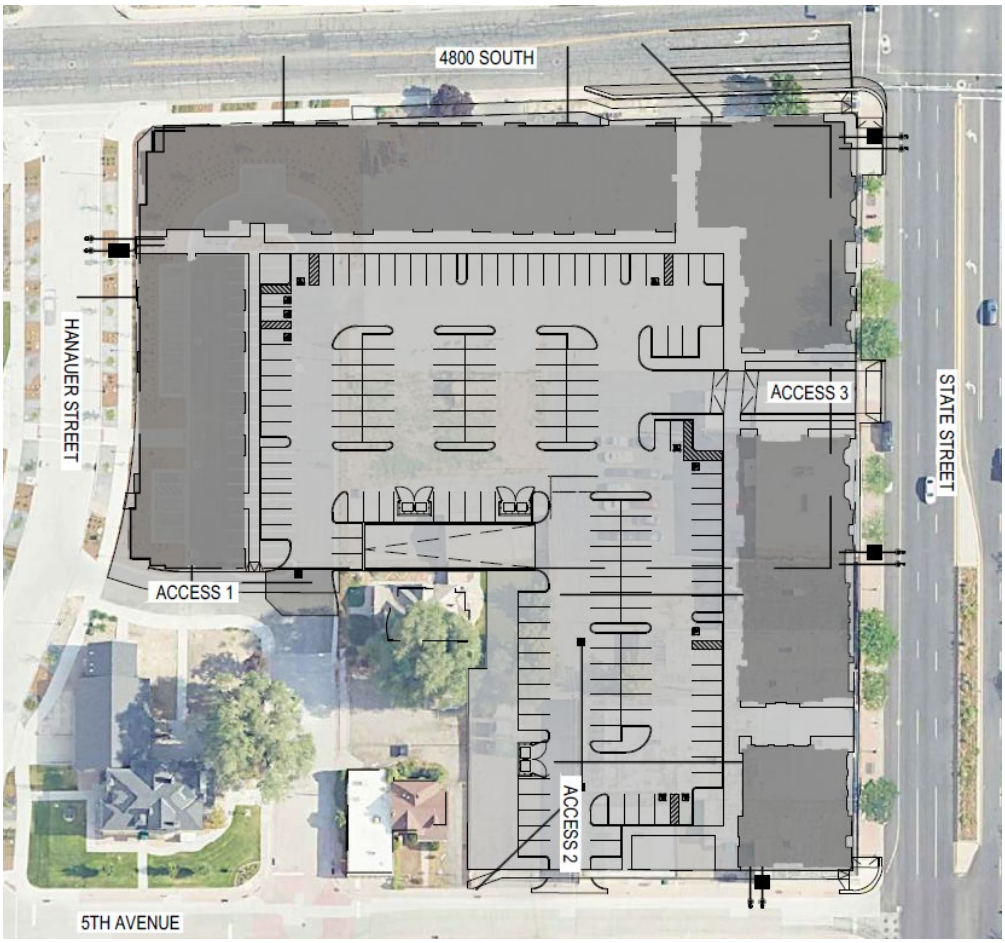


Figure 1: Map of Study Area

Focus Engineering found that "(f)ollowing Murray City and UDOT's guidelines and analyzing 5 years beyond full build-out of the Murray Block One development, all study area intersections

except for the State Street and Vine Street intersection will continue to function at acceptable levels of service." The continue by recommending signal modifications to allow for the westbound right turn movement at this intersection to mitigate impacts. The analysis also indicates that movement around the 5th Avenue and State Street intersection will continue to fail (delays of 300 seconds or more) for the foreseeable future.

Planning staff have been in discussions with UDOT on pedestrian improvements specifically along this stretch of State Street with this intersection in mind. The recommendations have been provided to the City Engineer's office and they will coordinate with UDOT to implement any changes on State Street.

Property Consolidation

The proposed project is made up of approximately ten (10) parcels and one (1) lot. The applicant will need to amend the City Hall Subdivision to consolidate all the parcels into a single lot. The applicant has made an application for a subdivision amendment which will be reviewed by the Planning Commission at a future date.

Additional Review Items

Staff has identified a couple areas where the applicant is not meeting the code which are addressed below. Though these items are not meeting code, staff is confident that the changes will not impact the overall design or layout of the project and is comfortable recommending that the applicant continue to work with the city.

Ground Floor Transparency & Vertical Articulation

The three commercial buildings are not currently meeting the minimum ground floor transparency requirement of 40%. Below are the calculated percentages:

- Mixed Use 1
    - State Street is 32%
    - 4800 South is 31%
- Mixed Use 2
    - State Street is 33%
- Mixed Use 3
    - State Street is 29%
    - Fifth Avenue is 31%

To allow for variation in buildings and encourage visual interest, there is a requirement for the building to be broken up every twenty-five to forty feet (25'-40'). Between all buildings planning staff measured the vertical divisions and found multiple instances of them being either too small or too large.

The applicant met with planning staff on August 7th and indicated that they would like to work with staff on how the measurement was conducted and are willing to increase the amount of ground floor transparency and vertical articulation to meet the requirements of the Form

Based Code as needed.

Four Story Multi-family on 4800 South and Hanauer Street (General Building Type)

The applicant is proposing to construct 140 multifamily units. The applicant proposes thirty-one (31) studios, sixty-nine (69) 1 bedroom units, and forty (40) 2 bedroom units. The total density for the project is forty (40) units per acre. The Form Based Code does not have a density maximum and is limited by the height of the building and the ability of the applicant to provide the minimum amount of parking that is required.

The build-to zone (BTZ) pedestrian zones on both 4800 South and Hanauer exceed the allowable amount of landscaping. The 4800 South frontage is allowed up to 40% of the area to be landscape, the applicant is showing 92%. The Hanauer frontage is allowed up to 80% of the BTZ area be landscape and the applicant is showing 90%. As stated in the previous section, the applicant met with staff, and they have indicated that they will make adjustments to meet the code.

III. Architectural Review Committee

The City Center Form Based Code Architectural Review Committee (ARC) met on July 31st, 2025, to review the project and determine whether certain modifications from the code would be allowed. The draft minutes from the meeting are attached to this report for the Commission's review. The ARC granted requests for the corners of the residential and two commercial buildings to change from a chamfered corner to what is shown on the plans. They also included an exception for the parapet heights to be increased to allow for a more historic aesthetic. The ARC voted 3-0 to recommend approval to the Commission.

IV. DEPARTMENT REVIEWS

Murray City departments met on July 22nd, 2025 to review the submitted plans. The following comments are provided to the applicant as they continue to work towards a building permit. These are included as conditions of approval.

Murray City Engineering Division

- Meet City storm drain requirements, on-site detention and water quality treatment is required. Implement Low Impact Development (LID) practices where practical.
- Provide a formal drainage and LID report.
- Site sewer connections should be directed to the existing line in the old Poplar alignment as master planned.
- Site drainage should be connected to the 24" line in Hanauer Street or the 18" line in the old Poplar alignment. Storm drainage should not be directed to 5th Avenue.
- Water service to the northeast mixed-use building needs to move south to avoid conflict with the new traffic signal and controller.

- Existing site utilities and easements need to be abandoned or relocated. Work with Murray Power, CenturyLink, Comcast and UTOPIA on abandonment and relocations.
- Excavation for the below grade parking structure shouldn't extend into existing rights-of-ways without proper permits, approvals, and utility relocations. Shoring may be needed to protect exiting infrastructure in-place.
- Footings should not extend into the existing rights-of-ways.
- Provide a UDOT Level II Traffic Impact Study and obtain UDOT access review.
- Install sidewalk and park strip street improvements on all street frontages as per form-based code requirements. Sidewalk cross slopes should not exceed 2%.
- Replace any damaged curb and gutter on all street frontages.
- On-street parking on 5th Avenue will be restricted due to the 22' street width.
- Obtain a City encroachment permit for work in City right-of-way.
- Obtain UDOT encroachment permit for work in the State Street right-of-way.
- Develop a site SWPPP and obtain a Land Disturbance permit prior to beginning any site work.

Murray City Fire Department

- No combustible construction materials permitted onsite until compacted road base and hydrants in place.
- 26' road width for aerial apparatus access.
- Maintain firelane width 26' with signage and enforcement.
- Dead end access roads in excess of 150 ft shall be provided an approved turn around.
- Fire apparatus road shall extend to within 150 ft of all portions of facility and all portions of exterior walls. One or more of the access routes shall be located not less than 15 ft and not greater than 30 ft.
- Fire alarm/sprinkler and standpipe plans 3rd party review required prior submittal to Murray City Fire Marshals office.
- Knox boxes required.
- Outside access door to riser room, outside strobe and horn riser room with signage.
- Locking caps on FDC and all standpipe valves.
- Fire hydrant within 100' FDC Standpipe valves preferred mid-landing stairwell.
- If there will be a controlled access security gate must meet code requirements.
- Verification of in-building, two-way emergency responder communication coverage before CO.
- Restaurants type I hood suppression, CO2 alarm system.
- Ventilation suppression system for enclosed parking garage.
- Fire parking cut out to accommodate safe placement of any apparatus for this structure, 15-foot width, and at a minimum the length must be 30 feet for an engine and 18 feet for an ambulance 6 feet to remove gurney.
- This is critical for first responder and public safety.
- It will be tight, but apparatus drivers should be able to position the vehicle close to the sidewalk, allowing them to exit the apparatus safely without blocking traffic.
- If EV chargers please work with Murray power and FD to meet requirements.

- Please use International Fire Code (IFC) 2021, and applicable NFPA.

Murray City Power Department

- Not enough information to make a full review. The plans do not contain any load data for the anticipated electrical service.
- There are concerns about equipment placement for the new building(s), the transformers and gear required have large footprints and need to be located near metering equipment.
- When the time comes to build the new building(s), we will want to have an on-site meeting to plan the new electrical service(s).
- The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
- Contractor to contact Victor Meza 801-264-2724 for metering placement and requirements.
- All previous meeting comments apply.

Murray City Wastewater

- Site has been master plan designed for all sewer flows to drain to 5th avenue, not 4800 south. No sewer tie ins should occur in 4800 South.
- In all mixed-use buildings, each restaurant space will be required to have their own accessible 1000-gallon minimum grease trap and sampling manhole. Please provide and show this on the plan.
- Current sewer mains running through the property to the north will not be allowed to go under new buildings. Dead end manholes will be required to be placed on both sewer mains running through the property.
- Sewer main will also not be allowed to go under the underground parking structure. Plans must show the mains dead end before the underground parking structure.
- New Manholes should be placed at tie ins to the main at each building for better cleaning access.
- Cleanouts are not shown on the plan; clean outs are required on service laterals every 75 feet.
- Do not approve of current utility plan as shown on CUP-1.

Murray City Water Division

- All water utility work must follow Murray City Water Specification and Requirements. https://www.murray.utah.gov/DocumentCenter/View/16910/Murray-City-Water-Specifications--Requirements-2024
- Please provide the following information to facilitate accurate assessment of applicable water impact fees and meter sizing:
    - Indoor Plumbing Fixture Demand: Include a detailed plumbing fixture unit count or a plumbing demand analysis (e.g., in gallons per minute or equivalent fixture units) in accordance with the current adopted plumbing code. This is

necessary to determine the appropriate meter size based on expected peak flows.
    - Irrigated Landscape Area: Identify the total irrigated acreage and whether the landscaping will be designed as grass/turf or waterwise/xeriscape. Outdoor water demands are assessed separately, and impact fees vary significantly depending on the landscape type (e.g., $16,383.81/acre for turf vs. $6,544.37/acre for waterwise landscaping in 2025)
- Future Culinary Service & Fire Service connections appear to be in good locations - Avoid conflicts with storm drains, sewer laterals, and dry utilities. Especially when considering vault locations. Cross-check utility composite.
- All existing water services that are to be abandoned must be abandoned at the city main and noted on the plans

V. PUBLIC NOTICE

Staff sent seventy five (75) notice of the public meeting to property owner's located within 500' of the proposed project. As of the date of this report staff has not received any comments.

VI. FINDINGS

Based on the analysis of the application, materials submitted, site visits, and a survey of the surrounding area, Staff concludes the following:

1. The proposed mixed use development is consistent with the goals and objectives of the Murray City General Plan.
2. The proposed development is in harmony with the standards and intention of the form based code and the downtown strategic plan.
3. The proposed buildings and materials reflect the historic context of existing buildings along the State Street corridor.
4. With conditions, the proposed development complies with the requirements of the City Center Form Based Code and other applicable standards of the Murray City Land Use Ordinance.

VII. CONCLUSION & RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, planning staff and the Architectural Review Committee recommends 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.

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC HEARING

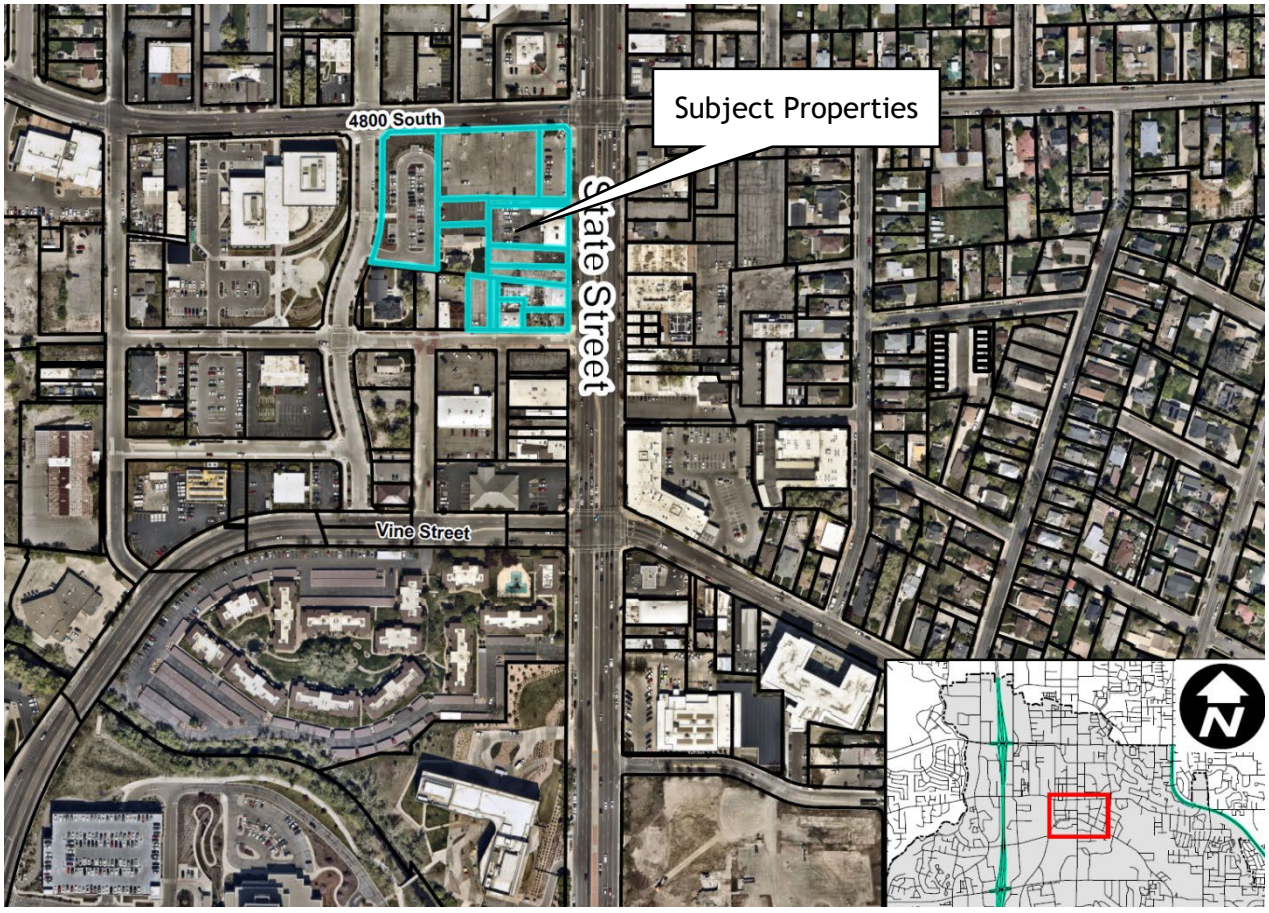
August 21st, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, August 21st, 2025, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive comment on an application submitted by **Representatives of Rockworth Companies** for the properties located between **4800 South to Fifth Avenue & State Street to Hanauer Street as shown on the map below**.

