

Minutes of the Design Review Committee meeting held on April 30, 2015, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Ned Hacker, Chair
C.J. Kulp
Ray Black
Freddy Pimentel
Jared Hall, Community Development Manager
Brad McIlrath, Assistant Planner
Citizens

Excused: Jay Bollwinkel

I. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from January 29, 2015. Mr. Black made a motion to approve the minutes as presented. Seconded by Mr. Kulp.

The minutes were approved unanimously (3-0).

II. BOARD REPORTS

There were no board reports.

III. BUSINESS

Mr. Pimentel joined the meeting.

A. DELYNN BARNEY – 4902 South Box Elder Street – Project #15-47

The applicant is requesting a Certificate of Appropriateness. Brad McIlrath reviewed the request for a Certificate of Appropriateness to construct a carport addition and a new workshop/shed in rear yard for the property addressed 4902 S. Box Elder Street. The applicant/owner received Board of Adjustment approval on August 13, 2012 for the expansion of a non-conforming use (See attached minutes). The single-family dwelling existed prior to the adoption of the M-C-C-D zoning district and is non-conforming to those development standards. Approval was granted for the construction of a two hundred and twenty (220) square foot attached carport located in front of the existing carport and the construction of a two hundred and eighty (280) square foot detached workshop/storage building located in the rear yard. The submitted plans indicate that the proposed carport would be two hundred (200) square feet and the proposed accessory structure would be the approved two hundred and eighty (280) square feet. The applicant also proposes to construct an interior sidewalk in order to provide access from the residence to the proposed and existing accessory structures. The existing residence was constructed in 1965 with wood framing and the exterior façade is comprised of light blue siding. The applicant proposes to construct the carport and the rear yard accessory structure with wood framing and for the exterior façade to consist of light blue LP Smartside siding in order to match the existing residence. The M-C-C-D

Design Guidelines recommend traditional building materials (wood, masonry, steel, stone, etc.) and the usage of muted colors. Auxiliary buildings should also be designed to complement the architecture and materials of surrounding structures. Staff has determined that the submitted plans, building materials, and colors used for the proposed structures are consistent with the purpose and intent of the design guidelines. Based on analysis of the design review guidelines staff recommends that the overall design is consistent with the design guidelines and recommends that the Design Review Committee forward a recommendation of approval for the construction of proposed carport and accessory structure to the Planning Commission with the following conditions:

1. The building design, materials, and colors shall be consistent with the M-C-C-D Design Guidelines and with compliance to this and all other Murray City approvals.
2. The applicant or contractor shall obtain a Murray City Building Permit prior to the commencement of construction of the proposed structures.

There was some confusion about a property line. Mr. McIlrath stated that the most important thing for Mr. Barney to realize here is although the lines in the aerial image don't exactly line up, as long as Mr. Barney is constructing the carport and his structure on his own property then there should not be any problems. Especially in the M-C-C-D zoning district because there is not a minimum side yard setback, Mr. Barney could build right up to your property line.

Mr. McIlrath stated that staff has looked at the Board of Adjustment minutes from the August 13, 2012 meeting and staff doesn't feel it has any bearing on the Committee's decision.

Mr. Pimentel stated that as long as Mr. Barney meets the criteria then he should be able to have his garage and carport within 25 feet. Mr. Pimentel mentioned that because there were no setback regulations in that area, The International Building Code addresses the firewalls and being that close to the property line, if you don't have any windows on that side that would be preferred. Mr. McIlrath stated that one of the conditions that staff did recommend is that Mr. Barney does obtain a building permit and at the time he will have to address those concerns with the International Building Code.

Mr. Black made a motion to forward a recommendation of approve to the Planning Commission to construct a carport addition in the front setback area and a new workshop/shed in the rear yard at the property addressed 4902 South Box Elder Street, subject to conditions. Seconded by Mr. Freddy

A Mr. Hacker
A Mr. Kulp
A Mr. Black
A Mr. Pimentel

Motion passed, 4-0.

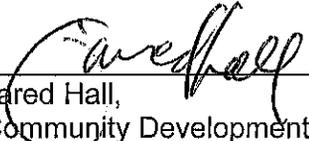
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IV. Items from Staff

Meeting adjourned.



Jared Hall,
Community Development Division Manager