The applicant is requesting Design Review approval to develop a mixed-use project including up to 150 multi-family units and approximately 42,000 square feet of commercial space on 3.51 acres.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be entered into the meeting record.



This notice is being sent to you because you own property within 500 feet of the subject property. Comments concerning this proposal, will be accepted by calling the Murray City Planning Division at 801-270-2430, e-mail to pc@murray.utah.gov or in person at the meeting.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

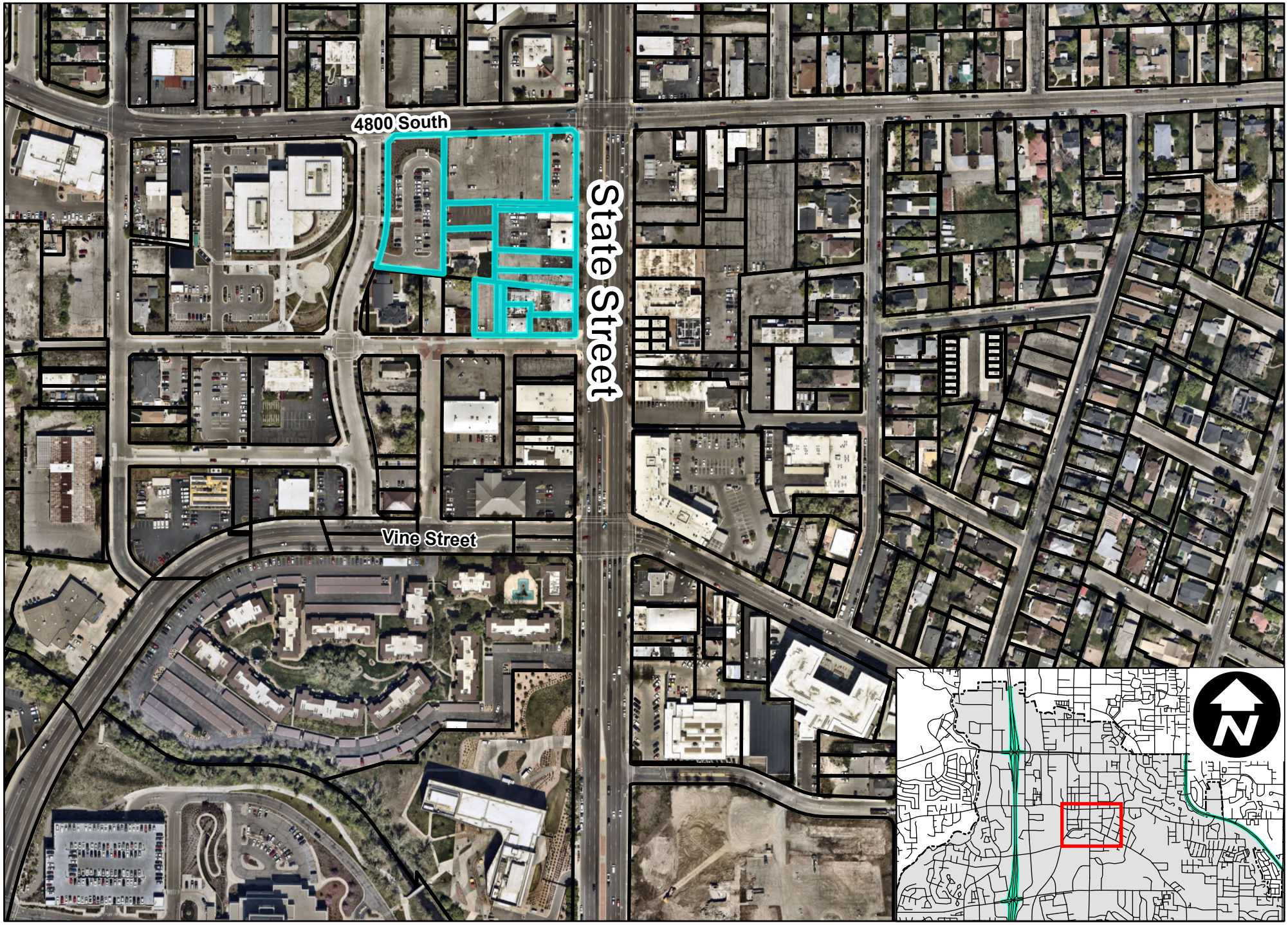
Public Notice Dated | August 7th, 2025


4800 SOUTH STREET
BUILDING B
BUILDING C
BUILDING A
HANAUER STREET
STATE STREET
BUILDING D
BUILDING E
5th AVENUE
LOW SOLID SCREEN WALL AT PATIOS, 42" HT.
RAISED METAL PLANTING BED TO SCREEN RESIDENTIAL UNITS, 36" HT. - SEE PRELIMINARY SITE AMENITIES PLAN ON SHEET PL-2
RAISED METAL PLANTER 36" HT x 6' DIAM. - SEE PRELIMINARY SITE AMENITIES PLAN ON SHEET PL-2

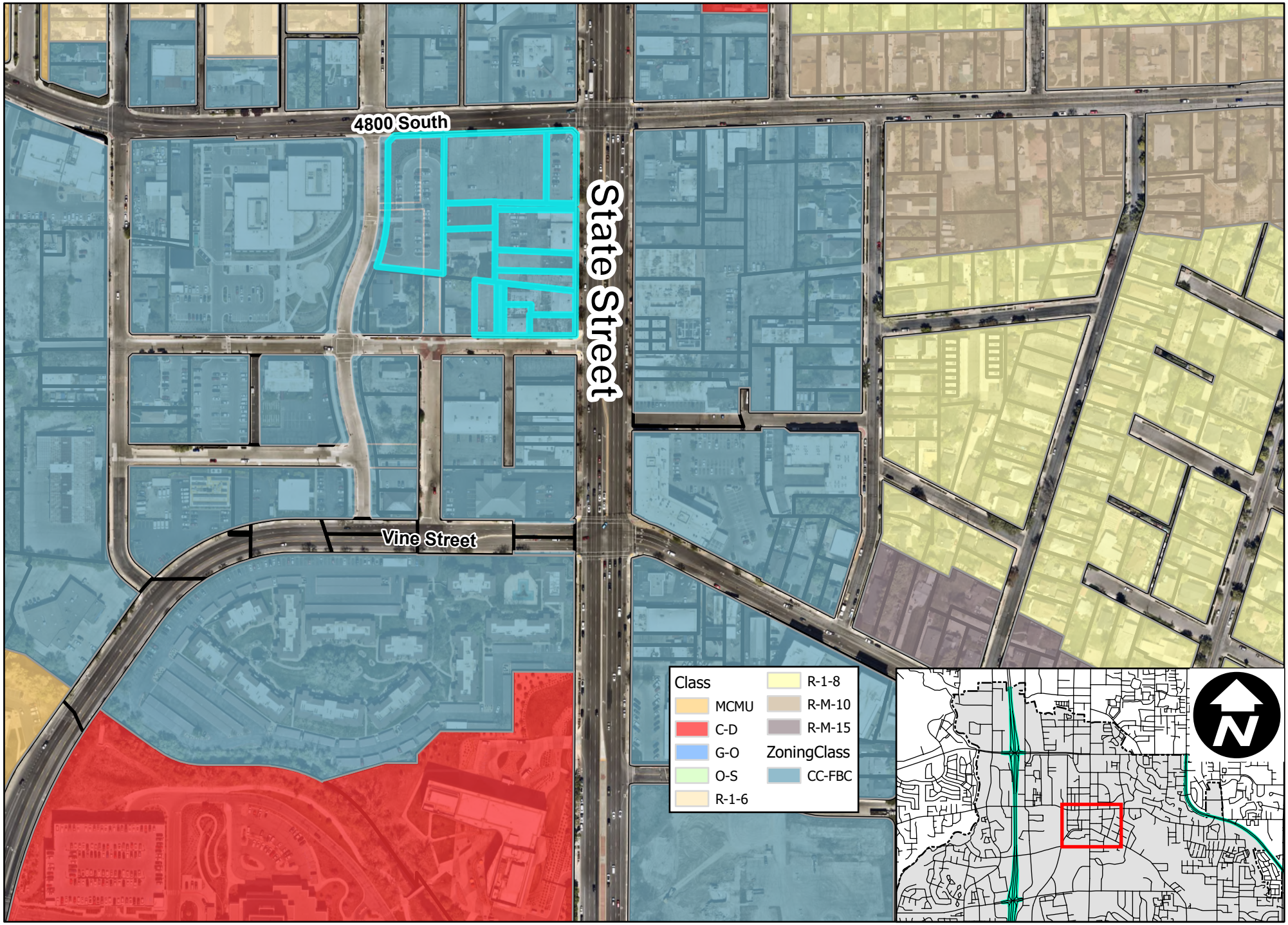




4800 South State Street



4800 South State Street





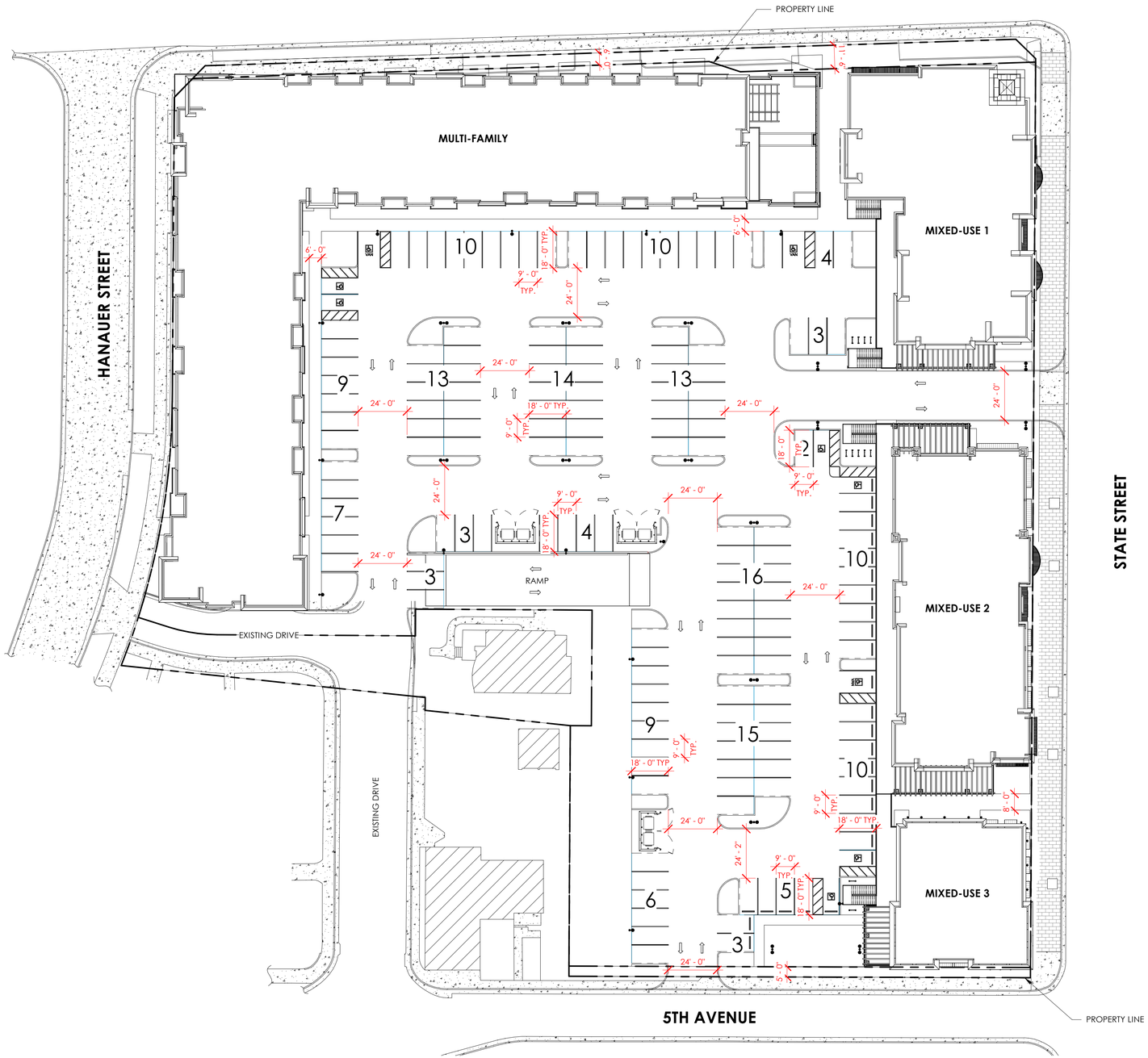
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MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - COVER SHEET

07.03.2025

THE RICHARDSON
DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM



SITE INFORMATION

PROPERTY AREA: ## ACRES (## SQ FT)
ZONING: ##

MURRAY CITY CENTER

PARKING STALLS MAX: = ## MAX STALLS

SURFACE PARKING STALLS PROVIDED: 169
UNDERGROUND PARKING STALLS PROVIDED: 244

ADA STALLS REQUIRED: 5
ADA STALLS PROVIDED: 13 (6 VAN STALL)

REQUIRED BIKE PARKING: 4 +(2 spaces AND 1 / each additional 10,000 sq. ft.)

OFF-STREET PARKING AREA: ## SQ FT
REQUIRED PARKING LANDSCAPE: ##% (## SQ FT)
PROVIDED PARKING LANDSCAPE: ##% (## SQ FT)

SITE LEGEND

- SETBACK
- EASEMENT
- PROPERTY LINE
- FENCE
- ACCESSIBLE ROUTE

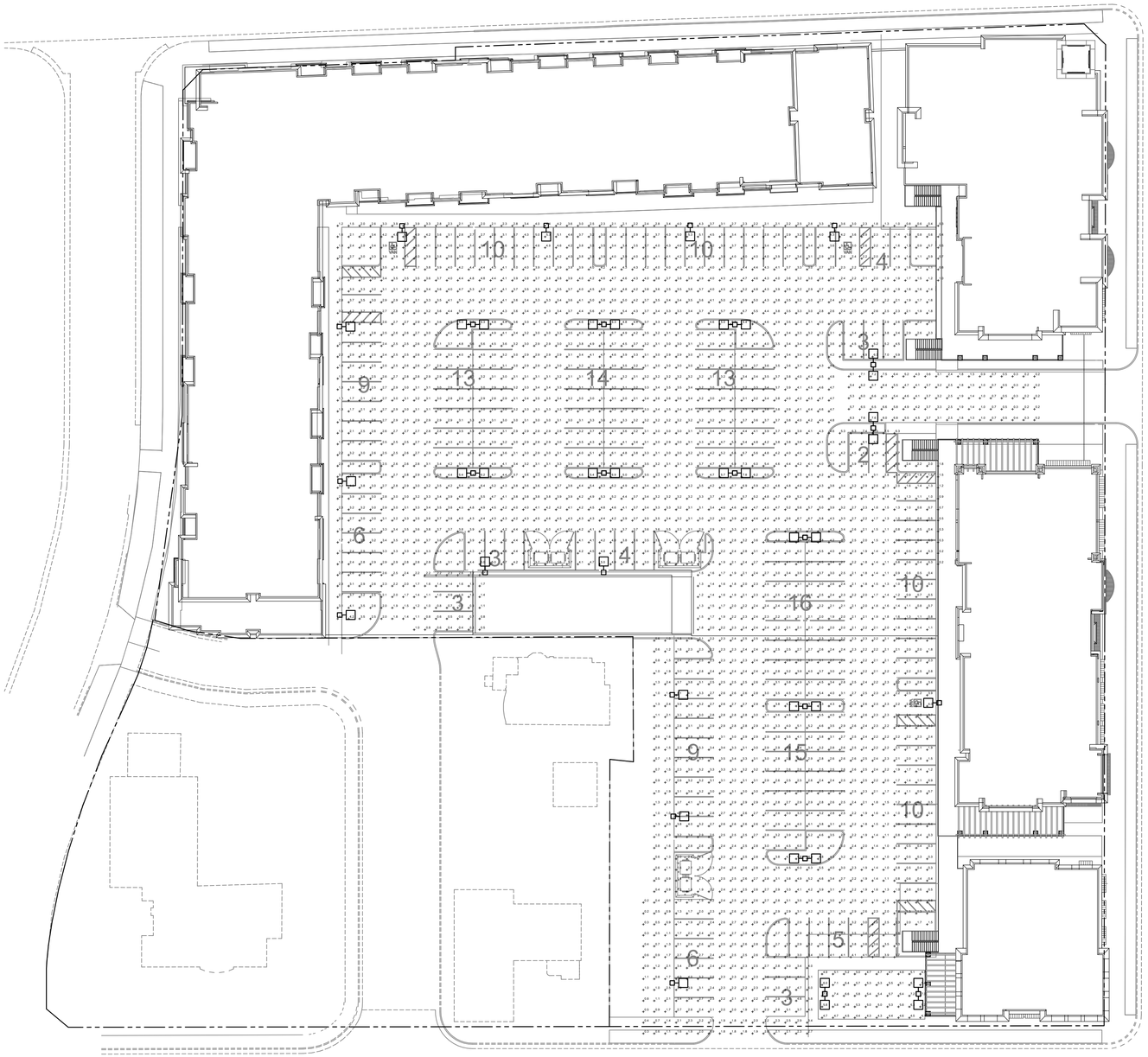
1/1 **SITE PLAN**
SCALE: 1" = 30'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

DEVELOPMENT SITE PLAN

07.03.2025

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1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'

0 15' 30' 60'

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

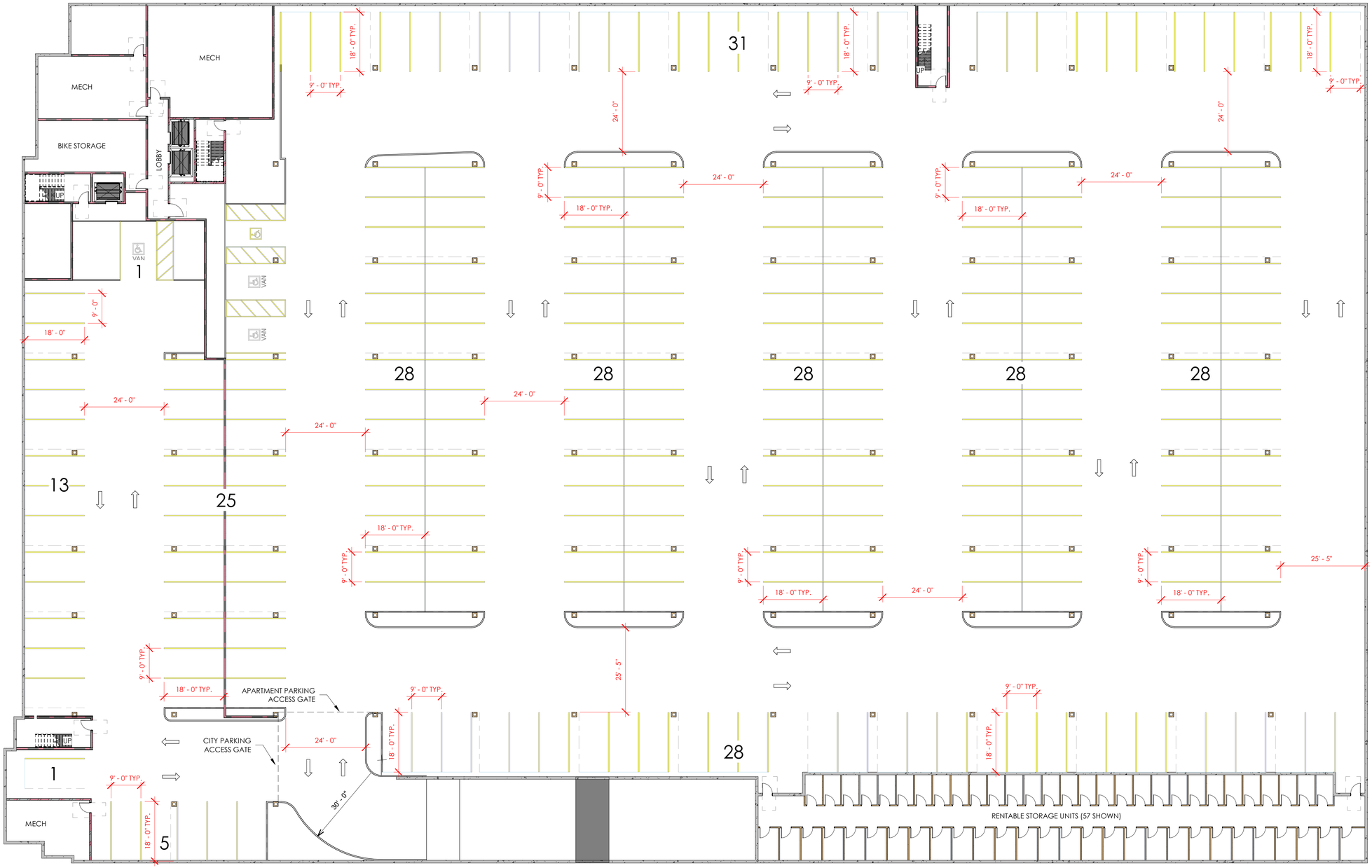
E1

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

SITE PHOTOMETRICS

07.03.2025

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1/2 UNDERGROUND PARKING PLAN

SCALE: 1/16" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

UNDERGROUND PARKING PLAN

07.03.2025

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1/3 **MAIN LEVEL**
SCALE: 1/16" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - MAIN FLOOR PLAN

07.03.2025

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1/4 **UPPER LEVEL FLOOR PLAN**

SCALE: 1/16" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - TYPICAL UPPER FLOOR PLAN

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1/5 **FOURTH LEVEL**
SCALE: 1/16" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - FOURTH FLOOR PLAN

07.03.2025

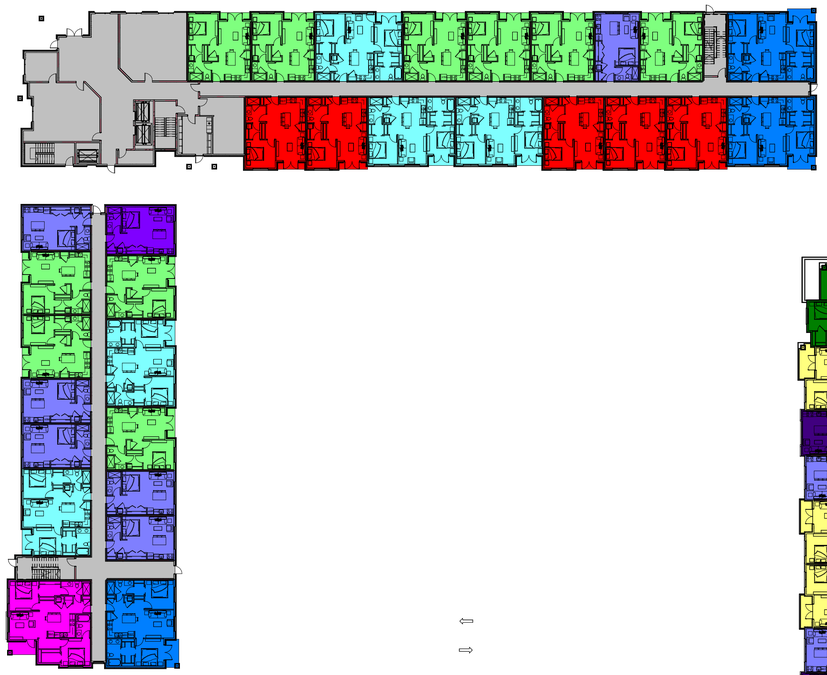
THE RICHARDSON
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AREA CALCULATION

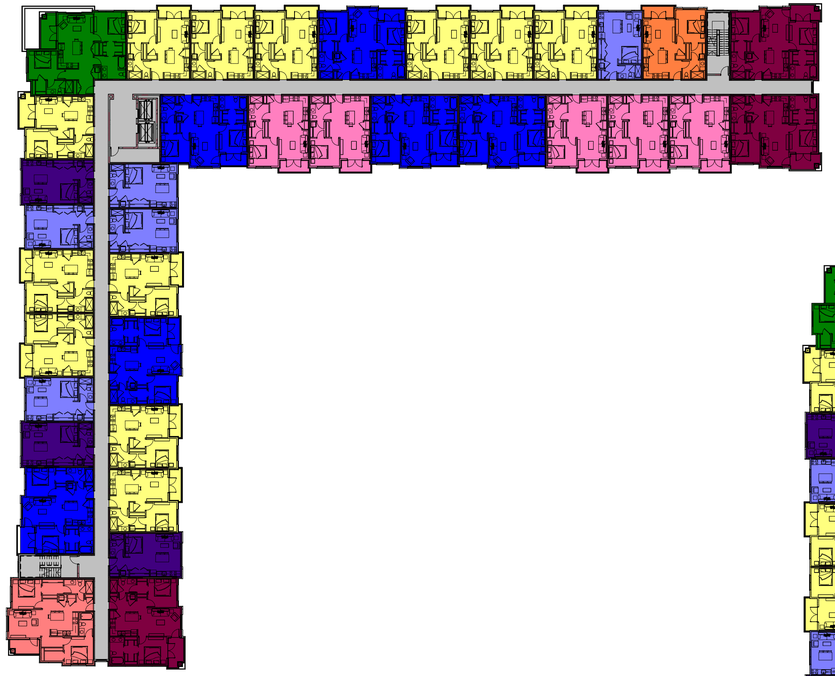
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
COMMON AREA	7,315 SF	4,146 SF	4,146 SF	6,127 SF	21,734 SF
NET RENTABLE AREA (SEE UNIT MATRIX)	22,553 SF	27,963 SF	27,963 SF	25,961 SF	104,440 SF
GROSS AREA	29,868 SF	32,109 SF	32,109 SF	32,088 SF	126,174 SF
PERCENT RENTABLE	75.5%	87.1%	87.1%	80.9%	82.8%

UNIT TYPE MATRIX

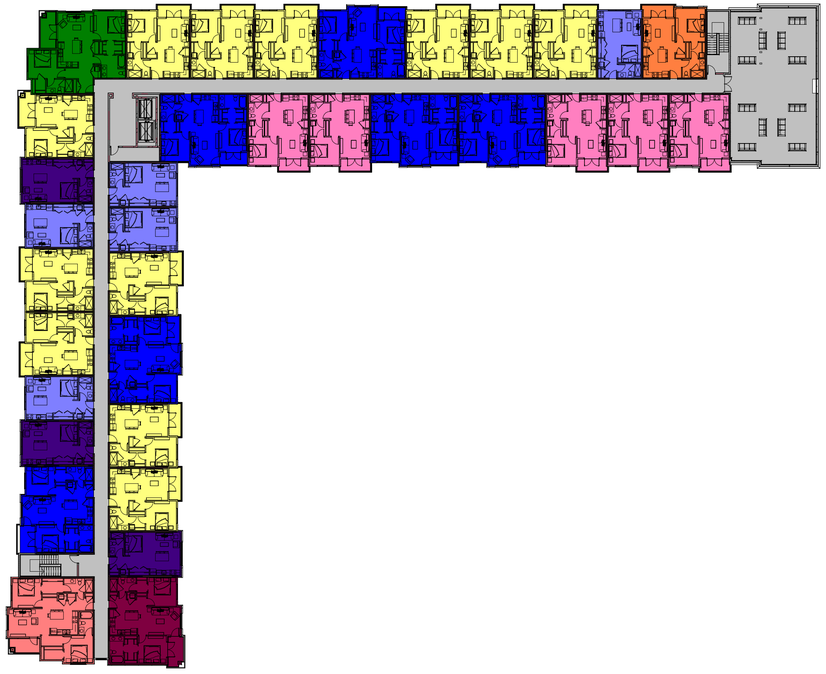
UNIT TYPE	NET AREA	1ST	2ND	3RD	4TH	TOTAL
STUDIO - TYP.	485 SF	6	5	5	5	**21**
STUDIO - WIDE	534 SF	1	-	-	-	**1**
STUDIO - EXTENDED	513 SF	-	3	3	3	**9**
TOTAL STUDIO UNITS		**7**	**8**	**8**	**8**	**31**
1 BED. - TYP.	715 SF	-	12	12	12	**36**
1 BED. - SMALL BALCONY	690 SF	10	-	-	-	**10**
1 BED. - SM. BALCONY (NARROW)	699 SF	5	-	-	-	**5**
1 BED. - NARROW	722 SF	-	5	5	5	**15**
1 BED. - EXTENDED	727 SF	-	1	1	1	**3**
TOTAL 1 BEDROOM UNITS		**15**	**18**	**18**	**18**	**69**
2 BED. - TYP.	977 SF	-	6	6	6	**18**
2 BED. - SMALL BALCONY	949 SF	5	-	-	-	**5**
2 BED. - SM. BALCONY (CORNER)	970 SF	3	-	-	-	**3**
2 BED. - ANGLED CORNER	1,132 SF	-	1	1	1	**3**
2 BED. - END UNIT	1,001 SF	-	3	3	1	**7**
2 BED. - ALT. END UNIT	1,085 SF	-	1	1	1	**3**
2 BED. - ALT. END UNIT (SMALL)	1,059 SF	1	-	-	-	**1**
TOTAL 2 BEDROOM UNITS		**9**	**11**	**11**	**9**	**40**
TOTAL UNITS		**31**	**37**	**37**	**35**	**140**



1/6 **MAIN LEVEL - UNIT TYPES**
SCALE: 1" = 30'-0"



2/6 **SECOND & THIRD LEVEL - UNIT TYPES**
SCALE: 1" = 30'-0"



3/6 **FOURTH LEVEL - UNIT TYPES**
SCALE: 1" = 30'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - UNIT MATRIX

07.03.2025

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2/7 **South**

SCALE: 3/32" = 1'-0"



1/7 **North**

SCALE: 3/32" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - ELEVATIONS

07.03.2025

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2/8 **West**

SCALE: 3/32" = 1'-0"



1/8 **East**

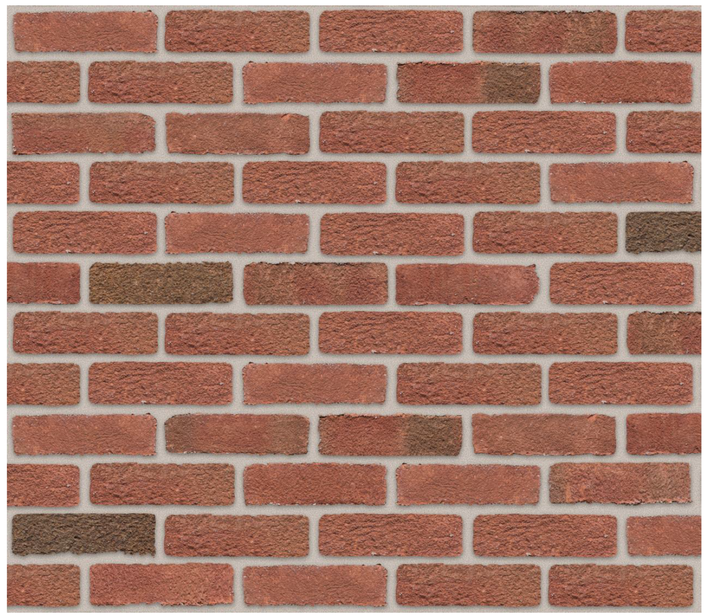
SCALE: 3/32" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - DEVELOPMENT, 4800 SOUTH & STATE STREET

MULTI-FAMILY - ELEVATIONS

07.03.2025

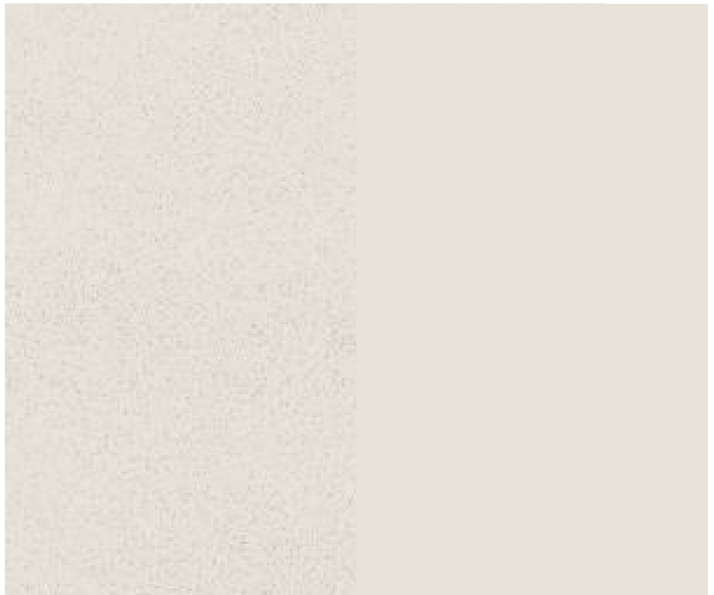
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BRICK COLOR #1 - GLEN GERY - ALBANY



WALL STONE BASE #2 - CREATIVE MINES - CARVED - BRIGHTHORIZON



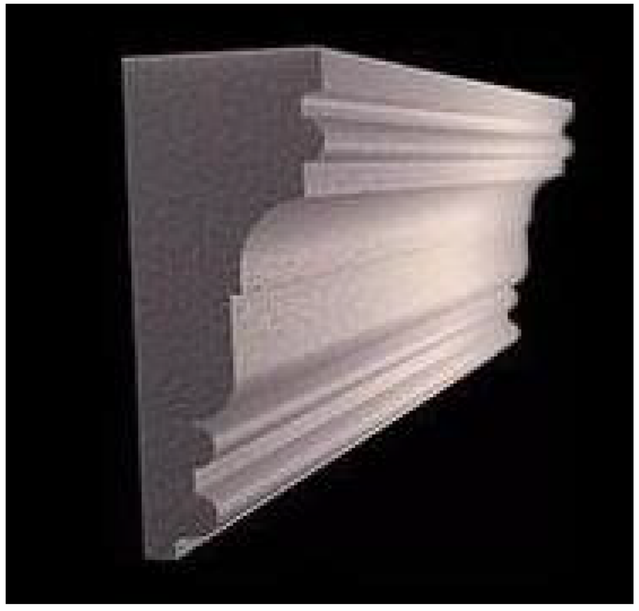
FIBER CEMENT PANEL - SAND TEXTURED/ SMOOTH
SW7009 PEARLY WHITE



METAL PICKET RAILING - POWERCOATED - WHITE GLOSS OR EQUAL



WINDOW/ STOREFRONT MULLION - POWERCOATED - WHITE GLOSS OR EQUAL



PRE-CAST EIFS CORNICE - SW 7009 PEARLY WHITE

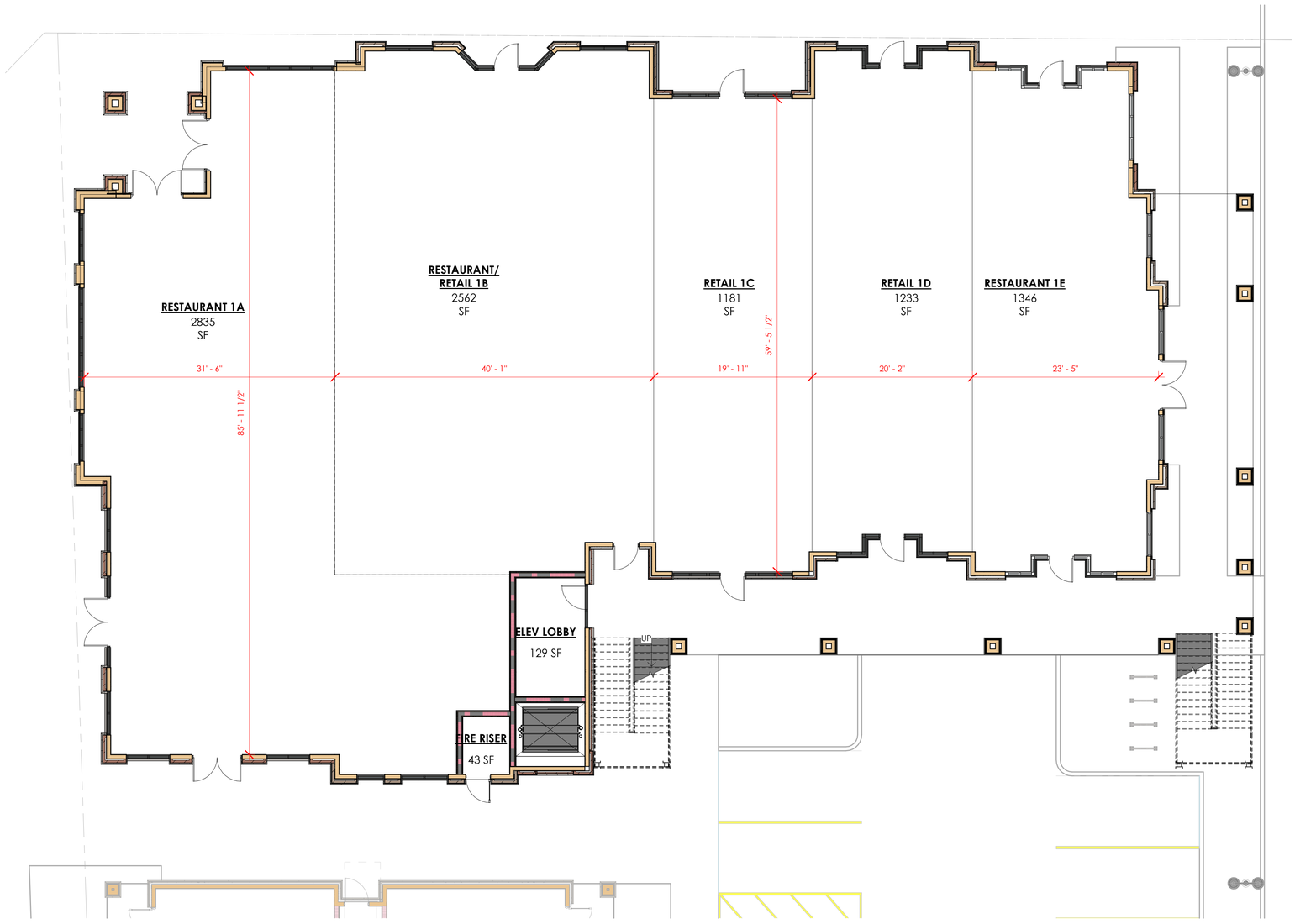


MURRAY CITY CENTER - BLOCK ONE - MIXED-USE 1, 4800 SOUTH & STATE STREET

MIXED-USE 1 - COVER SHEET

07.03.2025

THE RICHARDSON
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1/11 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"

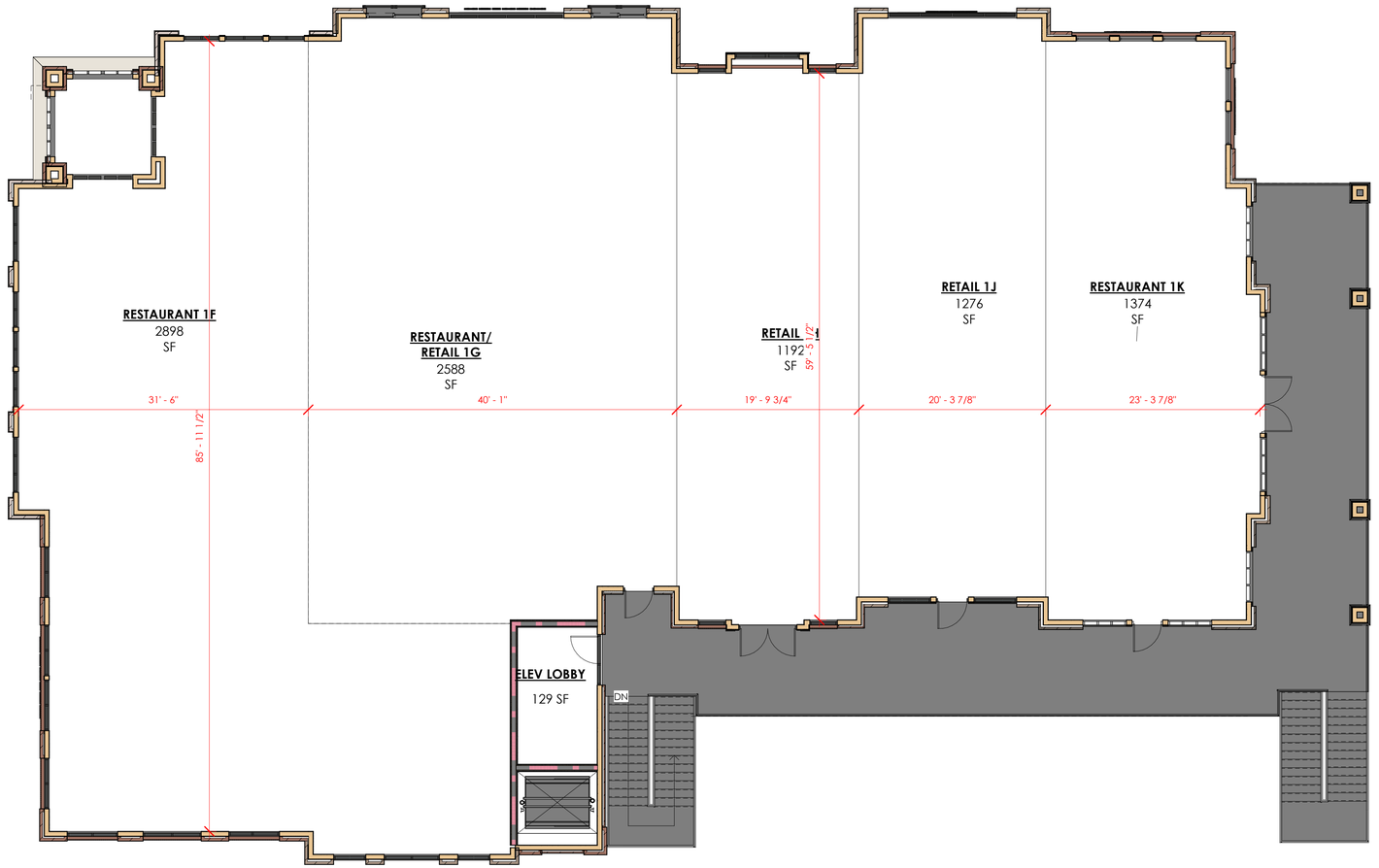
UNIT TYPE MATRIX

	NET AREA	1ST	2ND	TOTAL
RESTAURANT 1A		491 SF		**43**
RETAIL 1B		496 SF		**1**
RETAIL 1C		518 SF		**18**
RETAIL1D				
RESTAURANT 1E		518 SF		**18**
TOTAL		**####**		**62**

AREA CALCULATION

	1ST FLOOR	2ND FLOOR	TOTAL
COMMON AREA	6750 SF	3738 SF	22151 SF
NET RENTABLE AREA (SEE UNIT MATRIX)	22990 SF	28098 SF	102722 SF
GROSS AREA	29740 SF	31836 SF	124873 SF
PERCENT RENTABLE	77.3%	88.25%	82.3%

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UNIT TYPE MATRIX

	NET AREA	1ST	2ND	TOTAL
RESTAURANT 1A		491 SF		**43**
RETAIL 1B		496 SF		**1**
RETAIL 1C		518 SF		**18**
RETAIL1D				
RESTAURANT 1E		518 SF		**18**
TOTAL		**####**		**62**

AREA CALCULATION

	1ST FLOOR	2ND FLOOR	TOTAL
COMMON AREA	6750 SF	3738 SF	22151 SF
NET RENTABLE AREA (SEE UNIT MATRIX)	22990 SF	28098 SF	102722 SF
GROSS AREA	29740 SF	31836 SF	124873 SF
PERCENT RENTABLE	77.3%	88.25%	82.3%

1/12 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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2
13

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1
13

WEST ELEVATION

SCALE: 1/8" = 1'-0"

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2 / 14 **NORTH ELEVATION**

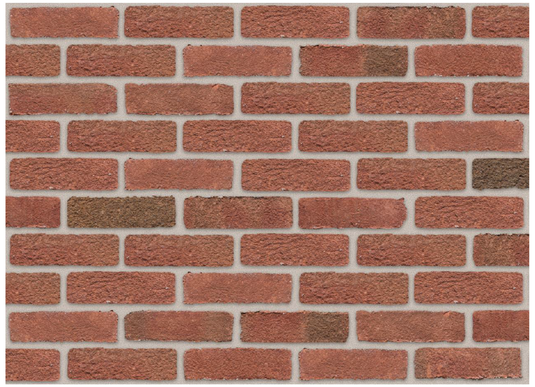
SCALE: 1/8" = 1'-0"



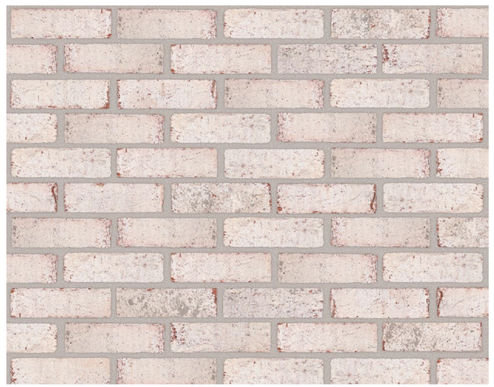
1 / 14 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"

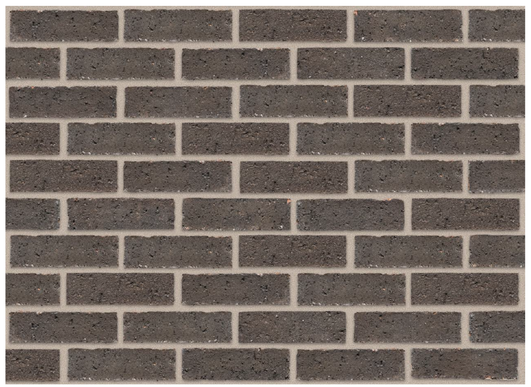
THE RICHARDSON DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM



BRICK COLOR #1 - GLEN GERY - ALBANY



BRICK COLOR #2 - GLEN GERY - CAPE CHARLES



BRICK COLOR #2 - GLEN GERY - IBERIA BLACK



BRICK COLOR #2 - GLEN GERY - BORDEAUX



WALL STONE BASE #1 - CORONADO STONE - URBANA SMOOTH SILVER ASH



WALL STONE BASE #2 - CREATIVE MINES - CARVED - BRIGHT HORIZON

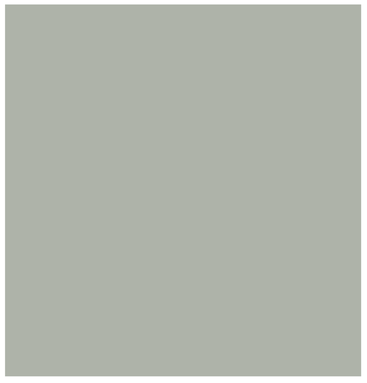


WALL STONE BASE #3 - PRECAST CONCRETE



FIBER CEMENT PANEL - COLOR #1 - SW 7048 - URBAN BRONZE

FIBER CEMENT PANEL - COLOR #2 - SW 7006 - EXTRA WHITE



FIBER CEMENT PANEL - COLOR #3 - SW 6206 - OYSTER BAY

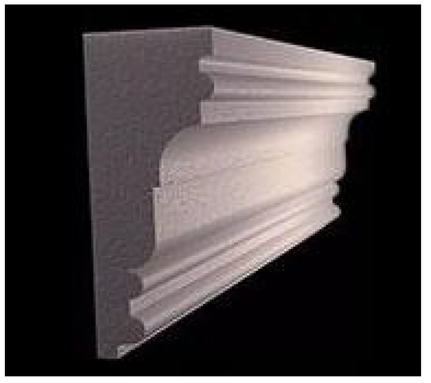


FIBER CEMENT PANEL - COLOR #3 - SW 6206 - OYSTER BAY



STOREFRONT/ WINDOW FRAME #1 - DARK BRONZE

STOREFRONT/ WINDOW FRAME #2 - BONE WHITE



PRE-FABRICATED EIFS CORNICE - SW 7006 - EXTRA WHITE/ SW 7048 - URBAN BRONZE

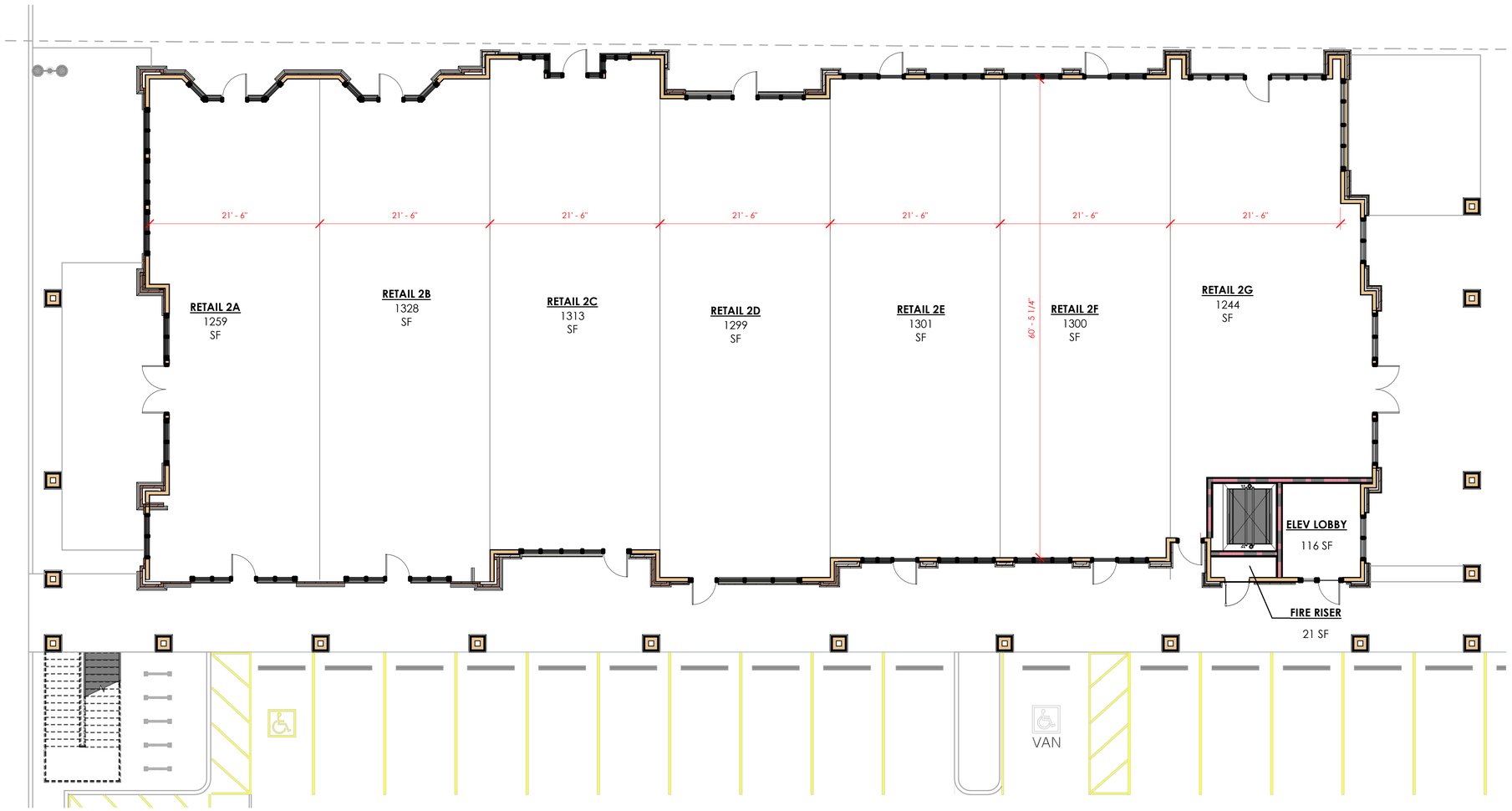


MURRAY CITY CENTER - BLOCK ONE - MIXED-USE 2, 4800 SOUTH & STATE STREET

MIXED-USE 2 - COVER SHEET

07.03.2025

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UNIT TYPE MATRIX

	NET AREA	1ST	2ND	TOTAL
RETAIL 2A	491 SF			43
RETAIL 2B	496 SF			1
RETAIL 2C	518 SF			18
RETAIL 2D				
RETAIL 2E	518 SF			18
RETAIL 2F	518 SF			18
TOTAL		####		62

AREA CALCULATION

		1ST FLOOR	2ND FLOOR	TOTAL
	COMMON AREA	6750 SF	3738 SF	22151 SF
	NET RENTABLE AREA (SEE UNIT MATRIX)	22990 SF	28098 SF	102722 SF
	GROSS AREA	29740 SF	31836 SF	124873 SF
	PERCENT RENTABLE	77.3%	88.25%	82.3%

1/17 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - MIXED-USE 2, 4800 SOUTH & STATE STREET

MIXED-USE 2 - MAIN FLOOR PLAN

07.03.2025

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UNIT TYPE MATRIX

	NET AREA	1ST	2ND	TOTAL
RETAIL 2A	491 SF			**43**
RETAIL 2B	496 SF			**1**
RETAIL 2C	518 SF			**18**
RETAIL 2D				
RETAIL 2E	518 SF			**18**
RETAIL 2F	518 SF			**18**
TOTAL		**####**		**62**

AREA CALCULATION

		1ST FLOOR	2ND FLOOR	TOTAL
	COMMON AREA	6750 SF	3738 SF	22151 SF
	NET RENTABLE AREA (SEE UNIT MATRIX)	22990 SF	28098 SF	102722 SF
	GROSS AREA	29740 SF	31836 SF	124873 SF
	PERCENT RENTABLE	77.3%	88.25%	82.3%

1/18 **SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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2/19 **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



1/19 **WEST ELEVATION**

SCALE: 1/8" = 1'-0"

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2/20 **NORTH ELEVATION**

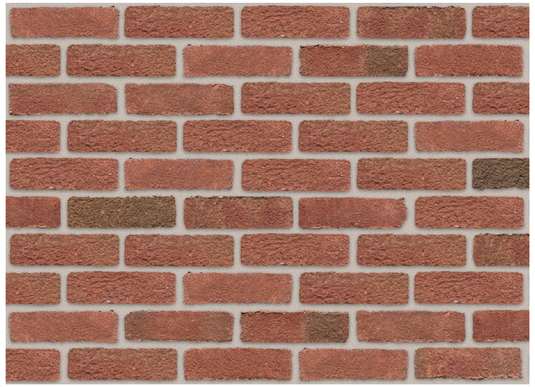
SCALE: 1/8" = 1'-0"



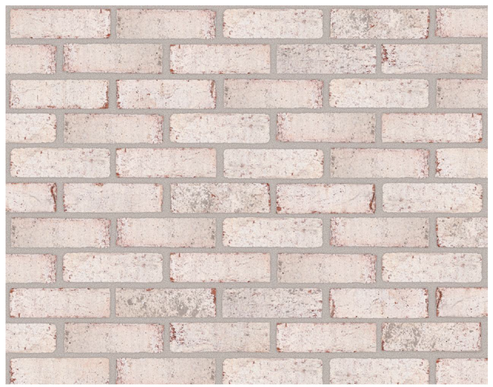
1/20 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"

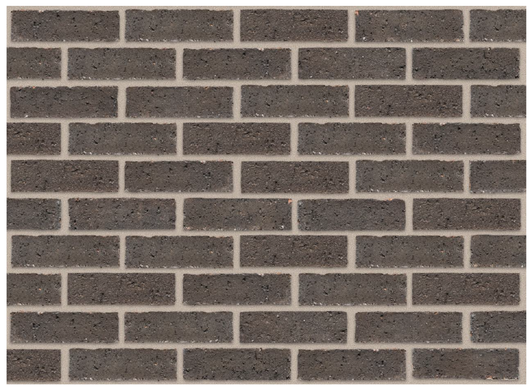
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BRICK COLOR #1 - GLEN GERY - ALBANY



BRICK COLOR #2 - GLEN GERY - CAPE CHARLES



BRICK COLOR #2 - GLEN GERY - IBERIA BLACK



BRICK COLOR #2 - GLEN GERY - BORDEAUX



WALL STONE BASE #1 - CORONADO STONE - URBANA SMOOTH SILVER ASH



WALL STONE BASE #2 - CREATIVE MINES - CARVED - BRIGHT HORIZON

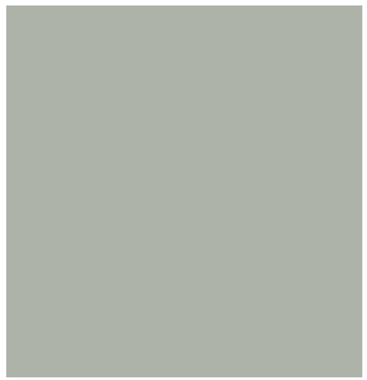


WALL STONE BASE #3 - PRECAST CONCRETE

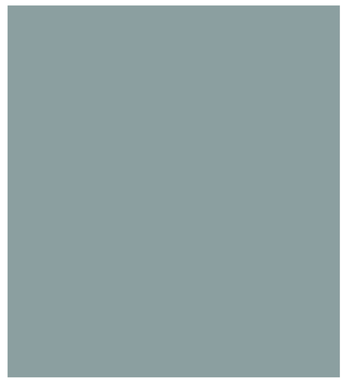


FIBER CEMENT PANEL - COLOR #1 - SW 7048 - URBAN BRONZE

FIBER CEMENT PANEL - COLOR #2 - SW 7006 - EXTRA WHITE



FIBER CEMENT PANEL - COLOR #3 - SW 6206 - OYSTER BAY

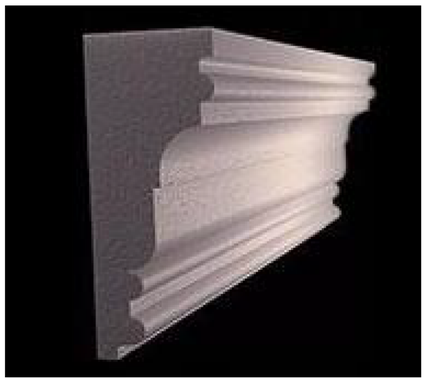


FIBER CEMENT PANEL - COLOR #3 - SW 9134 - DELFT



STOREFRONT/ WINDOW FRAME #1 - DARK BRONZE

STOREFRONT/ WINDOW FRAME #2 - BONE WHITE



PRE-FABRICATED EIFS CORNICE - SW 7006 - EXTRA WHITE/ SW 7048 - URBAN BRONZE

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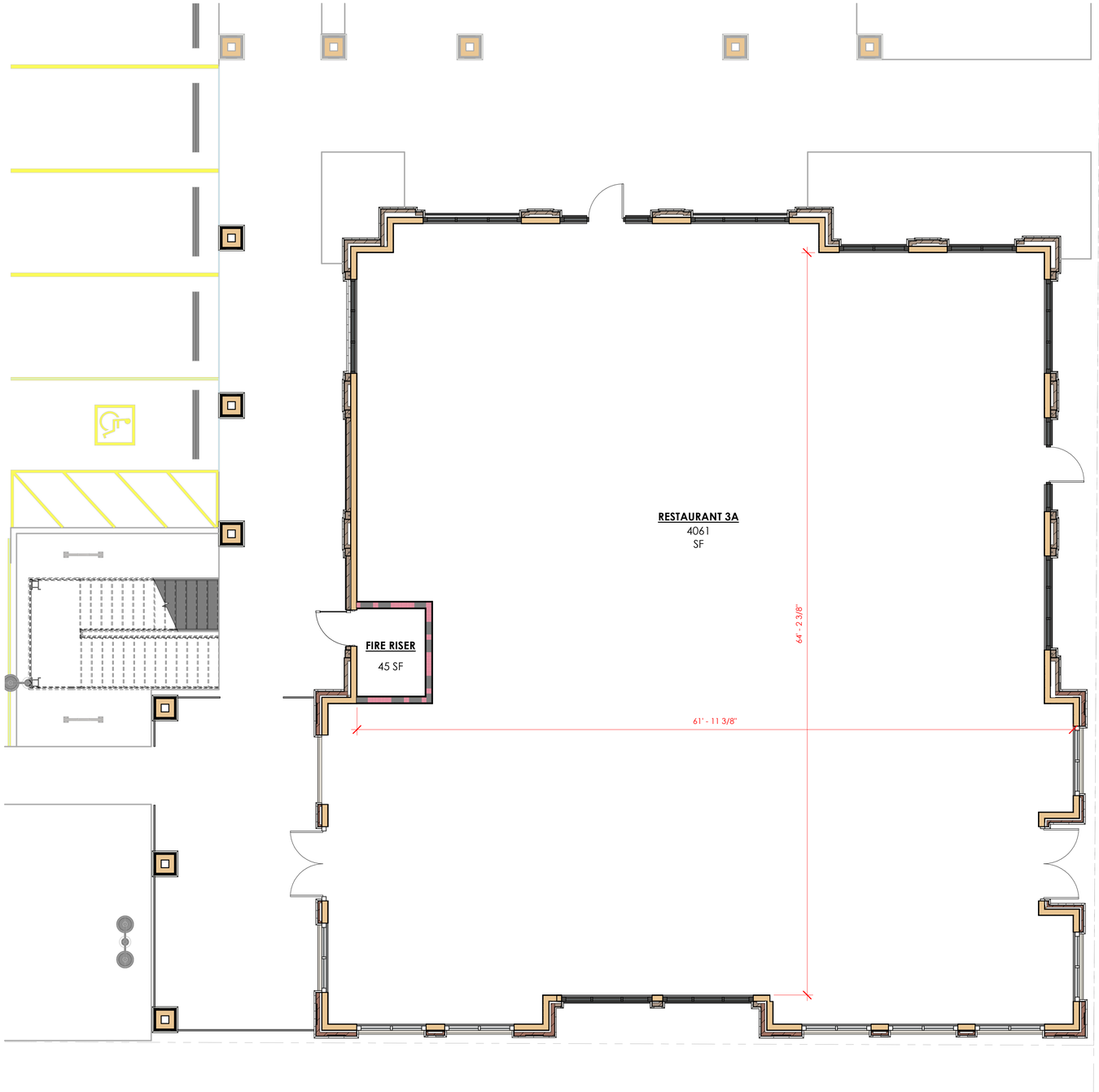


MURRAY CITY CENTER - BLOCK ONE - MIXED-USE 3, 4800 SOUTH & STATE STREET

MIXED-USE 3 - COVER SHEET

07.23.2025

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UNIT TYPE MATRIX

	NET AREA	1ST	2ND		TOTAL
RESTAURANT 3A	4119 SF	13	10		**43**
TOTAL	**####**	**14**	**16**		**62**

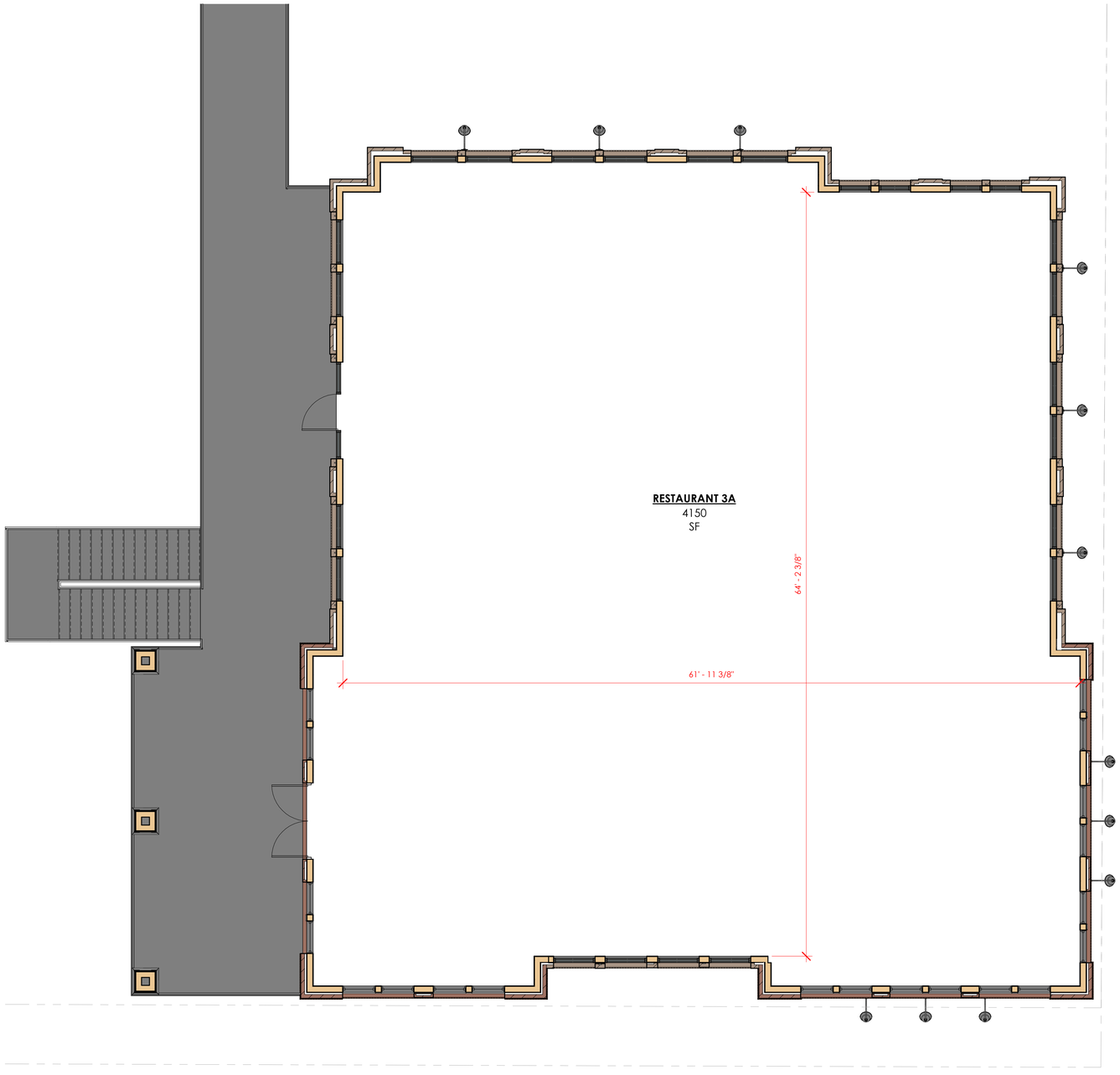
AREA CALCULATION

	1ST FLOOR	2ND FLOOR	TOTAL
COMMON AREA	6750 SF	3738 SF	22151 SF
NET RENTABLE AREA (SEE UNIT MATRIX)	22990 SF	28098 SF	102722 SF
GROSS AREA	29740 SF	31836 SF	124873 SF
PERCENT RENTABLE	77.3%	88.25%	82.3%

1/23 **RETAIL 3 MAIN FLOOR PLAN - EXHIBIT**

SCALE: 3/16" = 1'-0"

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UNIT TYPE MATRIX

	NET AREA	1ST	2ND		TOTAL
RESTAURANT 3A	4119 SF	13	10		**43**
TOTAL	**####**	**14**	**16**		**62**

AREA CALCULATION

	1ST FLOOR	2ND FLOOR	TOTAL
COMMON AREA	6750 SF	3738 SF	22151 SF
NET RENTABLE AREA (SEE UNIT MATRIX)	22990 SF	28098 SF	102722 SF
GROSS AREA	29740 SF	31836 SF	124873 SF
PERCENT RENTABLE	77.3%	88.25%	82.3%

1/24 **RETAIL 3 SECOND FLOOR PLAN - EXHIBIT**

SCALE: 3/16" = 1'-0"

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2 South
3/16" = 1'-0"



1 East
3/16" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - MIXED-USE 3, 4800 SOUTH & STATE STREET

MIXED-USE 3 - ELEVATIONS

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2 North
3/16" = 1'-0"



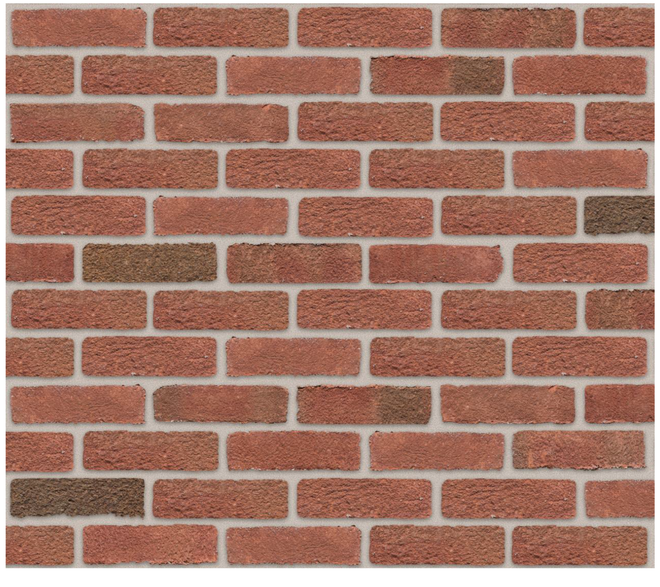
1 West
3/16" = 1'-0"

MURRAY CITY CENTER - BLOCK ONE - MIXED-USE 3, 4800 SOUTH & STATE STREET

MIXED-USE 3 - ELEVATIONS

07.23.2025

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BRICK COLOR #1 - GLEN GERY - ALBANY



BRICK COLOR #2 - GLEN GERY - BORDEAUX



FIBER CEMENT PANEL - COLOR #1 - SW 7048 - URBAN BRONZE

FIBER CEMENT PANEL - COLOR #2 - SW 7006 - EXTRA WHITE

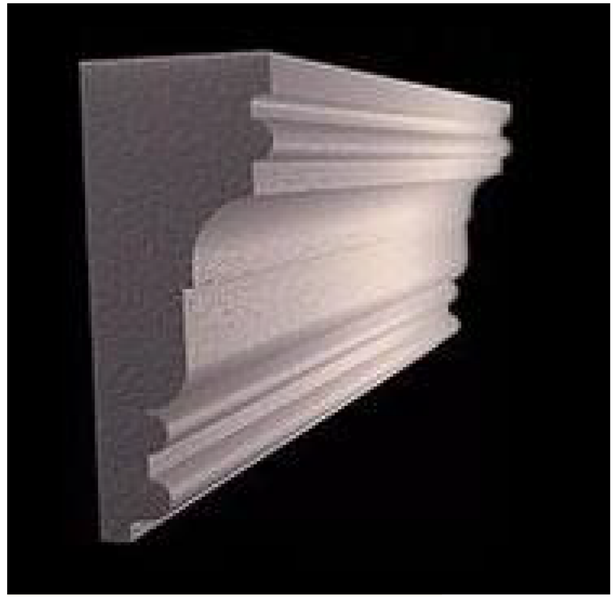


WALL STONE BASE #1 - PRECAST CONCRETE



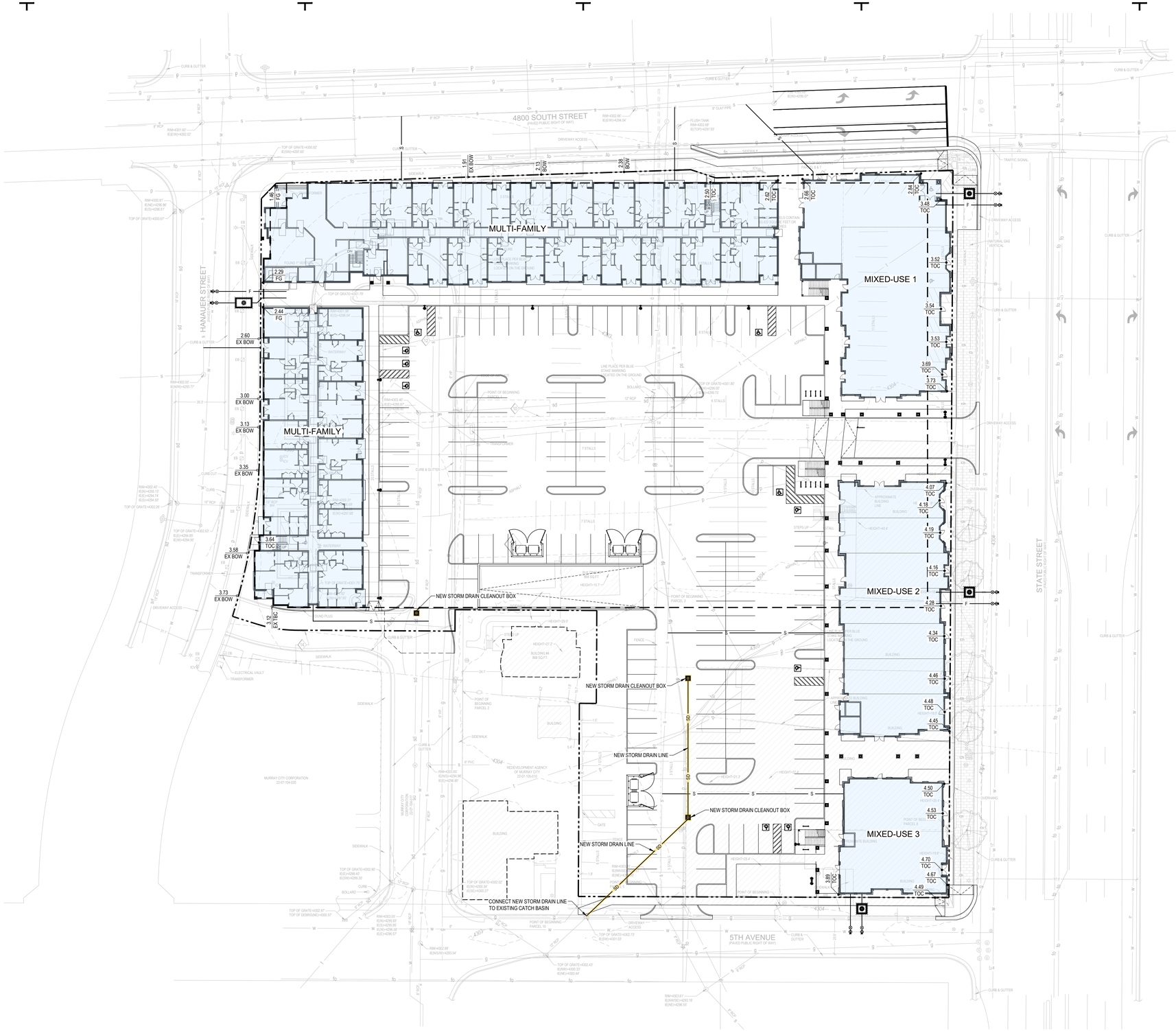
STOREFRONT/ WINDOW FRAME #1 - DARK BRONZE

STOREFRONT/ WINDOW FRAME #2 - BONE WHITE



PRE-FABRICATED EIFS CORNICE/ BASE #2 - SW 7006 - EXTRA WHITE/ SW 7048 - URBAN BRONZE

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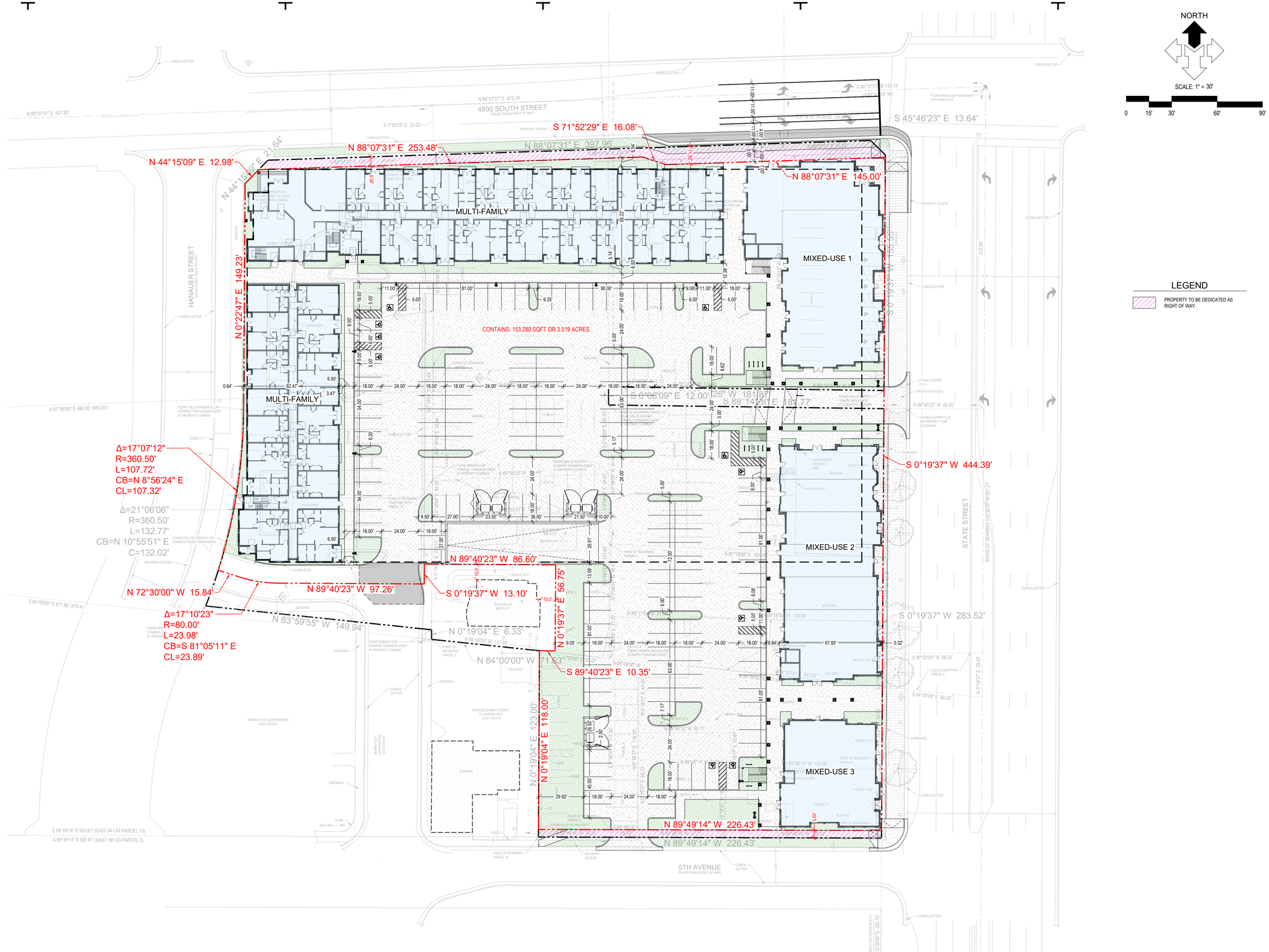
MURRAY BLOCK ONE

48 EAST 4800 SOUTH
MURRAY, UTAH 84107

DATE: JULY 03, 2025

CONCEPTUAL GRADING PLAN

CSG-1



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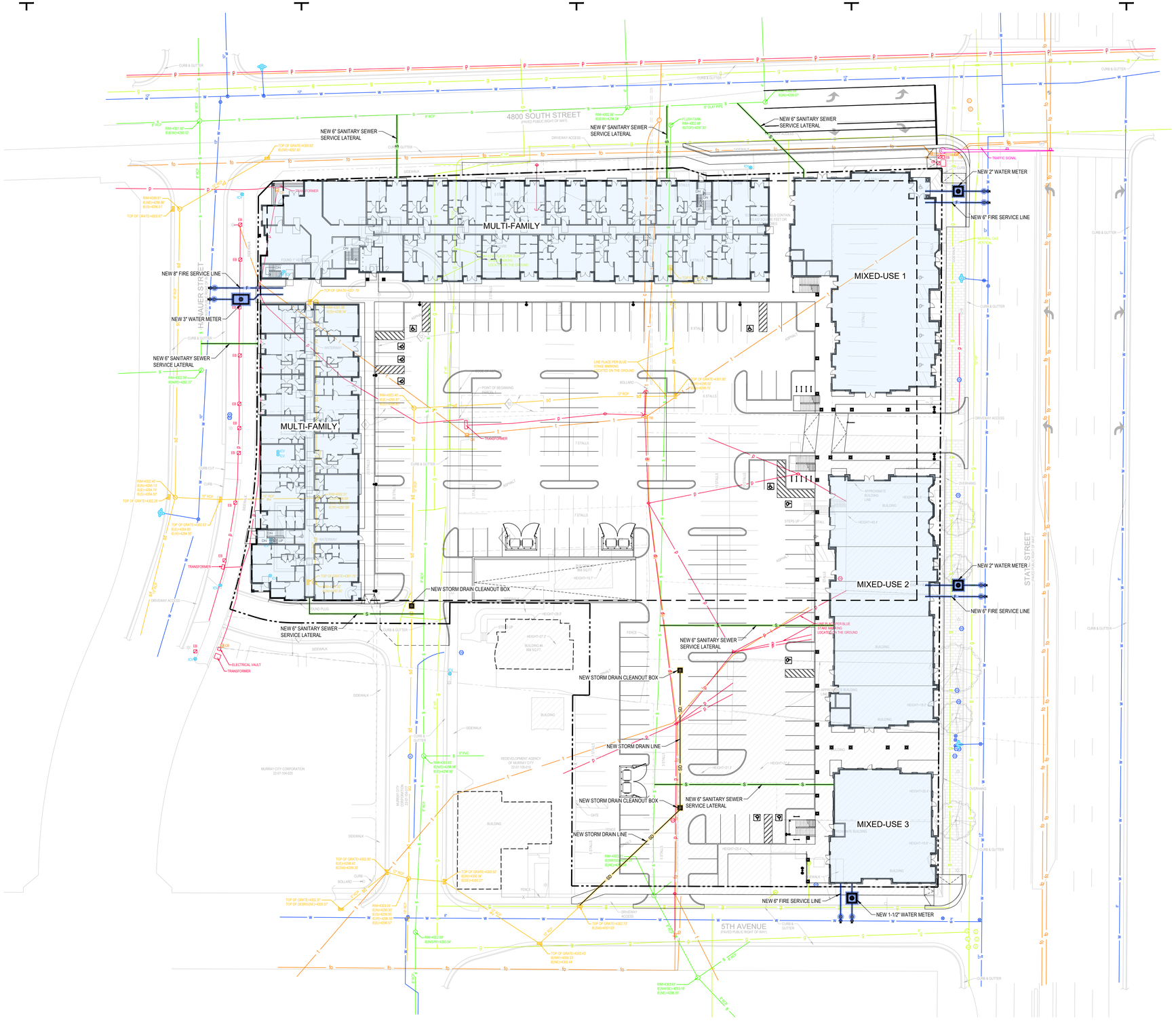
MURRAY BLOCK ONE

48 EAST 4800 SOUTH
MURRAY, UTAH 84107

DATE: JULY 03, 2025

CONCEPTUAL SITE PLAN

CSP-1



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MURRAY BLOCK ONE

48 EAST 4800 SOUTH
MURRAY, UTAH 84107

DATE: JULY 03, 2025

CONCEPTUAL UTILITY PLAN

CUP-1



EXISTING PARKSTRIP LANDSCAPING TO REMAIN ALONG 4800 SOUTH



EXISTING PARKSTRIP LANDSCAPING TO REMAIN ALONG HANAUER STREET



IRRIGATED, DENSELY PLANTED LANDSCAPE AREA CONSISTING OF ORNAMENTAL GRASSES, PERENNIALS, AND DECIDUOUS & EVERGREEN SHRUBS



IRRIGATED LANDSCAPE AREA CONSISTING OF "WATER-WISE" PLANT MATERIAL, DECORATIVE ROCK MULCHES, AND BOULDERS





EXISTING TREES, TREE GRATES & PAVERS TO REMAIN ALONG STATE STREET



NON-IRRIGATED PARKING LOT LANDSCAPE AREAS WITH ROCK MULCHES AND BOULDERS

SYMBOLS LEGEND

SYMBOL	QTY	DESCRIPTION
LANDSCAPE AREAS		
	3,037 S.F.	IRRIGATED LANDSCAPE AREA CONSISTING OF "WATER-WISE" PLANT MATERIAL WITH +75% PLANT COVERAGE AT MATURITY, DECORATIVE BARK & ROCK MULCHES, AND BOULDERS
	7,363 S.F.	IRRIGATED LANDSCAPE AREA CONSISTING OF "WATER-WISE" PLANT MATERIAL WITH APPROXIMATELY 50% PLANT COVERAGE AT MATURITY, DECORATIVE ROCK MULCHES, AND BOULDERS
	6,637 S.F.	NON-IRRIGATED LANDSCAPE AREA CONSISTING OF "ZERO-WATER" NATIVE PLANT MATERIAL WITH 0-20% PLANT COVERAGE AT MATURITY, DECORATIVE ROCK MULCHES, AND BOULDERS
	1,555 S.F.	PARKSTRIP LANDSCAPING ALONG 4800 SOUTH STREET TO MATCH EXISTING DESIGN
	841 S.F.	"DESERT SAGE" LAWN SOD - TWCA CERTIFIED
	2,986 S.F.	EXISTING LANDSCAPING ALONG HANAUER STREET TO REMAIN
DECIDUOUS TREES		
	8	ALLEE LACEBARK ELM
	7	EASTERN REDBUD (SINGLE TRUNK)
	10	KINDRED SPIRIT COLUMNAR OAK
	13	NETLEAF HACKBERRY
	13	WIRELESS ZELKOVA
EVERGREEN TREES		
	5	BRISTLECONE PINE
	7	ISELI FASTIGIATE BLUE SPRUCE
	3	ROCKY MOUNTAIN JUNIPER
EXISTING TREES		
	6	EXISTING GREENVASE ZELKOVA TO REMAIN
	9	EXISTING HONEYLOCUST TREE TO REMAIN

MURRAY CITY DATA

CITY CODE: MURRAY CITY CENTER FORM BASED CODE

ZONED AS	MURRAY CITY CENTER DISTRICT (MCCD)	
TOTAL ON-SITE AREA	153,289 S.F.	
	REQUIRED	PROVIDED
GENERAL LANDSCAPE:		
TOTAL ON-SITE LANDSCAPE AREA		16,315 S.F. = 11%
ON-SITE OPEN SPACE AREA		18,872 S.F. = 12%
PARKSTRIP:		
STATE STREET - HONEYLOCUST TREES	30' O.C.	YES
HANAUER STREET - GREENVASE ZELKOVA TREES	25' O.C.	YES
4800 SOUTH STREET - WIRELESS ZLEKOVA TREES	25' O.C.	YES

MURRAY BLOCK ONE

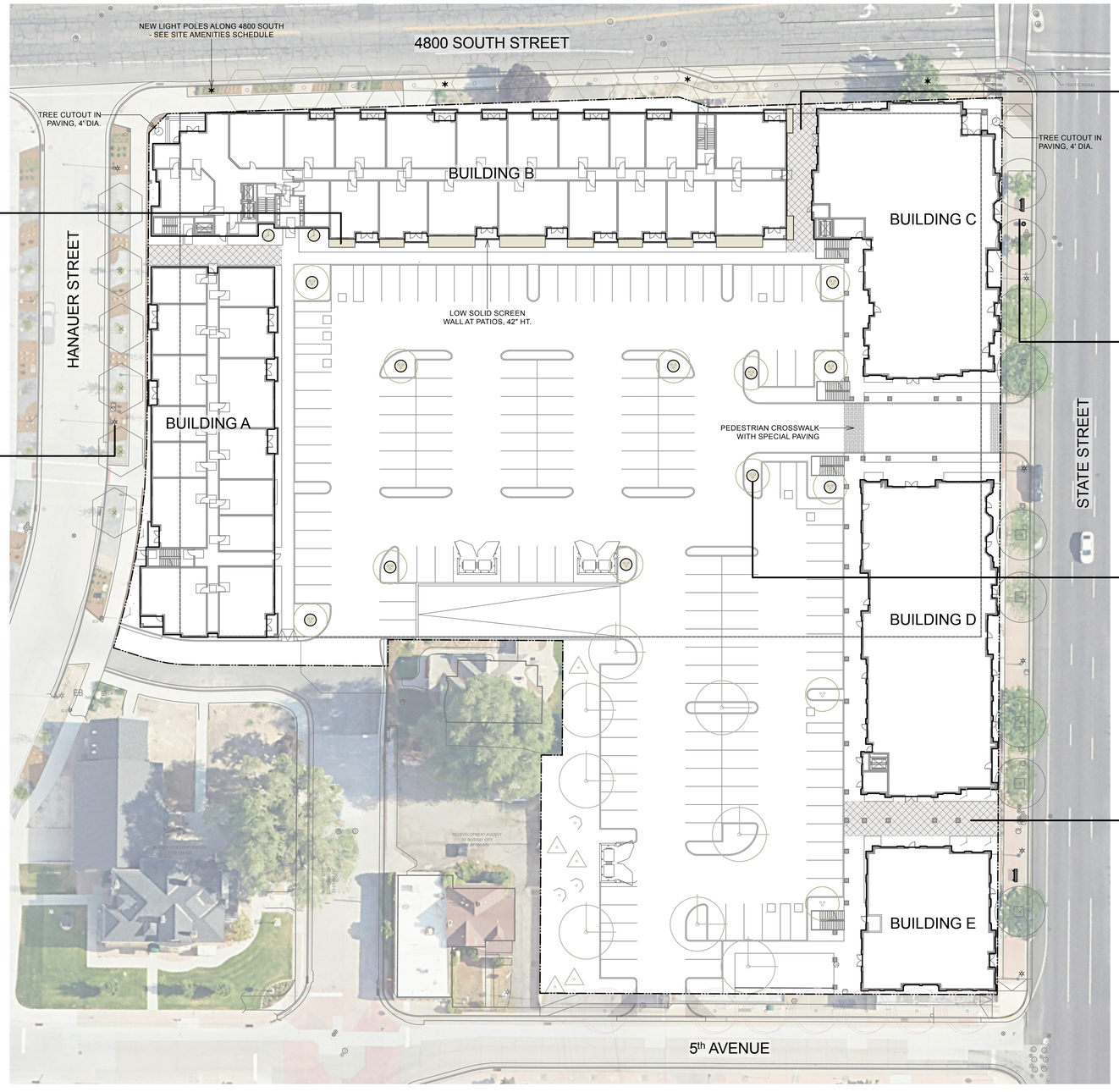
PRELIMINARY LANDSCAPE PLAN

48 EAST 4800 SOUTH
MURRAY, UTAH

0 30 60 90 ft

NORTH

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RAISED METAL PLANTERS AGAINST BUILDING, 36" HT.



EXISTING LIGHT POLES ALONG HANAUER STREET TO REMAIN



PASEO WITH SPECIAL PAVING, DECORATIVE LIGHTING, AND RAISED PLANTING BEDS



EXISTING SITE AMENITIES TO REMAIN - BENCHES, TRASH RECEPTACLES, LIGHT POLES, ETC.



ROUND RAISED METAL PLANTERS, 36" HT. x. 6' DIAMETER



PLAZA WITH SPECIAL PAVING AND SITE AMENITIES SUCH AS SEATING, DECORATIVE LIGHTING, BICYCLE PARKING, ETC.

SITE AMENITIES SCHEDULE

SYMBOL	QTY.	DESCRIPTION
	2	EXISTING BENCH TO REMAIN
✲	7	EXISTING LIGHT POLE TO REMAIN
◇	1	EXISTING TRASH RECEPTACLE TO REMAIN
✶	4	NEW LIGHT POLE TO MATCH SPACING AND STYLE OF EXISTING LIGHT POLES ALONG HANAUER STREET
○	13	RAISED METAL PLANTER POT

MURRAY BLOCK ONE

PRELIMINARY SITE AMENITIES PLAN

48 EAST 4800 SOUTH
MURRAY, UTAH

0 30 60 90 ft

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MURRAY MIXED USE

DESIGN PRESENTATION

MURRAY MIXED USE

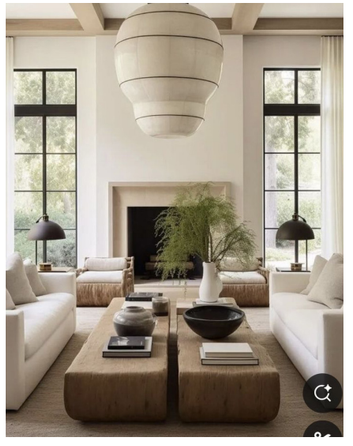
ROCK WORTH COMPANIES

MOOD













ROOTED IN PLACE
CLASSIC TEXTURE -TIMELESS PATTERN

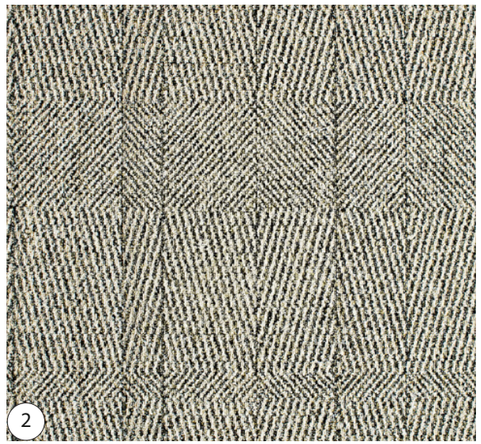
The interiors of Murray Mixed Use are grounded in the history and legacy of downtown Murray — specifically the storied Murray Mercantile and Harker Building, two of the city's most iconic commercial landmarks. This design concept, titled Rooted in Place, brings forward the tactile charm, tailored elegance, and cultural legacy of over a century of community life into a new era of residential living.

While the exterior honors the architectural lineage of Murray's historic main street, the interiors build on that foundation with a material palette inspired by classic menswear and enduring craftsmanship. Warm wood tones, heirloom textures, and vintage-inspired fixtures are layered with tailored patterns, timeless plaids, and rich, heritage hues — navy, olive, charcoal, and flax. These interiors evoke the quiet sophistication of a well-made garment: refined, functional, and deeply rooted in character.

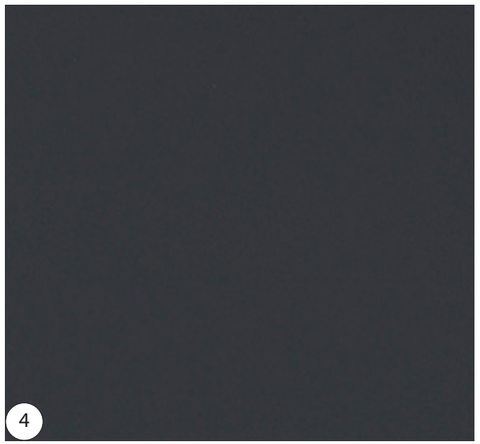
Murray Mixed Use isn't just new housing — it's a continuation of local legacy. Thoughtfully designed and richly detailed, these residences are crafted to feel like they've always belonged on this block.

FINISHES

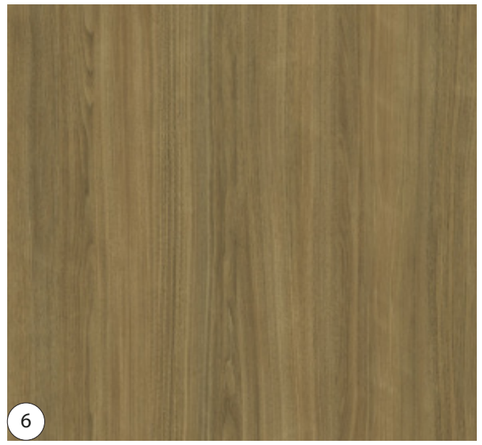






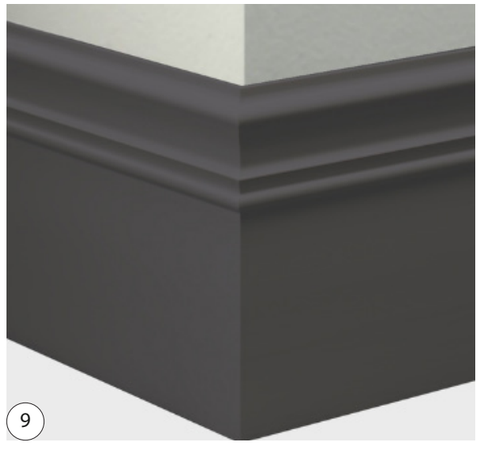


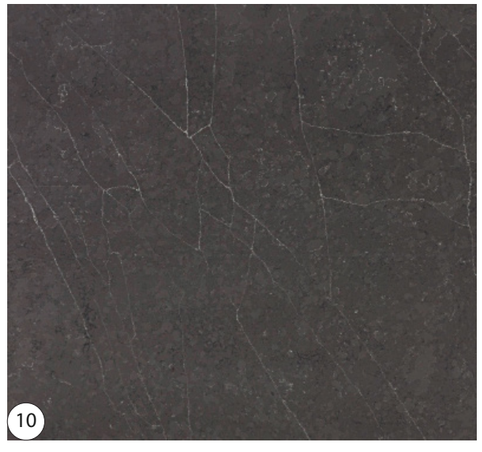


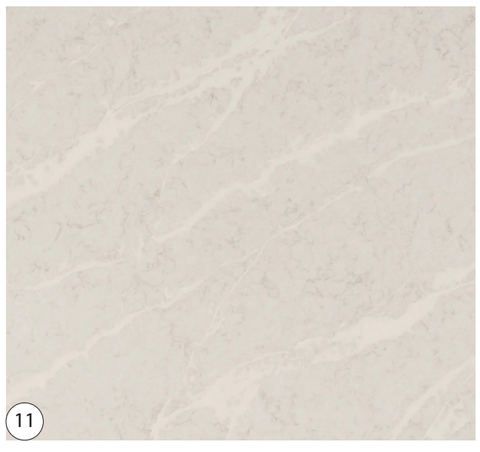


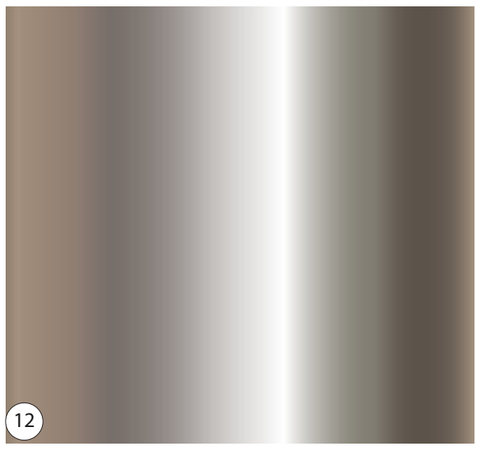












1. PARQUET DOUBLE HERRINGBONE FLOORS

2. CARPET TILE

3. CARPET TILE

4. DARK NAVY LAMINATE FINISH

5. STONE LOOK FLOOR TILE

6. LIGHT WOOD FINISH

7. DARK WOOD FINISH

8. GREEN ACCENT PAINT

9. RUBBER BASE PROFILE

10. DARK QUARTZ

11. LIGHT QUARTZ

12. METAL FINISH WITH HINTS OF BRASS AS WELL

FLAT LAY IMAGE



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.

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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.

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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 bushed 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.

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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.

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Zachary Smallwood, Planning Manager
Community & Economic Development Department

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